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Commercial Real Estate

Developer begins work on townhomes, apartments in Columbia Township




A rendering of Tributary 50, a 27-unit boutique development, in Columbia Township.

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By [Abby Miller](#) – Reporter, Cincinnati Business Courier
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A local real estate developer has begun work on a boutique residential project in Columbia Township.

Dial Residential LLC, owned by Christian Dial, broke ground on Tributary 50 in the fourth quarter of 2022. The project at 4040 Walton Creek Road was [originally called Creekside Manor](#). Dial said he changed the project name to better fit the aesthetic of both the project and surrounding area, but the vision to provide a unique living experience has stayed the same.

Tributary 50 will be made up of two residential buildings: one with 17 units and the other with 10 units. There also will be a clubhouse on site, which will include a coworking area, kitchen and fitness room. The clubhouse will open up to an outdoor entertainment area on the creek.

The units will be a mix of six townhomes and 21 apartments. Dial said 17 units will have direct access to garages, and each unit will have its own exterior front door. Amenities will include mud rooms, vaulted ceilings, enclosed covered patios and balconies, dry bars and smart home features, according to a release.



Construction on Tributary 50 began in the fourth quarter of 2022.

BLAKE MYERS

Unit sizes will span from just under 900 square feet to upward of 1,800 square feet. Rents have not been determined, Dial said, but they will be market rate and comparable to other new construction residential communities.

After beginning work in October 2022, Dial expects to complete the project before the end of 2023 and welcome the first residents near the year's end as well. Preleasing has not started yet.

The project, which Manning Contracting is building, is a multimillion-dollar investment in what Dial believes is a great corridor in Columbia Township for those who love the outdoors. To get to Tributary 50, residents will have to take a bridge over the creek. Tributary 50 is within a short walk to Fifty West Brewing Company, the Little Miami Scenic Trail and downtown Mariemont. It's also surrounded by Indian Hill's protected green space on the north and east sides.

"It's a hidden gem just right in the middle of everything," Dial told the *Business Courier*.

The [project began work](#) after Dial secured approval from the Hamilton County Rural Zoning Commission, Hamilton County Regional Planning Commission and Hamilton

County Commissioners. Dial said Columbia Township has also been a great supporter of the project.

