**Innova Living Housing Development**

Cleveland, Ohio

The Innova Living Housing Development project is a new housing complex situated in the Hough Neighborhood of Cleveland, Ohio. This mixed-use development will be constructed in two phases via Design-Build delivery and will contain 300+ studio, one and two bedroom apartments, as well as retail and offices in 360,000 SF of new construction on a 4.65-acre site.

The new development is located across the street from the main entrance to the main campus of the Cleveland Clinic medical center. Originally challenged by the city's building height restrictions, the development’s mid-rise scale actually serves as a transition from the institutional, high rise character of its prominent neighbor to the south and the low rise residential neighborhood to the north. The development goal of the project is to leverage the prosperity of the Greater University Circle area to revitalize, reenergize, reinvigorate and respect the Hough neighborhood.

The extensive use of glass combined with the vertical expression of two shades of light brick was intended to convey the positive feelings of openness, optimism and a fresh beginning. Even though the project is adjacent to the Historic Newton Avenue District, the expression and scale of the project is more contextually compatible with the larger institutional buildings. The building is placed at the maximum distance away from the Newton Avenue and will act as a background and a buffer to the larger buildings south of Chester. The ground floor , in addition to the building's two story tenant lobby, is primarily retail use. The building is surrounded with wide landscaped walks and planters to provide gathering and dining spaces. There is a vehicular and pedestrian open arcade, which connects through the building to the neighborhood beyond. Tenant amenities include a fitness center that overlooks the lobby, as well as a shaded south-facing, open-air deck on the top floor with an adjacent community room with views of Lake Erie.

The project was one of the first developments to be designed within the City of Cleveland's Healthy Community Design Principles Guidelines. These guidelines include: promoting physical activity and a healthy lifestyle, improving air quality and resource conservation, and a creating a safe environment that encourages social interaction.

The project is targeting LEED NC Silver certification and is setting the example for healthy, sustainable design for future development within the Hough neighborhood. A number of sustainable design elements were integrated into the design, including operable windows for natural ventilation, external sun shading on southern exposure, low-flow plumbing fixtures, LED lighting fixtures, stormwater retention onsite and permeable pavement. The project is on an accelerated schedule with Phase 1 (177 units, 207,770 SF) completed in June 2015 and Phase 2 currently underway.