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# THE PLAIN DEALER



TUESDAY, MAY 17, 2005

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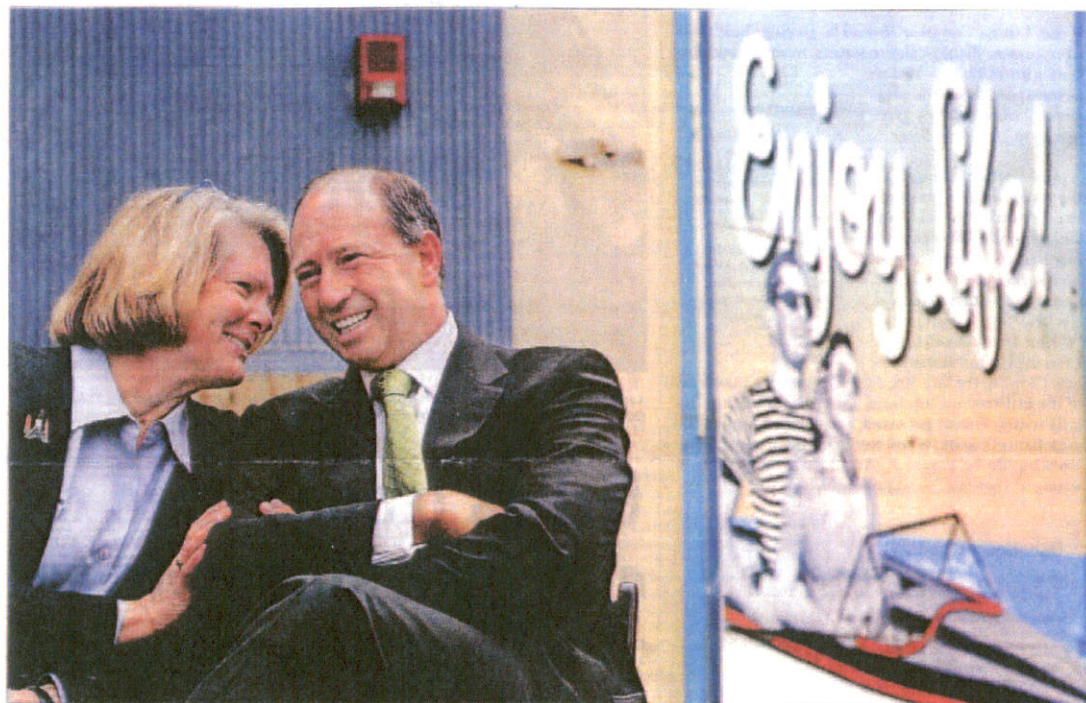
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## A new chance for the Flats



DAVID ANDERSON / THE PLAIN DEALER

Mayor Jane Campbell joined developer Scott Wolstein at a news conference Monday in the Flats. Wolstein wants to develop the riverfront area.

### A look at the Flats' possible future

Scott Wolstein says his \$225 million redevelopment plan for the east bank of the Flats will create a new neighborhood on par with Little Italy, Shaker Square and Cleveland Heights' Coventry. Demolition of existing east bank buildings is expected to start this fall, and construction is slated for completion in 2009.



14	180	151	255,174	1,733
Acres	Rental residential units	For-sale residential units	Square feet of entertainment and retail space	Planned parking spaces

SOURCE: The Wolstein Group

WILLIAM NEFF / THE PLAIN DEALER

### Developer envisions residential, retail mix

CHRISTOPHER MONTGOMERY  
Plain Dealer Reporter

It's called the Flats East Bank Neighborhood, and developer Scott Wolstein hopes it becomes Cleveland's next Little Italy. Today's east bank, a ragtag collection of bars and empty buildings, would be leveled and replaced by a pedestrian-friendly, tree-lined quarter of townhouses and apartments, small shops, a riverfront boardwalk, parks and plazas.

On the creaky back patio of the empty Dick's Last Resort — an apt symbol of the east bank's deterioration over the past five years — Wolstein on Monday finally unveiled his plans for the \$225 million development.

"I don't like to talk about it as just a 'project,'" Wolstein said. "This is the creation of a new neighborhood."

Demolition could begin as early as this fall, with comple-

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tion slated for mid-2009. To make it happen, Wolstein has rallied behind him just about every imaginable government office and agency he will need. Many of them, including Mayor Jane Campbell, were in attendance on Monday.

"Today is a real turning point," Campbell said. "We're going to make this happen."

Pieces of the financing puzzle still need to fall into place. But Wolstein and his public-sector supporters are confident that they will have enough funding for the project to proceed this year.

The mixed-use development would dramatically remake the east bank. Old River Road would be redirected away from the Cuyahoga River, allowing the neighborhood to spread unimpeded down to the riverbank.

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