

July 09. 2007 6:59AM

Residential project begins at Uniroyal site

By GENE STOWE
Tribune Correspondent

The foundation is in place for the first building in Mishawaka's IronWorks redevelopment — a five-unit town home structure — with offices, retail and a large restaurant to follow in less than a year.

“We had opportunities to come out of the ground with offices, retail, restaurants and residential,” says Donna Durish, vice president of Robert Stephens' IronWorks of Mishawaka LLC that is developing a mixed-unit project on the former Uniroyal site.

“We decided the first piece would be a residential piece. When you bring in retail and restaurants, they like to see the rooftops there. The first piece is one building that consists of five units. They should be completed in the fall – late October to early November – for occupancy.”

Eventually there will be 37 town homes in The Townes at Kamm Island Park on Front Street east of the 100 Center. Nineteen will face the river. All will be an easy walk to shopping, offices and eateries from coffee shops to fine dining.

“Anyone who buys a residential place at IronWorks is truly buying a lifestyle – a lifestyle that is urban, on the river,” Duris says. “It's all within a six or seven block area. People can conceivably park their car on a Friday night at home and not have to get in the car again until Monday morning – unless they're lucky enough to have an office there.

“It is truly a city within a city. It's a very urban feel.”

The Townes at Kamm Island Park range from more than 1,300 square feet to more than 2,600 square feet. Most are three-bedroom units, with a bonus room over the garage that could be another bedroom.

“Prices will begin under \$200,000 for the smaller units that are off the water,” to around \$245,000 for units on the water, Durish says.

Phase Two of IronWorks will be two three-story buildings. One will have a 6,000-square-foot restaurant on the first floor and two floors of office space, totaling 15,000 square feet. The other, with 38,000 square feet will have retail on the first floor and professional office space, such as medical uses, on the second and third floors.

“We are hoping that the first building will be ready for occupancy next June,” Durish says.

For more information on IronWorks of Mishawaka, go to the company's Web site at www.ironworksofmishawaka.com.