



RFP RFQ RESPONSE

TOP OF THE HILL

Collaboration

Fairmount Properties is never so bold as to say we know your community better than you do. Creating a world class destination is about bringing our strengths to the table, seeking feedback and engaging a team of local thought leaders to compose a single unified strategy

Transparency

We believe that lifelong partnerships begin and end with trust. We pride ourselves on that commitment and do so through a unique willingness to share, include and work as one.

Certainty of Execution

The single most important aspect of selecting a development partner is knowing that their vision will be delivered. We have proven time and time again, and in some of the most difficult markets and situations, that we can and will bring your project and your vision to life.

Fairmount Properties

We are both excited and proud to have the opportunity to present our firm and our commitment to delivering the Top of The Hill Project.

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May 23, 2016

The City of Cleveland Heights
Attn: Kara Hamley O'Donnell
40 Severance Circle
Cleveland Heights, Ohio 44118

RE: Request for Qualifications
To develop the Top of the Hill Site in Cleveland Heights, Ohio

Dear Ms. Hamley O'Donnell,

The Fairmount Properties LLC (FP) team is pleased to submit its response to the above referenced Request for Qualifications. We have assembled a strong team of development experts and design professionals as well as an advisory committee tasked with helping shape the development vision from the perspective of committed Cleveland Heights stakeholders.

We understand that the City of Cleveland Heights's goal is to enable the development of the Top of the Hill into a modern mixed-use district that complements the existing neighborhood, creates economic impact, increases parking and creates a visually appealing/symbolic entrance to the city. The Fairmount Properties (FP) team has the desire, experience and resources to successfully conceive and execute this project in a collaborative and transparent manner. Furthermore, our experience with financing similar urban projects successfully through public-private partnership, a strong balance sheet, significant experience in the region (The Flats phases I and II, Cleveland, Ohio, Cedarmount, Cleveland Heights, Ohio, First and Main, Hudson Ohio, and College Town Kent, Kent, Ohio) as well as our very experienced team with significant work and knowledge of the city shows our proven ability to start immediately if we are chosen for this endeavor.

Thank you for the opportunity to respond with our team's interest, qualifications, experience and preliminary development proposal.

Sincerely,

Randy Ruttenberg
Founder/Principal
Fairmount Properties

“WE ARE NEVER SO BOLD AS TO THINK WE
KNOW YOUR COMMUNITY BETTER THAN
YOU”

RANDY RUTTENBERG, FOUNDING PRICIPAL



INTRODUCTION AND VISION

As a development company doing business both on the regional and national level, we are fortunate to be presented with many opportunities to leverage our human and financial capital, but are especially drawn to those opportunities which truly challenge a development team to create consequential, transformational and generational change within a community through collaborative initiatives. As a Cleveland based firm in its 19th year of doing business nationally, we consider ourselves privileged to respond to an RFP issued by the same City within which we got our start and in a location very close to our first project, in the Cedar-Fairmount district. In the 1990's, in collaboration with the City of Cleveland Heights and a significant number of highly engaged citizens, Fairmount principals pioneered the empty nester housing movement in the Heights and it would give this team no greater fulfillment than to come "full circle" and execute this exciting vision almost two decades after our initial collaborations with the Cleveland Heights community.



Developments like this create catalytic change socially and economically and with it, a City can emerge stronger not only within the target area but throughout the entire community. The vision for this development is much more than an opportunity to create a signature mixed-use gateway into the City. While it is true it will be the symbolic entry point to the Heights, it must equally stand alone given the history, character and relevance of the existing Cedar-Fairmount district which needs to be honored and showcased. There is a profound, rich, contextual culture that exists in this district already (which as current and former Heights residents, many of our team members have experienced firsthand), perpetuated by people and business who care deeply about the past, present and future. These people should consider themselves part of our development team, because they are.

Should we be so fortunate to be selected, we pledge to be good stewards of both your land and vision and to be respectful of the process that has come before us. We applaud the efforts of those involved in the visioning and appreciate the opportunity to respond with our interest, capabilities and experience. We are grateful for the continued confidence, friendship and support our industry associates provide to us and we hold their faith in our abilities to the highest regard. Our firm has been very fortunate in the confidence we have built within the national development community, both in terms of our ability to collaborate across a wide spectrum of partners and "certainty of execution" in this ever changing financial climate. We are proud that our results strongly speak for themselves. We would like to wholeheartedly thank the review team for their time and consideration. Our entire team stands ready to roll up our sleeves and, together with you, thoughtfully execute this very exciting opportunity to shape the western gateway to the City of Cleveland Heights for generations to come.

COLLABORATION, TRANSPARENCY CERTAINTY OF EXECUTION



DEVELOPMENT TEAM

A - COMPANY HISTORY

Since its inception in 1998, Fairmount Properties LLC (FP) has become a well-respected national industry leader across multiple real estate platforms with a focus on development collaborations and the creation of vertical mixed-use, lifestyle and entertainment focused districts in America's urban cores, top tier inner ring neighborhoods and suburbs. Headquartered in Cleveland, Ohio, FP is a unique, 21 person multi-disciplined real estate development firm with a focus on transparency and collaboration. FP is well funded with the ability to proceed expeditiously on projects that meet or exceed organizational and community goals. Since its founding, FP has executed projects totaling over five million sq. ft. and \$1.5 billion throughout the country with a strong focus on integrated mixed-use retail, office, hotel, residential and entertainment uses. Additionally, the company maintains a current pipeline of \$300+ million dollars scheduled to break ground within the next 12 months.

What sets FP apart from many other developers is that the majority of its new developments include a municipal and community process of engagement that requires a spirit of consensus and collaboration among key stakeholders. FP looks to contribute its expertise in the areas of planning, development, design, entitlement, leasing, financing, construction, property management and marketing in every project it undertakes. Furthermore, FP is well versed in public finance with specific proficiencies in tax increment financing (TIF), tax credits, bonding, and myriad other sources including local, state, federal and transportation funding appropriations.

FP has had the great fortune to have played lead roles in the redevelopment of major urban cores, the reinvention of treasured historic districts and the creation of transit oriented development (TOD) projects, all of which are within the context of complex public-private partnerships. These developments, all mixed-use and vertically integrated, require a thoughtful process, civic and community engagement, political will, and consensus building among stakeholders. In order to create world-class urban vitality, you need world class thinkers. FP engages internationally recognized planners and designers in order to create these celebrated urban landscapes.

All of Fairmount’s developments are pedestrian scaled with a focus on public and green spaces meant to inspire spontaneous interaction and accommodate events such as festivals and seasonal celebration. To be truly transformation, an urban district must provide both economic and social returns. FP works to ensure that all of its developments make meaningful, lasting contributions to their communities.

FP’s ability to see development and community-building through the eyes of its partners is extremely crucial. A visionary project such as this will require hundreds of decisions thoughtfully being made regarding land use, scale, access, circulation, layout, context, components of design, materials, financing structure, etc. FP’s many years of complex urban mixed-use development experience will result in not only a sustainable and fundamentally sound project but also one which the broader Cleveland Heights community would be very proud to be a part.

B - KEY PROJECT TEAM PARTICIPANTS

The team assembled for this response includes:

Lead Developer:	Fairmount Properties LLC
Planning/Design Collaboration:	Dimit Architects
Planning/Design Collaboration:	Moody Nolan
MBE Consultant:	John Torres

Additionally, an advisory board consisting of Cleveland Heights citizens, business owners, police leaders and other community members has been assembled for this project. As people who live and work in Cleveland Heights every day, this group of stakeholders has provided valuable feedback and guidance to date and will continue to do so, should this team be fortunate enough to be successful in its response.

Fairmount Properties would engage and lead the planning, design, financing, leasing, entitlement, construction and, ultimately, the ownership of the built improvements. Further, with respect to a potential hotel, the possibility would exist for FP to serve as a “master developer” whereby a hotelier would be chosen to execute the development, ownership and management of a hotel asset within a larger project, but it would be done strictly within the guidelines and standards set forth by the master developer in conjunction with the City.

FP’s managing principals, Adam Fishman and Randy Ruttenberg have decades of experience in the identification, entitlement, leasing, financing and construction of urban real estate development projects throughout the United States and Europe. Together, they have been directly responsible for the development and leasing of over 12 million sq. ft. of residential, retail and office projects and the creation of thousands of permanent jobs and tens of millions of dollars in direct economic impact.

Fundamentally, Fairmount Properties is a flat and collaborative organization and as such, does not believe in a top-down organizational management strategy. The following is therefore offered in lieu of an organizational chart:

RANDY RUTTENBERG, FOUNDER/PRINCIPAL

Randy Ruttenberg has 26 years of experience in commercial and residential real estate throughout the country. Randy's deep-rooted relationships and experience can be attributed to his longstanding tenure at Developers Diversified Realty Corporation (DDR), one of the country's largest and most successful real estate investment trusts, where he spent 11 years prior to founding FP. As Director of Leasing and Development at DDR, Randy was directly responsible for the company's development initiatives including site selection, acquisition, tenant construction, leasing and national anchor tenant relationships. Overall, Randy was instrumental for leasing in excess of three million sq. ft. and over 400 new deals. During Randy's tenure, DDR grew from a privately-held regional shopping center owner with 87 centers in 22 states to the country's most prolific, publicly-traded owner of retail centers, with 219 centers comprising 22 million sq. ft. in 49 states. **Randy will serve as the team leader and guide the collaborative vision and goals of the project.**

ADAM FISHMAN, FOUNDER/PRINCIPAL

Adam has more than 22 years' experience in the commercial real estate industry. Prior to joining FP, Adam served as President and Managing Partner of Cleveland Real Estate Partners, an international corporate real estate consulting and advisory firm and of which he later negotiated the sale to Deloitte & Touche, a leading global professional services firm. Adam then joined Deloitte & Touche as a Partner in the Management Solutions and Services Group, providing national real estate consultative services. Adam oversees all of FP's financial, construction, entitlement and planning initiatives in addition to serving as the lead development manager for the Flats East Bank project, a new \$500+ million urban district in downtown Cleveland. **Adam, a graduate of Heights, will lead all financial/P3 initiatives for Top of the Hill.**

CHRIS SALATA, CHIEF INVESTMENT OFFICER AND GENERAL COUNSEL

Chris is responsible for recommending and implementing Fairmount Properties' investment strategy for the acquisition of real estate across all project types and markets. He is also responsible for the day-to-day operations of the Company's investment fund and plays a key role in initiating relationships with new capital partners. Chris manages all of the legal aspects of the Company, including real estate, acquisitions, dispositions, commercial financing transactions, insurance and risk management and general corporate matters. Prior to joining Fairmount Properties, Chris served as Vice President of Development Partnerships and Assistant General Counsel at DDR Corp., a publicly traded retail real estate investment trust. **Chris will be actively involved in all aspects of agreement negotiation, investor relations and legal oversight of the development.**

EMERICK CORSI / MANAGING DIRECTOR

Emerick joined Fairmount after 30 years at Forest City Enterprises, where he started out in Commercial Leasing and advanced through a series of positions, increasing responsibility and leadership roles. He has been responsible for over 17 million square feet of development including Victoria Gardens (Rancho Cucamonga, California), Short Pump Town Center (Richmond, Virginia), and Tower City Center (Cleveland, Ohio). In addition, he has been involved with many of Forest City's urban New York properties as well as Central Station in downtown Chicago. His Real Estate Services Group has consulted for many large scale projects, most notably the Georgia Department of Transportation's Multi-Modal Passenger Terminal in downtown Atlanta, Georgia, the Orlando International Airport expansion and Oakland California's Coliseum site to keep the Raider's and Oakland A's in Oakland. Emerick has overseen more than \$2.5 billion worth of real estate developments. He has also lectured at Cornell, Wharton and University of Southern California on mixed use developments. Mr. Corsi holds a B.S. from Bowling Green State University and a Master in Management from Central Michigan University. **Emerick's experience in urban development both locally and nationally adds a wealth of knowledge to the team.**

REGAN J. GETTENS, VICE PRESIDENT OF PROPERTY MANAGEMENT

Regan J. Gettens, Vice President of Property Management – Since 2000, Regan has overseen the management and marketing for many of the company’s projects including College Town Kent in Kent, Ohio, First & Main in Hudson, Ohio, Virginia Tech Gateway in Blacksburg, Virginia, University Circle College Town at Case Western Reserve University in Cleveland, Ohio and Brunswick Town Center in Brunswick, Ohio. Regan’s current roles include project management, event and promotion planning, and the oversight of our property management professionals where he continues to foster company relationships. **Regan will coordinate Top of the Hill marketing and promotional efforts with the Cedar-Fairmount merchant groups.**

HEATHER KOVELLO, VICE PRESIDENT OF LEASING

Heather has over 10 years of real estate experience in retail leasing. She has joined Fairmount Properties as a VP of Leasing working on pre-leasing and marketing of our new and existing developments. Prior to joining Fairmount Properties, Heather worked her way up from Regional Leasing Manager to Senior Director of Leasing at Zaremba Group. In this role, Heather successfully leased several ground up developments as well as leasing and maintaining existing shopping centers. Heather earned her bachelor’s degree, in Accounting, from The Florida State University. She is a member of the International Council of Shopping Centers (ICSC) and is a licensed real estate agent in Ohio. **Heather oversees FP’s five full time leasing professionals who will curate the right tenants for the Top of the Hill.**

BRICE HAMILL, VICE PRESIDENT OF DESIGN

Brice has ten years of Domestic and International Mixed-Use design and urban planning experience throughout the United States, China, North Africa, and the Middle East. Originally from the Midwest, Brice has spent his career working for Callison Architecture in Seattle Washington and abroad in China, Korea and the United Arab Emirates. He was a key contributor to projects such as Ak Plaza Pyong Taek in Korea, Shams Marina in Abu Dhabi, Hanoi Tower in Vietnam, Khams Shamat in Syria and Scottsdale Fashion Square in Arizona. His experience helps bring an international perspective to the projects which we develop. **Brice holds a Master’s Degree in Architecture and will coordinate all efforts between the planning, design and construction partners.**

NORM ELBIN, DIRECTOR OF DEVELOPMENT SERVICES

Norman Elbin brings over 23 years of commercial and residential development experience to his position. Prior to joining Fairmount Properties, Norm served as Sr. Vice President of Development for the DeBartolo Property Group, managing the development of all new shopping center projects. Before joining DeBartolo, Norm was a valuable 17-year employee of retail development powerhouse DDR, working his way through the organization from site designer and Tenant Coordinator to Senior Project Manager. Through his past experience Norm has become a proven performer proficient in all aspects of the development process, from site acquisition, due diligence, entitlements, permitting, and budgeting, through managing consultants and designers, contract negotiation, construction and turnover to end users. **Norm will oversee pre-construction services, field construction and coordination.**

ADAM BRANSCOMB, MANAGER, NEW PROJECTS

As a Project Manager, Adam is responsible for managing the pre-development process and entitlement for FP's new development pursuits. His responsibilities include planning, organizing, securing and managing resources to bring about the successful completion of project goals and objectives. He also is responsible for engineering the due diligence process for new project opportunities that fit the new project and acquisition criteria of FP. Adam received an MBA from Kent State University in 2007. **Adam's role in the Top of the Hill, as in all projects, is to facilitate overall project organization and timelines against established joint goals.**

MOODY NOLAN ARCHITECTS

Moody Nolan is much more than an architecture firm. At heart, we're entrepreneurs. We adapt our talents quickly to address each client's unique vision. In doing so, we create functional yet iconic design statements that respond to ever-evolving spaces, aesthetics and site dynamics. Simply put, spaces that perform and inspire.

Our firm designs more than \$500 million of building construction each year. As the largest African American owned and managed firm in the country, we maintain a strong commitment to diversity in our staff, as well as our approach to solving client problems. Our expertise in a broad range of industries allows us to think inventively and design solutions that are responsive to client needs.

As creative problem solvers, we meet you where you are, giving every client access to the right people and thinking, at just the right time. Headquartered in Columbus, Ohio, we have offices in Chicago, Cleveland, Covington, Dallas, Houston, Indianapolis, Nashville, and Washington, DC.

DIMIT ARCHITECTS

Dimit Architects LLC was formed in the fall of 2004 to provide design and planning services for a wide variety of building project and urban planning types. Based in Lakewood, Ohio, Dimit Architects offers special expertise in the renovation of historic properties, phased masterplanning, and mixed-use residential and retail developments. In addition, Dimit Architects is often contracted as Lead Design Consultant for special joint venture projects in tandem with some of Northeast Ohio's most respected architectural firms.

Dimit Architects LLC offers full-scope architectural services for residential, commercial, and retail projects as well. Principal Scott Dimit has over twenty-six years of experience as a project designer, architect, and manager, and has completed award-winning projects throughout the United States and abroad. Senior Designer Analia Nanni Dimit brings twelve years of experience in residential, urban design, and planning work from her native Argentina and leads efforts in retail and mixed-use planning projects. "We approach every project as a unique challenge- with new goals, opportunities, and objectives evolved in the earliest phases of work. Architects are creative enablers, and we embrace a team approach from the initial schematic concepts through the development of construction documents, and ultimately through the construction phase..."

Projects currently underway include the restoration and renovation of the ASM International Headquarters building in Russell, Ohio. Designed in 1959 by Cleveland modernist architect John Terrance Kelly and noted inventor/designer R. Buckminster Fuller, the renovation represents the first modern historic renovation approved in the state of Ohio for state and federal historic tax credit incentive funding. In Rocky River, Ohio, the first phase of 11 River Townhouses is nearing completion with four of the first five residences already pre-sold. Construction of the second phase of six additional townhouses is scheduled to commence in April of 2011

C - SUMMARY OF TEAMS COLLABORATION

Fairmount Properties and Dimit Architects have worked together collaboratively on many different projects throughout the region. As a trusted design partner of Fairmount Properties with a strong history of working together, the Dimit team is a uniquely qualified architectural firm that blends a local understanding of Northeast Ohio character with world class creativity and design execution. The FP and Dimit team have collaborated on hundreds of millions of dollars of design work in Northeast Ohio since 2008.

D - PRINCIPAL PERSON

Randy Ruttenberg
Principal
Fairmount Properties, LLC
1138 W. 9th St.
Cleveland, Ohio 44113
Telephone: (216) 514-8700 x107
Facsimile: (216) 514-1484
rruttenberg@fairmountproperties.com

E - DEVELOPMENT ENTITY

The lead development entity for this project is Fairmount Properties LLC. As is commonplace for a development such as this, it is anticipated that Fairmount Properties would create a single purpose entity through which to manage the execution of the development. A single purpose entity would be wholly controlled by Fairmount Properties as Managing Member.

F - PROJECT OWNERSHIP

It is anticipated that the entity referenced in 1.e above would be the owner of the commercial development. The ownership structure of new public infrastructure such as any new public parking, streets, utilities, etc. may be public or private but would be subject to discussion/negotiation with the City of Cleveland Heights and would include possible TBD public financing sources as a consideration.



RELEVANT EXPERIENCE

FLATS EAST BANK

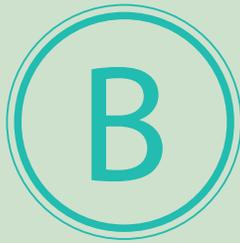
COLLEGE TOWN KENT

COLLEGE TOWN ROCHESTER

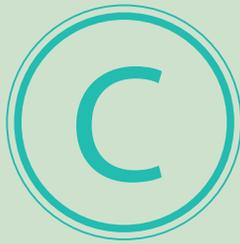
FIRST & MAIN



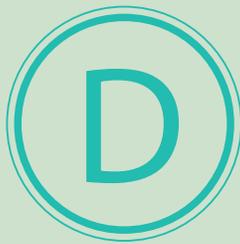
Project Name: Flats East Bank
Project Type: Urban Mixed-Use P3
Location: Cleveland, OH
Total Project Cost: \$800+ million
Total Project Sq. Ft. 1+ million
Opened: 2013
Project Components: Multi-family Residential
Office
Hotel
Retail and Restaurants
Parking Garage



Project Name: College Town Kent
Project Type: Urban Mixed-Use P3
Location: Kent, OH
Total Project Cost: \$40+ million
Total Project Sq. Ft. 200,000+
Opened: 2012
Project Components: Multi-family Residential
Office
Hotel
Retail and Restaurants
Parking Garage



Project Name: College Town Rochester
Project Type: Urban Mixed-Use P3
Location: Rochester, NY
Total Project Cost: \$100+ million
Total Project Sq. Ft. 500,000+
Opened: 2014
Project Components: Multi-family Residential
Office
Hotel
Retail and Restaurants
Parking Garage



Project Name: First & Main
Project Type: Urban Mixed-Use P3
Location: Hudson, OH
Total Project Cost: \$35+ million
Total Project Sq. Ft. 200,000+
Opened: 2004
Project Components: For-Sale Residential
Office
Hotel
Retail and Restaurants
Parking Garage

RELEVANT DEVELOPMENT EXPERIENCE



FLATS EAST BANK

Opened in spring 2013, The Flats East Bank is rising in downtown Cleveland. Located where the Cuyahoga River meets Lake Erie, the \$500+ million development offers a new vibrancy and unparalleled panoramic views of the water and downtown. The development features energetic architecture and design, innovative lighting, bold color, sculpture and public art, public transit components and a pedestrian scale. A model of environmentally-conscious design and construction, the LEED-ND certified development plan has captured the attention of tenants locally and across the country.

Open now, Phase I of the development includes a state-of-the-art 500,000 sq. ft. 21-story office tower (96% occupied) with an open-air rooftop deck for anchor tenants Ernst & Young, Tucker Ellis & West, Northwestern Mutual, CBRE, and Wells Fargo among others. The initial phase also included a 150-room Aloft hotel by Starwood, featuring top-quality room design, a high-tech conference center, as well as a landscaped terrace and covered pathways with direct connectivity to the office tower. The plan includes a variety of restaurants, entertainment offerings, a 16,000+ sq. ft. health club, and inviting public gathering space including a 1,200' riverfront boardwalk and an urban beach. But that is just the start. Phase II, under construction and opening mid-2015, will usher in a 140-unit residential complex along the water, additional restaurant offerings, and unique retail/entertainment selection.



There has long been a clamor and call to make Cleveland’s waterfront more accessible, and to tastefully and respectfully integrate it with quality and a unique touch. The Flats is where Cleveland began over 200 years ago with the first settlement by Moses Cleveland along the banks of the Cuyahoga River near the mouth of Lake Erie.

The Flats East Bank offers connectivity on the waterfront unique to downtown. The development team helped advance a new stop on the RTA light rail network that services the development, embracing the notion of a “carless” commute for the hundreds of professional workers coming to the Flats and promoting Transit Oriented Development (TOD).

Representing a capital stack of over 30 different sources of financing, the Flats East Bank development is a complex partnership and the largest private investment in the City of Cleveland in over 25 years. In collaboration with a full range of public partners including the City of Cleveland, Cuyahoga County, the Cleveland Municipal School District, the Northeast Ohio Regional Sewer District, the State of Ohio and the U.S. government, the Flats East Development is a joint venture between Fairmount Properties and The Wolstein Group.

PROJECT STATISTICS

Project Name: Flats East Bank

Project Type: Urban Mixed-Use P3

Location: Cleveland, OH

Total Project Cost: \$800+ million

Total Project Sq. Ft: 1+ million

Opened: 2013

Project Components:

- Class A Office
- Multi Family Residential
- Retail / Entertainment
- Restaurant
- Hotel
- Parking Garage



RELEVANT DEVELOPMENT EXPERIENCE



COLLEGE TOWN KENT

With the opening of Phase I in September 2012, Fairmount's \$30 million College Town Kent (CTK) project is the new and exciting centerpiece of a larger \$110+ million mixed-use downtown Master Plan and is within a 5 minute walk to the 30,000+ Kent State University campus community. After being selected following a national RFQ search, Fairmount Properties led the visioning and execution of this new and engaging pedestrian scaled environment that seamlessly integrates the "town" with "gown." A Development Agreement and Ground Lease were negotiated and executed by and between Fairmount Properties and the City of Kent in 2011.

