

Congratulations to Fairmount Properties and the Wolstein Family on the successful completion of the Flats East Bank apartment building!!

dimit architects
216.221.9021 www.dimitarchitects.com



PANZICA
Construction

panzica.com • 440.442.4300

Panzica is honored to have served as the Construction Manager on the Flats East Bank Apartments.

CONSTRUCTION MANAGEMENT • DESIGN-BUILD • GENERAL CONTRACTING



Resurgence on the Waterfront

Flats East Bank Phase II sprouts new residential, dining & entertainment experiences

By Doug Bardwell | Photos by Scott Pease

Persistence.” In one word, that summarizes how Scott Wolstein and his team are transforming the Flats into what you see today at Flats East Bank. Taking up an entire block at 1065 Old River Rd. in Cleveland, the 550,000-square-foot, eight-story, \$155-million, Phase II includes 241 apartments, a 250-space private parking garage and a number of restaurant/entertainment units along with a 1,200-foot boardwalk along the Cuyahoga River.

As Phase II opens, this “impossible” project has many other developers scratching their heads as people gravitate here to work, to live and to play. Phase II now brings the residential component down to the river, linking recreation and entertainment to create Cleveland’s hottest new neighborhood.

This development builds off of Phase I, completed in 2013, which incorporated the 23-story Ernst & Young Tower and attached Starwood Aloft Hotel. As if that weren’t enough, plans are already underway for an even larger Phase III than originally envisioned.

Success is elusive

When business boomed in the Flats in the ‘80s and ‘90s, nationally known restaurant chains were eager to join the mix,

recalls Scott Wolstein, principal of The Wolstein Group. Although the Cuyahoga River was a drawing card, “the only way you could enjoy it was to pay a cover charge, walk through a bar, and go sit on their patio,” says Wolstein. The river was there, but it couldn’t be enjoyed by other than a select few at a time. Drinking wasn’t enough to maintain the momentum, the environment wasn’t conducive to affluent clientele, and the excitement and entertainment gradually faded away.

Having traveled the world, Wolstein was impressed with The Rocks historic district in Sydney, Australia; as well as others in Lisbon, Portugal; Seattle, Washington; and the island of St. Maarten. Cleveland needed that vibe.

Vacant industrial buildings weren’t the vision that Scott’s parents Bart

and Iris Wolstein originally had for the Flats. With much property already acquired back in the ‘80s by Scott Wolstein and James Schoff, the potential was too great to ignore.

“It was probably in the mid-‘90s, we decided that we needed to really control the entire district, and we needed to start over and open up the site to provide access to the riverfront,” says Wolstein. “So then, that’s when we started coming up with the master plan to open up the site and provide view corridors to the river. Providing public access to the river made the larger property more valuable than just a strip of land that was along the west side of River Road.”

Partnering with Fairmount Properties in 2005, plans began to coalesce. “I knew Randy Rutenberg and Adam Fishman



PROUD TO BE PART OF THE TEAM AT FLATS EAST BANK



Not too big. Not too small. Just right.

Geauga Mechanical combines big city experience and expertise with small town service and values.

Our experience over the last 65 years gives us the ability to provide unique solutions tailored to projects in all types of markets.

Our small town culture means that we treat our customers the way we'd like to be treated ourselves.

Geauga Mechanical - just right for the Flats East Bank project.



Call or click today
440.285.2000 > GEAUGAMECHANICAL.COM



FINDING THE RIGHT FLAVOR The residential and entertainment complex was designed to nod toward The Flats' past with a brick warehouse appearance, merged with modern elements including long curving façades, plenty of glass and a diverse neighborhood feel at street level.

very well, and they were the perfect team of young, energetic guys who could get things moving," says Wolstein.

"It's been such an honor to be a part of this project with The Wolstein Group," says Adam Fishman, developer and principal of Fairmount Properties. "With the opening of Phase II, we've truly created an entertainment destination. Being in a waterfront live-work-play environment is a difference-maker and desired by a lot of people moving back to the urban core. What has been created here is also attracting businesses to Cleveland, providing more jobs and increasing residency. While we're excited to see the Flats East Bank project come to fruition, it's bigger than that. It's about Cleveland rising."

"What you have to do on a project like this is just take it one day at a time and knock down one domino at a time," explains Wolstein. "Sooner or later, you develop some momentum, and the project gets moving."

"Frankly, it isn't as simple as basically saying, 'This is what we're going to do

and this is how we're going to do it.' You have to take it one step at a time. A project like this needs tremendous public support, and that doesn't come easy. It really requires you to create a vision and share that vision to the various public partners and explain to them why you can't make the numbers work financially without their support. It was impossible to do this with a conventional capital structure."

Luckily, the team was undaunted and worked every angle imaginable. Wolstein continues, "So, we had to piece it together, and when we finally closed on the financials for Phase I, we actually had 35 different funding sources in the capital stack, which is entirely unprecedented."

"I don't think any of us could have envisioned the hurdles that we were going to have to overcome during that

STRUCTURAL STEEL FABRICATORS & ERECTORS SINCE 1958

Mason Steel

Contact Mike Smith for a Proposal:
(440) 439-1040 | (800) 686-1223
7500 Northfield Rd. | Walton Hills, OH 44146
www.masonsteel.com

Other Fine Products Available:
Stone | Pavers | Fireplaces | Windows | Doors





- HVAC
- Plumbing
- Fire Protection
- Process Piping

Proud of our involvement
with Panzica Construction at
Flats East Bank Phase II

800-776-7181
www.sacomunale.com

*"Large Enough To Meet Your Needs,
Small Enough To Care"*



WELCOME RECEPTION The residential component of the project includes 241 apartments across floors three through eight. A 24/7 concierge is always available in the lobby, providing a sense of comfort to tenants as well as their guests.

crisis. But in some ways, there's a silver lining to everything. And that silver lining was that it was much easier to convince the public partners that they needed to play a role, because they certainly could understand why this wasn't a project where you could just go to the bank and get a loan at that time."

