



## CIRCLE SQUARE | THE ARTISAN APARTMENT TOWER

CLEVELAND, OHIO

### PROJECT DESCRIPTION

AMHigley and Power Construction formed a partnership to serve as Construction Manager at Risk for the new \$80 million Artisan Residence at University Circle. The Artisan Residence is a 24-story structure that includes 298 market-rate apartments plus a top floor Penthouse level built above a 4-level parking garage. The street-level offers mixed-use functionality with retail space to serve the Artisan Residence and the public around University Circle. Within the Artisan Residence, apartments will average 815 square feet, while the Amenity level offers a swimming pool, fitness center, business meeting spaces, and general congregation areas for social gatherings.

The Artisan Residence is built upon a deep caisson and grade beam foundation and the structure extends vertically through a concrete, post-tension frame that is enclosed by a Window Wall and Decorative metal panel exterior enclosure system that provides full visibility in all directions.

### PROJECT ACHIEVEMENTS

- For urban construction, this project is being served by a Tower Crane for on-site material handling and erection of the structure.
- As a high-traffic area, street lane closures will be implemented to assist the construction team with delivery and building erection.
- The Development Team recognized the congested traffic patterns at University Circle and proposed a public street turning lane closure to provide better pedestrian safety and to enhance traffic flow around the Artisan Residence.
- The construction team enhances the construction sequence by engaging BIM technology for coordination and conflict resolution on-site.

### CLIENT

White Oak Realty  
Osvaldo Contreras,  
Developer  
Chris Argona, Director of  
Real Estate

### ARCHITECT

FitzGerald Associates  
Sean O’Gorman Jr.,  
Project Architect

**SIZE:** 422,000 SF

**PROJECT VALUE:**  
\$80 million

**COMPLETION:**  
Spring 2023

**LOCATION:**  
Cleveland, OH