Located in the heart of an historic downtown and connected to campus by the Kent State Esplanade (a new pedestrian path and bikeway and the future home of the \$40 million Kent State Architecture building opening in 2015), this "New Urban" neighborhood features 50,000 sq. ft. of new retail and restaurants (100% leased), all with outdoor patio seating, and engaging street level retail space including apparel, home and specialty stores as well as 75,000 sq. ft. of new professional office, R&D and tech/laboratory space (96% leased).

Phase II opened in early 2014 and added 34,000 sq. ft. of brand new upscale apartment residences (100% leased) geared to young professionals, empty nesters and other members of the "Creative Class" as well as a 180-seat regional Italian-themed casual restaurant to this successful development. Adjacent to CTK, the district also includes the new Kent State Hotel and Conference Center - a 100 room boutique hotel with adjacent meeting and function space, financed and owned primarily by the Kent State University Foundation.

A true public-private partnership, the success of downtown Kent is a testament to the collaboration of many different stakeholders, often times with competing interests but who all came together with a unity of vision and executed a truly once-in-a-generation transformation. As Lead Developer, Fairmount Properties worked with other private developers, public and university officials, residents, businesses and other organizations to spearhead the planning process.



Made possible by debt issued by Huntington National Bank and self-funded equity, other sources included the City establishment of a TIF district which bonded over \$10 million of infrastructure improvements; various state, local and county authorities participated in project funding; Kent State acquired over 30 parcels of land to extend the on-campus Esplanade to the downtown; and through the 2009 Federal Stimulus appropriation, the development team was awarded a Federal Transportation Administration (FTA) TIGER grant of \$21 million. This grant has led to the development of a multi-purpose transit facility which provides 365 parking spaces on four levels, a regional bus transit hub and street front commercial space. The then U.S. Secretary of Transportation Ray LaHood visited Kent twice during the development to commemorate the transit-oriented success that the Federal Stimulus helped make a reality.

The “renaissance” of Downtown Kent has provided a high quality destination where students, faculty, staff and the surrounding community’s residents come together to live, learn, dine, shop, work and recreate while serving to recruit and retain the best and brightest minds. The economic impact to the City of Kent can be measured in the 1,500+ jobs (and counting) created as well as an estimated increase in tax receipts of over \$1.8 million annually, which helps provide funding for essential City services and directly impacts the quality of life for city residents. In the last 3 years alone, 58 new businesses have held ribbon cuttings in the City of Kent and the area Chamber of Commerce membership has increased by 40%.

CTK is creating the blueprint for “college town” public-private partnerships in the 21st century and will be a model for other communities across the country. CTK is owned and managed by Fairmount Properties.

PROJECT STATISTICS

Project Name: College Town Kent

Project Type: Urban Mixed-Use P3

Location: Kent OH

Total Project Cost: \$40+ million

Total Project Sq. Ft: 200,000 + sf

Opened: 2012

Project Components:

- Class A Office
- Multi Family Residential
- Retail / Entertainment
- Restaurant
- Hotel
- Parking Garage

PROJECT AWARDS

-2012 PROJECT OF THE YEAR,
Ohio Economic Development Association (OEDA)

-2012 MIXED-USE DEVELOPMENT OF THE YEAR
NAIOP Northern Ohio Chapter

-“EXCELLENCE IN PLANNING” AWARD, 2014
Society of College and University Planners (SCUP)

-NEW YORK TIMES,
A Partnership Seeks to Transform Kent State and Kent,
February 6, 2013

-PROPERTIES MAGAZINE, 2012
Constructing College Town, Cover story,

RELEVANT DEVELOPMENT EXPERIENCE



COLLEGE TOWN ROCHESTER

After requesting proposals from the national development community, in January 2011 the University of Rochester (UR) selected Fairmount Properties to re-develop a 16-acre “Gateway” site at the front door of its 534-acre campus and immediately adjacent to its Medical Center, anchored by the 739-bed Strong Memorial Hospital. A Development Agreement was subsequently negotiated and executed by and between Fairmount Properties and UR. Resulting from many meetings with stakeholders, the vision that emerged for the development strengthens surrounding neighborhoods, increase tax revenues and creates jobs while establishing a vibrant mixed-use environment that will become a regional magnet for those that live, work, shop, visit and study nearby.

Opened in October 2014, the centerpiece for this 500,000 sq. ft., \$100+ million mixed-use development is a 25,000 sq. ft. Barnes & Noble bookstore serving both the campus community and the broader trade area. The new and exciting pedestrian scaled College Town district also includes over 100,000 sq. ft. of street level retail and restaurants as well as a gourmet market, all with outdoor patio space and spacious sidewalks. Also included are 50,000 sq. ft. of new Class A office space, a 136 room Hilton Garden Inn and 154 units of fashionable market rate residential space targeting university faculty & staff, medical residents and the proximate population of creative young professionals.



A public-private partnership, the multilayered financing structure includes a \$20 million HUD 108 loan, a \$4 million State of New York economic development grant, New Markets Tax Credits, a Monroe county sales tax / PILOT agreement, local infrastructure grants, Brownfield funding through EPA, assistance from the local gas and electric providers, capital contribution from the university as well as traditional debt (first mortgage by US Bank) and equity funded through the joint venture partnership led by Fairmount Properties.

Planning, design, entitlement, financing, leasing and construction were all executed by the development partnership led by Fairmount Properties. It is owned and managed by a joint venture led by Fairmount Properties and its partner Gilbane Development.



PROJECT STATISTICS

Project Name: College Town Rochester

Project Type: Urban Mixed-Use P3

Location: Rochester, NY

Total Project Cost: \$100+ million

Total Project Sq. Ft: 500,000 + SF

Opened: 2014

Project Components:

- Class A Office
- Multi Family Residential
- Retail / Entertainment
- Restaurant
- Hotel
- Parking Garage

RELEVANT DEVELOPMENT EXPERIENCE



FIRST & MAIN

In October of 2004, FP celebrated the grand opening of First & Main, a \$60 million 200,000 sq. ft. mixed-use retail, office, hospitality and residential development (97% leased) in Hudson, Ohio's gracious and lively downtown historic district. This development serves a well-established marketplace, which blends prosperous long-term residents with new, young families who have abundant disposable incomes that average more than \$130,000. This broad trade area includes some of Cleveland's most coveted consumer groups and is characterized by many of Ohio's finest homes and educational institutions. Fairmount Properties performed all leasing in-house, with a focus on high quality national, regional and select local apparel, home furnishing and specialty retailers set within three European-styled main streets and centered on lush village greens. First & Main also features a 20,000 sq. ft. Heinen's gourmet market, five award-winning restaurants, a new 55,000 sq. ft. public library and 12 unique attached homes which introduced the county's first high-end residences, specifically geared toward empty nesters and young professionals.



Fairmount Properties was selected after a national RFP process and worked collaboratively with City, County and School District leadership to put together a plan for the redevelopment of a +/- 13 acre Brownfield site, the former Morse Controls plant. Strict architectural guidelines were met (due to the Western Reserve character of the community) and the design was careful to embrace the historical context while seamlessly blending the new with the old. A TIF program was established for the financing of public infrastructure improvements and a partnership led by Fairmount Properties secured the equity and sourced the debt through GMAC. First & Main has been owned and managed by Fairmount Properties since it opened 12 years ago.



PROJECT STATISTICS

Project Name: First & Main

Project Type: Urban Mixed-Use P3

Location: Hudson, OH

Total Project Cost: \$35+ million

Total Project Sq. Ft: 200,000 + SF

Opened: 2004

Project Components:

- Office
- For Sale Residential
- Retail / Entertainment
- Restaurant
- Hotel
- Parking Garage



FINANCIAL CAPACITY

While most development companies keep their numbers “close to the vest,” Fairmount has, since its inception, taken the exact opposite approach. FP considers its pro forma to be the joint team’s pro forma and is fiercely committed to complete transparency at every step of the way, as the firm believes this builds trust and results in the most meaningful project possible.

Since its founding, FP has closed financing on over \$1.5 billion of development, much of it since the Great Recession and during a time when many real estate projects were being shelved nationwide for lack of funding. Further, the firm has been very fortunate in both its debt and equity relationships, as well as the confidence built within the national lending community, both in terms of construction and permanent loan financing. In recent years FP has successfully closed financing with Wells Fargo, Huntington National Bank, Goldman Sachs, Fifth Third Bank, First Merit Bank and both the Cuyahoga (OH) and Summit (OH) County Ports Authority.

In addition, a project of this nature may likely require public sources within its capital stack. This team has extensive working knowledge with the exact types of sources locally, regionally and federally which would be utilized to fund specific project gaps. FP is well versed in municipal finances with specific expertise in tax increment financing (TIF), special assessment districts, bonding and myriad other public financing tools at the local level, and further, has leveraged \$50 million of federal HUD 108 financing in the last four years, all within urban mixed-use development projects. By way of example, FP’s \$500 million Flats East Bank Phase I and II development had a 30+ layer capital stack with most other projects averaging 3.



DEVELOPMENT PLAN

A - SITE BOUNDARIES

The development team has spent significant time brainstorming and evaluating possible site programming; however, without the benefit of community, city and stakeholder engagement it would be premature to conclusively propose anything definitive. This team has however, as indicated in Section 2, designed, financed, built and still today manages four relevant projects, all including the use groups envisioned for the Top of the Hill.

That said, included in this submission is a master plan that captures much of what this team believes to be important, but is certainly only one concept that is intended to spark a dialogue. Additionally, a series of conceptual sketches are also included which demonstrate in an iterative fashion some other conceptual layouts that are open to consideration. The objective of this response is not to propose a definitive plan, but rather, it is to propose partner; a partner that has the experience, qualifications, creativity, local market understanding and financial wherewithal to successfully execute a plan that is conceived together.

The focus of planning for this submission has mainly centered on the adding density to the core of city-owned property which can be referenced in the response attachments. As such, while the intention would be to utilize the full RFP site, the team has engaged in preliminary discussions with adjacent property owners and has advanced some planning concepts which do include those private properties. Although the team has some strong ideas about the direction the planning might take, as in every development that is pursued, a final plan requires much more collaboration than can be performed during a pre-RFP process. The final site boundaries, development sequencing and staging will be determined once an inclusive process is undertaken that includes many more stakeholders from both the public and private sectors.

B - DENSITY

The final project density will be determined only after an exhaustive and collaborative planning process. The key to appropriate density is understanding the critical mass necessary to support the desired use groups while paying close attention to the parking, traffic and land use requirements of the intended mix. Density can be a loaded question in the pre design phases of a development. Appropriate density is a necessity when crafting a mixed-use district, however it needs to be respectful of the surrounding community, in line with market demand and accretive to the streetscape and pedestrian experience of the project. Maximizing land use does not refer to over populating a site, it means thoughtfully designing spaces that support the surrounding neighborhoods, enhance the resident experience and encourage new users to explore.

C - ESTIMATED INVESTMENT

An investment estimate requires a deeper analysis of proposed uses and square footages in conjunction with City officials and other project stakeholders, which at this time is not completed. As currently conceived and with recognition of TBD project variables related to density, construction type, use groups, etc., the total project cost of a development of this size and scope would be expected to be within the range of \$50 – 100 million.

D - PROPOSED USES AND MARKET CONDITIONS

While still conceptual and pending stakeholder feedback and market testing, the development program is currently envisioned to include a number of sophisticated urban residential product types, ground floor retail and restaurants, many of which will have an arts and cultural inspiration, a hotel, structured and off-street parking and public gathering and amenity/green space. The following background is offered in support of each of the identified uses:

Residential

That people are re-populating cities and urban cores across America is not a surprise and one only needs to look to Cleveland and its booming downtown apartment market to see evidence of this nationwide macro trend occurring locally. However, the fundamentals of WHY this new migration to city living is occurring is very much evident in smaller cities, commercial districts within mature inner ring suburbs and even at the neighborhood level within the large cities themselves: higher density, vertical mixed-use, less reliance on automobiles, proximity to arts, culture, sports and other lifestyle amenities, as well as good access to health care and education, with all of these elements provided in a dense, walkable and convenient community environment are trends that are driving the rebirth of American cities.

The Heights are characterized by a mature, inner ring residential multi-family product that has benefitted from proximity to Cleveland and its University Circle. However, the housing stock is older and doesn't include many of the amenities that young professionals and empty nesters who are moving back into cities, or who desire to stay in cities, are seeking. Vacancies of new rental product in the area are extremely low and although there are a number of high profile, high end apartment developments under way and in close proximity to both downtown and University Circle, the opportunity exists to create a unique residential experience in Cleveland Heights which is differentiated from University Circle and downtown Cleveland.

In fact, recent research released by Cleveland State University points to the fact that much of the current downtown apartment boom is being driven by those who work in University Circle, many in the healthcare and education sectors, and who commute from downtown. A new residential apartment offering in Cleveland Heights would offer more walkable proximity to University Circle and the stability of the district while still providing the many of the same amenities those living in downtown are seeking.

In addition to multi-family, the plan also envisions a for-sale townhome product that would be attractive to institutional faculty and staff, medical professionals and empty nesters. Although a relatively small program component, the inclusion of a for-sale residential option will provide additional product choice for those who want to live within the district but prefer to own rather than rent.

The vision for these residential uses is one of strengthening the City not by “reshuffling the deck chairs,” but by gaining net new residents which will grow the tax base and showcase Cleveland Heights to the rest of the region. The new apartments and for-sale product will inject a new energy into the City and help move the community into the future from a competitive standpoint as Cleveland and other surrounding communities invest in their own housing options. This residential product will be catalytic, as oftentimes the broader development community needs a proof source before “jumping in” with new product, and the Top of the Hill development is the perfect opportunity to prove that there is net new absorption and unmet market potential in Cleveland Heights.

Included on the project support team is a nationally acclaimed residential market analysis firm that has performed 8 market studies in Cleveland Heights in recent years. Early feedback from this firm is indicative of a strong market potential for the type of sophisticated urban living envisioned as part of this development. This expertise, along with the Fairmount team’s independent research and experience in the Heights over the last two decade plus, provide for a uniquely positioned approach to delivering a customized residential product that will be highly successful.

Retail and Restaurants

A strong pedestrian friendly ground floor street frontage consisting of arts and culture inspired retail and restaurants along Cedar Rd is envisioned. These new shops, services and chef-driven restaurants will complement, not compete with, the existing businesses in Cedar Fairmount and will help to create a safe, active pedestrian experience complete with al fresco dining on patios, sidewalk amenities, public art installations and a truly urban environment that embraces the notion of the unique street experience that Cedar Rd can become.

Given the Heights’ community’s strong arts, educational, intellectual and foodie inclinations, one ground floor concept that is being considered is a cooking school which can serve to bring together all Heights residents from all walks of life who want to share an educational experience centered on a most human common bond, the social interaction that comes with enjoying the preparation and consumption of a meal together. This project should perpetuate the social fabric of Cleveland Heights and will ideally create a platform for the entire community to reach new levels.

Based on independent research and market analysis done by FP’s in-house leasing team, there are significant opportunities to create complementary full service and limited service dining experiences within this development. Fairmount Properties has strong connections to, and past experience with, many of the top chefs in Northeast Ohio, a number of whom have expressed interest in being part of this exciting development. Fairmount’s in-house leasing team is prepared to seek out and deliver the best-in-class local and regional retail and restaurant categories.

Hotel

Hospitality as a component to an integrated vertical mixed-use development is a growing trend within urban development and this proposal includes the creation of new hotel. A number of hoteliers with whom Fairmount has strong national ties have expressed an interest in being part of the Top of the Hill development. Although a number of hotels that serve University Circle are planned or have been developed in recent years, there remains an opportunity within particular service and brand categories to create a new hospitality option in Cleveland Heights that responds to market demand.

Public Amenity Space

Public gathering places, public art installations and green spaces are never an afterthought in a Fairmount Properties development. Whether it is the \$250k+ Dan Smith Park under construction now at Fairmount's College Town Kent development, the Village Green at its First & Main district in Hudson, the 1,200' riverfront boardwalk and urban pocket parks at the Flats East Bank, Fairmount's commitment to public amenity space is evident in every project it develops.

The vision for the Top of the Hill includes many elements of public gathering that encourage both planned events such as festivals, concerts and food/wine tastings (First & Main hosts over 30 events annually on its Village Green) or unstructured social encounters among diners, shoppers, the local workforce and residents

E - DESIGN APPROACH

The most effective developments begin with a solid understanding and appreciation for the existing environmental, social, and economic conditions of a region. Approaching a master planning project with this mind-set offers tremendous advantages. As community leaders, residents, architects, planners, and developers, we are creating places with specific objectives that align local business goals with social requirements, balance developer, community and municipality needs, and emphasize the relationship between the built environment and the people who occupy it.

Fairmount Properties approaches every new project with a fresh view and a willingness to learn. It would be presumptuous to present a master plan without an appropriate period of research, community engagement and analysis. The design process is always iterative in nature and culminates with a direction and an aesthetic that is pleasing to all parties.

Through the balanced integration of both regional and contemporary architectural design and planning principals, The Top Of the Hill project will pay homage to the existing community while vibrantly announcing its own individuality. A development of this magnitude requires precise planning coupled with a willingness to be flexible. From a district planning perspective, it is imperative to strike a balance between use groups, pedestrian and vehicular zones, open space, hardscape and landscape areas. Each block of the development should stand alone in character and identity but flow seamlessly into the larger whole. Through the compartmentalization of distinct zones or blocks, a set of project wide planning principals are defined while still endorsing the need for visual and experiential variety.

F - PARKING

The Fairmount Properties team inherently understands the critical role that parking plays within an urban redevelopment initiative. Every redevelopment Fairmount has undertaken includes a parking solution that addresses not only the needs of the new development program, but also the overall parking dynamic within the development's environment. Fairmount Properties is a big believer in creating development that embraces a "park once" philosophy; a development in which an integrated collection of uses encourage multiple activities within a single trip so that, for instance, a couple or group of friends can park once and meet for a drink before a show, attend a performance or other attraction, choose from multiple restaurants afterward, and stroll along a row of shops before spontaneously gathering in a public space, all within single trip.

A +/- 600 space parking garage is proposed within the development along with a number of on and off street parking areas. The ultimate parking requirement of the development will improve the existing parking dynamic in the district and will be a function of overall density and peak time demand analysis, most specifically related to the hotel and multi-family residential uses, which are both subject to further evaluation of market demand. In addition, there are on and off street spaces envisioned that will provide options for short term parking needs such as restaurant and retail, but the final district wide parking solution will be determined, as the rest of the development program will be, collaboratively with project stakeholders.

G - PEDESTRIAN SCALE AND SUSTAINABILITY

Understanding the complexities of mixed-use design is the first step in orchestrating the desired design results. The key to long term success is to create flexible designs that anticipate ever-changing pro formas and diverse owner, operator and tenant demands. Development strategies should not only reflect present cultural and economic times but also prepare for future growth. By creating integrated developments that celebrate the convergence of live, work and play, current mixed-use trends and sustainable practices are celebrated. Mixed-use environments use land and transportation more responsibly, feature synergy between uses and infrastructures, and minimize urban sprawl. Mixed-use developments minimize energy and material consumption while providing enhanced quality of life for the surrounding community. In addition to the social benefits of sustainable design, a rise in brand recognition, return on investment and positive life-cycle cost analysis are seen.

Given the importance of the site location and the already walkable nature of the Cleveland Heights neighborhood, the Top of the Hill site will further enhance that quality and character. To create a pedestrian friendly environment, the planning principals will separate vehicle from pedestrian as well as public and private areas. The main street arteries will be lined with restaurant patios and landscaping, vehicular traffic patterns and circulation routes will be logical but removed, and significant attention will be paid to the creation of a dynamic and varied streetscape experience.

Sustainable practices are always a key component of every Fairmount development. Whether achieving LEED certification is a goal or not, every effort to create an environmentally responsible project. Through its best practices model, our developments are always built to a level of quality and with a level of care that aligns with sustainable practices and certifications.

“THE FAIRMOUNT PROPERTIES APPROACH TO EVERY MIXED USE DEVELOPMENT IT UNDERTAKES SEEKS TO ENGAGE WITH THE COMMUNITY AND SYNTHESIZE AS MANY PERSPECTIVES AS POSSIBLE INTO A DEVELOPMENT PLAN THAT IS BUILT ON SHARED VISION AND CONSENSUS.”

RANDY RUTTENBERG



COMMUNITY ENGAGEMENT

The Fairmount Properties approach to every mixed use development it undertakes seeks to engage with the community and synthesize as many perspectives as possible into a development plan that is built on shared vision and consensus. Further, FP recognizes from past development work, as well as a number of team members who have resided in the City over the years, that the Heights is a vocal community and one that likes to be involved. FP fully embraces the expectation that this community has regarding community engagement.

In past developments, FP has formed task forces, steering committees, community groups and informal gatherings of interested parties, all with the intent of engagement. For example, during the pre-development, construction and now operational stages of its \$100 million College Town Rochester mixed-use development, FP sat on the Mount Hope Task Force, a steering committee consisting of citizens, business owners, political leaders and other community members. Through this inclusive process of engagement, the local community helped shape the vision and was able to participate in the implementation of the project.



Although critical to the development process, FP never concludes its engagement with its community partners once a project is built. Rather, it stays involved through representation on local Main Street, Community Development Corporation, Chambers of Commerce and other non-profits in order to continue adding value to not only the assets that have been created, but to the surrounding neighborhoods and districts as well. In fact, Fairmount’s VP of Operations sits on the Boards of Main Street Kent, Destination Hudson, and Flats Forward, three community groups charged with advancing the interests of their particular districts through events, promotions, shared marketing and branding and other collaborative initiatives. Should this team be fortunate enough to be selected, a similar commitment would be made toward the Cedar-Fairmount district which would be supplemented by funding an ongoing marketing and promotions initiative that promotes the entire district as a world class destination. Long after a project’s grand opening, the FP team is still working daily to sustain and improve the communities within which it has developed.

This team is not so bold as to think that it knows exactly what is right for any particular community without first speaking to those who live and work there. If fortunate enough to be chosen as the City’s Top of the Hill development partner, an organic and collaborative process will unfold with significant input from the community and broader stakeholder coalition. Furthermore, through the creation of the previously mentioned stakeholder advisory board composed of relevant Cleveland Heights community stakeholders, the development team has already begun the process of informing the planning effort through community input and engagement.



