

William's upscale RiverPoint apartments to be 'green'

Doug Walker – Jun. 19, 2016



This architectural rendering shows what the 124-unit RiverPoint apartments off Braves Boulevard will look like. The project will be located on 6 acres and will have an estimated cost of \$18 million to \$19 million. Developer Charlie Williams said bids from prospective general contractors are due the first week of July. (Graphic Contributed – ArchitecturalIllustrations)

Months after announcing plans for an upscale apartment development adjacent to State Mutual Stadium, Rome real estate developer Charlie Williams now says the RiverPoint apartments will be Rome's first "green" large housing project.

Williams is purchasing approximately 6 acres for the development from Northwest Ga. LLC.

Williams is working with the Southface Energy Institute to build the apartment complex to EarthCraft construction standards. EarthCraft standards deal with a broad range of sustainability issues including environmental performance, indoor air quality and construction longevity.

Williams said there are a limited number of contractors who are certified to build to EarthCraft standards and he is eager to see who actually submits bids to serve as the general contractor for the project.

He said he is anticipating at least two bids from firms in Atlanta and Chattanooga. The bids are due the first week in July.

Williams said the “green” aspect of construction would translate into utility savings for tenants.

He said he is planning 124 units in the development — 39 one-bedroom units, 55 two-bedroom units and 30 three-bedroom residences.

“The average rate will be \$1,050 a month,” Williams said.

The amenities at RiverPoint will include a pool with cabana and bar, a gaming area, and a cyber care and fitness area.

The entire project, from acquisition of the property to construction, is estimated to cost between \$18 million and \$19 million.

Williams said he expects to break ground as early as September.

The apartments will be situated on the [northwest corner of the property west of the baseball stadium](#), between the Braves Miracle Field and the retention ponds that separate the tract from the trail along the Oostanaula River. Williams said the apartments will have a direct link to the trail system.

Doc Kibler, a partner with Dee Yancey in Northwest Ga. LLC, which currently owns the entire parcel, said his firm will retain between 8 to 10 acres being marketed for mixed-use development including medical offices, restaurants and other retail uses.