

## Southtowne Apartments

Project Profile: Multi-Tenant



**Owner:** Southtowne Apartments Associates, LP

**Architect:** Cohen Architecture

**Description:** This housing project called for the renovation of 10 apartment buildings and the addition of 6 new buildings. Eight of the existing buildings contain four, 650 square foot, 2 bedroom apartment units and two existing buildings contain four, 550 square foot, 1 bedroom apartments that have been totally refurbished with new floor plans and quality finishes. These existing buildings received a literal “face-lift” with new façade elements added, incorporating larger window openings with energy efficient vinyl windows and brightly painted “Hardie” board cementitious panel siding. The six new buildings contain an, 860 square foot, 2 bedroom garden unit with ADA compliant features and, on the upper level, a 1,300 Square Foot, 3 bedroom townhome apartment that offers a deck with concrete pavers for recreation. 15 other existing buildings were demolished to create off street parking and to provide a green space buffer at the rear of the property with landscaping. “Enterprise Green Community” guidelines were followed and met for the project. The project started late in the year and some adverse weather conditions were encountered, along with utility complications, the project was still completed 3 months ahead of schedule. All of the units were occupied ahead of schedule which allowed for the tax credits to be fully utilized.