PROCESS AND TIMELINE

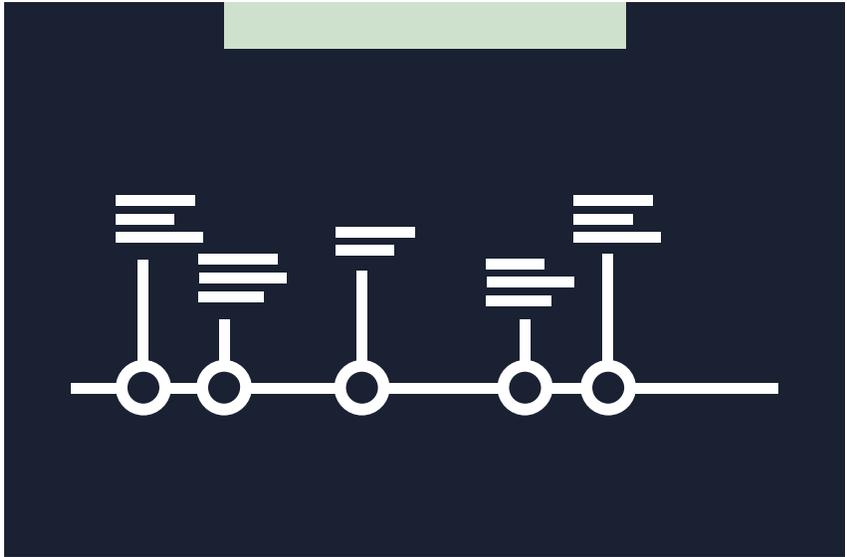
There are many variables yet to be evaluated associated with a complex development such as what is envisioned for the Top of the Hill, but given what is known at this time, an achievable timeline expectation would be 12 months of pre-development plus 12 months of construction for a delivery for the initial development program elements in late 2018.

A. DUE DILIGENCE

While market due diligence has begun with respect to the use groups identified as possible program components, physical due diligence which would include geotechnical investigation, survey, title, environmental assessment, etc. would typically be one of the first set of tasks undertaken should this team be fortunate to be selected to proceed. These tasks, including the completion of market due diligence, would typically take 3-6 months.

B. FINANCING

As mentioned earlier, Fairmount comes to the table with committed equity partners and strong relationships within the lending community. Further, the firm is very experienced structuring public finance, which would be anticipated as part of this development. The various local, state and federal programs that may be accessed for this development all have different processes and timelines, but the Fairmount team has experience with them all and can guide a development successfully through the application and approval process. Financing commitments are typically secured within 6-12 months of a project's commencement of pre-development,



C. PLANNING AND DESIGN

As is the case with most development tasks, planning and design typically would be a very iterative process that increasingly moves through levels of detail from concept planning to schematic design and design development and finally to construction documents. The entire planning and design process is informed through stakeholder feedback along the way. A typical full planning and design process will begin at pre-development and last 6-12 months, pending stakeholder feedback and the entitlement/permitting review process.

D. PERMITTING

The permitting and approval process varies greatly from one city to the next. Fairmount Properties goal is always to undertake a thoughtful and collaborative approach with the various boards and commissions that grant approvals so that there are never any surprises, and that which is submitted for review is always a product of process characterized by shared vision and consensus building. The development team greatly appreciates the City's indication that it is willing to assist as much as possible to facilitate approvals, a gesture that will certainly expedite the permitting process. The approval and permitting process typically lasts about 12-18 months from the commencement of pre-development.

E. CONSTRUCTION

Vertical mixed-use construction, including the required site work and public infrastructure improvements, for a project such as this would be expected to last approximately 12-18 months from groundbreaking to building turnover.

F. SALES/LEASING

Pre-sales and commercial leasing are primarily executed prior to the project's financing. The primary multifamily lease up campaign will occur in the 12 months prior to building occupancy and the goal would be to open at least 70% occupied on the date of building occupancy, and nearing 100% occupancy by the end of stabilized year 1.



ECONOMIC IMPACT

A. CAPITAL INVESTMENT

Please reference response Section 4.c for the team's statement regarding capital investment, which is estimated to be between \$50 -100 million. This investment will lead directly to the generation or increase of many revenue streams such as property tax, sales tax, lodging tax and occupational tax, as well as other potential alternative sources such as parking fees and merchant association fees.

B. EMPLOYMENT

Job creation estimates, both short term (construction jobs) and long term (permanent FTE), can be made based on construction labor component of the hard cost as well as the projected use groups and square footages. Given the work yet to be done to refine program uses and density, there remains a number of variables that need to be solved for but as the program comes into focus estimates will be made. That said, it is reasonable to state that hundreds of jobs will be created through this development.



C. CATALYTIC EFFECT OF DEVELOPMENT

Fairmount’s development philosophy is one of being a “rising tide to lift all boats.” One only needs to look to places like Kent, OH, where Fairmount’s \$40 million College Town Kent investment has spurred in excess of \$125 million (and counting) total public and private development since 2010, or Hudson, OH, where Fairmount’s First & Main development has served as a catalyst to reinvigorate Hudson’s existing Main Street district which was in need of a boost and has now led to the city making available severely underutilized adjacent property for higher quality mixed-use complementary development. Likewise, the execution of this project is expected to lead to significant interest in beginning the renewal process of other areas such as Severance Town Center as well as mature commercial districts at both Lee Rd. and Taylor Rd. area as well. As a high-barrier-to-entry market such as Cleveland Heights proves itself to be less risky to private sector investment, fewer and fewer public sources of financing such as TIF or other subsidies are needed to enable that investment.

As any market is proven and overall rents and occupancy increase, it should be expected that the Top of the Hill development will also encourage adjacent property redevelopment and/or investment in improvements by owners seeking to capitalize on the improving metrics in within the district. Further, the increase in property tax base values, and also the sales and occupational tax increases, tie directly to improved city services and quality of life for residents by increased funding, thus perpetuating the catalytic effect of initial investment.

A COMMITMENT TO SEVERANCE TOWN CENTER

Although the Top of the Hill district is located at the far western edge of the city, the entirety of Cleveland Heights is of great importance to the entire FP team. The overall advancement of the City as a whole is a critical foundation of success for the Top of the Hill and while the focus of this RFP is clear, the development team stands prepared to invest significant time and resources toward finding a solution for the major initiative within the city, Severance Town Center. Team members will commit their time, energy, ideas and resources to helping achieve a viable long term plan for this critical component to the future of Cleveland Heights.



RESOURCES REQUIRED

Every development that FP undertakes is executed within the context of public-private partnership. In fact, in the opinion of this team, the P3 approach is the only way projects get executed in the post-Recession environment. As mentioned, this team has specific proficiencies in the area of public finance, including the utilization of TIF and other PILOT structures, various tax credits, local, state and federal sources, port authority funding and other creative tools that can help get a project done. It would be expected that these programs and others would be explored and potentially utilized.

Particularly as it relates to structured parking, there will likely be a need to utilize public financing such as TIF. Given the typical cost of approximately \$15-25k per parking space for the development of structured parking, P3 funding strategies are regularly utilized by municipalities and institutions to help offset some of the project cost. In the last 10 years, FP has broad experience structuring a number of TIF/PILOT agreements, including in the cities of Cleveland, Kent, Hudson, and Orange Village in OH as well as Rochester, NY.



MBE INCLUSION

The project design team includes Moody Nolan architects, a highly respected MBE designated firm that will participate in the planning and design of this exciting project. Moody Nolan is the largest African American owned and led architectural design firm in the country. For more information on this firm, please see attachments.

Additionally, John Torres is a trusted member of the Fairmount team who specializes in the MBE requirement reporting and monitoring for projects such as this. John has a long history working in Northeast Ohio and has specific experience working as a contract compliance officer for the City of Cleveland. John's track record of 75 local projects, all with passing inclusionary scores, speaks for itself. John has spent many years working with FP toward meeting its MBE and WBE goals and will oversee the job site monitoring to ensure goals are met. John's resume is included in the attachments to this response.

Meeting MBE inclusion goals is important in every project, but a commitment to providing equal opportunities throughout the community doesn't stop once a development is built. As part of its commitment to equal employment access across all community members, Fairmount hosts and sponsors job fairs for those who are seeking permanent jobs within its partner communities. Merchants and businesses benefit by having a consolidated and efficient method to meet and process many potential job applicants, while all members of the community are given ample notice and access to these fairs that promote equal opportunities. For example, one job fair hosted by FP prior to the 25+ new incoming business openings at its Rochester, NY urban development drew an estimated 700+ attendees and was the lead story on the local news that evening.



10

DEVELOPMENT AND USE AGREEMENT

To date, the FP team has had the pleasure of working in dozens of communities across the country and in virtually every case a development agreement with a municipality was required. Given FP's long track record of successful P3 development, the negotiation of a development agreement (and ground lease, as applicable) with its municipal partners is expected to be a very streamlined process. FP's General Counsel can call upon many past documents which have enabled hundreds of millions of dollars to be invested, both publicly and privately. Although many terms of a development agreement are standardized, there are often some very important items to be negotiated related to performance, schedule, shared risks, desired uses and density, public finance and mutual obligations, to name a few. Through its experience of negotiating dozens of development agreements, the FP team would look forward to successfully and expeditiously coming to terms with the City, as it has done many times before.



CONCLUSION

There are many developers who can build buildings and build them well. In fact, some of the best development minds in the country call Northeast Ohio home and could easily build these buildings in Cleveland Heights. However, this district is about more than bricks and mortar. This development is about unique place making, consensus building within the community, finding a shared vision, local economic impact, transparent partnership and quality of life for residents and businesses. This development is about reaching out and into the community both physically and contextually. This development is about collaborators and participants executing a vision in a vibrant 3D form, not bystanders and passive, one dimensional development. Fairmount's history both locally in Cleveland Heights as well as nationally points to a uniquely positioned, well capitalized development partner characterized by thoughtful community engagement and certainty of execution. The entire respondent team would like to wholeheartedly thank the review committee for their time and consideration. This dedicated group of professionals stands fully prepared to roll up its sleeves and, together with you, execute this very thoughtful and exciting vision.

“AS COMMUNITY LEADERS, RESIDENTS, ARCHITECTS, PLANNERS, AND DEVELOPERS, WE ARE CREATING PLACES WITH SPECIFIC OBJECTIVES THAT ALIGN LOCAL BUSINESS GOALS WITH SOCIAL REQUIREMENTS, BALANCE DEVELOPER, COMMUNITY AND MUNICIPALITY NEEDS, AND EMPHASIZE THE RELATIONSHIP BETWEEN THE BUILT ENVIRONMENT AND THE PEOPLE WHO OCCUPY IT.”

BRICE HAMILL



- A** MIXED - USE MULTI FAMILY BUILDING WITH GROUND FLOOR RETAIL USE. THIS BLDG WILL TAKE AESTHETIC cues FROM THE SURROUNDING NEIGHBOURHOOD.
- B** SINGLE STORY SIGNATURE RESTAURANT USE. LOWER LEVEL BUILDING PROVIDES OPEN GATEWAY INTO THE DEVELOPMENT
- C** LARGE PATIO AND PUBLIC GATHERING SPACE PROVIDE VIEW CORRIDORS INTO THE INTERIOR OF THE DEVELOPMENT AND ALLOW FOR PUBLIC ART AND ACTIVITY.
- D** LARGE MIXED USE BUILDING INCLUDING MULTIFAMILY RESIDENTIAL, GROUND FLOOR RETAIL, LOWER LEVEL PARKING AND POTENTIAL HOTEL USE GROUPS. THIS BUILDING IS THE ICONIC STATEMENT PIECE OF THE PROJECT
- E** POCKET PARK. THE CURRENT PLANNING STRATEGY IS TO DELIVER A VIBRANT MIXED USE DISTRICT ALONG THE MAIN VEHICULAR ARTERIES AND A MORE RESIDENTIAL PROGRAM WITHIN THE HEART OF THE DEVELOPMENT. THE POCKET PARK WILL SERVE AS A RESIDENTIAL AMENITY AS WELL AS A PROGRAMMING SPACE FOR THE GREATER DEVELOPMENT
- F** FOR SALE TOWN HOME USE. THIS WILL RESPOND IS SCALE AND USE TO THE SURROUNDING NEIGHBOURHOOD AND SERVE TO BLUR THE BOUNDARIES BETWEEN THIS PROJECT AND THE EXISTING COMMUNITY.
- G** MULTIFAMILY BUILDING. THE MULTIFAMILY BUILDINGS HAVE BEEN STRATEGICALLY POSITIONED TO ALLOW FOR ACCESS TO AND FROM THE GARAGE. THIS BUILDING WILL TAKE AESTHETIC INSPIRATION FROM THE SURROUND COMMUNITY
- H** THE GARAGE IS ONE OF THE MOST IMPORTANT AND CONCEPTUALLY UNIQUE PORTIONS OF THE PROJECT. AS IT WILL HAVE A SIGNIFICANT VISUAL IMPACT ON THE STREETScape, WE PROPOSE WRAPPING PORTIONS OF THE GROUND LEVEL WITH 2 STORY MEWS TOWN HOMES AND ALLOWING THE GARAGE TO HIDE BOTH BEHIND AND ABOVE. THIS WILL DE-CONSTRUCT THE DOMINANCE OF THE GARAGE AND PRESENT A HISTORICALLY UNIQUE RESIDENTIAL USE GROUP.
- I** A ROW OF FOR SALE TOWN HOMES WOULD BE A GREAT ADDITION TO FLANKING THE STREETScape AND CREATING A BOOKEND TO THE DEVELOPMENT.



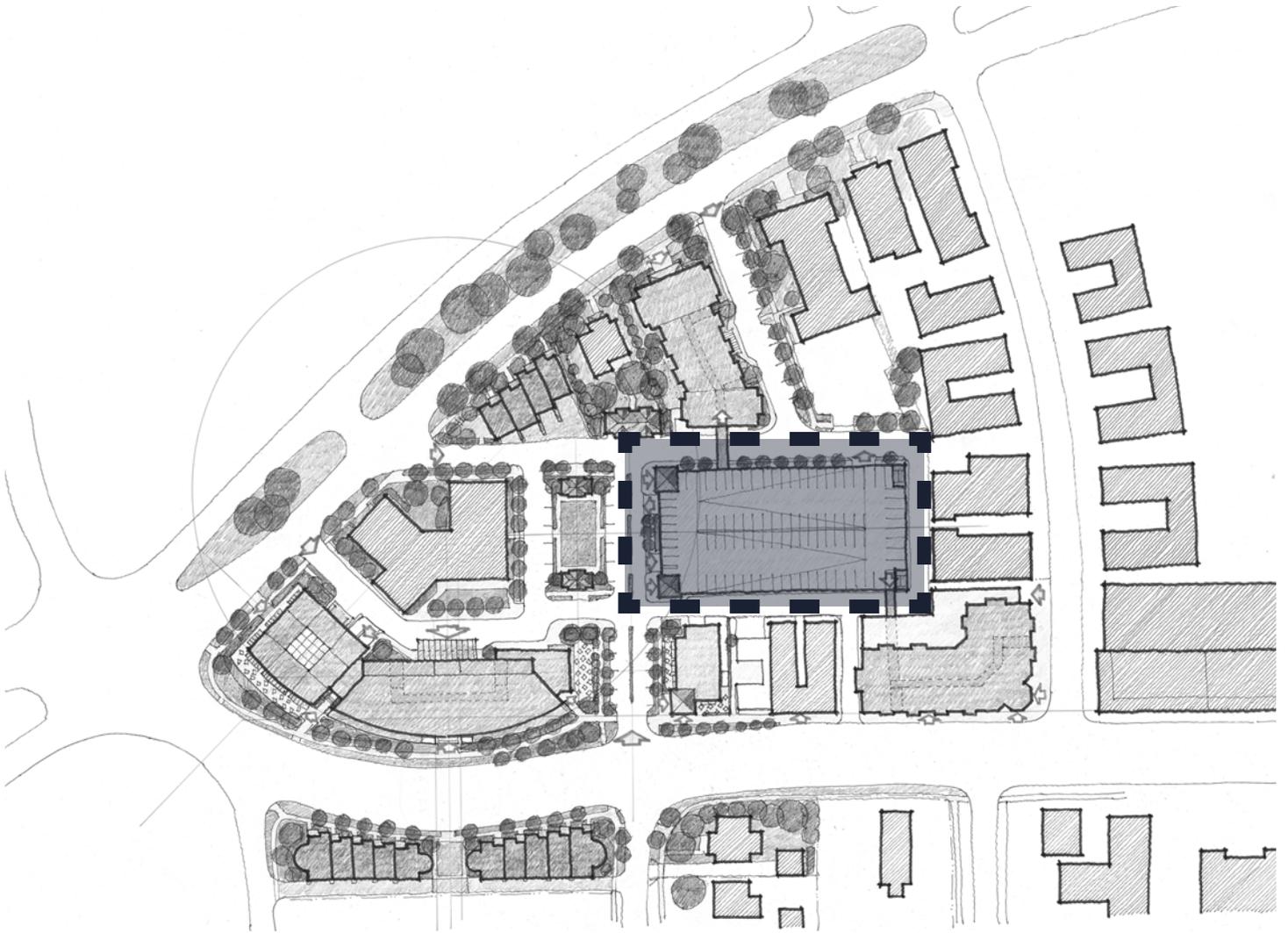
PEDESTRIAN CIRCULATION

By distinguishing areas of high, mid and low density pedestrian circulation, through specific use group allocations, we create a variety of streetscape experiences. Highly trafficked areas are distinguished by retail store fronts, restaurant patios, hardscape and landscape vehicular separation zones and higher density mixed-use buildings. Mid and Low density circulation zones begin to adopt a more residential feeling as sidewalks and landscape zones become more intimate in scale. These zones are defined by a reduction in building density towards a more residential size and material aesthetic.



VEHICULAR CIRCULATION

The goal of any urban mixed-use development is to safely, logically and efficiently control the flow of vehicular traffic while at the same time supporting retail brand visibility and minimizing pedestrian interaction. By providing multiple access and egress routes into and out of the heart of the development, where the proposed garage is located, we avoid congestion and maintain a sense of



GARAGE DESIGN

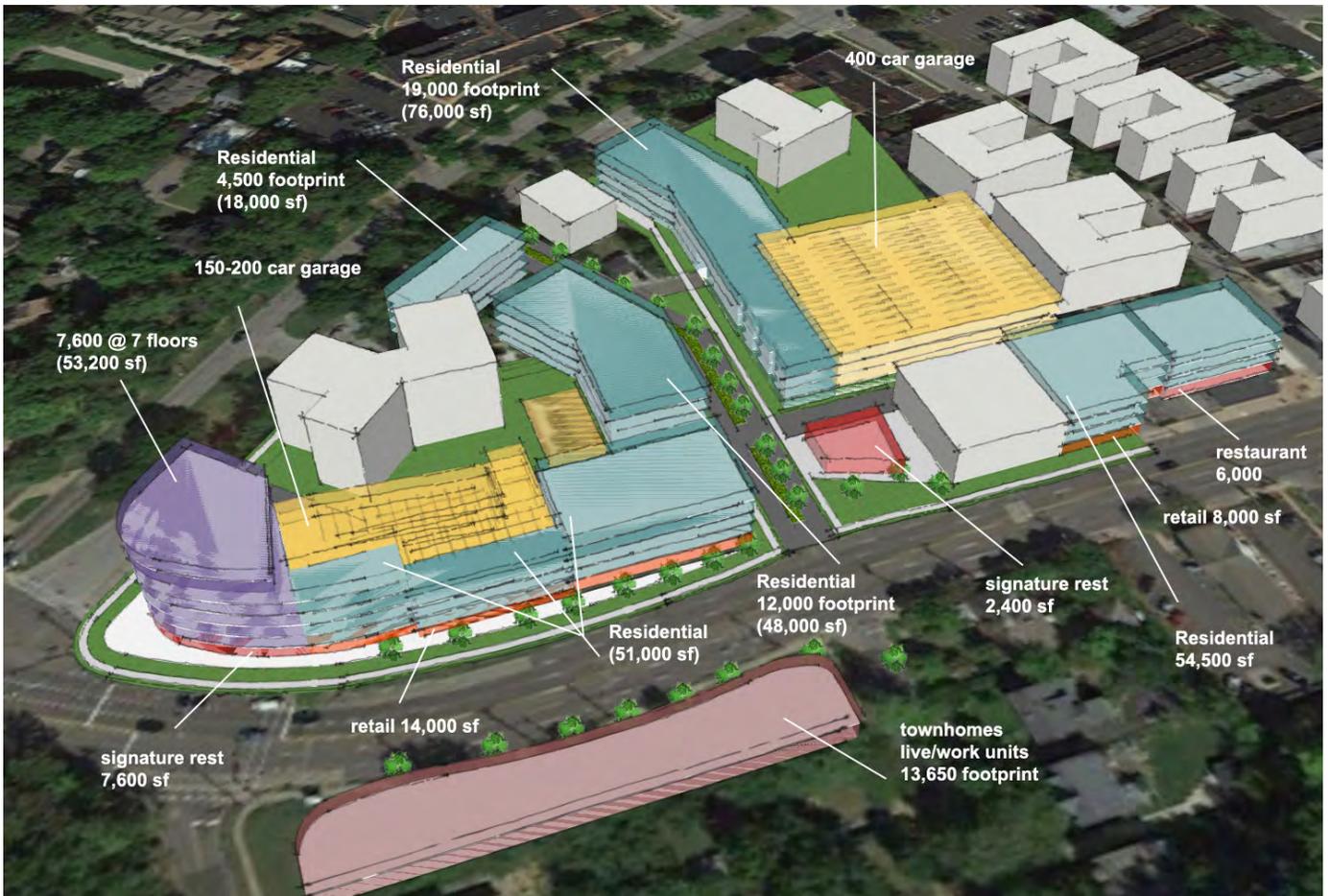
The size and location of the garage present a unique challenge in creating a pedestrian friendly district. In order to de-construct or minimize the perceivable size of the garage we are currently proposing row of street level mews Residential units. The garage would tuck in behind and the residential units on the lower stories and allow for a more pedestrian friendly and contextual street level experience. This is one of many ideas we have discussed. See following page for examples of 2 story residential units.



