

Developer of condos stays course in First Ward

North Davidson and East 10th project to have wide price range

Developer David Furman of Boulevard Centro is on a 2 1/2 year roll in First Ward.

He's ready to launch his fifth condominium project - the 25-unit Cityview Lofts - on North Davidson Street between East 10th Street and Garden District Drive.

One after another, Furman starts a project as its predecessor sells out, with an eye toward providing a variety of price ranges.

His earlier First Ward condos sold for as little at \$126,000 and as much as \$270,000.

Cityview Lofts list for just \$118,500 to \$208,500 and range from 647 to 1,171 square feet. Most will be priced in the \$130,000s.

Furman expects to break ground by year-end and have the first condos finished by fall 2003.

Boulevard Centro owns sites for 141 housing units in the 11-acre Garden

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District, which extends between Ninth and 11th Streets to Interstate 277

With the completion of Cityview Lofts, it will have developed 127 units.

Furman has saved two corners at Alexander Street and Garden District Drive for the final touch, small projects with some street-level retail. One building will total six units and the other eight.

In addition, he's including a 1,000 square foot, ground level retail space in Cityview Lofts.

Several residents of the Garden District are interested in buying it to create a neighborhood gathering place - perhaps a coffee shop or tea room, he said.

Cityview Lofts units have open floor plans with kitchens, baths and separate areas for living-dining and sleeping. The sleeping area is separated from the living room by a six foot



DAVID FURMAN ARCHITECTURE

David Furman's Cityview Lofts in First Ward, shown in rendering, will sell for #138,500 to \$208,500.

high partition. Ceilings are 10 feet high.

Furman plans a parking garage underneath the building with elevator access to the condos. Owners will have skyline views from balconies or bay windows.

Carocon Corp., is the general contractor. Furman's architectural firm designed the project. Boulevard Centro's Laura Baker is handling sales.

First Ward was vibrant and diverse in the late 1800's and early 1900's. Urban renewal claimed hundreds of homes in the late 1950's, and public housing overwhelmed it in the late 1960's.

The Garden District is part of a massive effort that began about five years ago to reshape the once-sprawling Earle Village public housing complex to

a neighborhood of mixed housing types and price ranges.

The new activity includes Tuscan Development's Tivoli, a 93-unit condo project on Garden District Drive and Saussy Burbank Homes' single-family houses and duplexes.

Boulevard Centro's other Garden District projects include Skyline Terrace, Cityview Townes, Alexander Court and Tenth Street Townes.

Project to bring more residents to South End

\$27.5 million residential-business plan will create 115 housing units

The thriving South End commercial strip will get an infusion of housing and street level businesses in a project unveiled Thursday by developer David Furman and Crosland.

The \$27.5 million, 175,000 square foot project will include 115 residential units - 25 percent of which will sell for less than \$100,000 - and cover three acres on South Boulevard across from SouthEnd Brewery.

"This will bring more residents to South End, and more people living there is what makes everything else go," Furman said.

In addition, he said, The Village of Southend will perpetuate the redevelopment momentum along the strip of South Boulevard from uptown to Ideal Way and help bridge South End with the Dilworth neighborhood.

Furman's Boulevard Centro plans four "communities," each featuring different designs, sizes and price ranges. Each community faces one of the streets bounding the village: South

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Boulevard, Magnolia Avenue, McDonald Avenue and Euclid Avenue.

The Village of Southend will be one of the largest condo projects ever announced for the inner city.

The site was assembled three years ago by Jim McCurry of McCurry Properties and Bob Langford. The original emphasis was on upscale retail and offices with 38 Boulevard Centro condos.

"We hit a timing problem - the office market was weakening when we were trying to get it started," McCurry said. "Now there's a greater emphasis on condos and a minimum amount of office space."

He said the shift in strategy will enable him to renovate for commercial use a 9,000 square foot building that would have been demolished for parking across McDonald from the



RENDERING COURTESY OF DAVID FURMAN ARCHITECTURE

Magnolia Court condos in The Village of Southend will be priced from \$89,000 to the mid - \$130,000s.

village.

