

PROJECT NARRATIVE

The Foundry at Rocky River

Developer: Jaguar Prop Assets LLC

Construction: Leopardo Construction

Architecture & Design: HEART Design Group

We are excited to introduce *The Foundry at Rocky River*, a transformative project aimed at revitalizing a near-blighted building within the Rocky River commercial district. This adaptive reuse initiative will breathe new life into the site, expanding upon the already established high-density multifamily development adjacent to the property while activating the street level to create a vibrant, pedestrian-friendly destination.

The Foundry at Rocky River will feature a mix of studio, one-bedroom, and two-bedroom luxury apartment units designed with a modern industrial loft aesthetic—incorporating high ceilings, exposed materials, and thoughtfully curated finishes. Residents will enjoy a suite of premium amenities and enhanced landscape elements, reinforcing the project's commitment to community engagement and aesthetic enhancement.

In keeping with the site's architectural heritage, the redevelopment will also preserve and reinterpret key elements of the existing brutalist-style façade, seamlessly blending historic character with contemporary design.

Project Overview

- **Zoning:** General Business
- **Property Area:** 1.83 Acres
- **Building Height:** 8 Floors (All Residential)
- **Total Units:** 100 Apartments
- **Parking Spaces:** 343 (including structured and surface parking)
- **Total Square Footage:** 189,067 GSF (including 89,150 SF of subsurface parking)

Honoring the Legacy of Rocky River

As part of our commitment to celebrating the heritage of Rocky River, *The Foundry at Rocky River* will incorporate a historical art installation throughout the building. Each floor's hallway will feature curated artwork and informational displays that chronicle the city's journey—from its early beginnings to modern-day achievements. By integrating this visual storytelling experience, we aim to foster a connection between residents and the community, ensuring that *The Foundry* not only provides a place to live but also a deeper appreciation of Rocky River's past, present, and future.

A Partnership for Progress

We believe *The Foundry at Rocky River* will serve as a catalyst for positive growth within the city, reinforcing Rocky River's reputation as a premier community for both residents and businesses. We look forward to sharing our vision and collaborating with the City to ensure this project is a success for all stakeholders involved.