Part of Phase I was totally unexpected and unplanned, but has been instrumental in the success of the project as a whole. At the time, many large tenants were looking for office space, but not necessarily in the Flats. Fairmount and Wolstein however were able to put together a package that excited them.

"We were able to persuade them to be part of something that would be transformative for the city," says Wolstein. "So, that kind of caught me a little bit by surprise – a very pleasant surprise. And then the office component fit into the hotel piece, because the anchor tenants wanted a hotel as part of the project.

"EY wanted to move their training center and they needed a place where

their employees could stay. So all of that kind of evolved. Phase II really is much more what the original vision was. Phase I kind of took us by surprise. That opportunity jumped out of nowhere, but with that completed, it made Phase II a lot easier to finance."

With people moving back into the city, and with the need for quality

"What has been created here is attracting businesses to Cleveland, providing more jobs and increasing residency. While we're excited to see the Flats East Bank project come to fruition, it's bigger than that. It's about Cleveland rising."

Adam Fishman
Fairmount Properties

apartments downtown, a demand could now be seen that hadn't existed 10 years prior. Going to the financial market was now considerably easier and a package was put together with financial partners, including Wells Fargo,

City of Cleveland, Cuyahoga County, State of Ohio, Cleveland International Fund, and the Cleveland-Cuyahoga County Port Authority.

Designing for Phase II

It may or may not be a textbook case of practice-makes-perfect, but master planning for the eventual Phase II of Flats East Bank dates back to the 1990s, with a number of architectural firms working on various concepts.

Based on prior experience working with the project site and the Wolstein family, Dimit Architects was selected to assist four national A&E firms in 2007 and 2008 to develop and refine plans for Flats Phase II.

"It was during that period that the collective charrettes established the rough 'zero-lot-line' shape of the center block and the overall fit with the urban context," recalls Scott Dimit, managing principal of Dimit Architects.

Then the recession hit in fall 2008 and plans slowed considerably for many years.

"In 2013, Dimit Architects was asked to re-explore the earlier designs for the

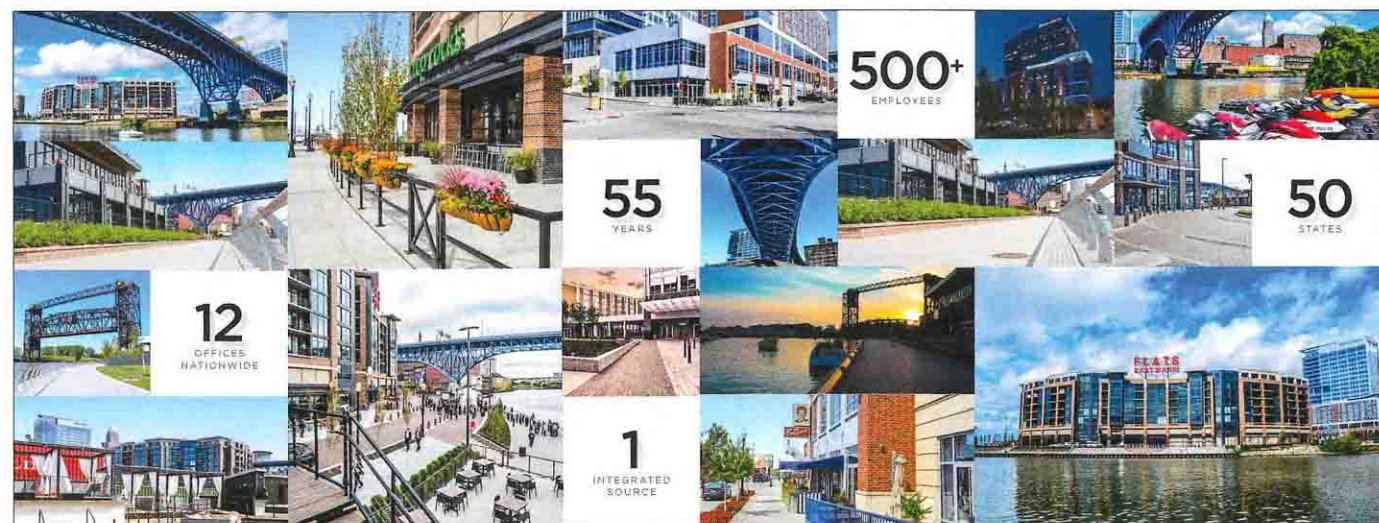
Congratulations Design & Construction Teams of the

Flats East Bank Phase II

FROM YOUR
Mechanical, Electrical, and Plumbing Engineering Partner



Thorson - Baker + Associates
CONSULTING ENGINEERS
330.659.6688



GPD GROUP

VISIT US ON THE WEB WWW.GPDGROUP.COM OR AT 1.800.955.4731



R.E. WARNER
& ASSOCIATES INC.

R.W. Warner is proud to have provided construction surveying services for
FLATS EAST BANK PHASE II



LA Office Plaza II @ LA Centre • 25777 Detroit Rd., Ste. 200 • Westlake, OH 44145
440.835.9400 • contactus@rewarner.com • www.rewarner.com



A Proud Partner of the Flats East Bank Projects

Fire Alarm | Security Systems

Intercom | Professional Audio/Video

Closed Circuit Television | Access Control

Communication Systems

Design-Build | Project Management

Budget & Design Estimates

Certified Technical Staff | Testing & Maintenance

24-Hour Emergency Service

(216) 441-6500 | (800) 332-0603
www.PaladinPS.com

Servicing
Toledo | Cleveland | Columbus | Dayton | Cincinnati



Photo by Ken Krych

FORM + FUNCTION Half-width floating soffits help to make the curving corridors seem shorter and more attractive, while providing a way to conceal mechanical and electrical runs, according to Interior Designer Analia Dimit.

central Apartment Building 4 as part of a coordinated team approach led by Fairmount Properties and Metro Consulting,” says Dimit, “and we were successful in eventually being selected as overall architect of record for the project by Flats East Development.”

