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Developer: New Heights Waterworks apartments will reflect 'spirit of the Heights'

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Broadstone Waterworks, an eight-story apartment building under construction near W. 20th Street and Nicholson, will reflect the eclectic nature of one of the city's oldest neighborhoods, said Luke Phillippi, development director with Phoenix-based Alliance Residential Co.

In December 2016, Alliance bought two tracts of land totaling almost four acres where the original Heights Waterworks once was from the city of Houston for \$15.02 million. The site features a 750,000-gallon brick reservoir building from 1928 that is listed on the National Register of Historic Places, a 1939 Art Deco pumping station built by the Works Progress Administration and a 1949 pumping station, the Houston Business Journal previously reported.

Alliance kept one tract of land for apartments and sold the other to Houston-based Braun Enterprises, which recently added the Montrose



ALVIN GEE

Luke Phillippi, development director with Alliance Residential, said the Broadstone Waterworks project will have an eclectic look and feel.

bakery and cafe Common Bond, Austin-based Hopdoddy Burger Bar and Floyd's 99 Barbershop to the retail lineup for the Heights Waterworks project.

Phillippi expects leasing on the 309-unit apartment building near the Heights hike and bike trail to start in the third quarter of 2019, with the building completion date set for 2020.

"We are really aiming to have a building that goes with the spirit of the Heights," Phillippi said. To achieve that look, Phillippi said the building's exterior will use brick to be in line with the older commercial buildings in the area. A large tree will remain on site with an outdoor seating area next to it.

Houston-based EDI International is the architect while Alliance is its own general contractor. The project is financed through a mix of equity and debt, Phillippi said, with a construction loan through Cadence Bank and Great Southern Bank. Building permits for \$38.2 million were recently filed with the city of Houston.

Phillippi said final design choices are still being decided, but overall the building will have "high-end, condo quality-like finishes" such as 10-foot ceilings, likely either plank or laminate flooring, quartz-type countertops and possibly vintage-looking tile in the bathrooms. Building amenities will include a large fitness center, pool, sky lounge with views of downtown and the Heights, a jam room, bike storage and bike room.

One- and two-bedroom units will range in size from 600 square feet to more than 1,200 square feet, with rents likely ranging from \$1,600 to \$2,800 a month, Phillippi said.

In February, Alliance broke ground on a five-story, 375-unit mid-rise apartment building near the southwest corner of Summer and Studemont called Broadstone Studemont.

Phillippi said the Studemont project will have more artistic finishes while Broadstone Waterworks will be more eclectic.

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