



# The Progress-Index

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## High Street Lofts are ready to sell

BY F.M. WIGGINS  
STAFF WRITER

**PETERSBURG — It's been nearly two years in the making, but Phase II of the High Street Lofts opens today.**

The grand opening is for the 24 condos — 16 one-bedroom and eight two-bedroom units — located in the former Seward Luggage Building on High Street.

Miller and Associates has invested \$4 million in the building's renovation and conversion, Robin Miller said.

"The condos each have high ceilings and wood floors," said Chris Blake, Miller and Associates' chief operating officer. Each condo features granite counters, numerous cabinets, large closets, plenty of windows and exposed beam and brickwork from the old industrial building.

The first phase was completed in July 2005 and included 10 townhouses, each of which has had an asking price above \$200,000. The second phase includes single-floor condos that start around \$135,000.

Miller pointed out that unlike the townhouses, which all have multiple staircases, the condos in Phase II are single level and there is elevator access for all floors. Only one of the condos features a staircase to a loft area.

"There's not really full head-room up here, but it could be a play-room for children or grandchildren or maybe it could serve as a home office," Miller said.

No two of the condos are exactly alike either.

Each has its own unique features ranging from a deck area for two lower-level units formed from a railroad loading area to a curved bedroom wall in a fourth-floor single-bedroom unit.

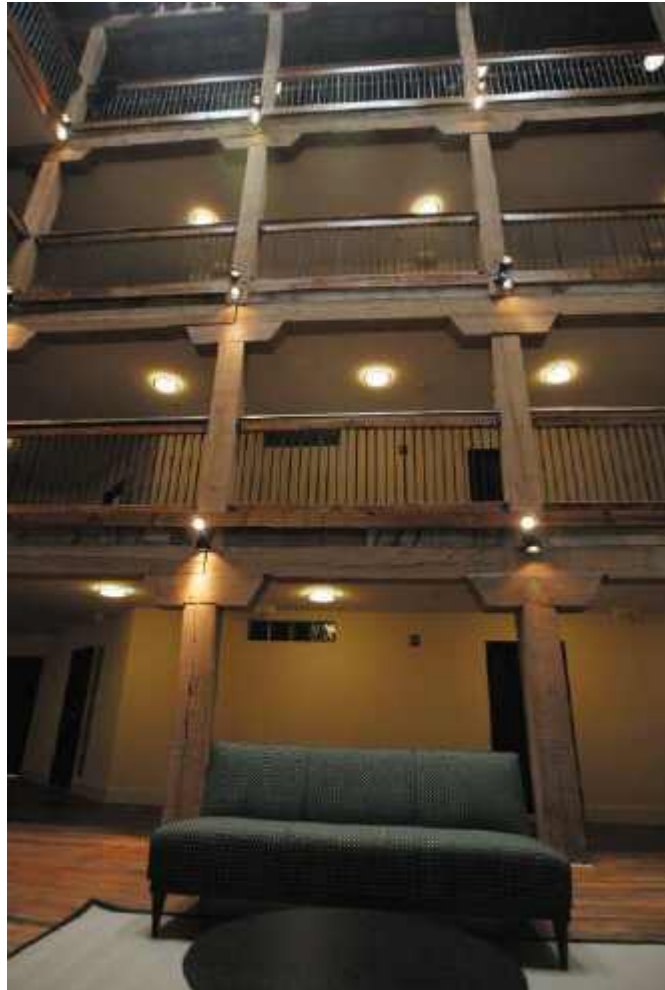
Another feature is the massive atrium area with three skylights and a community sitting room at the bottom. Miller said a large flat-panel TV would be installed in that area, and another similar community sitting area is being prepared for the fourth floor.

"We're also planning on adding an exercise room," Miller said.

Other plans include an eventual expansion into Phase III, but when that will happen hasn't been determined yet.

"We'll start work on Phase III as the market dictates," Miller said. "Once there are more people coming into the area through Fort Lee, we'll probably get to work on that."

Miller added that he would like to see at least half of the condos in Phase II sold before work on Phase III begins.



“We’ve purposely not pushed as hard on the promotion of Phase II because until now the units weren’t ready and for some people it’s hard to imagine what the units will look like with just a floor plan,” Miller said. “But we’ve had some very good interest in the project now and we’re going to start really promoting it Wednesday and this weekend.”

City Economic Development Director Vandy Jones said the opening of Phase II is another great thing for the city.

“It keeps the momentum going on the historic renovations,” Jones said. “I see this as nothing but a positive thing. Larger trends may show a slow down in the market, but all of these projects are private developers investing in the city.”

Petersburg has seen a surge in growth and new housing opportunities in the form of lofts and apartments. The Bank Street Lofts recently celebrated a grand opening,

In November 2007, City Council approved the redevelopment of a building that will become Dunlop Street Lofts. The building will offer 64 market-rate units in a loft-style apartment building. Half of the units will be one-bedroom apartments, and the other half will be two-bedroom units.

Garrett Shifflet, the developer of that project, told council that the building’s feel inside will be similar to that of his other recent project, South Street Lofts, which opened in 2006.

Jones said development isn’t limited to the downtown or older parts of the city and that a market-rate apartment complex on Crater Road is expected to open in early June.

High Street Lofts’ grand opening runs from 5:30 to 7:30 p.m. The lofts are located at 422 High Street in Petersburg. For more information, call 344-0032 or visit [highstreetloftsva.com](http://highstreetloftsva.com).