Donald Frantz, president of Metro Consulting, acting as owner’s rep, adds that “about that time, Mark Panzica was brought in for predevelopment estimating and constructability services.”

“There was a desire by the clients to create a ‘modern warehouse’ feel for the project,” explains Gary Ogrocki, project principal with Dimit Architects. “They wanted the brick warehouse look evolved during the 2008 team studies, but with lots of added glass and all of the modern amenities.”

“Given its irregular, curving shape, the Building 4 exterior design presented challenges – for the large bending façades, we studied many industrial and vernacular materials and window arrangements to retain the flavor of the Flats, but also to break down the scale of the building” continues Ogrocki. “So if you look at the east-facing facade, the building height is interrupted and reduced to



Photo by Kristin Piteo / Courtesy of Fairmount Properties

MODERN WARMTH Low profile, contemporary furniture paired with a wood panel-framed fireplace in the apartment lobby creates a cozy but forward-looking atmosphere where tenants and guests can gather for conversation.

retail street façade level, to transition to the scale of the neighborhood.”

The long curved façades of the building following Old River Road also gave the design team some additional interior challenges. “We were able to create a half-width ‘floating’ soffit in those curving corridors that help the hallways seem shorter and more attractive, while at the same time giving us a place to hide all of the necessary mechanical and electrical runs typically housed there,” explains

Analia Dimit, principal and director of interior architecture. Along these corridors, each apartment entrance is also slightly recessed with unique entry signage and material changes. “We were always looking for opportunities to make this project unique.”

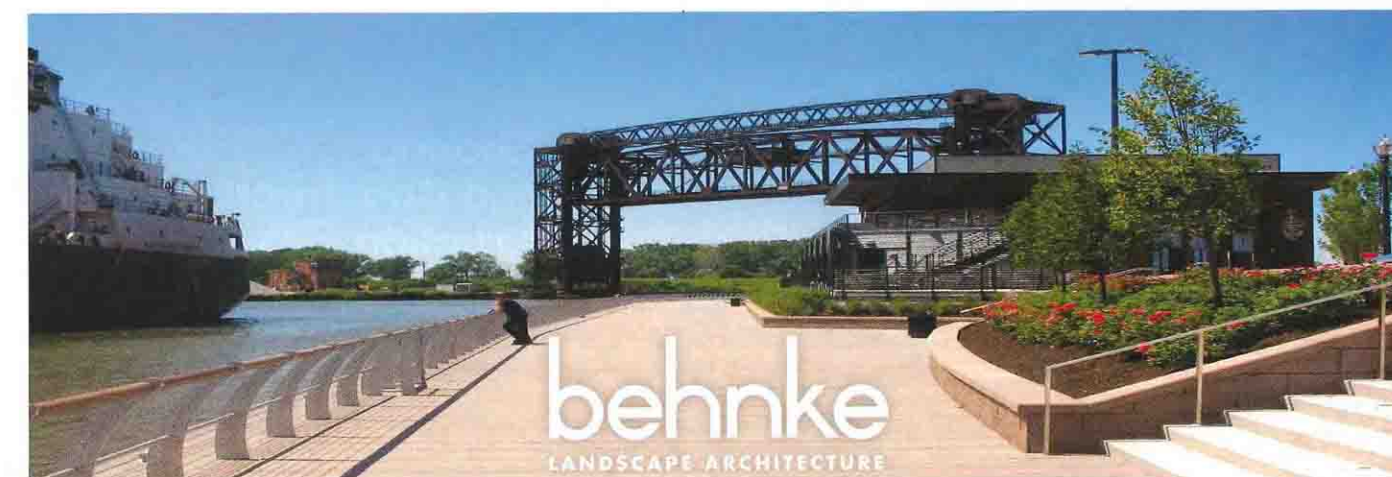
Construction begins

Scott Dimit recalls, “They called us in to a meeting at the end of August 2013 and let us know that they wanted to start

deep foundations for the new building by early January of 2014!”

“We got the phone call in September 2013,” says Mark Panzica, executive vice-president of Panzica Construction Company. “We had been looking at another building, but were told we needed to switch gears and get an RFP out for Building 4, and it would be due in two weeks.

“We were also asked if we would team up with LeChase Construction from



behnke
LANDSCAPE ARCHITECTURE

Proud to have worked at **FLATS EAST BANK PHASE II** with Panzica Construction Company, Wolstein Group & Fairmount Properties

WHEN IT COMES TO CLEAN,
WE MEAN BUSINESS.



