

Foundation work on 243-unit Flats East Bank apartment building could start within weeks



A rendering shows the planned 243-unit apartment building at the Flats East Bank project in downtown Cleveland. The first floor of the building would house restaurants and other businesses -- though probably not traditional retailers -- in 10 to 15 spaces. Parking for residents would be tucked into the second floor. The developers have applied for a building permit for foundation work, and they expect to close a financing deal soon. (*Dimit Architects*)

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CLEVELAND, Ohio -- The developers behind the **Flats East Bank** (<http://www.flatseast.com/>) project expect to break ground within weeks on their first residential building, the centerpiece of the waterfront neighborhood's second phase.

The Cleveland City Planning Commission and a downtown-focused design review committee gave the thumbs-up this week to the footprint for an eight-story, 243-unit

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Don Frantz, a consultant working with the developers, said the apartment floor plans call for 175 one-bedroom units, 61 two-bedroom units and seven three-bedroom units. Fishman would not provide specific rent figures but said the building will charge rates "near the high end" of the market.

A small portion of the building -- less than 20 percent -- could be corporate suites, which companies rent to house traveling executives or short-term hires.

The building would hold 246 parking spaces, all reserved for residents. The project already includes several public-parking areas, in the phase one garage or on surface lots, and sits next to the Greater Cleveland Regional Transit Authority's waterfront rail line.

Frantz and representatives from Dimit Architects showed a few renderings at public meetings this week, but they cautioned that elements of the design still might change. One high-profile feature stood out: Large "Flats East Bank" lettering, on top of the apartment building, modeled on iconic displays like the Domino Sugars sign in Baltimore.

"This is a high-quality project," said Jack Bialosky, Jr., an architect and member of the downtown design review committee. "It's everything that we want to come here. That it has a sandwich of retail, then parking, then residential makes it extraordinarily difficult to accomplish. And it looks great to me."

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