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### 3 apply to develop riverfront

By Cindy Schroeder  
The Cincinnati Enquirer

#### Retail-residential mix for Covington

COVINGTON - High-rise luxury housing, retail sites and restaurants are some of the uses that three developers envision for Covington's last big stretch of undeveloped Ohio River frontage. By Friday's deadline, Towne Properties of Mount Adams, Covington-based Corporex Cos. and Flaherty & Collins Properties of Indianapolis had submitted their qualifications for developing the 15-acre Riverfront West site. The grassy tract extends from the RiverCenter office towers to the Clay Wade Bailey Bridge. It is across the Ohio River from Paul Brown Stadium in Cincinnati.

"I think the three developers that have (submitted qualifications) are all qualified people," Mayor Butch Callery said Friday. Callery said Economic Development Director Ella Frye and her staff will review the developers' qualifications and conduct interviews during the next month. Two of the companies gave a general indication of how they would develop the site. Corporex Development and Construction Management Inc. said it envisioned a project consisting "largely of residential and retail/restaurant uses." "Rather than try to provide a specific master plan at this time, it would be Corporex's approach to work with the city and perhaps other developers and consultants to determine a specific scope for the project and then host a design competition," Corporex's submission said.

Flaherty & Collins Properties, which also has offices at RiverCenter in Covington, described its 10-year-old company as "one of the largest multifamily developers in the Midwest." The company cited more than 11,000 units of construction in six states. "We believe there is market demand for a high-rise luxury residential development. Though our interest is in the residential component of Riverfront West, we are very open to working with other developers or a consortium who are interested in other elements of the project," Flaherty & Collins Properties said in its submission.

Towne Properties of Mount Adams cited four recent or ongoing residential or mixed-use projects in Cincinnati and Columbus, costing from \$30 million to \$115 million. Towne Properties indicated it would work with Kinzelman Kline Gossman of Cincinnati, and Staubach Co. and RTKL, a firm headquartered in Maryland. Its submission said it would be premature to indicate its plans for Covington's riverfront before doing extensive market research and development of "a true master plan by the city."

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Cutline: The packet given to developers indicated the city would like to see low- and mid-rise residential developments at Riverfront West for buyers with middle to upper incomes.