CrystalClear
BUILDING SERVICES

A TOTAL FACILITY MAINTENANCE COMPANY

- CONSTRUCTION CLEANING (LABORERS, ROUGH CLEANUP & FINAL CLEANUP)
- INTERIOR/EXTERIOR WINDOW WASHING ON BUILDINGS OF ALL SHAPES & SIZES
 - DAILY / NIGHTLY CUSTODIAL SERVICES
 - TILE FLOOR RESTORATION
- POWERWASHING (PARKING GARAGES, BUILDINGS, WALKWAYS ETC)

26118 Broadway Avenue • Oakwood Village, Ohio 44146 • 440-439-2288
www.crystalclearbuildingservices.com • www.crystalclearhome.com

Proud to be part of the team at Flats East Bank



SPECIALIZING IN:
Sheeting | Shoring
Piling | Marine Construction
Bridge Construction

1085 Rockside Road, Suite 5 | Parma, Ohio 44134
PHONE (216) 741-7453 | FAX (216) 803-3444
jguinto@gseengineer.com | www.gseengineer.com

ODOT DBE, NEORS: SBE, MBE & FBE, City of Cleveland: MBE, CSB, FBE & LPE, State of Ohio: MBE & EDGE

**FLATS
EAST BANK**



CONCRETE DECISION The eight-story structure is constructed of post-tensioned concrete, which promises longevity, superior sound insulation and flexibility for the future. The material selection also meant that ceilings in residential units didn't need to be drywalled, as the project team embraced the exposed concrete as a design feature.

Rochester, New York. They had extensive experience with the firm that would be managing the residential component.

"We met with them a couple days later in Erie, Pennsylvania; struck a deal, and formed a joint venture as the CM for the building. June of 2015 was our target date for opening the retail portion of the project, and we couldn't go fast enough at that point."

"At that time, we were sitting with just conceptual drawings and a number of major decisions needed to be made, including the structural framing," says Frantz. "Since we wanted an exposed structure for the industrial aesthetic, I asked the team to investigate concrete as opposed to steel framing, which is typically cheaper."

That team included Steve Ebersole, of Ebersole Structural Engineers, Ltd. (now with GDP Group in Akron). After looking at numerous framing systems, the group concluded that post-tensioned concrete was the best solution.

"The building's shape is a combination of so many angles and radii that stick framing wasn't the best choice," says Dimit.

Ogrocki continues, "Concrete is really one of the highest quality structures you

can use for residential building, and the client team wanted a first-class product. Considering both longevity and sound insulating properties, it ended up being the best choice here."

"Using concrete allowed a number of other advantages," adds Frantz. "Ceilings

didn't need to be drywalled. Floor-to-floor heights get smaller, so there's less exterior skin. And ultimately, it allows for future flexibility."

"So, knowing we wanted to get retail open in summer 2015, we knew we needed to be in the ground, drilling deep

PROUD TO PARTNER WITH PANZICA CONSTRUCTION & FAIRMOUNT PROPERTIES FOR FLATS EAST BANK PHASE II



NOP **NORTHERN OHIO PLUMBING CO.**
YOUR FULL-SERVICE PLUMBING SERVICES PROVIDER

35601 CURTIS BLVD., EASTLAKE, OHIO 44095 ■ 440-951-3370

Photo by Kurt Shaffer



Photo by Kristin Piro / Courtesy of Fairmount Properties

MOVING FORWARD In addition to the primary 550,000-square-foot structure, Phase II also incorporated construction of a boardwalk and two freestanding establishments, included Alley Cat Oyster Bar (above) and a nightclub called Forward Day & Nightclub situated nearby.

foundations in January 2014,” Panzica says. “With that date firmly established, milestone dates for the design team were agreed upon and we began to assemble design-assist subcontractors through a competitive process. That enabled us to get mechanical, plumbing, electrical and concrete contractors on board very early on.”

Dimit notes that “one of the great advantages of the ‘design-assist’ project approach is the ability to have structural engineers sitting right there with Panzica and Cleveland Cement, who can then collectively determine whether an idea is practical or not.”

“With a complicated building like this, it was invaluable to have our engi-

neers, Thorson Baker Associates, meeting weekly with the mechanical contractors, Geauga Mechanical, to analyze the pluses and minuses of the various systems and options,” Dimit adds. “In the really short time frame available, it was essential to have the various contractors working directly with the engineers and designers.”

One of the biggest challenges to fast-tracking the process was providing for kitchen exhaust for the development’s numerous restaurants. Before layout of commercial spaces was complete, a system needed to be devised that would accommodate whatever hood the tenants chose to install later.

Project consultant Harley Cohen, Thorson Baker + Associates and Geauga

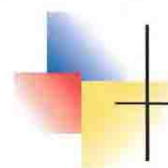
Mechanical finally found a system that was perfect. Three risers to the roof were installed and an adjustable flow fan system increases exhaust as each tenant’s hood comes online.

“Each exhaust hood has a control device that when the hood is activated, manually by a switch or by a sensor sensing heat, the main exhaust fan will operate at the proper air quantity required for all the different restraints,” says Thorson Baker + Associates Mechanical Engineering Principal Guy Hicks, PE, LEED AP.

Frantz notes that various subtrades made suggestions and coordinated with each other throughout the project, while guaranteeing their price, which was

Let our **PERFORMANCE** help your bottom line

Proud to be part of the team at **FLATS EAST BANK PHASE II**



PERFORMANCE PAINTING

FBE/SBE/EDGE Certified

Commercial, Institutional & Industrial Painting Contractor Serving all of Northeast Ohio

- Interior/Exterior Painting
- Wallcovering
- High Performance Coatings
- LEED Projects
- Historic Preservation
- Rigid Wall Protection
- Female-Owned Enterprise
- Epoxy Flooring
- Dry Erase Surfaces

7603 First Place Suite 3B Oakwood Village, OH 44146 ■ 440-735-3340 ■ F: 440-735-3341 ■ Performpaintllc@aol.com



PROTECT YOUR PROJECT WITH AIA CONTRACT DOCUMENTS

SAVE TIME AND MONEY

AIA Cleveland

A Chapter of
The American Institute of Architects

TO PLACE YOUR ORDER:

