

# 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

## DEVELOPMENT



**Doug Smith**

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. Carocon 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.