

Forest Square first LEED project for seniors

SOAPBOX, 11/2/2010

The Forest Square Project, designed by Model Group, is the first LEED certified affordable housing for seniors in Cincinnati.

The project embraced the challenge of the Burnet Avenue Revitalization effort to update and restore the historic neighborhood of Avondale. The LEED certified-silver level apartments is a \$4.3 million dollar project partnering Model with the Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, the City of Cincinnati, Key Bank, LISC, Uptown Consortium, and Avondale Community Council.

Model Group consciously made environmental friendly choices during and after construction. The 21-unit apartment complex's construction site contained one dumpster for garbage and one dumpster for recycling, leaving little for the landfill. For Model Group, sustainability is a business ethic that they embrace.

"We are really excited about Forest Square because it transformed a blighted corner in the community into quality housing for local seniors. Forest Square also contributes to neighborhood revitalization in Avondale by implementing a residential portion of the Burnet Avenue Urban Renewal Plan." Jen Walke, Model Group's Project Manager said.



Each unit includes energy efficient mechanical, electrical and plumbing systems, high efficiency furnaces and air conditioning, and Energy Star appliances. The units are well insulated and the walls have been painted with low VOC paint.

"The LEED amenities will provide a higher indoor air quality which will benefit residents with respiratory illnesses." Walke added.

The Forest Square project also include a community room with a fireplace and a kitchenette, lobby areas on each floor, two outdoor patios, and gardening beds for residents.

The apartments visibly stand out in the neighborhood with vibrant colors of orange and green, not only adding diversity to the area, but a visible sign of development and progress.

An open house will be held on November 12 at 10 a.m. Units range from \$566-\$625.

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