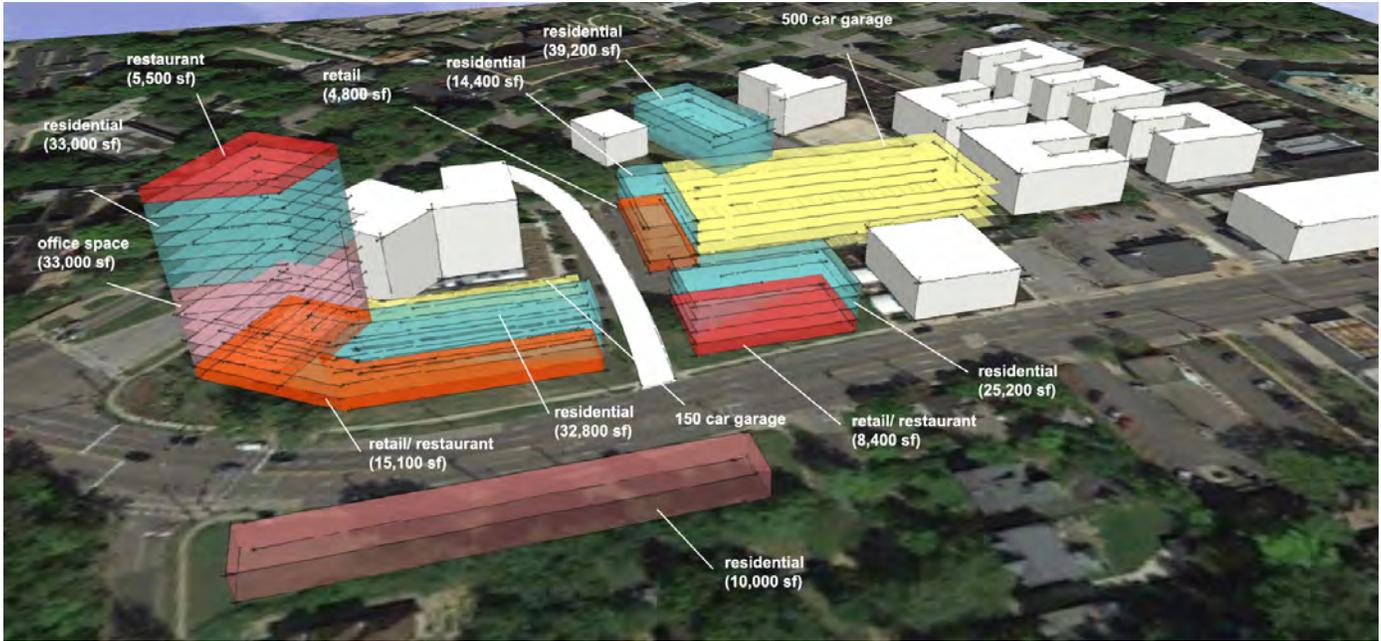
ALTERNATE PLANNING OPTIONS A LOOK INTO THE ON-GOING DESIGN

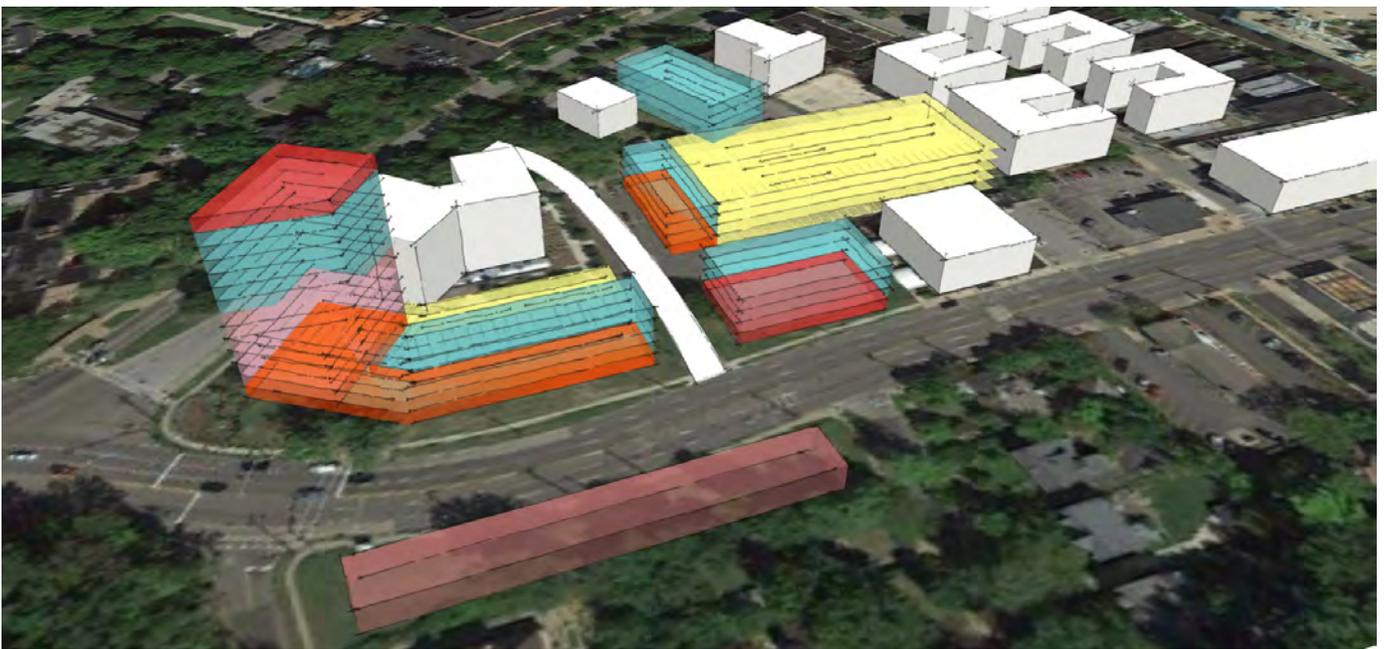
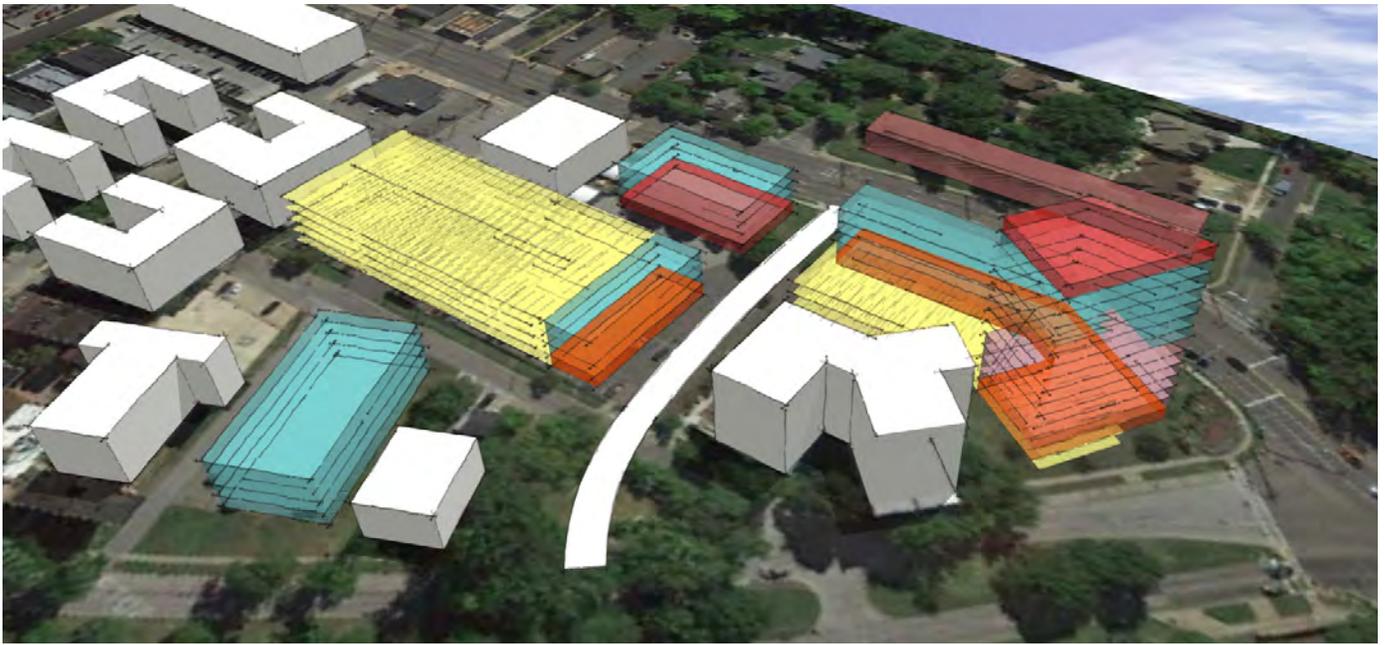














REFERENCES

Dr. Beverly Warren

President
Kent State University
Executive Offices, 2nd Floor Library
Kent, OH 44242
330-672-2210
Email: president@kent.edu

Dave Ruller

City Manager
City of Kent
215 East Summit Street
Kent, OH 44240
(330) 676-7500
Email: rullerd@kent-ohio.org

Holly Crawford

Senior Vice President for Administration and Finance and CFO
University of Rochester
208 Wallis Hall - PO Box 270023
Rochester, NY 14627
585-275-2792
Email: hcrawford@rochester.edu

Michael K. Dostal

Senior Vice President, Commercial Real Estate Manager
First Merit Bank
101 West Prospect Avenue, Suite 350
Cleveland, OH 44115
Phone: 216-694-5654
Email: mike.dostal@firstmerit.com

William Dalman

Sr. VP, Regional Manager
The Huntington National Bank
200 Public Square
CM17
Cleveland, OH 44114
(216) 515-0360
Email: William.Dalman@huntington.com



About Dimit Architects...

Dimit Architects LLC was formed in the fall of 2004 to provide design and planning services for a wide variety of building project and urban planning types. Based in Lakewood, Ohio, Dimit Architects offers special expertise in the renovation of historic properties, phased master-planning, and mixed-use residential and retail developments. In addition, Dimit Architects is often contracted as Lead Design Consultant for special joint venture projects in tandem with some of Northeast Ohio's most respected architectural firms.

Dimit Architects LLC offers full-scope architectural services for residential, commercial, and retail projects as well. Principal Scott Dimit has over twenty-six years of experience as a project designer, architect, and manager, and has completed award-winning projects throughout the United States and abroad. Senior Designer Analia Nanni Dimit brings twelve years of experience in residential, urban design, and planning work from her native Argentina and leads efforts in retail and mixed-use planning projects. "We approach every project as a unique challenge- with new goals, opportunities, and objectives evolved in the earliest phases of work. Architects are creative enablers, and we embrace a team approach from the initial schematic concepts through the development of construction documents, and ultimately through the construction phase..."

Projects currently underway include the restoration and renovation of the ASM International Headquarters building in Russell, Ohio. Designed in 1959 by Cleveland modernist architect John Terrance Kelly and noted inventor/designer R. Buckminster Fuller, the renovation represents the first modern historic renovation approved in the state of Ohio for state and federal historic tax credit incentive funding. In Rocky River, Ohio, the first phase of 11 River Townhouses is nearing completion with four of the first five residences already pre-sold. Construction of the second phase of six additional townhouses is scheduled to commence in April of 2011



**Scott Miles Dimit, NCARB Architect
Managing Principal**

Email: sdimit@dimitarchitects.com

Company Website: www.dimitarchitects.com

Background:

Managing Principal Scott Miles Dimit co-founded Dimit Architects in the fall of 2004 with his wife, Analia Nanni Dimit. Mr. Dimit was raised in Mahoning and Columbiana counties in Ohio, and took his architectural degree with Magna Cum Laude honors from Virginia Polytechnic and State University in 1985. He launched his professional career in Chicago in 1986, and in 1989 relocated to Paris, France to work as a senior designer in the taller of noted Spanish architect, Ricardo Bofill. In 1996, Mr. Dimit was invited to join the Cleveland architectural firm of GSI in 1995 as Design Principal, and he remained with GSI until the inception of Dimit Architects LLC in 2004. Mr. Dimit has spent a substantial part of his career working on projects outside of the United States, including experiences in France, Germany, Portugal, Beirut, Japan, China, Brazil, Argentina, Columbia, and Mexico, and strongly feels that such experience is invaluable in terms of understanding architecture as an authentic expression of any given culture's history, values, and intents.

As chief Design Principal, Scott manages the design of most of the firm's residential and restoration projects. Recent projects include 11 River and Clifton Pointe townhouses, two modern townhome developments fronting the Rocky River in Cleveland's near west side suburbs.

Education:

Bachelor of Arts, Architecture- June, 1985

Magna Cum Laude

College of Architecture and Urban Studies

Virginia Polytechnic Institute and State University

VPI & SU Study Abroad Scholarship- August through December 1984

Semester-long study abroad program in Italy, Switzerland, Austria, and Greece

Honors & Registrations:

Honors:

- 'National Trust Award" The National Trust for Historic Preservation
ASM Headquarters Renovation- Russell, Ohio
September , 2012
- 'International Renovation Project of the Year' Wallpaper Magazine,
ASM Headquarters Renovation- Russell, Ohio
November, 2011
- 'Building the Circle Award'-University Circle, Inc.
Wade Oval Information Kiosk Project
October, 2010

- "National Trust Award" - September, 2009
National Merit Award for Preservation:
"Southworth Mansion and Carriage House"
- Cleveland Historical Preservation Society- March, 2008
Preservation Project of the Year:
"Southworth Mansion and Carriage House"
- Cleveland Historical Preservation Society- August, 2006
Residential Preservation Project of the Year:
"Brownstones at Derbyshire"
- SARA Award for Architectural Excellence- April, 2001
"Costa do Sauipe Marriott Resort"
Bahia, Brazil
- SARA Award for Architectural Excellence- November, 1999
"UHHS Westlake Outpatient Treatment Center"
Westlake, Ohio
- National Glass Association Award- May, 1990
Retail Project of the Year- 1990
"Glasses Ltd". Stores- Chicago, Illinois, - Skokie, Illinois
- Inducted member of Tau Sigma Delta- May, 1986
Honorary Society in Architecture and the Allied Arts
- Werner Graeff Memorial Award- June, 1985
Excellence in Product Design and Detail
- Virginia AIA Society Prize- April, 1985
First Prize- 1985
- Reynolds Aluminum Prize for Architecture Students- February, 1984

Architectural License Registration:

- Registered Architect- State of Michigan July, 2012
- Registered Architect- State of Missouri June, 2010
- Registered Architect- State of Iowa September, 2008
- Registered Architect- State of Pennsylvania January, 2007
- Registered Architect- State of Ohio: June, 2004
- NCARB National Certification- May, 1996
- Registered Architect- State of Illinois: June, 1992

Professional History:

Dimit Architects, LLC

14414 Detroit Avenue, Suite #306
Lakewood, Ohio 44107

Principal

October 2004- Present

Significant Projects-

Mitchell's Ice Cream Store- La Place Shopping Center, Beachwood, Ohio
Mitchell's Ice Cream Store- Westfield Strongsville Mall, Strongsville, Ohio
Mitchell's Ice Cream Store- Avon, Avon, Ohio

(Significant Projects – continued)

Mitchell's Ice Cream Store- Rialto Theater Renovation- Central Preparation Facility, Cleveland, Ohio
Bingham Residence- The Pinnacle Building, Cleveland, Ohio
Private Residence- Pelee Island, Ontario, Canada
Brownstones at Derbyshire- Townhouse Development- Cleveland Heights, Ohio
Southworth Mansion & Carriage House Restoration- Cleveland, Ohio
10400 Clifton Avenue- Historic Storefront Renovation, Cleveland, Ohio
Teramark Condominium Towers- Daytona Beach, Florida
GE Healthcare Technologies- MRI Facility- Aurora, Ohio
Butler Memorial Hospital- MRI Facility- Butler, Pennsylvania
Andrew Jackson House Restoration-GAR Foundation Headquarters- Akron, Ohio
11 River Townhouses, Rocky River, Ohio
27 Coltman Road Townhouses, Little Italy/Cleveland, Ohio
Highland Place Apartments Renovation, Millennia Housing Development Conneaut, Ohio
Cahoon Creek Terrace Townhouses, Bay Village, Ohio
2410/2420 Overlook Road Condominiums and Carriage House, Cleveland Heights, Ohio
Nalum Beachfront Villas- Sian Kaan Biosphere, Tulum, Mexico
Kedia Residence- Cleveland, Ohio
Robinson Heights Apartments Renovation- Burlington, Iowa
Phoenix Coffee- East and West 9th Street locations Cleveland, Ohio
Melt Bar and Grilled Restaurant Lakewood, Ohio
Flats East Bank Mixed-Use Waterfront Development- Cleveland, Ohio
CSU Student Housing Project- Cleveland State University Cleveland, Ohio
Wade Oval Information Kiosk- Cleveland, Ohio
ASM International World Headquarters Renovation- Novelty, Ohio
Melt Bar and Grilled- Cleveland Heights- Cleveland Heights, Ohio
Melt Bar and Grilled- Independence- Independence, Ohio
Melt Bar and Grilled- Central Commissary- Cleveland, Ohio
Beachwood Plaza Renovation -24500 Chagrin Boulevard Beachwood, Ohio
Zashin Residence- Shaker Heights, Ohio
Ohio Educational Credit Union Facility- Oberlin, Ohio
Battery Park Wine Bar 'Yola' Cleveland, Ohio
Battery Park Marketing & Sales Center - Cleveland, Ohio
Detroit Terrace Apartments Renovation - Cleveland, Ohio
Hannibal Manor Apartments Renovation- Hannibal Missouri
Cedar Valley Apartments Renovation- Desoto, Missouri
Log Pond Apartments Renovation- Newark, Ohio
Boston Commons Apartments Renovation- New Boston, Ohio
Argonne Arms Apartment Renovation- Painesville, Ohio
Carrolton Crest Apartments Renovation- North Canton, Ohio
Belden Place Building Renovation- Belden Place- North Canton, Ohio
147 W. Market Street Renovation- Wean Foundation Headquarters- Warren, Ohio
Chelm Residence- Pepper Pike, Ohio
Joyce Residence- Willoughby Hills, Ohio
Nuss Residence- Bainbridge, Ohio
Gallucci Residence- Little Italy Neighborhood, Cleveland, Ohio
Kennedy Residence- Little Italy Neighborhood, Cleveland, Ohio
Southside Six and Seven Residences- Tremont Neighborhood, Cleveland, Ohio
Tremont North Townhouses- Tremont Neighborhood, Cleveland, Ohio
Clifton Point Townhouses- Lakewood, Ohio
Cleveland Arcade Renovation- Cleveland, Ohio
Colonial and Euclid Arcade Renovations- Cleveland, Ohio
Case Western Triangle Towers Renovations- Uptown Neighborhood, Cleveland, Ohio

Planning:

Preston Lake Mixed-use Development- Harrisonburg, Virginia
Punta Gorda Mixed-Use Development- Punta Gorda, Florida
Portage Lakes Residential Development- Coventry Township, Ohio
Palm Bay Mixed-Use Retail Master Plan- Palm Bay, Florida
City of Independence Downtown Master Plan- Independence, Ohio
Lakewood East Madison Corridor-Birdtown Planning Study- Lakewood, Ohio

Forum/GSI Architects, Inc.

1240 Huron Road
Cleveland, Ohio 44115

Design Principal- June 2002-October 2004

Senior Associate- April 1997-June 2002

Significant Projects-**Architectural:**

University Hospitals Westlake Facility- Westlake, Ohio
Costa do Sauipe Marriott Resort- Bahia, Brazil
Syracuse Papers Press-Hall Addition- Syracuse, New York
Roanoke Times Press-Hall Addition- Roanoke, Virginia
El Tiempo Printing/ Production Facility- Cali, Colombia
GSI Building Renovation-1240 Huron Square- Cleveland, Ohio
Kies-Murfey House Renovation- Cleveland, Ohio
The Brownstones at Derbyshire Townhouses- Cleveland Heights, Ohio
1239 West 9th Street Condominium Tower- Cleveland, Ohio
St. Edward High School Additions and Renovation- Lakewood, Ohio
Cumberland Technology Park- Harrisburg, Pennsylvania
Cleveland Hopkins /Tracon Offices Renovation- Cleveland, Ohio

(Forum/GSI Significant Projects- Continued)

The Shops at Mid-town Miami- Lifestyle Center Retail Development- Miami, Florida
Mid-town Miami- Mid-Block East Condominium Tower- Miami, Florida
Educators Apartment Building Renovation- Parma Heights, Ohio
Cleveland Lakefront Convention Center- Cleveland, Ohio

Planning:

City of Painesville Downtown Master Plan- Painesville, Ohio
City of Willowick Lakefront Master Plan- Willowick, Ohio
Village of Fairport Harbor Waterfront Master Plan- Fairport Harbor, Ohio
Woodburn Town Center Master Plan- Morgantown, West Virginia
The Shops at Mid-town Miami- Miami, Florida
Cleveland Flats East Bank Master Plan- Cleveland, Ohio
Cleveland Lakefront Convention Center Master Plan- Cleveland, Ohio
Little Italy Neighborhood Streetscape Improvements- Cleveland, Ohio

Scott Himmel, Architect Ltd.

205 W. Wacker Drive, Suite 305
Chicago, Illinois 60610

Senior Associate-

March 1996- April 1997

Significant Projects:

Draft Direct Worldwide Offices- Chicago, Illinois
Gene Golub Residence Renovation- Chicago, Illinois
40 East Delaware Condominium Tower Renovations- Chicago, Illinois
The Bristol Condominium Tower- Unit Design- Chicago Illinois

DeStefano + Partners, Inc.

445 East Illinois, Suite 300
Chicago, Illinois 60611

Significant Projects:

China Town Square Residential Development- Chicago, Illinois
Santa Maria Della Plata Competition- Buenos Aires, Argentina
Regent Condominium Building- Chicago, Illinois

Senior Designer-

January 1995- January 1996

Ricardo Bofill-Taller de Arquitectura

18 Rue D'Enghien
10th Arr.
Paris, France

Senior Designer-

April 1991- December 1995

Significant Projects;**Architectural:**

Tenoz Corporate Office Towers- Kobe, Japan
Edificio Saldanha- Lisbon, Portugal
AXA Assurances Corporate Headquarters- Paris, France
Kemper Financial Center- Chicago, Illinois
Lycee Charenton- Charenton, France
Hotel Kleber- Paris, France
Oger International Headquarters, St. Ouen, France
Prime Group Offices- Chicago, Illinois
St. Denis World Cup Stadium Competition- Paris, France

Planning:

St. Etienne Master Plan- St. Etienne, France
Diagonal Mar Master Plan and Building Typologies- Barcelona, Spain
Ile Seguin Master Plan- Billancourt, France
Nan Sha New City- Guangzhou Province, China

Holabird & Root Architects

300 West Adams, 9th Floor
Chicago, Illinois 60606

Significant Projects:

Highland Landmark Office Building- Downer's Grove, Illinois
Newhaus Apartment and Townhouse Development- Chicago, Illinois
447 N. Dearborn Office Building- Chicago, Illinois
City Home Housing Prototype- Chicago, Illinois

Staff Architect-

August 1988- March 1990

Himmel Bonner Architects

205 West Wacker Drive, Suite #305
Chicago, Illinois 60611

Staff Architect-

April 1986- August 1988
March 1990- April 1991

Significant Projects:

Thomas School Condominiums and Apartments- Chicago, Illinois
Rose Townhouse Renovation- Chicago, Illinois
Stanley Korshak at the Crescent Store- Dallas, Texas
444 N. Michigan Avenue Lobby Renovation- Chicago, Illinois
Chiaroscuro Gallery- Chicago, Illinois
Glasses Ltd. Stores- Chicago, Illinois
Playboy Enterprises International Offices- Chicago & New York
Private Residence- Madison, Wisconsin



**Analia Nanni Dimit, Director of Interior Architecture/
Senior Designer**

Email: adimit@dimitarchitects.com

Company Website: www.dimitarchitects.com

Background:

Analia Nanni Dimit, a native of Azul, Buenos Aires- Argentina, co-founded Dimit Architects in the fall of 2004 with her husband, Scott Miles Dimit. Analia graduated with honors from La Plata National University in Argentina in 1998, and soon gained valuable experience with several noted architectural and planning firms in her homeland. In 2001, Analia relocated to Cleveland, and worked for two noted area firms, before launching Dimit Architects as a return to a more direct and architecturally rewarding experience.

Most recently, Analia has worked as Director of Interior Architecture for Dimit Architects, and has created designs for more than twenty-five projects over the past five years. During 2010, Analia directed interior architectural renovations for the historic ASM International Headquarters located in Novelty, Ohio. The building is considered a masterwork of collaboration between noted scientist, inventor and designer R. Buckminster Fuller and local modernist architect John Terrence Kelley, and was the first mid-century modernist building in the State of Ohio to be renovated under the auspices of the National Parks Service historic tax-credit incentive program, receiving both federal and state funding. The renovation received numerous awards and was selected by Wallpaper Magazine as its 2012 International Renovation Project of the year.

In addition to interior architecture, Analia has a particular interest in project master planning and urban design interventions. Among her urban design efforts for Dimit Architects is the East Madison Corridor- Birdtown Master Planning project in Lakewood, Ohio which explored local design inspiration, participation, and reinforcement of the subject neighborhood as opposed to an artificial or grafted 'makeover'. Analia is fluent in both Spanish and English, and in February of 2011, she achieved her life-long goal of attaining US citizenship.

Education:

Architect and Urban Design Diploma

La Plata National University, La Plata, Argentina - August, 1998

National Congress of Architects

Mar del Plata, Argentina - December 1999

Professional History:

Dimit Architects, LLC.

