

# SPECIAL FEATURE:

DESALES FLATS II -  
Business Report

# TOWNE PROPERTIES' PLAN OK'D FOR EVANSTON APARTMENTS

Towne Properties can move ahead with a plan to develop 92 new market-rate apartments in Cincinnati's Evanston neighborhood, the Cincinnati Planning Commission said Friday.

Mount Adams-based Towne, one of the region's largest multifamily real estate developers, wants to build three new buildings for DeSales Flats II near the corner of Woodburn and Lincoln avenues. The Cincinnati panel approved a final development plan for the 2.5-acre site.

The three, three-story buildings would fill slightly more than a quarter of the site, according to the development plan. The remaining 1.8 acres of land will be reserved for landscaping, green space, 119 parking spaces, an outdoor pool and lounge and an outdoor fire pit area.



"The \$13.5 million DeSales Flats II will feature 80 one-bedroom units and 12 two-bedroom units. Monthly apartment rent will cost between \$1.50 and \$1.60 per square foot."

- Chad Munitz, Towne's vice president of development

Towne wants to launch construction later this summer or early fall 2016. The project is expected to be completed in June 2017.

The site's main entrance will be at Woodburn and Lincoln and individual building entrances will be along Lincoln and Woodburn. Buildings will have wood frame



construction with flat roofs. The buildings' exterior facades will have a mix of brick, stone and cement fiber board. Towne is working with PDT Architects and Human Nature on the building and landscape designs.

Buildings at the DeSales complex would be built to obtain certification under the Leadership in Environmental and Energy Design program. The site will feature bike parking, carports and at least one electric car charging station.

Club room amenities include a full kitchen, foosball, shuffle board, a fireplace, large-screen television, coffee and cyber bar and high-speed wifi. The site also features a fitness center.