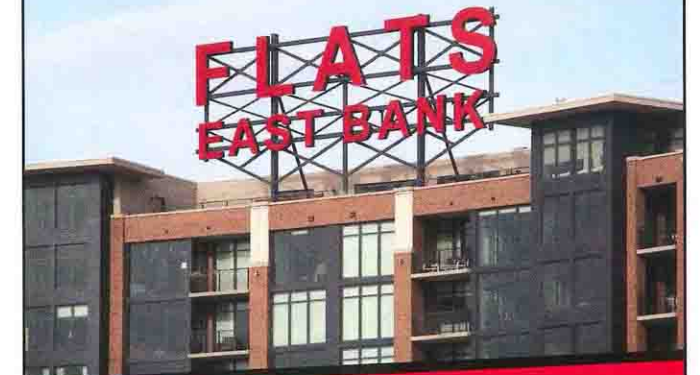
216.626.5755
maryhelen@aiacleveland.com
2059 E. 14th St. Cleveland, OH

www.aiacleveland.com



CONGRATULATIONS! Panzica Construction for the Successful Completion of the Flats Bldg. #4 Residence Project. EPI of Cleveland is Proud to have Provided the Structural & Miscellaneous Steel for the Project.

eipi EPI of Cleveland, Inc.
2224 E. Enterprise Parkway
Twinsburg, Ohio 44087
PHONE: (330) 468-2872
FAX: (330) 468-2873



www.epimetal.com

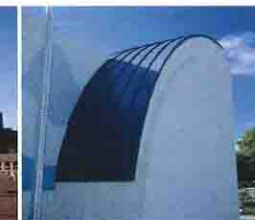
BETWEEN THE WEATHER & YOU SINCE 1922



WARREN ROOFING

WARREN ROOFING AND INSULATING COMPANY

Proud to be part of the team
with Panzica Construction at
Flats East Bank Phase II



**Commercial/Industrial Roofing
+ Architectural Sheet Metal**

440.439.4404

Fax 440.439.7523

www.warrenroofing.com

Photo by Ken Love Photography

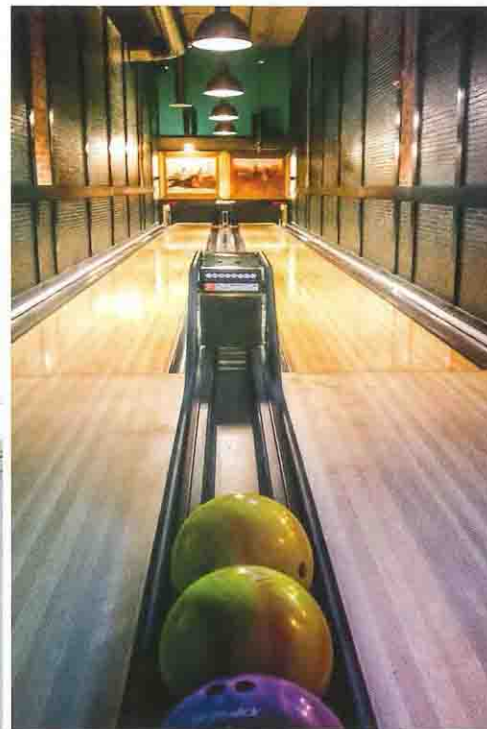


Photo courtesy of Punch Bowl Social

FUN & GAMES Among the diverse tenants occupying street-level commercial spaces is Punch Bowl Social, a dining and drinking establishment that includes bowling, darts, billiards, ping pong, shuffleboard, vintage arcade games and more.

essential. "If that coordination breaks down, there is no way we could have made our dates," he says.

By phasing the drawings, 100-foot-deep augercast piles were able to start on January 14 as further details were still being worked out. The skin of the building, the window locations and even the layouts of the suites hadn't been decided at that point.

To meet the schedule, "Bi-weekly meetings were held right from the start to coordinate and review the various aspects of the evolving project directly with the pertinent department heads from the City of Cleveland," Ogrocki says. "Remember that at this time, there was also an incredible amount of additional work going on in the neighborhood with the new street infra-

structure, the boardwalk project, and the outlying night clubs which were under design simultaneously. Given all of this activity, the City was extremely cooperative and helpful during this time."

Cleveland Public Power was also a key partner, cooperating early on with open-minded suggestions for placing transformers inside, and making sure adequate power was always available as needed.

"From an electrical design standpoint, one goal was to maximize available leasable space in the building by minimizing the space occupied by electrical equipment," says Thorson Baker + Associates' Electrical Engineering Principal Jeffery Miterko. "For example, the emergency generator serving the building was located on the lower level roof and the

transformer vault was located on the interior of the building to allow more space for grade-level retail tenants.

With Great Lakes Crushing responsible for completing the private streets around the building and Giunto Schirack, Inc., of Parma, trying to complete the boardwalk, it was a worksite in constant motion.

The city didn't let the team cut any corners, but they did allow partial submittals with segmented reviews and approvals.

"Everyone from the building department to the fire department were wonderful to work with," says Panzica. The last submittal wasn't done until June, when they were already pouring the third floor. "But it was that open line of communication between the city and all of our team that was key to the success on this project."

A walk around the building

If you are anywhere on the west side of the river, you won't have any trouble finding the project. Just look up and you can't miss the colossal "Flats East Bank" neon sign. With a wonderful retro feel, the sign is reminiscent of the iconic manufacturing signs used a century ago, and serves as the calling card for the entire neighborhood.

A medium to dark brown brick was selected for the building exterior that



reliable & local

CALL OUR COMMERCIAL SALES MANAGERS TODAY, TO DISCUSS YOUR ELECTRIC SERVICE NEEDS

Wes Tarver: 216.664.3922 ext.145

Kim Smith: 216.664.3922 ext.253

VISIT US AT WWW.CPP.ORG

Cleveland **PP** PublicPower
Count on it

Proud to have provided electrical contracting services for Flats East Bank Phase II



New + Renovation Electrical Construction Communications High Voltage Instrumentation Wiring Energy Management Card Readers Sound CCTV + Security Fire Alarm Systems



GATEWAY ELECTRIC, INC.