Senior Designer/Director of Interior Architecture- July 2005-Present

Lakewood, Ohio

Significant Projects-

Highland Place Apartments Renovation, Conneaut, Ohio
Andrew Jackson House Restoration / GAR Foundation – Akron, Ohio
11 River Townhouses, Rocky River, Ohio
27 Coltman Road Townhouses, Little Italy, Cleveland, Ohio
Gray's Auctioneers, Cleveland, Ohio

(Significant Projects continued -Dimit Architects, LLC)

2410/2420 Overlook Road Condominiums & Carriage House, Cleveland Heights, Ohio
Mitchell's Ice Cream Store- La Place Shopping Center, Beachwood, Ohio
Punta Gorda Mixed-Use Development- Punta Gorda, Florida
Gardens of Rochester Hills- Rochester Hills, Michigan
Terramark Condominium Project- Daytona Beach, Florida
Flats East Bank Development- Building 2 Condominiums- Cleveland, Ohio
10400 Clifton Avenue- Historic Storefront Renovation, Cleveland, Ohio
Kedia Residence- Cleveland, Ohio
Southworth Mansion and Carriage House Renovation- Cleveland, Ohio
1423 East 40th Street Renovation- Cleveland, Ohio
GE Healthcare MRI Facility- Aurora, Ohio
Beachwood Plaza Interiors- 24500 Chagrin Boulevard Beachwood, Ohio
Gold Building Renovation- - Common Area Interiors- Rockside Woods Avenue Independence, Ohio
Chesler Group Office Renovation- Cleveland, Ohio
ASM International Headquarters Renovation- Architecture and Interiors Russell, Ohio
Hannibal Manor Apartments Renovation- Hannibal, Missouri
Carrolton Crest Apartments Renovation- Canton, Ohio
Dove's Manor Apartments Interiors- Mentor-on-the-Lake, Ohio
Sebring Manor Apartments Interiors- Sebring, Ohio
Log Pond Apartments Renovation- Newark, Ohio
Boston Commons Apartments Renovation- New Boston, Ohio
Argonne Arms Apartments Renovation- Painesville, Ohio
147 West Market Street Renovation- Wean Foundation- Warren, Ohio
Adlakha Residence- Tremont Neighborhood, Cleveland, Ohio
Joyce Residence- Willoughby Hills, Ohio
Zashin Residence- Pepper Pike, Ohio
Chelm Residence- Pepper Pike, Ohio
Battery Park Yola Wine Bar- Cleveland, Ohio
Battery Park Sales and Marketing Center- Cleveland, Ohio
Lachina Publishing Suite- Baker Electric Building- Cleveland, Ohio
Melt Bar and Grilled- Lakewood, Ohio
Melt Bar and Grilled- Cleveland Heights, Ohio
Melt Bar and Grilled- Independence, Ohio
Melt Bar and Grilled- Central Commissary- Cleveland, Ohio
Mitchell's Ice Cream- Strongsville
Mitchell's Ice Cream- Avon Lake
Ripich Residence- 11 River Townhouses- Rocky River, Ohio
Cleveland Arcade Renovation- Cleveland, Ohio
Colonial and Euclid Arcade Renovations- Cleveland Ohio

Forum Architects, Inc.

Cleveland, Ohio

Designer/Intern- April 2004-July 2005

City of Willowick Master Plan, Phases III, Willowick, OH
Lake Catholic High School, Mentor, OH
Residential Development- Indian Rocks Beach, Florida
Pinellas Trail Gardens Townhouses- Clearwater Beach, Florida
"The New Times" Newspaper Facility- Scranton, Pennsylvania
"The Chronicle "Newspaper Facility- Elyria, OH
The Shops at Midtown Miami- Miami, Florida
Entertainment Block Development of Midtown Miami- Miami, Florida

GSI Architects, Inc.

Designer/Intern- June 2001-April 2004

Cleveland, Ohio

The Educator Apartments Building Renovation- Parma Heights, OH
Flats East Bank Neighborhood Redevelopment- Cleveland, OH
Fairport Harbor Waterfront Master Plan- Fairport Harbor, OH
Painesville Downtown Redevelopment Master Plan- Painesville, OH
Willoughby Downtown Residential Plan- Willoughby, OH
City of Euclid Waterfront Master Plan- Euclid, OH
Brownstown Master Plan- Brownstown, MI
City of Alma Downtown Redevelopment Plan- Alma, MI
Fairport Harbor Waterfront Master Plan- Fairport Harbor, OH
City of Willowick Master Plan, Phases I and II- Willowick, OH

Project Experience with Argentine Architectural and Planning Firms:

Public Transportation Plan for the City of La Plata, Argentina
Architectural Exposition "America, Environment, Architecture
Disney Retail Store, Azul, Buenos Aires Argentina
Lombard English Institute, Azul, Buenos Aires Argentina
San Martin Clinic, Azul, Buenos Aires Argentina
Private Residences, Azul, Buenos Aires Argentina



**Gary A. Ogrocki, Registered Architect
Principal**

Email: gogrocki@dimitarchitects.com

Company Website: www.dimitarchitects.com

Background:

Gary Ogrocki, a Cleveland-area native, was invited to join Dimit Architects as a Principal in the March of 2011. Mr. Ogrocki had previously worked with a number of prestigious Cleveland architectural offices, establishing a proven track record with expertise in industrial, mixed-use residential, and higher education project types. Gary additionally manages hospitality and restaurant projects for the firm, and is he currently directing design and engineering efforts for the Flats East Bank Apartment Building #4 in the Flats district of Cleveland.

Education:

Bachelor of Architecture- June, 1983

Cum Laude

College of Design, Art and Architecture
University of Cincinnati

Honors & Publications:

Honors:

- Cleveland Historical Preservation Society- Residential Preservation Project of the Year: "Brownstones at Derbyshire" August, 2006
- Masonry Institute of America- New England Chapter- Masonry Design Award Yale University Environmental Science Center October, 2002
- Society of American Registered Architects Society of American Registered Architects – 1998 Design Award Ohio Turnpike Travel Centers August, 1998
- Committee for Public Art Award Surveyor's Land Foundation Artist and Architect Collaboration Charette November, 1990
- Cleveland A.I.A. Honor Award Maritime Museum (Unbuilt) November, 1985
- The University of Cincinnati Portfolio Presented to Accreditation Committee December, 1980

Architectural License Registration:

- Registered Architect- State of Ohio:

September, 1985

Publications:

"Brownstones at Derbyshire"- GSI Architects, Inc.

"Properties Magazine" - December 2004

"Ohio's Turnpike Plazas Get A Mall-Like Makeover" - GSI Architects, Inc.

"The New York Times" – October 22, 2003

"Designed For Science"- GSI Architects, Inc.

"Yale Alumni Magazine" – May 2002

Professional History:**Dimit Architects, LLC**

14414 Detroit Avenue, Suite #306
Lakewood, Ohio 44107

Principal
March 2011- Present

Significant Projects-

Flats East Bank Building #4- Cleveland, Ohio
Case Western Reserve University Triangle Building – Cleveland, Ohio
Case Western Reserve Halinan Building Renovation (Project)– Cleveland, Ohio
Case Western Reserve University Temple Facade study– Cleveland, Ohio
Dim and Den Sum Restaurant – Lakewood, Ohio
Flats East Bank Mixed-use Development - Cleveland, Ohio
Mitchell's Ice Cream Store- Westfield Strongsville Mall- Strongsville, Ohio
Mitchell's Ice Cream Store- Avon location- Avon, Ohio
Mitchell's Ice Cream Store- Uptown/Triangle Neighborhood Location- Cleveland, Ohio
Mitchell's Ice Cream Store- Central Preparation- Rialto Theater Renovation- Cleveland, Ohio
Clinical Technologies Inc.- Headquarters Building- Brecksville, Ohio
Flipside Restaurant at the Flats East Bank- Cleveland, Ohio
FWD Nightclub at the Flats East Bank- Cleveland, Ohio
Residential Building #4 at the Flats East Bank- Cleveland, Ohio
Brecksville Service Center- Brecksville, Ohio
Market Garden Bar and Brewery- Ohio City Neighborhood- Cleveland, Ohio

Forum/GSI Architects, Inc.

1240 Huron Road
Cleveland, Ohio 44115

Project Director- April 2004-February 2011

Senior Associate- April 1997-June 2004

Significant Projects-**Architectural:**

Case Western Reserve University Triangle Building – Cleveland, Ohio
6 Midtown – Miami, Florida
Mid Block East – Miami, Florida
Entertainment Block – Miami, Florida
North Block – Miami, Florida
Midtown Corporate Offices – Miami, Florida
Yale University Environmental Science Facility – New Haven, Connecticut
Yale University Kline Geology Lab Master Plan – New Haven, Connecticut
Yale University New Physical plant Facility – New Haven, Connecticut
Market Garden Brewery – Cleveland, Ohio

(Significant Projects – continued)

Club Isabella – Cleveland, Ohio
Athersys, Inc. – Cleveland, Ohio
The Ohio Turnpike 10 New Travel Centers – Berea, Ohio
The Bellevue Hospital – Bellevue, Ohio
One Community Offices – Cleveland, Ohio
Station Medical Center – Altoona, Pennsylvania
The Townhomes at Derbyshire – Cleveland Heights, Ohio
John Carroll University Dolan Center for Science and Technology -
Brownstones at Derbyshire- Townhouse Development- Cleveland Heights, Ohio

Planning:

Uptown Triangle Building Case Western Reserve University - Cleveland, Ohio
Market Avenue East – Ohio City
Ohio City Market Square District Masterplan – Cleveland, OH

Middough Associates

1901 East 13th Street
Cleveland, Ohio 44114

Senior Associate-

January 1992- January 1997

Significant Projects:

Truck Stops of America (T/A) – multiple state locations
Obron Atlantic Corporation – Painesville, Ohio
B F Goodrich Company – Brecksville, Ohio
AKZO Coatings – Clinton, Mississippi
Frito Lay Various Projects – Various Locations throughout the U.S.
Middough Associates Corporate Offices – Cleveland, Ohio
AGA Gas offices and production facility - Michigan

HGF ARchitects, Inc.

1939 w25th Street, Suite 300
Cleveland, Ohio 44113

Senior Architect-

January 1987- January 1992

Significant Projects:

Judson Park Retirement Center- Cleveland, Ohio
National City Bank – Independence, Ohio
Sheraton Hopkins Hotel – Cleveland, Ohio
Reliable Oldsmobile Dealership – Independence, Ohio
Rocky River Adult Training Center- Rocky River, Ohio
Euclid Mednet Corporation Offices – Euclid, Ohio
Maple Heights Adult Training Center – Maple Heights, Ohio

Tufts & Wenzel Architects

1110 Hanna Building
Cleveland, Ohio 44115

Project Architect-
June 1983- January 1987

Significant Projects:

Conneaut Municipal Police and Jail Facility – Conneaut, Ohio
Richmond Heights General Hospital – Richmond Heights, Ohio
Cuyahoga Metropolitan Housing Authority – Cleveland, Ohio
Huntington Branch Bank- University Heights, Ohio
Warren General Hospital – Warren, Ohio



Paul M. Glowacki RA, LEED AP

Email: pglowacki@dimitarchitects.com

Company Website: www.dimitarchitects.com

Education:

Bachelor of Architecture - May, 2002

Kent State University, School of Architecture

Masters of Architecture - May 2003

Kent State University CUDC, School of Architecture and Urban Design

Honors & Publications:

Honors:

- Cleveland HBA – Cleveland’s Choice Awards April, 2011
Best Exterior Architectural Design Award:
Circle 118
- Associates of Licensed Architects September, 2010
Silver winner
Circle 118
- Building the Circle - UCI January, 2010
Architectural Design Award
Circle 118

Publications:

“Transformations in Tandem”- RDL Architects, Inc.

“Properties Magazine” - March 2013

“Coming Around at Circle 118” – RDL Architects, Inc.

“Properties Magazine” – January 2010

Professional History:

Architectural License Registration:

- Registered Architect- State of Ohio: April, 2008

Professional Experience:

Over ten years of experience in the architectural field, seven years as a licensed architect.

LEED accredited professional.

Have completed Enterprise Green Communities accredited projects.

Experienced with OHFA, PHFA, HUD, MSHDA, NYSHCR, MDHCD tax credit programs.

Proficient in Revit BIM modeling.

Dimit Architects, LLC
14414 Detroit Avenue, Suite #306
Lakewood, Ohio 44107

Project Architect
July 2014- Present

RDL Architects, Inc.
16102 Chagrin Blvd., Suite #200
Shaker Heights, Ohio 44120

Project Architect
March 2004 – July 2014

Significant Projects-

Architectural:

The Heights at Linden Square - Mixed Use Project – Gladstone, Missouri
Circle 118 Townhomes – University Circle, Cleveland, Ohio,
Circle East Townhomes – East Cleveland, Ohio
Church Square Senior Living Apartments – Cleveland, Ohio
Rockport Apartment Renovation – Cleveland, Ohio
Moyer House Apartments – Dillsburg, Pennsylvania
Penn Avenue Townhomes – Cumberland, Maryland
Westminster Place at Quincy Senior Living Apartments – Quincy, Pennsylvania
Cleveland Corporate Services - Office Headquarters – Cleveland, Ohio
Cleveland Green Homes – Cleveland, Ohio
Schartner House Senior Living – Dillsburg, Pennsylvania
Sisson Reserve Townhomes – Moreau, New York
Hudson Townhomes – Hudson, Ohio

Planning:

Carroll Village Senior Assisted Living Campus – 4 Senior Living Apartment Buildings. Dillsburg, PA
Fairfax Intergenerational Housing – Fairfax Neighborhood, Cleveland, Ohio

Cleveland Housing Network
2999 Payne Ave.
Cleveland, Ohio 44114

Staff Intern
January 1992- January 1997

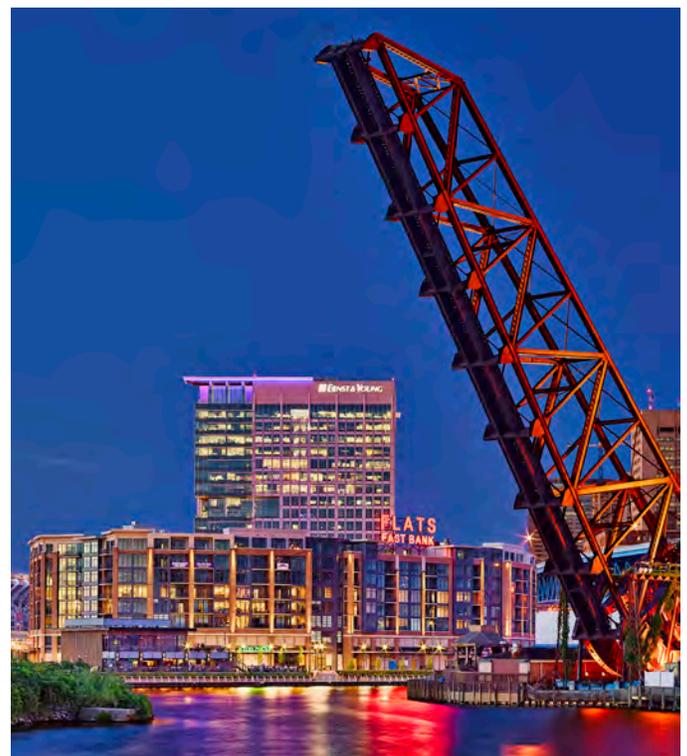
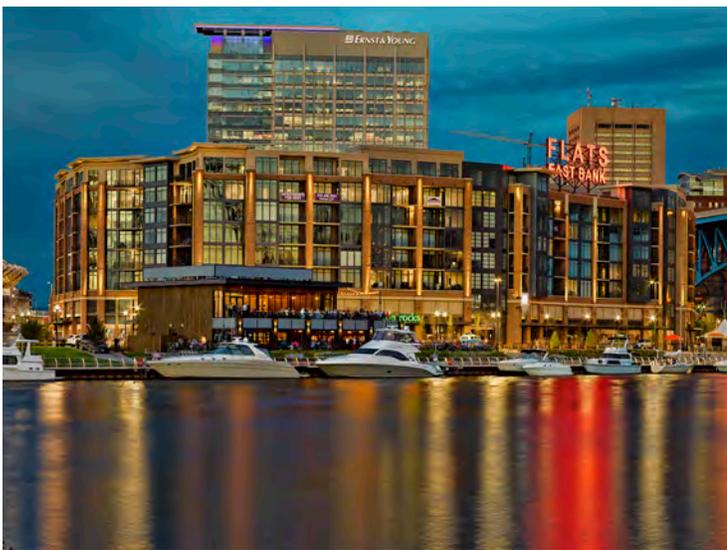
Significant Projects:

Single family residential rehabilitation projects throughout the city of Cleveland and its inner ring suburbs.

Flats East Bank Neighborhood

Waterfront Apartments

Cleveland, Ohio - 2003



Master plan for a 15-acre riverfront parcel in Cleveland's East Flats District. The projects include three to five story mixed-use residential buildings with retail and entertainment anchors at street level. A new public boardwalk and amphitheater are provided.

Project Role: Scott Dimit was principal lead designer for this project while with GSI Architects, Inc. in Cleveland, Ohio

dimitarchitects
architecture & urban design

Flats East Bank Neighborhood - Apartment Building #4

Waterfront Apartments

Cleveland, Ohio 2013 -2015



Building #4 in Flats East Bank District is the central anchor building of the ambitious new riverfront master plan. The project includes an eight-story mixed-use retail and residential building with fourteen restaurants and 234 market-rate apartments and entertainment anchors at the riverfront. A new public boardwalk and amphitheater are provided.

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Flats East Bank Neighborhood - Apartment Building #4

Waterfront Apartments

Cleveland, Ohio 2013 -2015



Building #4 in Flats East Bank District is the central anchor building of the ambitious new riverfront master plan. The project includes an eight-story mixed-use retail and residential building with fourteen restaurants and 234 market-rate apartments and entertainment anchors at the riverfront. A new public boardwalk and amphitheater are provided.

Mariner's Watch Apartments

Market-rate Apartments

Cleveland, Ohio 2012-2014



This new 4-story urban infill site apartment building provides 66 new market rate apstanding market-rate apartments in the vibrant "Hingetown" neighborhood located in Cleveland's near west side. A mix of spacious one and two bedroom apartments feature private decks and commanding views of the downtown skyline and lakefront.

Mariner's Watch Apartments

Market-rate Apartments

Cleveland, Ohio 2012-2014



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27 Coltman Townhouses

Sustainable Eco-Townhouses

Shaker Heights, Ohio 2010 - 2012



27 Eco-Loft townhouses were constructed on this inner-city reclaimed brownfield site in Cleveland's Little Italy neighborhood. Each compact Eco-loft features a private roof terrace with a solar trellis and green tray plantings. Locally-sourced and sustainable materials are to be used throughout each of the residence interiors, which vary size from 1,350 s.f. to 2,800 s.f..

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architecture & urban design

27 Coltman Townhouses

Sustainable Eco-Townhouses

Shaker Heights, Ohio 2010 - 2012

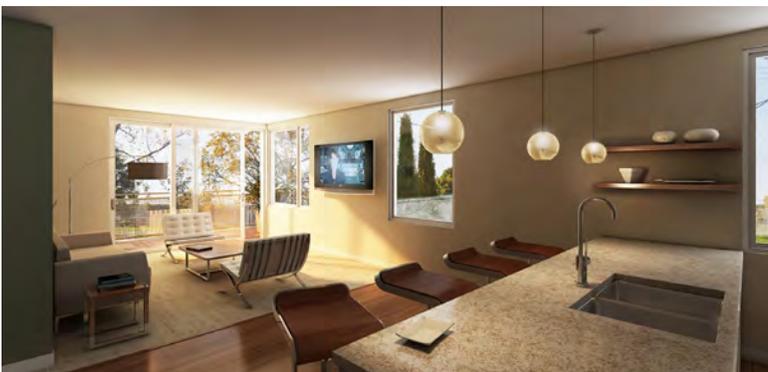


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Aspen Place Apartments

New Affordable Apartments

Cleveland, Ohio 2013



Detroit Shoreway Development Corporation commissioned this new affordable apartment project design in 2012 conjunction with the renovation and updates for Zone Recreational Park located directly across Lorain Avenue from the site in west Cleveland. The building provides three levels of compact affordable apartments residences in a directly adjacent to the West 65th Street Cleveland RTA train station.



Breakwater Bluffs Residential Community

Market-rate Apartments

Cleveland, Ohio 2013-2015



Three hundred new apartments and townhouses will comprise the Breakwater Bluffs residential neighborhood currently in the master planning phases by residential developer NRP. The three to four-story buildings are designed around a central green community space with dramatic views to the Lake Erie Shoreline and Edgewater Park. Site planning includes extension of the City of Cleveland's shoreline bicycle trailway directly from the Gordon Square neighborhood to the Construction start for the project is anticipated for the early spring of 2015 with completion during the following year..

Breakwater Bluffs Residential Community

Market-rate Apartments

Cleveland, Ohio 2013-2015



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Brownstones at Derbyshire

Renovation & Townhouses

Cleveland Heights, Ohio / 2005



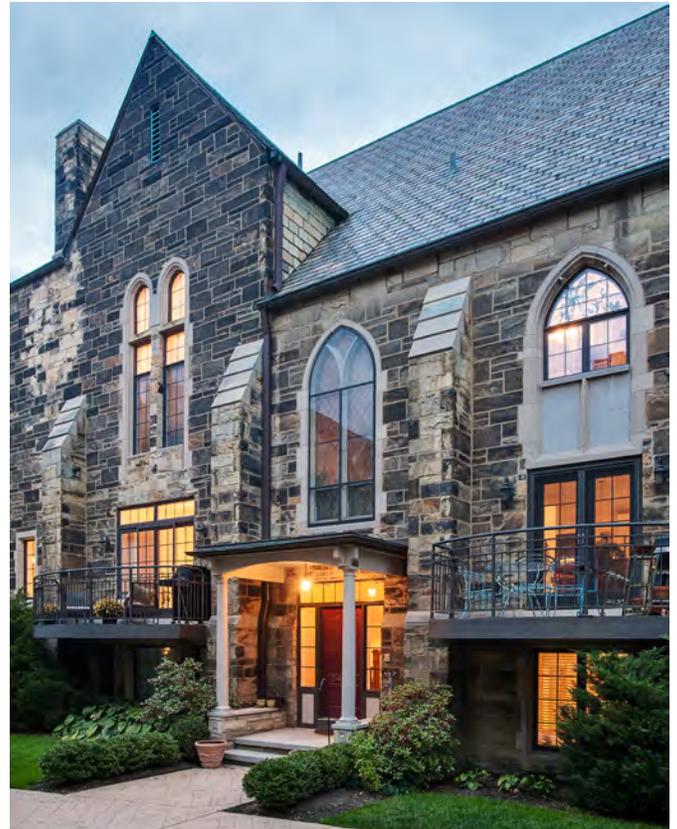
The Brownstones at Derbyshire townhouses were created by the conversion of an abandoned stone church into five vertically-oriented townhouses. A row of coach house garages provides parking as well as three new one-bedroom units above. Thirteen townhouses flank the existing church conversion to complete the compound.

