

Judson construction site buzzing with activity

By JOAN DEMIRJIAN

William Fehrenbach, project manager for the South Franklin Circle community being built in Bainbridge, is on the site every day, checking on project details.

"There's a lot happening, and it happens fast," he said of the construction activity. "I have to know where the progress is at all times. And we want it to stay on schedule."

South Franklin Circle, a subsidiary of Judson Services Inc., is being built on approximately 90 acres off South Franklin Street. A.M. Higley Co., of Cleveland, is the construction manager, with several subcontractors on the job.

When completed, the community will have 315 total units, with 206 apartments, 20 garden homes, 19 townhomes, 30 cottages and 40 assisted-living suites.

Storm sewers and waterlines are buried, and the basements are taking shape for the community center and a three-story apartment building nearby, both in phase one.

The Geauga Soil and Water Conservation District is on the site regularly and after every significant rain event, Mr. Fehrenbach said. The Geauga County Department of Water Resources is monitoring installation of sewers and water.

The community center is the focus of the first phase, which includes a village green and park area in its center.

Bridges and tunnels will connect the apartment buildings on the west side to the community center. Residents will be able to walk indoors from the apartment buildings to the community center without going outside, Mr. Fehrenbach said. The center will have three floors, encompassing 81,000 square feet, he said. "The community center is our largest and most complicated building, and it's the hub of the community."

It will sit above a meadow that sweeps up to the center. A retention pond below the meadow and off South Franklin Street will allow water to run off slowly to an existing wetland area. "The pond will be planted with plant materials similar to those in the wetlands," Mr. Fehrenbach said. They will be chosen for their aesthetic qualities, he said.

A large auditorium, restaurant, bistro, pub or bar, fine-arts studio, small business center, computer classroom, workout facility and multipurpose area for dance and fitness will be housed in the center.

Nine apartments will be located on the second and third floors, Mr. Fehrenbach said.

"Each apartment is different, and they are the larger ones on the project with wonderful views," he said. A great majority are already sold, he said.

The community center will also house the administration offices, a physicians area for on-site hours, conference and meeting rooms of different sizes.

Walls of the community center will rise in late win-



Photo by Joan Demirjian

William Fehrenbach, project manager for the South Franklin Circle community in Bainbridge, checked the progress of a basement for one of the apartments.

ter, he said. "A lot of foundation and steel work will be done in January," Mr. Fehrenbach said. The community center will be under roof by spring.

All the buildings in South Franklin Circle will have exteriors with a variation of stone and white siding, he said.

Phase two of the development is planned for the east side of the acreage and will include apartment buildings along with seven houses and six townhouses.

It will eventually have an additional entrance from the Rocker Avenue extension road that has access to

Chagrin Road.

The extension road, which still does not have an official name, will be used for a construction drive for the next two years. It will be open only for the construction vehicles and police and fire until fall 2009.

A Cleveland Metroparks trail, being rebuilt by South Franklin Circle, will wind through the community, and 80 percent of the total site will stay green, Mr. Fehrenbach said.

The first residents are expected to move in the first week of September 2009, he said.