

# Judson sets Sept. 20 for groundbreaking

By JOAN DEMIRJIAN

Construction on the \$200 million South Franklin Circle retirement community in Bainbridge is scheduled to start this month.

Judson Services Inc. will officially break ground Sept. 20 at the approximately 90-acre site at 16575 S. Franklin St.

The retirement complex between Chagrin Road and South Franklin Street in the township will be built in two phases, said Cynthia H. Dunn, Judson president and chief executive officer.

Architect Graham Gund designed South Franklin Circle, which will include cottages, garden duplexes, townhouses and apartments.

The first phase will include 75 percent of the project and will be ready for occupancy in fall 2009. It will include 27 "cottage" houses, or stand-alone units, and 16 duplex houses, project manager William Fehrenbach said.

There will be 13 two-story townhouses and seven three-story apartment buildings in phase one. The apartment buildings will house 134 units, he said. In addition, there will be a two-floor building with a total of 40 assisted-living apartments in the first phase.

In phase two, two buildings with a total of 63 apartments will be built, plus six townhouses, three cottages and four duplex houses.

An 81,000-square-foot community center will include a fitness studio and workout room, indoor heated pool, fine-arts studio, salon, restaurant, market bistro, information technology center, auditorium and administration offices. It will be the hub of the community, Mr. Fehrenbach said.

The center also will house nine independent-living apartment units on its second and third floors.

A walkway will connect the community center to the assisted-living apartments.

A Cleveland Metroparks walking trail will be constructed through a 9.5-acre area that is under a conservation easement with wetlands and vegetation that cannot be disturbed in the future. The 1,200-foot-long trail will be paved in the stretch through South Franklin Circle to Chagrin Road.

The development will have entrances off Chagrin Road and South Franklin Street.

Preliminary work on the waterline will begin this week, Mr. Fehrenbach said.

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Cynthia H. Dunn  
Judson president,  
chief executive officer

Work on a road between Chagrin Road and Rocker Avenue, which connects to South Franklin Street, is expected to start next week. The road will serve as an access for the development, as well as fire and safety vehicles responding to Chagrin Falls Park and other locations off South Franklin Street.

South Franklin Circle is paying for the road construction, and that cost will be credited against the money the development will pay annually in lieu of taxes.

A house off Chagrin Road within the new roadway is being relocated by Bainbridge resident Tim Bloxson. He is moving it to the Chagrin Falls Park neighborhood adjacent to the Judson property.

The house is slated to be moved Sept. 15, Mr. Fehrenbach said.

Phase two of South Franklin Circle is expected to be ready in fall 2010.

"We're thrilled that the project continues to move forward," Mrs. Dunn said. "This community brings together two of the greatest assets of Northeast Ohio. The charm of the Chagrin Valley and the cultural richness and connectedness of University Circle.

"We see it as a great way to retain and attract older adults to the region who wish to give back and strengthen our greater Northern Ohio community," she said.

Judson Services Inc. operates Judson Park and Judson Manor, known collectively as Judson at University Circle.