Project Role: Scott Dimit was Principal Designer and Gary Ogrocki was Project Architect/Project Manager for this project while working with GSI Architects, Inc. in Cleveland, Ohio

Brownstones at Derbyshire

Renovation & Townhouses

Cleveland Heights, Ohio / 2005



The architecture for Brownstones at Derbyshire is designed to compliment and enhance the design of the existing First Lutheran Church, built in the 1930s. The roofs of the new townhouses and coach-houses match the steep slope of the church's slate roof, and all of the new construction is anchored with a stone base, chosen to match the existing stone construction

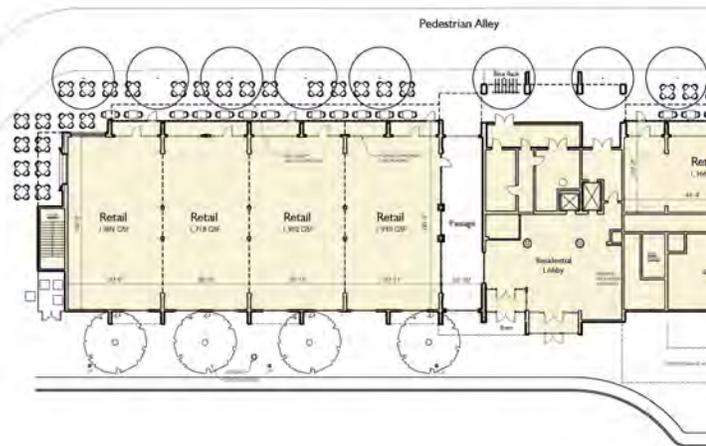
Project Role: Scott Dimit was Principal Designer and Gary Ogrocki was Project Architect/Project Manager for this project while working with GSI Architects, Inc. in Cleveland, Ohio

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Case Western Reserve - Triangle Retail Floor

Retail Renovation Project

Cleveland, Ohio 2011



As a part of Case Western Reserve University's new Uptown Student Retail District, The Triangle building ground floor renovation included new upgraded storefronts, new outdoor dining space, new connecting passage and a new residential building lobby.

Case Western Reserve - Triangle

Retail Renovation Project

Cleveland, Ohio 2011



Site Plan for Uptown Student Retail District at Case Western Reserve University

Project Role: Gary Ogrocki was project director while working with Forum Architects, Inc. in Cleveland, Ohio. Images by James Corner field operations show entire uptown development. Forum was only responsible for the Triangle 2 building.

Clifton Pointe Townhouses

Townhouses

Lakewood, Ohio 2012-2014



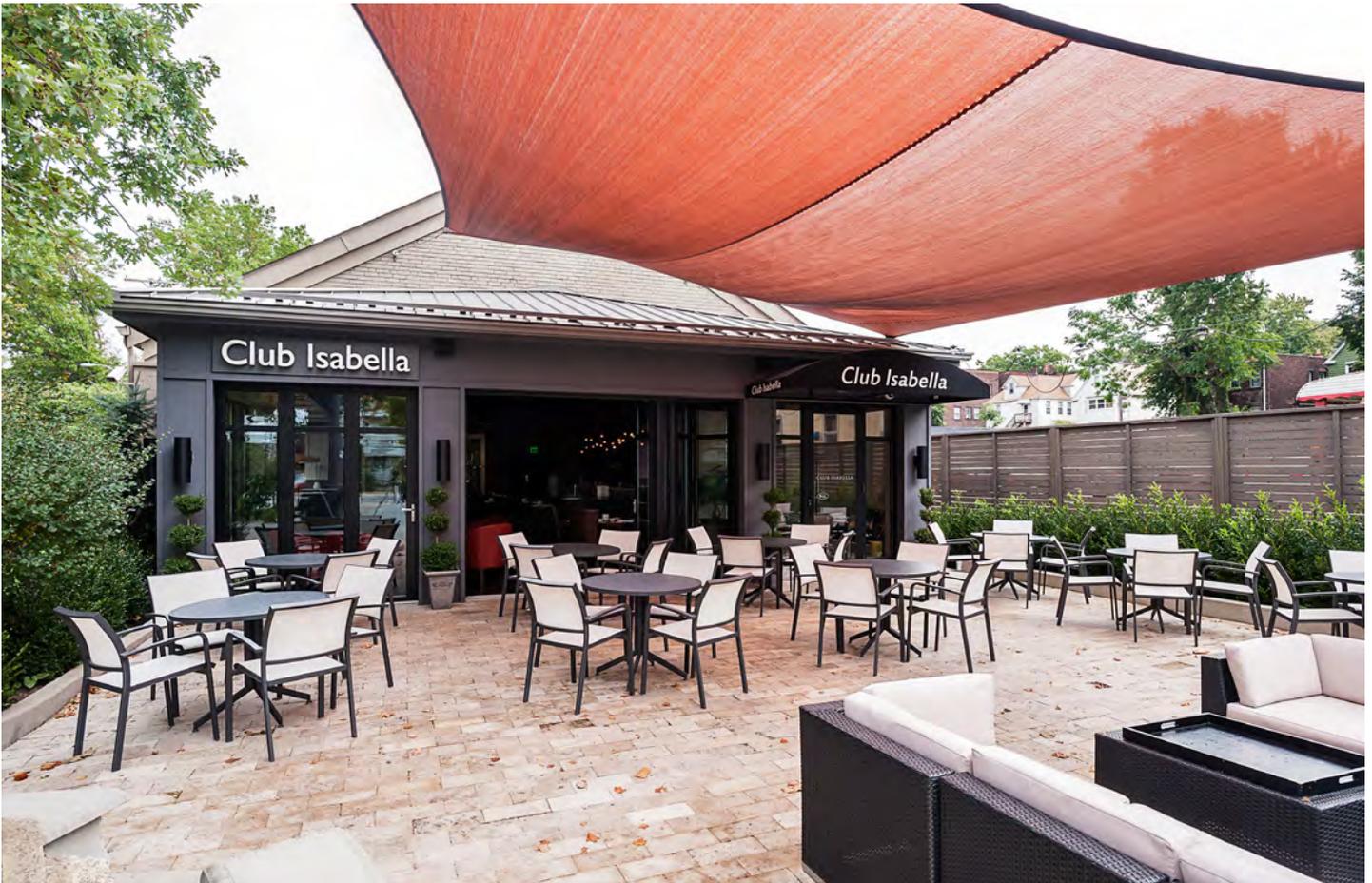
This project for seventeen new cliff-side townhouses was designed for a dramatic site overlooking the Rocky River Valley. The compact courtyard provides private garage access for all of the residences, while primary living spaces and entries are located fronting the street and view exposures.

Construction for the first phase of townhouses was completed in the spring of 2014, with completion of the final phase slated for the winter of 2014.

Club Isabella

Restaurant in Little Italy

University Circle - Cleveland, Ohio



An existing neighborhood Italian social hall was renovated and expanded to create this vibrant 6,000 s.f. restaurant and lounge. Operable glass door storefronts open on two sides of the restaurant to link the dining room to the surrounding 90-seat outdoor terrace. Interior finishes include Turkish marble and Italian ceramic tile, highlighting colorful modern artworks.

Gary Ogrocki was project director for this project while working at Forum Architect in Cleveland, Ohio

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Corner Alley East 4th Renovation

Renovation

Cleveland, Ohio

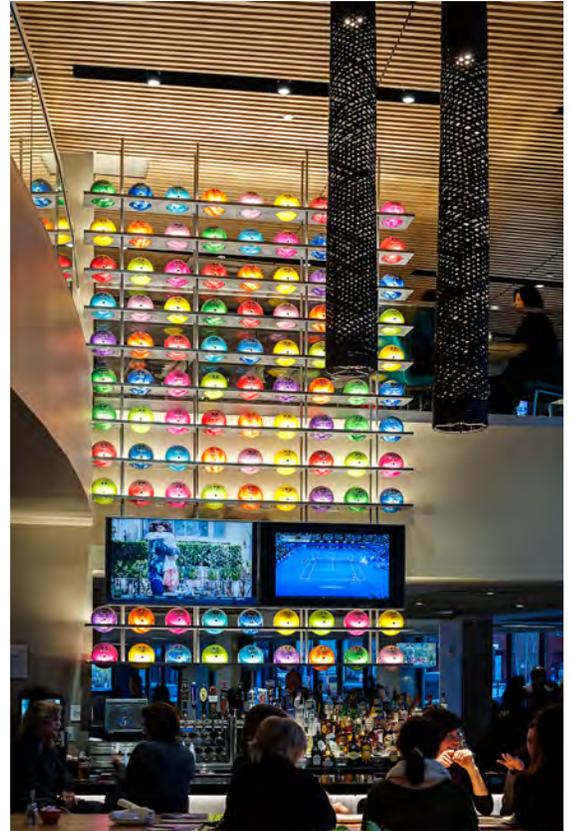


The renovation of the first Corner Alley in 2015, located in Cleveland's fine dining district, included 13' garage doors opening to East 4th and Euclid, inviting sports fans to floating TVs over 100+ linear feet of bar. Clay block and brick construction was exposed in this 22,800 SF space to contrast the perforated metal and hot-rolled steel plate folded to form fixtures and custom furnishings. A variation of the "ball wall" concept floats in a wood block frame with candy-coated colors visible to the street.

Corner Alley Uptown

Restaurant Bowling Venue

Uptown - Cleveland, Ohio



Anchoring the Uptown Development by MRN, Ltd., University Circle's vibrant arts and entertainment district, is the second opening of the spots bar/ restaurant/bowling alley, opened in December 2014. Seventeen lanes within 22,800 SF update the bowling experience in a modern and urban atmosphere. Private parties in the mezzanine above can sit along the lanes as balls roll down lanes on both floors. A feature wall of 99 balls suspended in steel plate spans the double-height bar and dining room that looks onto Euclid Avenue and the new Museum of Contemporary Art.

Edgewater Townhomes

Town Houses

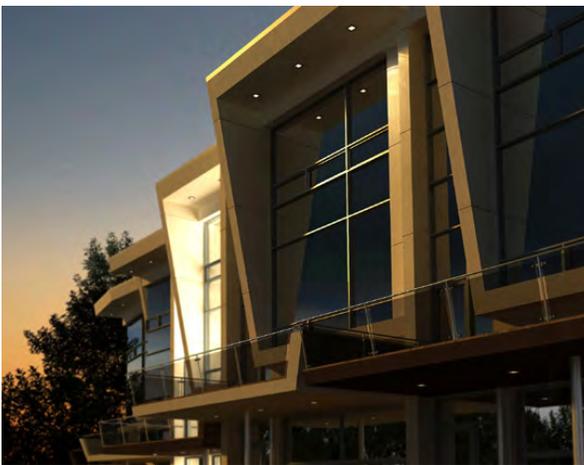
Cleveland, Ohio 2013-2014



Eleven River Townhouses

Luxury Townhouses

Rocky River, Ohio 2009-2011



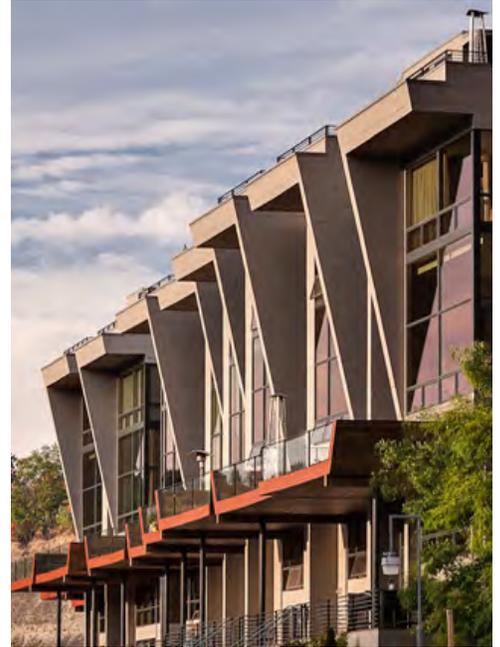
The 11 River townhouses are planned as eleven luxury residences fronting the west bank of the Rocky River just west of Cleveland. The three-bedroom 2,750 s.f. units feature dramatic views of the river, private decks with plunge pools, and a private marina with 14 boat slips

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Eleven River Townhouses

Luxury Townhouses

Rocky River, Ohio 2009-2011

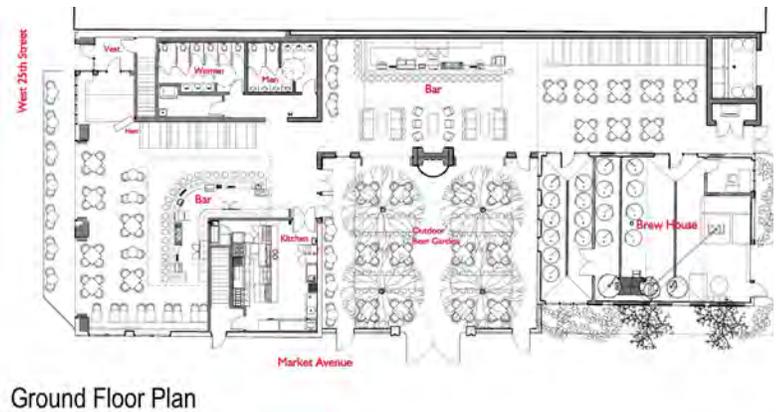


The 11 River townhouses are planned as eleven luxury residences fronting the west bank of the Rocky River just west of Cleveland. The three-bedroom 2,750 s.f. units feature dramatic views of the river, private decks with plunge pools, and a private marina with 14 boat slips

Market Garden Brewery

Restaurant and Microbrewery

Ohio City - Cleveland, Ohio 2010

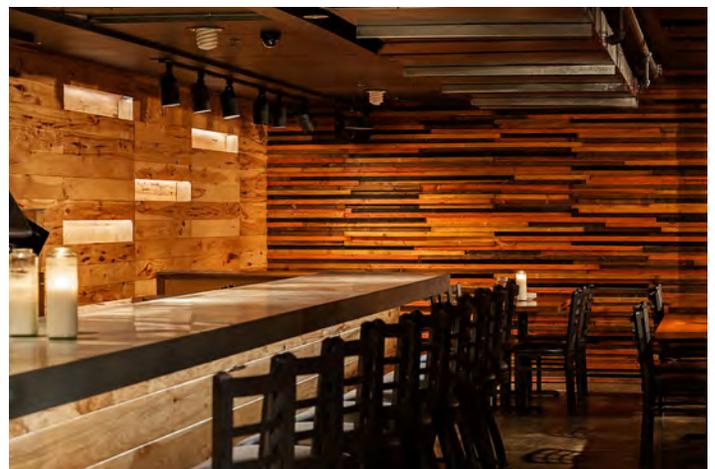


The Market Garden Brewery is a renovation of an existing building and new addition to create a 15,000 square foot restaurant and microbrewery in the Market Square District of Ohio City in Cleveland, Ohio. The project integrates an outdoor beer garden with a two sided fireplace to create a new American Brewery Concept.

Market Garden Brewery

Restaurant and Microbrewery

Ohio City - Cleveland, Ohio 2010



The Market Garden Brewery is a renovation of an existing building and new addition to create a 15,000 square foot restaurant and microbrewery in the Market Square District of Ohio City in Cleveland, Ohio. The project integrates an outdoor beer garden with a two sided fireplace to create a new American Brewery Concept.

Mid-Block East Mixed-Use Residential Development

The Shops at Midtown Miami

Miami, Florida 2004-2009



11-story 500,000 s.f. mixed use building -100,000 sf of ground floor retail along with parking, office and 170 residential units comprise this building which anchors the Midtown Miami mixed-use development.

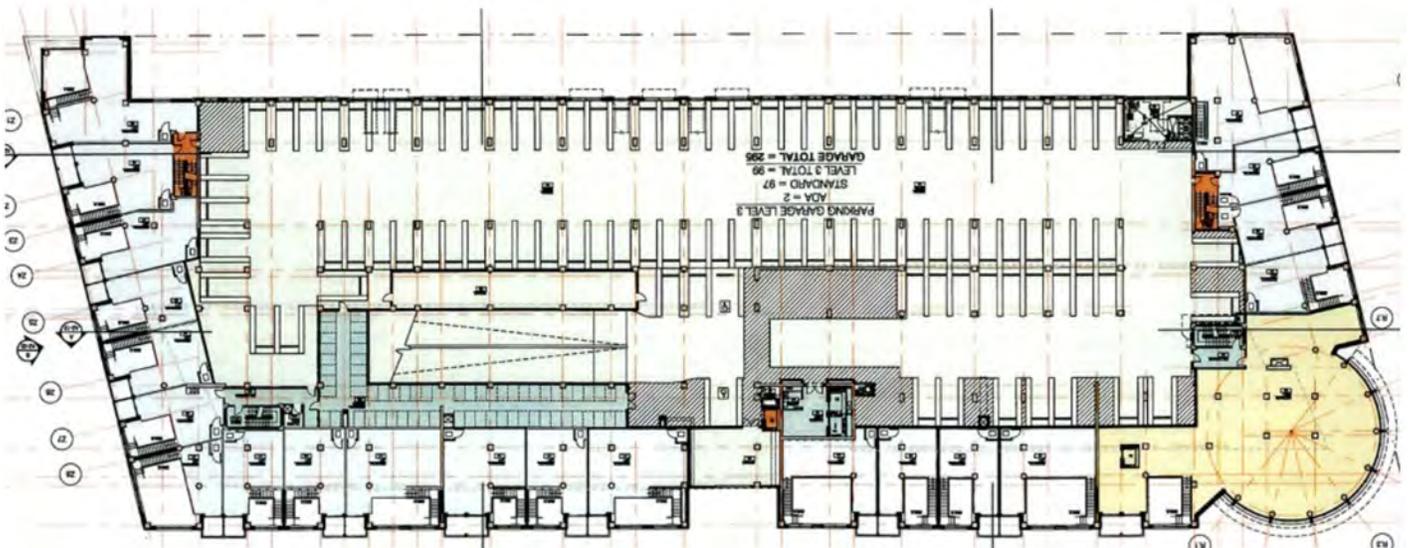
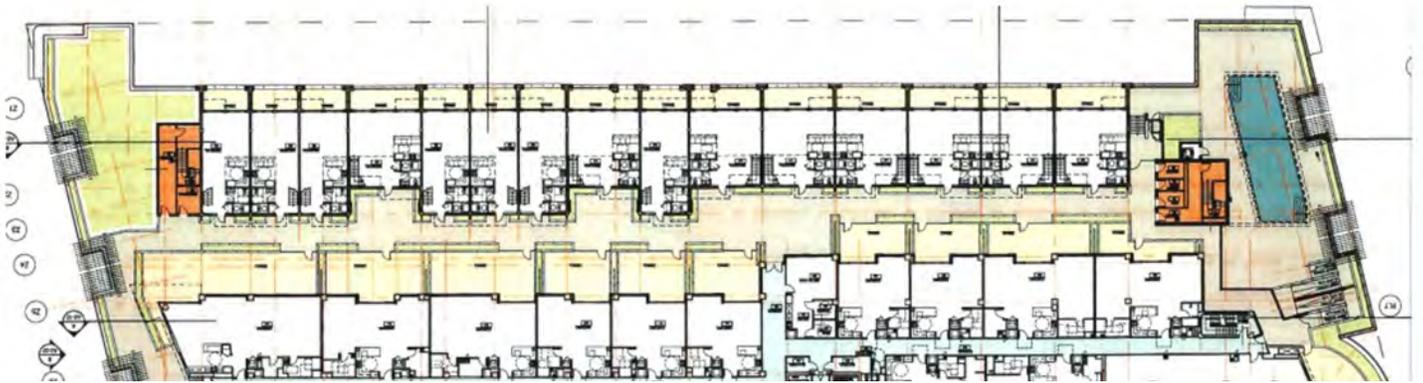
Project Role: Scott Dimit was Principal Designer for this project and Gary Ogrocki was project director while working with Forum Architects, Inc. in Cleveland, Ohio.

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Mid-Block East Mixed-Use Residential Development

Mixed-use Residential Tower

Miami, Florida 2004-2008



The Mid-Block East Condominium Tower is the residential/retail anchor for a 26-acre urban renewal project in mid-town Miami. 170 apartments ranging in size from 750 s.f. to 1,400 s.f. are located on seven residential floor plates. A four-story podium base provides three levels of parking with office liner units.

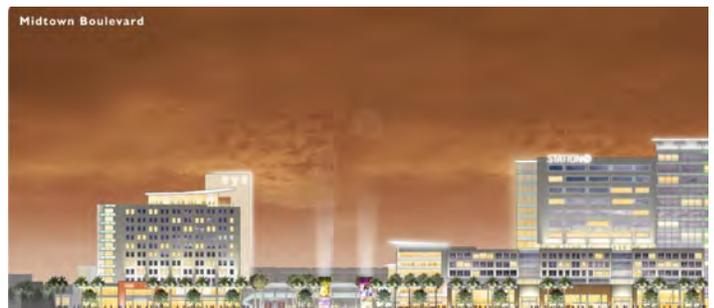
Project Role: Scott Dimit was Principal Designer for this project and Gary Ogrocki was project director while working with Forum Architects, Inc. in Cleveland, Ohio.

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Midtown Miami Entertainment Block

Mixed-use Development

Miami, Florida 2006



This new mixed use entertainment complex was proposed for the “entertainment block” of the Midtown Miami development. Program elements included: retail, office, boutique hotel, cinemas and performance space. A 1 acre located outdoor urban plaza with transit stop serves as focal point for the entertainment block complex.

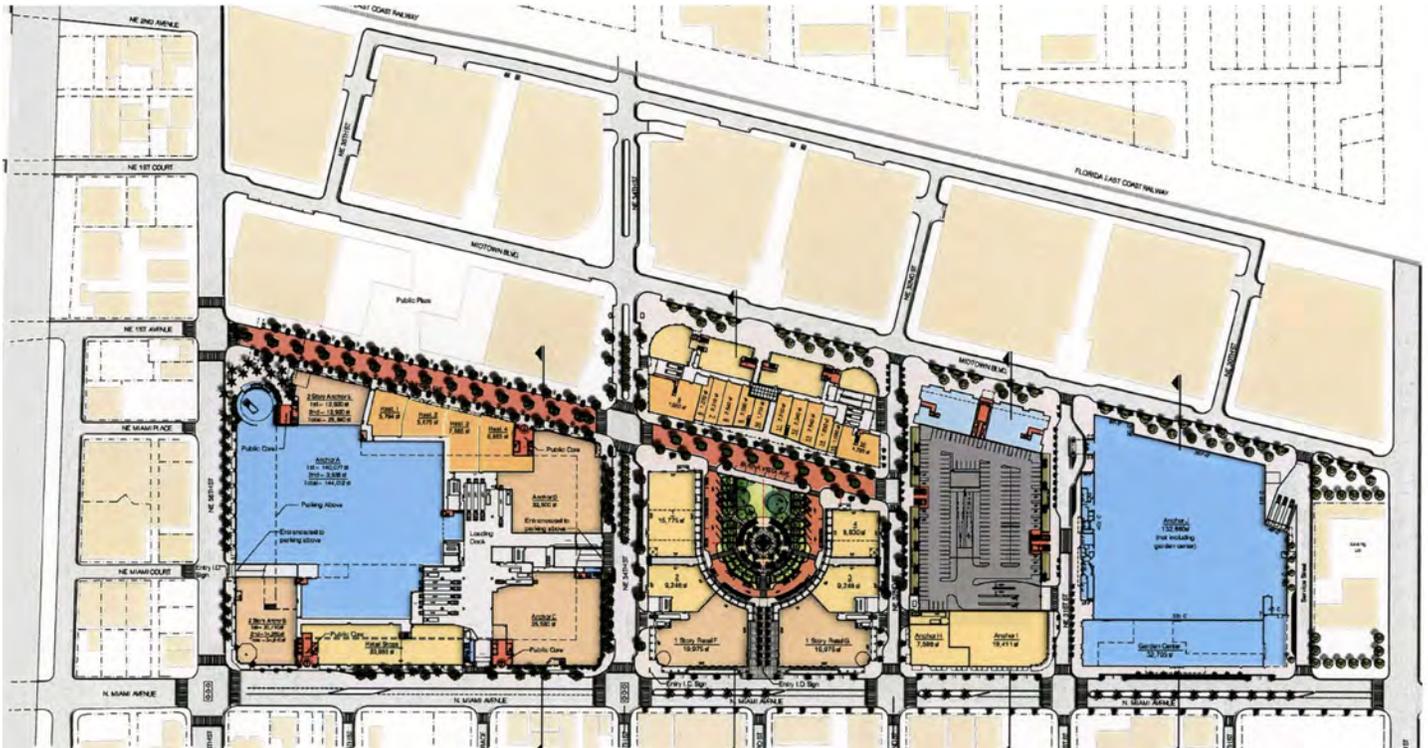
Project Role: Scott Dimit was Principal Designer for this project and Gary Ogrocki was project director while working with Forum Architects, Inc. in Cleveland, Ohio.

