

Coming Around at University Circle: Contemporary development Circle 118 brings first new residential housing to area

At a special Earth Day event recently, WXZ Residential celebrated the ongoing transformation of the barren corner of Euclid Avenue and East 118 into Circle 118 – the first residential community to begin construction in the coveted University Circle area. Designed by RDL Architects, Circle 118 is contemporary both in design and sustainability, holding the unique distinction of being a pedestrian-centric green community.

"Circle 118 is honored to be viewed as the new eastern gateway to University Circle," says WXZ Development President Jim Wymer. "We are very excited about our contemporary design as it complements the balance of art and architecture throughout University Circle."

The pedestrian-centric design of the 17 eco-friendly residences maximizes outdoor space with attached two-car garages with hybrid/electric car charging stations encircling a private courtyard adorned with public art. Shafts of glass and natural light, green rooftop terraces and expansive decks invite the outside in to flexible open floor plans and modern features. Smart building design features include innovative rain screen panels and structural insulation that increases comfort, reduces utility usage, and provides synergy and vibrancy to the community.



GREEN GATEWAY Situated at E. 118 St. and Euclid Avenue, Circle 118 is a sustainable community designed to serve as the new eastern entrance to University Circle.

Notable green features include roof decks made of reclaimed plastic and recycled wood, optional fireplaces that burn ethanol instead of fossil fuel, non-toxic and low VOC paints and carpets, highly efficient Low-E glass windows, bamboo flooring, water-conserving high efficiency plumbing fixtures, high efficient furnaces and water heaters, and EnergyStar-rated appliances and light fixtures.

"When it comes to University Circle's 'Bring Back Euclid Avenue' campaign,

Circle 118 is everything we hope for on Euclid Avenue," says University Circle Incorporated president Chris Ronayne. "With its pacesetter design, the project complements the emergent modern arts district at our eastern gateway. It anchors the new Euclid Corridor project as a transit-oriented residential development and enhances our effort to become an environmentally sustainable neighborhood. And its signature address makes Circle 118 a five to ten minute walk to our



DESIGN DETAILS WXZ Development President Jim Wymer describes the amenities of Circle 118 at a recent groundbreaking event. The first units are scheduled to open this August.

world class universities, hospitals, arts and cultural institutions that make University Circle a premier urban district.”

In addition to enjoying the financial and philosophical benefits of living green, WXZ Development president Jim Wymer is so confident in the market appreciation at University Circle and the value of WXZ’s green building investments that he’s offering a Circle 118 Price Guarantee.

“In today’s market, our buyers are demanding value and are looking for developments and developers who believe in their product,” says Wymer. “In the event that a resident of Circle 118 desires – or needs – to sell their home, we’ll guarantee that the value of their home will be at least equal to the original sales price. We understand this is an uncertain time for many, so if for some reason the homeowner can’t sell the property for the original price after listing it for six months, we’ll buy it back at the original price.”

In addition to Circle 118’s Price Guarantee, Wymer explains that the combination of KeyBank’s Urban Assist program offering buyers a 30-year fixed rate at 1% below market financing with no points and the city of Cleveland’s 100% tax abatement for 15 years provides homebuyers interested in Circle 118 with a financial advantage that expands their buying power over \$100,000. Eligible employees of Greater University Circle non-profit institutions can receive up to \$15,000 toward the purchase of a home through the Greater Circle Living Program. **P**