Gateway Electric, Inc. is dedicated to providing electrical contracting service of outstanding quality and value throughout Northern Ohio.

We are committed to profitable partnerships with our employees, customers and suppliers.

4450 Johnston Parkway, Cleveland, Ohio 44128
www.gateway-electric.com | mail@gateway-electric.com
216.518.5500

THE FOUNDATION SPECIALISTS



SPECIALTY & DESIGN BUILD CONSTRUCTION SERVICES

- Compression Piles & Tension Piles
- Restricted Access
- Low Headroom Installations
- Earth Retention Systems
- H-Piles & Lagging
- Cut Off Wall Piles
- TB Soil + Rock Anchors
- Micro Piles
- Soil Nails & Shotcrete

Flats Eastbank Phase II Building is supported by 450 augercast piles, each 16" diameter and 95' to 105' in length. Design capacity was 100 tons with a #9 re-bar the full length of the augercast piles. The piles were installed using two pile rigs during the brutal winter months of January and February 2014 and completed ahead of schedule.



PH 330-336-8871
PO. BOX 557
WADSWORTH, OHIO 44282
AUGERCASTPILES@AOL.COM
WWW.AUGERCASTPILES.NET



We're proud to have furnished/installed all aluminum windows, terrace doors, composite panels & louvers at **FLATS EAST BANK PHASE II**. Congratulations to Fairmount Properties & The Wolstein Group on the successful completion of this exciting project.



CARROLL GLASS

Since 1967, we have provided a wide variety of products and services, including curtain walls, storefronts, windows, composite panels, architectural aluminum products, and all types of doors and hardware.

216-261-4965

www.carrollglass.com • info@carrollglass.com • 21721 Tungsten Rd., Euclid, OH 44117

INTO THE MIX Phase II's commercial tenants are diverse, including Punch Bowl Social (top), On Air Studio (middle) and Beerhead Bar & Eatery (bottom), as well as Big Bang Dueling Pianos bar, Crop Rocks and more.

had a range of tones and hues, adding interest to the overall appearance. Even darker Ironspot brick was used for accents. Aluminum composite panels make up the balance of the exterior façade facing the street.

Individual tenant balcony areas are accessed through hinged, hurricane-type patio doors with positive latch and sound seals. Each balcony offers great views with a steel mesh, see-through railing.

On the first floor, restaurant and entertainment tenants were allowed to create their own storefronts. From the VW mini-bus at Crop Rocks, to the giant microphone at On Air Studio, to the fire

"What you have to do on a project like this is just take it one day at a time and knock down one domino at a time."

Scott Wolstein
The Wolstein Group

pit at Beerhead Bar & Eatery, each individual tenant's personality shines through. A number also feature sidewalk seating.

The Nashville-based Big Bang Dueling Pianos bar, Crop Sticks and Punch Bowl Social bowling alley and bar make up the other food tenants open presently in the building. Complementing these entertainment spaces are the newly opened Alley Cat Oyster Bar and Forward Day & Nightclub, built on outlying lots.

The diversity of design among the commercial tenant spaces creates an interesting neighborhood feel, notes Welty Building Company Cleveland Group President Alan Pollack.

"All of these spaces are uniquely different to the individual operators," Pollack says. Welty provided build-out for the Crop restaurants, Beerhead Bar & Eatery and Punch Bowl Social, and is currently building a new freestanding restaurant called Coastal Taco, due to open this spring. "Coastal Taco is a rustic beachfront-style taco place like you'd see in the tropics, for instance, while Crop Rocks has



Photo courtesy of Punch Bowl Social



Photo by Megan Church



Photo by Ken Love Photography

FLATS EAST BANK

S

SIGNATURE SIGN CO.

DESIGN • MANUFACTURING • INSTALLATION • MAINTENANCE

1776 E 43RD ST, CLEVELAND, OH 44103 • 216.426.1234 • SIGNATURESIGNCO.NET

PROUD TO PROVIDE MASONRY CONTRACTING FOR **FLATS EAST BANK PHASE II**

Valentine
CONTRACTORS, INC.

330-244-1506
7680 WHIPPLE AVE. NW
N. CANTON, OH 44720

OCP

THE CONTRACTOR OF CHOICE®
DEFINING THE SKYLINE®

Congratulations to Flats East Development & The Panzica project team for Flats East Bank - Phase II

Interior & Exterior Framing • Drywall • Carpentry • Acoustical Ceilings

TOLEDO | CLEVELAND | COLUMBUS ocpcoc.com

a design focused on Cleveland music and rock and roll history.”

The entire second floor of the building is parking garage, but its roof makes up a central courtyard wrapped by the apartments. With the exception of an Ipe wood deck and walkway, the majority of the courtyard is covered by a plush ForeverLawn artificial grass. Padding and an underlayment help make it a lightweight, yet ultra-comfortable solution for a roof deck.

The focal point of the 30,000-square-foot roof area is a labyrinth meditation path created in artificial turf. “Iris Wolstein wanted this inner courtyard to be not only a place where you could lay in the grass and read a good book, but also she was hoping this would also be a place where groups could gather to enjoy the summer afternoons,” recalls Analia Dimit. Near the third floor community room, outside areas were programmed for the fire pit and four outdoor barbecues.

Surrounding the building, the entire site offers tremendous possibilities. While it’s a little cold now to be thinking of outside activities along the river, Wolstein mentions that there are big plans for the neighborhood this spring and summer.