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The Shops at Midtown Miami

Mixed-use Retail Master Plan

Miami, Florida 2004



Master plan and mixed-use retail/residential buildings for a new neighborhood development in midtown Miami. The 26-acre parcel includes 750 residential units and over 650,000 s.f. of retail space.

Project Role: Scott Dimit was lead designer for this project while working with GSI Architects, Inc. in Cleveland, Ohio.

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Mitchell's Ice Cream - Avon Store

Ice Cream Shop

Avon Ohio 2011-2012



This new 3,350 s.f. Mitchell's Ice Cream store was designed as a prototype shop, establishing a fresh and identifiable brand for Co-owners Peter and Michael Mitchell. This family-friendly is one of Mitchell's most popular destinations and customer lines frequently run out of doors into the front terraces and parking lot. The Mitchell's Avon Shop opened for business in the spring of 2012.

Mitchell's Ice Cream - Rialto Theater

Ice Cream Shop

Cleveland, Ohio 2012-2014



Mitchell's Ice Cream purchased the abandoned Rialto Theater building in the historic Ohio City neighborhood during the summer of 2012, and commissioned Dimit Architects to prepare renovation and restoration plans. The building is now the headquarters and central ice cream production center for Mitchells, and has become a popular stop for all ages for visitors to the neighborhood. The project was awarded both state and federal tax credit incentives and opened for business in the spring of 2014.

Mustard Seed

Market & Cafe

Akron, Ohio 2013



North Coast Harbor

Mixed-Use Building

Cleveland, Ohio 2016



Located just to the north of Cleveland's Rock n Roll hall of fame, the North Coast Harbor building is an integral element in the North Coast Harbor redevelopment plan helping to connect downtown Cleveland to it's lakefront. This 56,000 square foot mixed use building is comprised of 12 luxury penthouse style apartments, 7000 sf of ground floor retail space and an indoor heated garage.

Project completion is scheduled for mid 2018.

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North Coast Harbor - Nuevo

Modern Mexican Restaurant

E. 9th St. Pier Cleveland, Ohio 2016



The Nuevo Modern Mexican restaurant is a two-level, 9,000 square foot eatery located at the northern end of the East Ninth Street Pier in downtown Cleveland. The modern lakefront restaurant offers exceptional views of Voinovich Park and the downtown Cleveland skyline. The diner features nearly 200 seats, with a second floor event space overlooking the Lake Erie waterfront. The building design features a double height entry lobby, an indoor-outdoor bar, and a wrap-around patio space positioned under terraces above. With sustainability and eco-friendly design in mind, Neuvo will be the first LEED gold-certified restaurant in the Cleveland area once completed in time for the Republican National Convention in June 2016.

Site plan from The Office of James Burnett

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One University Circle

Luxury Apartments

University Circle - Cleveland, Ohio 2014-2018



One University Circle is a 20 story 533,000 square foot luxury apartment building located in the University Circle cultural district in Cleveland, Ohio. Program elements include 284 apartment units, heated garage, tenant lounge, sky lounge and pool deck. Façade elements include a terra cotta clad residential tower atop a masonry and metal panel podium base.

Currently under construction the project is expected to be completed in 2018.

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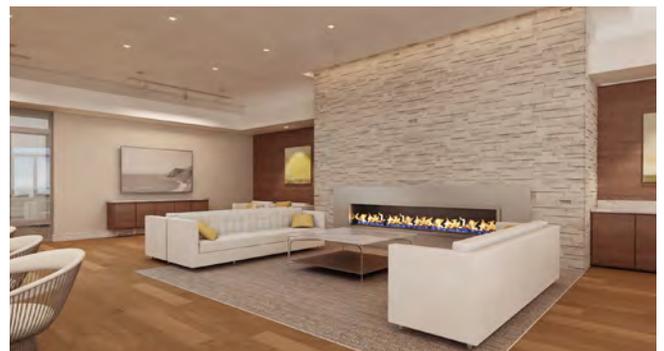
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One University Circle

Luxury Apartments

University Circle - Cleveland, Ohio 2014-2018



The main lobby and tenant amenity spaces feature fireplaces, hardwood or terrazzo floors and expansive window walls which take advantage of views of University Circles cultural institutions and landscapes.

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Luxury Apartments

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Parkside Townhouses - Battery Park Development

Townhouse Community

Cleveland, Ohio 2012-2014



This project site for thirteen new townhouses at the thriving Battery Park Development occupies a key position fronting the main central esplanade leading visually to the Lake Erie vistas. Each residence provides multiple front terraces and an ample roof deck with views to the lakefront and downtown city skyline. Construction of the townhouses was completed during the summer of 2014 and planning for new townhouse construction is underway.

Parkview Townhomes

Townhouses

Cleveland, Ohio 2014-2015



Pinecrest Mixed-Use Development

Townhouses & Apartments

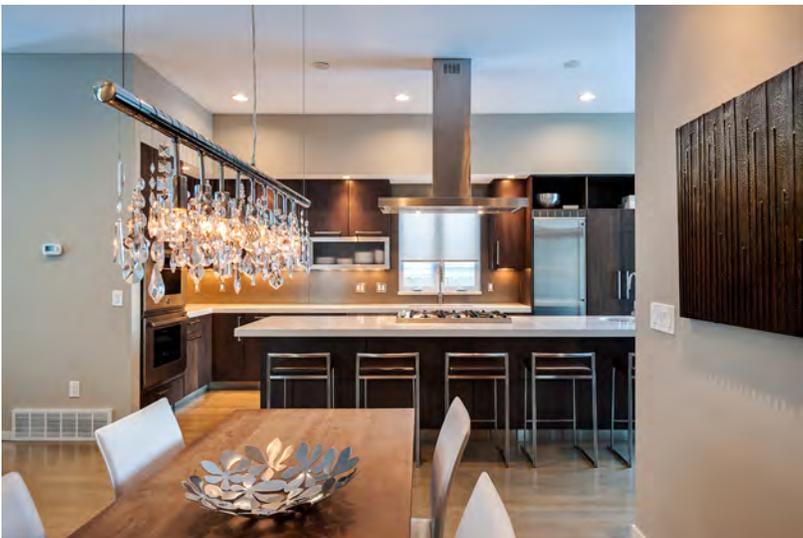
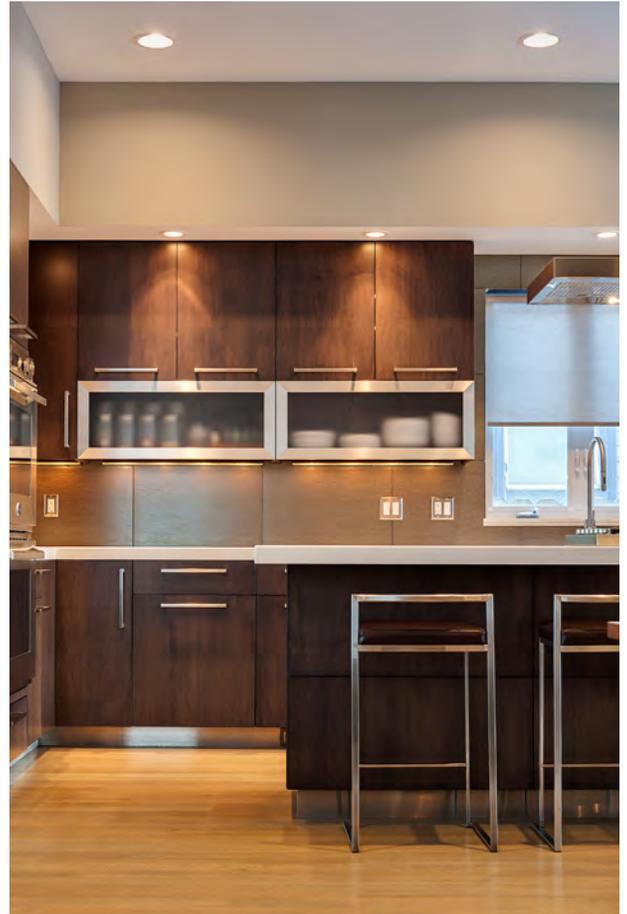
Cleveland, Ohio 2015-2016



Southside Six & Seven Residences

Infill Residential Project

Cleveland, Ohio 2011



Four new residences are planned for this infill project located in Cleveland's historic Tremont neighborhood. The traditional shapes and pitched roofs are inspired by the surrounding 1920's era houses, but modern materials and large glass openings lend a more forward thinking ambience to the new residences.

UCI - Lot 45 Development

Mixed-Use Development

Cleveland, ohio 2011-2013



The Lot 45 Development will be located on a key parcel in the vibrant Uptown neighborhood in Cleveland's University Circle district. The project features 138 one & two bedroom apartments located in five levels above a mixed-use ground floor with over 32,000 of retail and commercial space. A parking garage with over 350 spaces is planned, as well as an inviting inner green courtyard with swimming pool. Completion: September 2013

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FIRM OVERVIEW

Moody Nolan is much more than an architecture firm. At heart, we're entrepreneurs. We adapt our talents quickly to address each client's unique vision. In doing so, we create functional yet iconic design statements that respond to ever-evolving spaces, aesthetics and site dynamics. Simply put, spaces that perform and inspire.

Our firm designs more than \$750 million of building construction each year. As the largest African American owned and managed firm in the country, we maintain a strong commitment to diversity in our staff, as well as our approach to solving client problems. Our expertise in a broad range of industries allows us to think inventively and design solutions that are responsive to client needs.

As creative problem solvers, we meet you where you are, giving every client access to the right people and thinking, at just the right time. Headquartered in Columbus, Ohio, we have offices in Cleveland, Chicago, Covington, Dallas, Houston, Indianapolis, Nashville, and Washington, DC.

OUR PHILOSOPHY

RESPONSIVE ARCHITECTURE

One of our distinguishing qualities is our embrace of responsive architecture, a process that requires creative minds to listen intently, analyze effectively and deliver innovative, functional and aesthetically pleasing facilities while addressing clients' programs, budgets and scheduling needs. Early in our firm's history, we determined that this best-practice approach to satisfying our clients needed to be a firm-wide strategy. By providing multiple ideas, listening and working collaboratively with our clients, we create effective, custom solutions for each unique site, program and community.

AWARDS AND RECOGNITION

We consider every project to be an opportunity. To rise above the norm. To move the design conversation to new places. To create spaces that are memorable not just for a moment, but forever. This vision for responsive architecture is continually recognized by our peers and clients. And, it has earned us more than 240 design citations, including 38 awards from the American Institute of Architects and 37 from the National Organization for Minority Architects.

SUSTAINABLE DESIGN

Concerns with sustainable, or even regenerative, design ("beyond green") have become a significant priority in today's design decision-makers. We embrace the challenge. Each project has opportunities that can be analyzed early in the design process to develop the best overall solutions for sustainable construction. The creation of tomorrow's efficient and environmentally-friendly buildings is no longer about optimizing individual systems, but about an integrated and informed whole-building approach. We believe this is what defines truly responsive design, and is one of the traits that defines Moody Nolan.

PERSONNEL BY DISCIPLINE

Administrative 25
Architects 67
Architectural Designers 14
Architectural Staff 37
Civil Designers 2
Civil Engineers/PE 3
Construction Inspectors 4
Graphic Designers 3
Interior Designers 21
Specification Writers 3
Total Personnel 180

CONTACTS

Curtis J. Moody, FAIA, NCARB, LEED AP
CEO
614.461.4664
cmoody@moodynolan.com

Anne Hartman, RA
Director of Cleveland Operations
216.432.0696
ahartman@moodynolan.com

CURTIS J. MOODY

FAIA, NCARB, LEED AP

CEO

PRINCIPAL-IN-CHARGE OF DESIGN



Award-winning architectural designer Curtis J. Moody has been involved in the design of several billion dollars in construction over his 44 year career. A winner of the prestigious Whitney M. Young, Jr. award as an outstanding African American Architect in the United States in 1992, Curt's designs have won more than 240 design citations, including 38 from the American Institute of Architects (AIA) and 37 from the National Organization of Minority Architects (NOMA), more awards than any other minority architectural firm in the United States.

In 2002, Curt was given the Distinguished Service Award from The Ohio State University, being one of only three recipients that year. And in 2007, he received the AIA Ohio Gold Medal Award just one year after Moody Nolan received the AIA Ohio Gold Medal Firm of the Year Award. Moody Nolan is the only firm to win this coveted award consecutively. Recently, Curt was reappointed to serve as a peer reviewer for the Architect/Engineer selection panel for the General Services Administration (GSA) Design Excellence Program. Curt and the firm have been featured in numerous publications including Architectural Record, Fortune 500 and MBE Magazine.

SELECT PROJECT EXPERIENCE

BRIDGE PARK DEVELOPMENT DUBLIN, OH

Principal-in-Charge of Design for the a mixed-use redevelopment project along the east bank of the Scioto River in Dublin, Ohio. This development will be completed in close coordination with the City of Dublin as they improve public infrastructure in this area. The private development will include office, hotel and conference center, restaurant and service retail, fitness center, neighborhood grocer, as well as for-rent and for-sale housing product. 2016.

THE BANKS – PHASE 1A CINCINNATI, OH

Principal-in-Charge of Design for Phase 1A of The Banks, the area of Cincinnati's Central Business District that abuts the Ohio River. This phase of the project included approximately 300 rental dwelling units in a mix of one- and two-bedroom types along with approximately 60,000 sq. ft. of retail and restaurant space. Moody Nolan was teamed with CR architecture + design. 2011.

COLUMBUS COMMONS MIXED-USE COLUMBUS, OH

Principal-in-Charge for a new \$37.5 million, 286,000 sq. ft. residential/retail development that is part of Columbus Commons in downtown Columbus, Ohio. The mixed-use development consists of two six-story buildings comprising ground floor retail and approximately 300 residential units (a mix of studios, one- and two-bedroom units and townhomes facing the park). The finishes, materials and landscaping complement the atmosphere created by the park. Moody Nolan is the Architect of Record, working with developer, Carter. 2013.



EDUCATION

Honorary Doctorate
Ohio Dominican
University, 2008

BS, Architecture
The Ohio State
University, 1973

REGISTRATION

Registered
Architect, 1982
AL, AR, CT, DC, DE,
FL, GA, ID, IL, KS, KY,
LA, MD, MI, MO, MS,
NC, NH, NJ, NV, NY,
OH, OK, PA, SC, TN,
TX, VA, VT, WI, WV

NCARB, FAIA, 1997

USGBC LEED
Accreditation, 2009

CONTINUING EDUCATION

Urban School
Planning & Design,
Harvard Graduate
School of Design,
2000

Harvard Graduate
School
of Design, 1997

The Ohio State
University, 1987

Columbus Technical
Institute, 1980

AWARDS

Presidents
Exemplary Service
Award
National
Organization of

**THE COMMUNITY BUILDERS GREEN ACRES HOUSING DEVELOPMENT
OBERLIN, OH**

Principal-in-Charge of Design for this highly sustainable project that will be at the forefront of sustainability for housing. Each option includes the construction of approximately 50 units of mixed income housing arranged in townhouses and stacked flats. Some of the proposed amenities include covered and surface parking, a new park with passive recreation areas, semi-public courtyards and new linkages for non-vehicular transportation. The full program includes approximately 45,000 gross square feet in five to seven buildings. The proposed options take into consideration the existing site infrastructure, topography, bike paths, adjacent residential neighborhoods and commercial development.

**COLUMBUS METROPOLITAN HOUSING AUTHORITY POINDEXTER VILLAGE
COLUMBUS, OH**

Principal-in-Charge of Design for the redevelopment efforts that represent the mixed-income, multi-generational housing component of a comprehensive neighborhood transformation plan that was developed through a community-driven planning process. This plan received a \$30 million Choice Neighborhoods Initiative Implementation Grant through the US Department of Housing and Urban Development in June 2014. Moody Nolan, working with developer McCormack Baron Salazar, is serving as Project Architect for the multifamily phases that will create 345 units in townhome, garden and mixed-use buildings. 2020.

**THE COMMUNITY BUILDERS AVONDALE DEVELOPMENT
CINCINNATI, OH**

Principal-in-Charge of Design working with the developer the The Community Builders, leading the planning and design of a new mixed-use multifamily development located in the Cincinnati community of Avondale. This project is being completed through a grand award under the Neighborhood Stabilization Program 2 (NSP2) and will consist of 70 residential apartment units along with a 20,000 sq. ft. grocery store. 2016.

**THE OHIO STATE UNIVERSITY SOUTH CAMPUS GATEWAY
COLUMBUS, OH**

Principal-in-Charge of Design for a 400,000 sq. ft. development that creates a complementary mix of entertainment and restaurants, shops and cafés, neighborhood conveniences, university services and offices, apartments and parking. Moody Nolan's Interiors designed a 50,000 sq. ft. office space in Building "C" as part of the Gateway Center for The Ohio State University Human Resource Department. The new tenant space provides a central location for all departments. 2005.

Minority Architects
(NOMA), 2008

Gold Medal Award,
American Institute
of Architects, Ohio
Chapter, 2007

Distinguished
Service Award,
The Ohio State
University, 2002

Distinguished Alumni
Award, The Ohio
State University,
1994

Whitney M.
Young, Jr. Award,
Outstanding African
American Architect,
1992

AFFILIATIONS

Peer Review
Committee for the
General Services
Administration (GSA)

College of Fellows
of the American
Institute of
Architects

National
Organization of
Minority Architects

The Ohio State
University School of
Architecture Alumni
Board of Governors

**MOST RECENT
PUBLICATIONS**

"Design," Firm
Monograph, 2013

"Student-Focused
Centers Receive
Recruitment Gold,"
College Planning

JONATHAN MOODY
AIA, LEED AP BD+C, NCARB
PRESIDENT
LEAD DESIGNER



Jonathan has more than eight years of high end design experience focused on integrating digital fabrication and social engagement into the design process. He approaches design with an overall goal of having a major positive impact on communities in need. For Jonathan, architecture is a medium through which people can be connected and inspired by giving tangible being to ideas. Over the last several years, he has passionately devoted himself to community service through mentoring and education programs focused on developing young men.

A former designer for the Yazdani Studio of Cannon Design and Eisenman Architects, Jonathan's background is focused in 3D visual presentation and digital fabrication. Most recently, he has worked on a variety of sports, education, healthcare, retail and institutional projects. Jonathan is proficient in Rhino 3D, Grasshopper, 3D Studio Max, Revit, Showcase and Lumiscaphe.

SELECT PROJECT EXPERIENCE

**EAST MAIN STREET
COLUMBUS, OHIO**

Designer for the proposed multifamily housing development will be situated on the former Josephinum College site, an automobile sales and service facility. The building is designed to reinforce the urban fabric and further economic development of the Near East Side neighborhood. The building will contribute to the appearance of the existing streetscape and will utilize materials and some of the vernacular architectural elements of the area. The "L-shaped", three-story facility will consist of 71 units with amenities and surface parking on the lower level. The first floor amenities will include administration and management areas, lobby, business café, entertainment room, mail area and some residential units.

**CLEVELAND HEIGHTS-UNIVERSITY HEIGHTS MIDDLE SCHOOLS
CLEVELAND HEIGHTS, OH**

Designer for the demolition, renovation and new construction of two middle schools for the Cleveland Heights-University Heights School District. Initially, the Moody Nolan team studied the current conditions of both facilities and sites of Roxboro and Monticello Middle Schools to carefully determine the best use of existing portions of the buildings and evaluated the benefits of both renovation and new construction strategies. Through community engagement, visioning, and charettes, Moody Nolan will develop the criteria and programming that will drive the design and construction of the middle schools. 2019.

**INDIANA UNIVERSITY NORTHWEST/IVY TECH COMMUNITY ARTS & SCIENCE BUILDING
GARY, IN**

Lead Designer for the 133,000 sq. ft. replacement building of Tamarack Hall for Indiana University Northwest in association with Ivy Technical Community College. The new multidisciplinary classroom building will house a 500-seat thrust stage theater, fine arts space, science labs, science classrooms, general academic classrooms, office space and a large informal study lounge to accommodate the needs of both schools. As conceived by Moody Nolan, the building will be composed of large interlocking masses that relate program elements to the campus and community context. The elongated western building façade is broken down through massing and rhythmic patterns that have a direct relationship to the programs they contain. This façade announces this building as gateway piece for all new campus growth in the community. 2017.



EDUCATION

MArch, Architecture
UCLA, 2008

BArch, Architecture
Minor
Concentration,
Africana Studies
Cornell University,
2007

REGISTRATION

Registered
Architect, 2012,
Ohio; Arizona, Iowa,
Maine, New Mexico

USGBC LEED
Accreditation, 2008

NCARB, 2013

AFFILIATIONS

Center for
Architecture and
Design, Board of
Trustees Treasurer

Leadership
Columbus, Board of
Trustees

Kiwanis Club
of Columbus,
Scholarship Chair

American Institute
of Architects,
Columbus Chapter

National
Organization of
Minority Architects

ANNE M. HARTMAN

RA

SENIOR ASSOCIATE

DIRECTOR OF CLEVELAND OPERATIONS



Anne has more than 25 years of experience in architectural design, documentation and project management. Her professional experience includes building types ranging from recreational, educational, healthcare and corporate facilities. She has worked with non-profit, public and private entities and excels in client relations. Her organizational skills and leadership have been pivotal in meeting client's needs and budgets. She is proficient with Microsoft Word, PowerPoint, MS Project, Excel, Revit and AutoCAD and uses these tools to present efficient and coordinated projects. Anne has a strong sense for interior design, materials and color selections and is knowledgeable in the practical uses of sustainable design.

SELECT PROJECT EXPERIENCE

CLEVELAND HEIGHTS-UNIVERSITY HEIGHTS MIDDLE SCHOOLS CLEVELAND HEIGHTS, OH

Director of Cleveland Operations for the demolition, renovation and new construction of two middle schools for the Cleveland Heights-University Heights School District. Initially, the Moody Nolan team studied the current conditions of both facilities and sites of Roxboro and Monticello Middle Schools to carefully determine the best use of existing portions of the buildings and evaluated the benefits of both renovation and new construction strategies. Through community engagement, visioning, and charrettes, Moody Nolan will develop the criteria and programming that will drive the design and construction of the middle schools. 2019.

CLEVELAND METROPOLITAN SCHOOL DISTRICT SCHOOL OF THE ARTS CLEVELAND, OH

Director of Cleveland Operations for this 126,126 sq. ft. facility that houses 775 students in grades 9-12, and provides an educational environment conducive for the creative process and the performing arts curriculum. The CSA is a pioneer in the performing arts education arena; fostering the development of future arts enrichment feeder schools. The program of the \$35 million facility included dance, digital design, literary arts, photography and film, theatre arts and visual arts. The project was co-funded through Ohio Schools Facilities Commission. The school targeted a LEED Silver rating and a variety of sustainable design initiatives were incorporated into the design. 2015.

