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From the Cincinnati Business Courier:

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Commercial Real Estate

Developer plans boutique residential project near Fifty West Brewery



This rendering shows Creekside Manor, a planned boutique, luxury residential project in Columbia Township.

REALSPACE 3D



By [Tom Demeropolis](#) – Editor, Cincinnati Business Courier
Apr 15, 2021

A local real estate developer is planning a boutique, luxury residential project near Fifty West Brewing Co.

Dial Residential LLC, which is currently developing [the 19-unit Mowbray Manor project near Mount Lookout Square](#), has plans to build a 27-unit boutique residential project at 4040 Walton Creek Road in Columbia Township. The new for-lease units, which would be called Creekside Manor, would be about a half mile from Fifty West.

Christian Dial, owner of Dial Residential and vice president of development with downtown-based Capital Investment Group, said he noticed the volume of people visiting Fifty West and jumping on the nearby Little Miami Scenic Trail and the lack of new rental living options in the surrounding area.

“With Fifty West as a catalyst, this area has become a destination for people, especially during the pandemic,” Dial told me.



When he was driving around one afternoon trying to get his daughter to fall asleep for a nap, he noticed the home on Walton Creek Road was for sale. After discussing it with his wife, he put the property under contract that night and purchased it last year for about \$500,000, according to property records.

“It’s a really unique property,” Dial told me. “It’s 1.6 acres, insulated, with a creek on one side and the Indian Hill protected green space abuts the northern and eastern property line.”

Dial is working to rezone the property to build Creekside Manor. Dial Residential is scheduled to go before Hamilton County Rural Zoning Commission on April 15. He received unanimous approval at the beginning of the month from Hamilton County Regional Planning Commission, and the staff has also recommended approval. The project would also need approval from Hamilton County Commissioners.

The project would include two, two-story buildings with about 14 one-bedroom units, 10 two-bedroom units and three three-bedroom units. It would be a multimillion-dollar investment.

“My goal is to build these buildings to resemble large single-family homes that are compatible with neighborhood,” Dial said. “We’ve been able to work with some of the neighborhood through the process and have been working to make sure the project mitigates concerns that have been brought up.”

Dial said Creekside Manor would be attractive to those who don’t want to be sharing hallways with other residents. The units would be market-rate, though Dial said it is too early to provide an exact rental range.



The project would include 27 for-lease residential units across two, two-story buildings.

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The finishes in the apartments will be high-end “condo quality,” such as quartz countertops, tile showers, beverage fridges in all of the units, wood plank flooring and larger floorplans. Some of the units will have attached direct garage access, as well as patios or balconies.

Community amenities at Creekside Manor would include a small clubhouse and an outdoor grilling and firepit area.

Plus, the apartments would be close to nearby amenities, such as Fifty West Burger Bar and the bike trail.

“It would be a great development and the type of place that I would want to live personally,” Dial said.

Dial is planning to bring back a lot of the team that is working on Mowbray Manor, including Manning Contracting, W5 Design and Evans Engineering.

Dial said he is flexible on the start date for Creekside Manor. He is looking at a late 2021 or early 2022 start for Creekside Manor and expects the project would take about 12 months to build.