“We have a three-acre park that sits on the river, and a boardwalk below that,” Wolstein says. “We have the ability to accommodate thousands of people onsite for public events. Ultimately, weather permitting, we’d like to have events going on down there almost every week, if possible. We really want



AIMING TO ENTERTAIN “We have a three-acre park that sits on the river, and a boardwalk below that,” says Developer Scott Wolstein. “We really want this to be a gathering place for public events and festivals and everything that a major waterfront city can offer.”

this to be a gathering place for public events and festivals and everything that a major waterfront city can offer.”

Back inside the building

With the first floor being entirely retail, and the second floor entirely parking, floors three through eight are all residential. The building has a combination of 241 apartments, two-thirds of which are one-bedroom. Approximately 72 are two-bedroom and eight are three-bedroom.

Finishes in the suites are primarily light tones with dark zebrawood flooring and white accents. “The views are the main focal points of each suite,” notes Analia Dimit, “so each suite is intentionally designed very simply.”

All kitchens feature high-gloss custom white wood cabinets and ample granite countertops. Sinks sparkle with stainless steel bowls and chrome Moen faucets. All appliances are stainless steel as well.

Every unit includes a stackable, energy efficient Bosch washer/dryer. “The dryers are ventless, which eliminated the need to incorporate venting for all 241 units, while still providing a high-quality product,” says Rick Ritt, sales with Snow Brothers Appliance.

Bathrooms provide waterfall heads in the showers and each bath is equipped with “smart switches” controlling the exhaust fans.

Floor-to-ceiling height on all but the penthouse floor is 9’4”. The eighth floor

Proud to provide and install DuPont™ ForeverLawn® Select LX Turf for the Flats East Bank Phase II project

DuPont™ ForeverLawn® Select Synthetic Grass looks and feels real, unlike other types of synthetic grass. It will leave your neighbors wondering how you keep your lawn in pristine condition.

Ideal for commercial and residential purposes, this artificial grass will stand the test of time, reducing maintenance costs and water usage.

ForeverLawn®
NORTHERN OHIO

EXCLUSIVE DEALER SERVING CENTRAL & NORTHEAST OHIO
5901 Ely Vista Dr., Parma, OH 44129
440-336-4096 • steve@nohio.foreverlawn.com
www.foreverlawnohio.com

The DuPont Oval Logo and DuPont™ are registered trademarks of E. I. du Pont de Nemours and Company and are used under license by ForeverLawn, Inc.
In case of questions, problems or emergencies, please contact ForeverLawn at 866.992.7876 or foreverlawn.com, who assumes liability for the manufacture of this product.

Photo by Kristin Piteo / Courtesy of Fairmount Properties



Photo by Kristin Piteo / Courtesy of Fairmount Properties



Photo by Kurt Shaffer



LUXURY LIVING “The views are the main focal points of each suite [top], so each suite is intentionally designed very simply,” notes Analia Dimit, interior designer. Kitchen are furnished with high-gloss white wood cabinets and granite countertops (middle), while bathrooms feature waterfall showerheads (bottom).

ceiling slopes with the roofline, but ceilings are typically 12 feet. Penthouse tenants also have access to a tremendous view from a private roof deck below the large neon sign.

Back on the third floor, tenants have access to a community room, a business center and a small fitness room. Residents also have an opportunity to use the large fitness center atop the hill in the office complex.

“We really enjoyed working with Iris [Wolstein], who had such wonderful design ideas for all parts of the building,” Analia Dimit says. “While the suites were kept simple, her personality came through in areas like the main lobby and the community room.”

A 24/7 concierge is always available in the lobby, providing a sense of welcoming comfort to tenants as well as their guests.

An additional amenity for the tenants comes through a special promotion with AT&T, which will be providing the building with gigabit Internet speeds. Ultra-high-speed fiber will be run into every tenant unit.