YMCA OF GREATER CLEVELAND PARKER HANNIFIN DOWNTOWN YMCA CLEVELAND, OH

Director of Cleveland Operations for a new 39,000 sq. ft. state-of-the-art facility that is housed on two levels within the southeast section of the Galleria at Erieview. The Parker Hannifin Downtown YMCA replaces the longtime downtown gym at Prospect Avenue. The Galleria is surrounded by office buildings and new apartments. The gym also cures some of the vacancy challenges at the Galleria, which has struggled for years thanks to the flight of retail tenants out of downtown. Programming included personal training, cycling, hot yoga and a variety of group exercise classes. 2016.

UNIVERSITY HOSPITALS HEALTH SYSTEM BROADVIEW HEIGHTS HEALTH CENTER BROADVIEW HEIGHTS, OH

Director of Cleveland Operations for the new 2-story, 51,000 sq. ft. medical office building. The health center will contain a new state of the art emergency department, radiology with infusion clinic and specialty clinics such as pediatrics, women's health, rehabilitation, family medicine and internal medicine. The health center is seeking LEED Silver certification. 2016.



EDUCATION

BArch, Architecture
Kent State
University, 1991

BS, Environmental
Design, Miami
University, 1987

REGISTRATION

Registered
Architect, Ohio,
1996

THOMAS E. VEIDER
AIA, NCARB, LEED AP BD+C
PROJECT MANAGER



Tom has more than 25 years of experience ranging from small renovation projects to designing large, new facilities. He is not satisfied until every option has been tested and the best solution is found. Tom has a working knowledge of all projects phases, from programming through construction administration. He also has a passion for planning and believes that the best designs are those developed in a team approach with the client.

SELECT PROJECT EXPERIENCE

**KENT STATE UNIVERSITY STUDENT CENTER HUB FURNITURE UPGRADE
KENT, OHIO**

Project Manager for the selection of new furniture for Kent State University's Student Center "Hub". Being in need of a refresh, this project assists in creating a new image for student dining. The furniture helps to reinforce branding that's seen throughout the Student Center, while the timeless design updates the campus gateway. 2016.

PRIOR PROJECT EXPERIENCE

**ROCKY RIVER HIGH SCHOOL MEDIA CENTER & STUDENT COMMONS
ROCKY RIVER, OH**

Project Manager/Designer responsible for leading the successful management and design of the \$90 million capital improvements at Rocky River City School District. This includes the renovation of the existing high school's 12,000 sq. ft. traditional library into a modern, technology savvy media center and open airy student commons. Its open plan and flexible seating arrangements has allowed the District to host larger public book-related events with Rocky River Public Library. 2013

**BALDWIN WALLACE UNIVERSITY THOMAS FAMILY CENTER FOR SCIENCE AND
INNOVATION
BEREA, OH**

Project Manager/Designer overseeing renovation and addition to a 74,000 sq. ft. building which serve as home to the college's biology, chemistry, geology, neuroscience, and physics departments. A 9,600 sq. ft. central addition provides program shared classrooms and a lecture hall as well as the critical vertical and horizontal circulation elements needed to create a unified multi-disciplinary academic science facility. 2009

**CLEVELAND MUSEUM OF ARTS - EDUCATION WING
CLEVELAND, OH**

Project Architect responsible for leading the local design team and consultants through the all phases of the \$350 million Cleveland Museum of Art's renovation of the original 1916 Building and the 1970 Education Wing. The project included renovation of the existing Marcel Breuer designed education wing to include: new and renovated classroom space, lecture and recital halls, an interactive life-long learning center (Gallery One) and the new Ingalls Library to accommodate the growing and increasingly diverse community of library patrons. The 36,000 sq. ft. Ingalls Library has implemented a new integrated library system to support all forms of media and allow seamless searching across local, national, and international library catalogs and databases to support the museum's mission and to provide access to a world-class collection of research materials for patrons locally, nationwide, and abroad. 2006.



EDUCATION

BArch, Architecture
University of
Cincinnati
1990

REGISTRATION

Registered
Architect, 1995,
Ohio

Registered
Architect, 2009,
New York

USGBC LEED
Accreditation, 2006
NCARB, 2007

AFFILIATIONS

City of Cleveland
Heights Landmarks
Commission Board
Member, 2010 -
Present

City of Cleveland
Northeast Region
Design Review Board
Member, 2009 -
Present

Design Review
Board Chairman,
St. Clair-Superior
Neighborhood
Development Corp.,
2002-2009

WOOJIN LIM

LEED AP BD+C

SENIOR PROJECT DESIGNER



Kyle joined Moody Nolan after earning his master of architecture from The Ohio State University. Since joining the firm, Kyle has designed various building types, including housing, student focus facilities, healthcare, corporate and educational facilities. He is proficient in Revit, SketchUp and Photoshop.

SELECT PROJECT EXPERIENCE

BRIDGE PARK DEVELOPMENT DUBLIN, OH

Senior Project Designer for the a mixed-use redevelopment project along the east bank of the Scioto River in Dublin, Ohio. This development will be completed in close coordination with the City of Dublin as they improve public infrastructure in this area. The private development will include office, hotel and conference center, restaurant and service retail, fitness center, neighborhood grocer, as well as for-rent and for-sale housing product. 2016.

COLUMBUS COMMONS MIXED-USE COLUMBUS, OH

Senior Project Designer for a new \$37.5 million, 286,000 sq. ft. residential/retail development that is part of Columbus Commons in downtown Columbus, Ohio. The mixed-use development consists of two six-story buildings comprising ground floor retail and approximately 300 residential units (a mix of studios, one- and two-bedroom units and townhomes facing the park). The finishes, materials and landscaping complement the atmosphere created by the park. Moody Nolan is the Architect of Record, working with developer, Carter. 2013.

THE COMMUNITY BUILDERS AVONDALE DEVELOPMENT CINCINNATI, OH

Senior Project Designer working with the developer the The Community Builders, leading the planning and design of a new mixed-use multifamily development located in the Cincinnati community of Avondale. This project is being completed through a grand award under the Neighborhood Stabilization Program 2 (NSP2) and will consist of 70 residential apartment units along with a 20,000 sq. ft. grocery store. 2016.

COLUMBUS COLLEGE OF ART AND DESIGN – THE ABIGAIL COLUMBUS, OH

Senior Project Designer for the \$8 million, student residential development located in the Discovery District in downtown Columbus, Ohio. Each floor is approximately 8,800 sq. ft. (61,280 total sq. ft.) accommodating 10 units. The combination of singles, doubles and triples yields a total of 69 units and 148 beds. The units and the building exterior have been designed with a unique downtown open loft style. The lobby of the building is intended to also be an informal “changeable” gallery space for residents and students to hold openings and display their work. The name of the building, The Abigail, hails back to a historic hotel that previously existed on the site in years past. 2011.



EDUCATION

MArch, Architecture
The Ohio State
University, 2008

B, Architecture
University of
Kentucky, 2006

JUDY D. SMITH

NCIDQ

SENIOR ASSOCIATE

SENIOR INTERIOR DESIGNER



Bringing more than 30 years of experience to Moody Nolan, Judy Smith has a wealth of interior design knowledge from her work as a design manager, designer, artist and draftsman. This experience positions her to effectively balance a varied workload, while maintaining a proven track record of providing design solutions to the client that are creative and practical. Additionally, Judy's work illustrates that she has a passion for design and seeking the best possible solutions for the client.

SELECT PROJECT EXPERIENCE

BRIDGE PARK DEVELOPMENT DUBLIN, OH

Interior Designer for the a mixed-use redevelopment project along the east bank of the Scioto River in Dublin, Ohio. This development will be completed in close coordination with the City of Dublin as they improve public infrastructure in this area. The private development will include office, hotel and conference center, restaurant and service retail, fitness center, neighborhood grocer, as well as for-rent and for-sale housing product. 2016.

OHIO DOMINICAN UNIVERSITY STUDENT HOUSING COLUMBUS, OH

Interior Designer for a new \$4.8 million student housing created in response to a growing on-campus student population. The student housing is a three-story, suite-style facility which focuses on creating community by providing different levels of gathering spaces - from the more individual suite lounges to the larger social spaces. The facility consists of 19 suites with 152 beds, social lounges, laundry & vending, resident assistant apartments, staff offices and a resident director's apartment. 2008.

PALESTINE COMMONS ENHANCED SERVICES SENIOR LIVING CENTER KANSAS CITY, MO

Interior Designer for the design a for a new Independent Senior Living Facility for Palestine Commons. The new facility provides for 69 one- and two-bedroom apartments. The three-story, 64,683 sq. ft. building features brick and cast stone facades. Amenities include a family gathering room, dining facilities, exercise room, multi-purpose room and a drop-off drive. 2011.

THE OHIO STATE UNIVERSITY OHIO UNION COLUMBUS, OH

Interior Designer for the new 321,000 sq. ft., \$118 million Ohio Union which included the Archie M. Griffin Ballroom that can accommodate 1,700 guests, meeting and conference rooms, food service including a 22-hour diner and a tavern. Moody Nolan served as executive architect completing the classicist design of Michael Dennis. The new facility also contains student governments, dance studios, demonstration kitchen, lounge spaces and staff offices. Moody Nolan previously completed the feasibility study, wherein the scope and business plan for the facility were identified. The Ohio Union received LEED Silver certification. 2010.



EDUCATION

BFA, Interior Design
The Ohio State
University, 1973

REGISTRATION

NCIDQ, 1980
IIDA, 1980

AFFILIATIONS

Ohio Watercolor
Society, 2000

Western Ohio
Watercolor Society,
1992

Central Ohio
Watercolor Society,
1990

AWARDS

Grove City Purchase
Award, 1999, 2001,
2005

Best of Show
German Village
Watercolor
Competition, 2006



BRIDGE PARK DEVELOPMENT

CRAWFORD HOYING

In partnership with Crawford Hoying Development, Moody Nolan is serving as the Architect-of-Record for this multi-building, mixed-use development that will transform the suburban Columbus, Ohio community and create a new livable/walkable urban neighborhood. Sitting on the east bank of the Scioto River in downtown Dublin, Bridge Park will be completed in phases and close coordination with the City as they improve public infrastructure in this area.

Phase I of the development includes eight buildings and structured parking, which will include office, retail and housing units. Once fully complete, the district is expected to house a mix of offices, a ambulatory care/surgery center, hotel and conference center, restaurants, retail, fitness center, neighborhood grocer, as well as for-rent and for-sale housing units.

Construction began in Spring 2015 with initial tenants moving in to completed units in early 2016. Phase II of the project will begin in the fall of 2015 with planned completion scheduled for early 2017.



LOCATION
Dublin, OH

YEAR COMPLETED
2016 - Phase I
2017 - Phase II

SQUARE FOOTAGE
2,500,000

COST
\$300,000,000





National Organization of Minority Architects, Design Citation. 2013.

THE BANKS, PHASE 1A

CARTER AND THE DAWSON COMPANY

The Banks is a mixed use development, uniquely situated on the Ohio River at the foot of the historic Roebling Suspension Bridge and between the Great American Ballpark and Paul Brown Stadium. A multi phased project, Phase 1 has been completed. The project provides an active and vibrant connection between downtown Cincinnati and the river front, filling what was essentially a void in this important connection. The completed work already transforms the urban riverfront into a vibrant and sustainable gateway, linking the existing entertainment venues and providing a variety of attractions within itself.

Moody Nolan teamed with CR Architecture + Design in the design of this project. Included in Phase 1 is approximately 300 rental dwelling units in a mix of one- and two-bedroom types along with approximately 60,000 sq. ft. of ground level retail and restaurant space. Apartments have dramatic views of downtown Cincinnati and the Ohio River, and the streetscape is an exciting urban space populated with residents and the many visitors to the riverfront site with its sports stadiums and the Freedom Center museum.

The architectural features and details of the project were carefully coordinated through vigorous discussions with the many involved public and private partnership entities. The result is a balance of modern aesthetics and economical design. Balconies and roof top terraces bring activities to the outside showcasing the active urban lifestyle within.



LOCATION
Cincinnati, OH

YEAR COMPLETED
2011

ACRES
2.6

COST
\$60,000,000
Phase 1A





COLUMBUS COMMONS

COLUMBUS DOWNTOWN DEVELOPMENT CORPORATION / CAPITOL SOUTH

Moody Nolan, in association with developer Carter, led the design of this new 286,000 sq. ft. residential and retail development that is the final phase of the Columbus Commons in downtown Columbus, Ohio. The mixed-use development consists of two six-story buildings comprising ground floor retail and approximately 301 residential units (a mix of studios, one- and two-bedroom units and townhomes facing the park). The new buildings form a gateway to the park, and the south building provides a direct connection to the park through an open-air breezeway at its midpoint. Finishes, materials and landscaping complement the atmosphere created by the park.

Together with the nine-acre Columbus Commons park and the Bicentennial Pavilion, the new mixed-use development rejuvenates the former City Center Mall site, creating a vibrant community identity and reflects the vision for both current and future development of downtown Columbus.



LOCATION
Columbus, OH

YEAR COMPLETED
2014

SQUARE FOOTAGE
286,000

COST
\$50,000,000



YANITZA BRONGERS-MARRERO
AIA, NCARB, LEED AP BD+C, LEED FOR HOMES
SENIOR ASSOCIATE
DIRECTOR OF HOUSING



With more than 15 years of experience, Yanitza brings diverse experience in multiple project types that can be tailored to constantly changing markets to the firm. She has been involved with a variety of projects from the planning phases through construction and closeout in markets such as housing, corporate and healthcare.

SELECT PROJECT EXPERIENCE

**BRIDGE PARK DEVELOPMENT
DUBLIN, OH**

Director of Housing for the a mixed-use redevelopment project along the east bank of the Scioto River in Dublin, Ohio. This development will be completed in close coordination with the City of Dublin as they improve public infrastructure in this area. The private development will include office, hotel and conference center, restaurant and service retail, fitness center, neighborhood grocer, as well as for-rent and for-sale housing product. 2016.

**COLUMBUS COMMONS MIXED-USE
COLUMBUS, OH**

Director of Housing for a new \$37.5 million, 286,000 sq. ft. residential/retail development that is part of Columbus Commons in downtown Columbus, Ohio. The mixed-use development consists of two six-story buildings comprising ground floor retail and approximately 300 residential units (a mix of studios, one- and two-bedroom units and townhomes facing the park). The finishes, materials and landscaping complement the atmosphere created by the park. Moody Nolan is the Architect of Record, working with developer, Carter. 2013.

**THE COMMUNITY BUILDERS GREEN ACRES HOUSING DEVELOPMENT
OBERLIN, OH**

Director of Housing for this highly sustainable project that will be at the forefront of sustainability for housing. Each option includes the construction of approximately 50 units of mixed income housing arranged in townhouses and stacked flats. Some of the proposed amenities include covered and surface parking, a new park with passive recreation areas, semi-public courtyards and new linkages for non-vehicular transportation. The full program includes approximately 45,000 gross square feet in five to seven buildings. The proposed options take into consideration the existing site infrastructure, topography, bike paths, adjacent residential neighborhoods and commercial development.

**COLUMBUS METROPOLITAN HOUSING AUTHORITY POINDEXTER VILLAGE
COLUMBUS, OH**

Director of Housing for the redevelopment efforts that represent the mixed-income, multi-generational housing component of a comprehensive neighborhood transformation plan that was developed through a community-driven planning process. This plan received a \$30 million Choice Neighborhoods Initiative Implementation Grant through the US Department of Housing and Urban Development in June 2014. Moody Nolan, working with developer McCormack Baron Salazar, is serving as Project Architect for the multifamily phases that will create 345 units in townhome, garden and mixed-use buildings. 2020.



EDUCATION

M, Architecture
The Ohio State
University, 1996

Bachelor,
Environmental
Design, Universidad
de Puerto Rico

REGISTRATION

Registered
Architect, 2001
Ohio

NCARB

USGBC LEED AP
BD+C Accreditation,
2009

**CONTINUING
EDUCATION**

Architecture
Program in Italy,
The Ohio State
University

Archaeology
Program in Greece
The Ohio State
University



GREEN ACRES HOUSING DEVELOPMENT

THE COMMUNITY BUILDERS

Moody Nolan along with Community Builders has been selected as the team for this highly sustainable project that will be at the forefront of sustainability for housing. Each option includes the construction of approximately 50 units of mixed income housing arranged in townhouses and stacked flats. Some of the proposed amenities include covered and surface parking, a new park with passive recreation areas, semi-public courtyards and new linkages for non-vehicular transportation. The full program includes approximately 45,000 gross square feet in five to seven buildings. The proposed options take into consideration the existing site infrastructure, topography, bike paths, adjacent residential neighborhoods and commercial development.

The development team will seek opportunities to incorporate sustainable construction and ultimately a sustainable living culture that will benefit the residents and the community. The construction methods considered for this development include load bearing wood and steel structural systems for the units. The development team will evaluate cost competitive options that include modular framing built on or near the site using local apprentice labor. We will maximize the use of locally produced wood and steel and follow sustainable practices in the construction process.

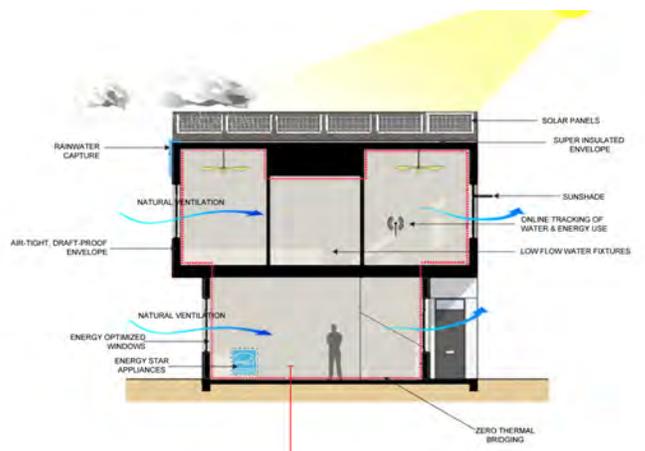


LOCATION
Oberlin, OH

YEAR COMPLETED
TBD

SQUARE FOOTAGE
TBD

COST
TBD





POINDEXTER VILLAGE

COLUMBUS METROPOLITAN HOUSING AUTHORITY

The Poindexter Village redevelopment efforts represent the mixed-income, multi-generational housing component of a comprehensive neighborhood transformation plan that was developed through a community-driven planning process, and received a \$30 million Choice Neighborhoods Initiative Implementation Grant through the US Department of Housing and Urban Development in June 2014. Moody Nolan, working with developer McCormack Baron Salazar, is serving as Project Architect for the multifamily phases that will create 345 units in townhome, garden and mixed-use buildings.

The housing developments are designed to complement the diverse and rich architecture of the surrounding neighborhood, while including contemporary features and amenities that demonstrate new investment in the community. The development will be designed, constructed and managed to market rate standards and in accordance with Enterprise Green Communities criteria and universal design.

Amenities in the community will include: on-site management, community space, fitness center, playgrounds, bike paths, computer stations, and 3 live-work apartments for local businesses/entrepreneurs. A new Intergenerational Center will provide services for young children and seniors, and coordinated programming for both populations, through partnerships with Columbus Early Learning Center, National Church Residents, PACT and The Ohio State University.



LOCATION
Columbus, OH

YEAR COMPLETED
Phase 2A:
Fall 2017
Phase 2B:
Winter 2018
Other Phases:
Fall 2020

UNITS
345



CHOICE NEIGHBORHOODS INITIATIVE
TRANSFORMATION PLAN

JTFOCUS

MANAGEMENT

A Compliance Management Firm



John J. Torres
5620 Broadway Ave. Suite 303, Cleveland, OH. 44127
216.403.8184
itorres@jtfocusmanagement.com

OBJECTIVE

Provide stellar professional compliance management services.

EDUCATION

Alaska Pacific University 1986
Business Administration

APPLICABLE COMPUTER SKILLS

Proficient in Microsoft Office applications

EXPERIENCE

***Owner, President, JT Focus Management Group, Inc
Cleveland, OH. Nov. 2008 to present.***

Responsibilities Include:

- Oversight of day to day operations
- Business Development
- Financing
- Human Resources
- Marketing
- Implement company's strategies
- Ensuring there is sufficient human, financial, technological, informational, and material resources are available to implement company strategies.
- Create necessary business relationships, organizational structures.

***Compliance Manager, Flats East Bank Project, Marous Brothers Construction
Willoughby, OH. Jan. 2008 to Nov. 2008***

Responsibilities include:

- Assistance in resolving compliance measures consistent with all governmental agencies
- Hiring, training, management, and oversight of compliance staff (currently 2 staff members)
- Organized and facilitated community outreach, pre-bid conferences
- Coordinating compliance with contractors
- Reviewing and overseeing contract evaluation
- Prescreen possible workforce candidates
- Prescreen possible MBE/FBE companies
- Job Placement
- Developing corrective action plans
- Serving as liaison to local, state, and federal government agencies

JTFOCUS

MANAGEMENT

A Compliance Management Firm

***Minority Participation Director/Compliance Officer, Marous Brothers Construction
Willoughby, OH. 2001 to 2008***

Responsibilities included:

- Marketing and promoting weekly onsite new and/or upcoming full or part-time opportunities.
- Hiring for all open positions (92 total hires)
- Monitoring daily, weekly, and monthly subcontractor MBE/FBE participation
- Participated in community outreach, pre-bid conferences
- Prescreen possible workforce candidates
- Prescreen possible MBE/FBE companies
- Job Placement
- Developing company policies to attract, retain, and promote diversity
- Serving as liaison to local, state, and federal government agencies
- Reviewing and overseeing contract evaluation
- Devising corrective plans of action

***Contract Compliance Officer, City of Cleveland
Cleveland, OH. 2000 to 2001***

Responsibilities included:

- Effectuating contracts
- Establishing operative procedures
- Leading pre-bid conferences
- Evaluating Affirmative Action plans
- Reviewing and overseeing contract evaluation
- Devising corrective action plans
- Providing regular progress reports to Mayor or department representative

Notable Project experience

- Flats East Bank Phase I & Phase II- Cleveland, Ohio
- Book Cadillac Hotel - Detroit, Michigan,
- Von Braun Arsenal - Huntsville, Alabama
- H.J. Heinz Lofts Renovation - Pittsburgh, Pennsylvania
- Arbor Park – Cleveland, Ohio
- Block Building – Indianapolis, Indiana
- Rainbow Terrace – Cleveland, Ohio
- Garden Valley – Cleveland, Ohio
- Quay 55 – Cleveland, Ohio
- Cleveland Metropolitan School District Capital Projects – Cleveland, Ohio
- Gordon Square – Cleveland, Ohio
- West Tech Lofts – Cleveland, Ohio
- Emerald Commons – Cleveland, Ohio
- City of Cleveland Police Parking Structure – Cleveland, Ohio
- Roosevelt Square – Chicago, Illinois
- Cleveland Hyatt Arcade – Cleveland, Ohio
- Langston Hughes Community Center – Cleveland, Ohio
- Geneva State Park Lodge & Conference Center – Geneva, Ohio
- Horseshoe Casino Welcome Center – Cleveland, Ohio
- Lakeland Community College – Mentor, Ohio
- Kent Mixed Use Development – Kent, Ohio
- Lorain County Community College – Lorain, Ohio
- University Circle Marriott – Cleveland, Ohio