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Posted: 4:00 p.m. Thursday, Feb. 19, 2015

## Senior housing project to go before commission

By Eric Robinette

Staff Writer

**FAIRFIELD** — After a number of delays, a proposed three-story senior housing project is set to go before the city's planning commission Feb. 25.

A public hearing had been set for last November, but some unresolved matters between the current landowner, Neyer Properties, and the developer, Clover Construction Management, delayed the project, said Tim Bachman, the city's director of development.

The proposed complex calls for a 119-unit senior apartment building with a density of 21 units per acre. The complex will include one- and two-bedroom units, according to city documentation. The site will be located on 6.5 acres of land on the north side of Patterson Drive, near the Planet Fitness.

Clover intends to buy the land on which the building would sit, but that sale hasn't taken place yet, Bachman said. The city requires maintenance of a water main, as well as a pond with a walking trail on the property. Clover Construction Management and Neyer Properties are trying to negotiate who should handle what.

David Hogan, a senior project manager for Clover, said he has not yet seen final drawings for Fairfield's complex, and he did not know where the property purchase negotiations stood.

However, he said, "A typical building for us is three stories, with, on average, 119 to 125 units with one or two bedrooms. Most of the units are two bedrooms."

Other amenities include a community room on the first floor, a weight room, and a gathering area for parties, a library and other functions. Each bedroom unit has its own washer and dryer, with a back patio, Hogan said. Clover has begun building units in other Ohio cities, including Parma and Willoughby Hills, both of which are in the northeast, near Cleveland.

This complex follows an earlier project that was abandoned, said Bachman. A concept plan had been approved in 2010, but that project fell through because the prior developer was unable to obtain federal tax credits for the \$18 million project. Clover Construction, however, is working entirely with private funding, he said.

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