Another successful phase completed

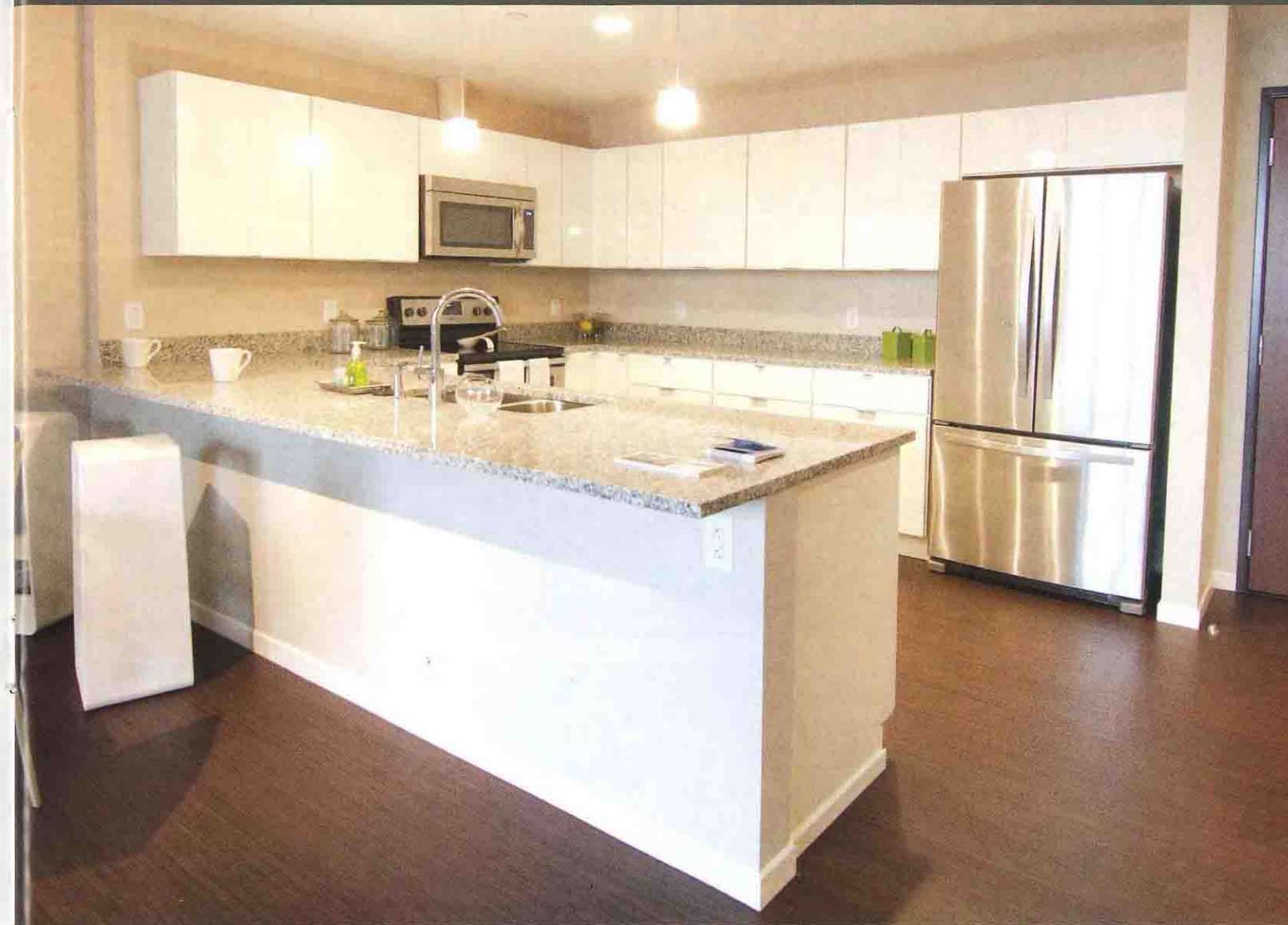
Looking back, now that it’s completed, “it was an amazing opportunity to work with Iris Wolstein on this project,” Analia Dimit says. “She has such finely tuned aesthetics and is into all the details of the project,” echoes Scott Dimit.

Ogrocki also adds, “There was an exceptional commitment from Iris, Scott, and Fairmount Properties to realize Bart’s vision for the Flats, and realizing how important this legacy project is for Cleveland, they really wanted this project to be done the right way.”

“The Panzica-LeChase joint venture worked like a well-oiled machine,” recalls Panzica. “You couldn’t tell which team member worked for which company. I believe this was such a success, primarily because our company cultures were so similar.”

“What’s truly unique about this project is the local, Cleveland feel,” says Fishman. “Yes, it’s new construction

OHIO’S CHOICE FOR ALL WOOD CABINETS AT SUBSTANTIAL SAVINGS



Congratulations to The Wolstein Group, Fairmount Properties, Dimit Architects, Panzica Construction and LeChase Construction on the Flats East Bank project.

Choice Cabinet was pleased to provide the kitchen and bath cabinetry at Flats East Bank.



26200 Richmond Road | Bedford Heights, OH 44146
216.378.2828 | www.choicecabinet.com

Proud Contractor on the Flats East Bank Project



(800) 683-4586

Re-roof & New Construction | Maintenance & Repairs

Pile Driving Monitoring for the Bulkhead Wall along the Cuyahoga



by the Foundation Testing Experts

GRL is proud to have tested the capacity and the integrity of the foundations of multiple projects of the Flats East Bank redevelopment.

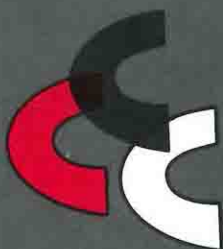


216.831.6131

www.GRLengineers.com

GRL-OH@GRLengineers.com

We were proud to be part of the team for Flats East Bank Phase II with Panzica Construction



Cleveland Cement Contractors, Inc.

Building for the Future Since... 1944

4823 Van Epps Road
Cleveland, Ohio 44131
www.clevelandcement.com

216.741.3954



Photo by Ken Krych

ATTRACTING ATTENTION Perched atop the eight-story building, the colossal "Flats East Bank" neon sign serves as the calling card for the entire neighborhood.

but we made sure that local businesses were represented amongst other national draws because it's Cleveland's lifeline. It's an extremely entrepreneurial city and, to be successful, we knew we had to capture that spirit. It's been an honor to be a part of this project with the Wolstein Group and it's exciting to see the Flats East Bank project come to fruition. It's something the entire city can be proud of because it represents us."

The owners are also quite pleased with the project and want to build on the "What's truly unique about this project is the local, Cleveland feel.... It's something the entire city can be proud of because it represents us."

Adam Fishman
Fairmount Properties

success. When asked about Phase III, Wolstein says, "All is well. We'd like to be in the ground next year with more retail and residential. I think we are now looking at more like 200 units. We're also talking to a VIP Movie Theater, to be one of the retail anchors for the next phase. So if all goes well, we can have that open summer of 2017."

Reflecting further, Wolstein says, "It's probably the line I like hearing the most - when people are walking around there saying, 'I can't believe I'm in Cleveland.' And obviously, that's what we were going for. Hopefully, over time, that will transition to 'Cleveland is such a wonderful, wonderful city,' and maybe then people won't be so surprised." P



Whirlpool
HOME APPLIANCES



BOSCH
Invented for life



5528 Mayfield Rd. Lyndhurst, OH 44124

440-449-2650

Monday, Tuesday, Thursday 10AM - 8PM
Wednesday, Friday, Saturday 10AM - 6PM

www.snowappliance.com

PROUD APPLIANCE PROVIDER OF THE FLATS EAST BANK

CONGRATULATIONS TO PANZICA CONSTRUCTION