"The silver lining in the cloud is the residential market remains strong," McCurry said. "Boulevard Centro and Furman Architecture have a unique specialty in creating super-hip condos and lofts on very tight urban sites."

Furman's other projects include Gateway Lofts in Third Ward and Skyline Terrace and four others in First Ward.

The Village of Southend condos will wrap around a 144 space parking deck, likely to be started in November. Condo construction probably could start in early spring, and the first units could be completed by late next year.

Crosland will renovate an 8,000 square foot 1940's

industrial building for commercial use and add 7,000 square feet, including mezzanine space and an adjoining three story building.

Eric Vargosko, vice president of Crosland's office and industrial division, is quoting a \$25-a-square-foot lease rate for commercial space in the complex, designed by MWT Architects.

In addition, Crosland will sell about 6,500 square feet of commercial condo space included in the village's residential building for about \$200 a square foot.

Builder adding another block in First Ward

Boulevard Centro plans 4th set of condos in evolving neighborhood

Developer David Furman of Boulevard Centro isn't building just condominiums in First Ward. He's building a neighborhood.

That's the philosophy behind the company's fourth project in the 11 acre Garden District, which extends between Ninth and 11th



Cityview Townes shown in this rendering will feature three living levels and rooftop terraces in First Ward's Garden District.

streets to Interstate 277

Furman disclosed plans Wednesday for Cityview Townes between Garden District Drive and East 10th Street in the northeast corner. It's a neighborhood on the upswing.

First Ward was vibrant and diverse in the late 1800's and early 1900's. Urban renewal claimed hundreds of homes in the late 1950's, and public housing

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overwhelmed it in the late 1960's.

The Garden District is part of a massive effort that began about five years ago to reshape the once-sprawling Earle Village public housing complex to a neighborhood of mixed housing

types and price ranges.

Banc of America Community Development Corp. put together the land parcels and worked with the city to reconfigure streets and incorporate green space. Land was sold at bargain prices to developers to encourage different housing price ranges and types.

The new activity includes Tuscan Development's Tivoli, a 93 unit condo proj-

ect on Garden District Drive across from where Cityview Townes will go, and Saussy Burbank Homes' single family houses and duplexes.

The 25 units in Cityview Townes will range from 1,283 to 1,326 square feet on three levels and sell for \$185,500 to \$205,500.

Furman's goal is to carve the land Boulevard Centro controls in First Ward into small parcels and develop them over time with distinctive projects.

That way, he says, the neighborhood will appear to have developed over time with different styles, sizes and price ranges of condominiums.

He has completed or is developing 77 units in the first three projects and expects eventually to build 120 units in First Ward.

Cityview Townes will be opposite Boulevard Centro's 15 unit Tenth Street Townes on East 10th Street, where units average about 1,300 square feet and sell for \$239,000 to \$270,000.

Eighteen unit Alexander Court at East 10th and North Alexander streets features lofts and penthouses averaging about 785 square feet and selling for \$126,000 to \$142,000.

All of the 44 three level, loft style units in nearby Skyline Terrace - Boulevard

Centro's first project in First Ward - sold at prices ranging from \$155,500 to \$192,000, Furman Said.

That made the timing right, he said, for Cityview Townes, whose units will be priced similarly.

Furman expects to break ground in June and complete the first units by spring 2003. Caroon Corp. is the general contractor, Furman's architectural firm designed the project. Boulevard Centro's Catherine Mitchell is in charge of sales.

The 15 units along East 10th Street will include rooftop terraces. On the 10 units along Garden District Drive, rooftop terraces will be brought in as an option.

All units will have front stoops, private rear courtyards with patios, large glass windows and ceramic tile bathroom floors and shower stalls.

First levels have a guest bedroom and flex rooms. Second levels have a combination living-dining room, and third levels have a bedroom and sitting area.

The next project? Furman has his eye on two other Garden District parcels, but he said he isn't ready to announce the plans.