



Urban Design Commission
Continental 479 Fund LLC



PROVEN TRACK RECORD

Multifamily Development Experience

as of January 6, 2020

- National multifamily, hotel and retail developer.
- Founded in 1979 by three lifelong friends.
- As of 2020, have developed over 22,000 apartment homes in 18 states.
- All projects are conventionally financed with private equity partners.
- Develops, owns, and manages all apartment communities.
- No third-party management
- “[Top 10 Property Management Company](#)” – [multifamilyexecutive.com](#)

40 of
YEARS Building
Community

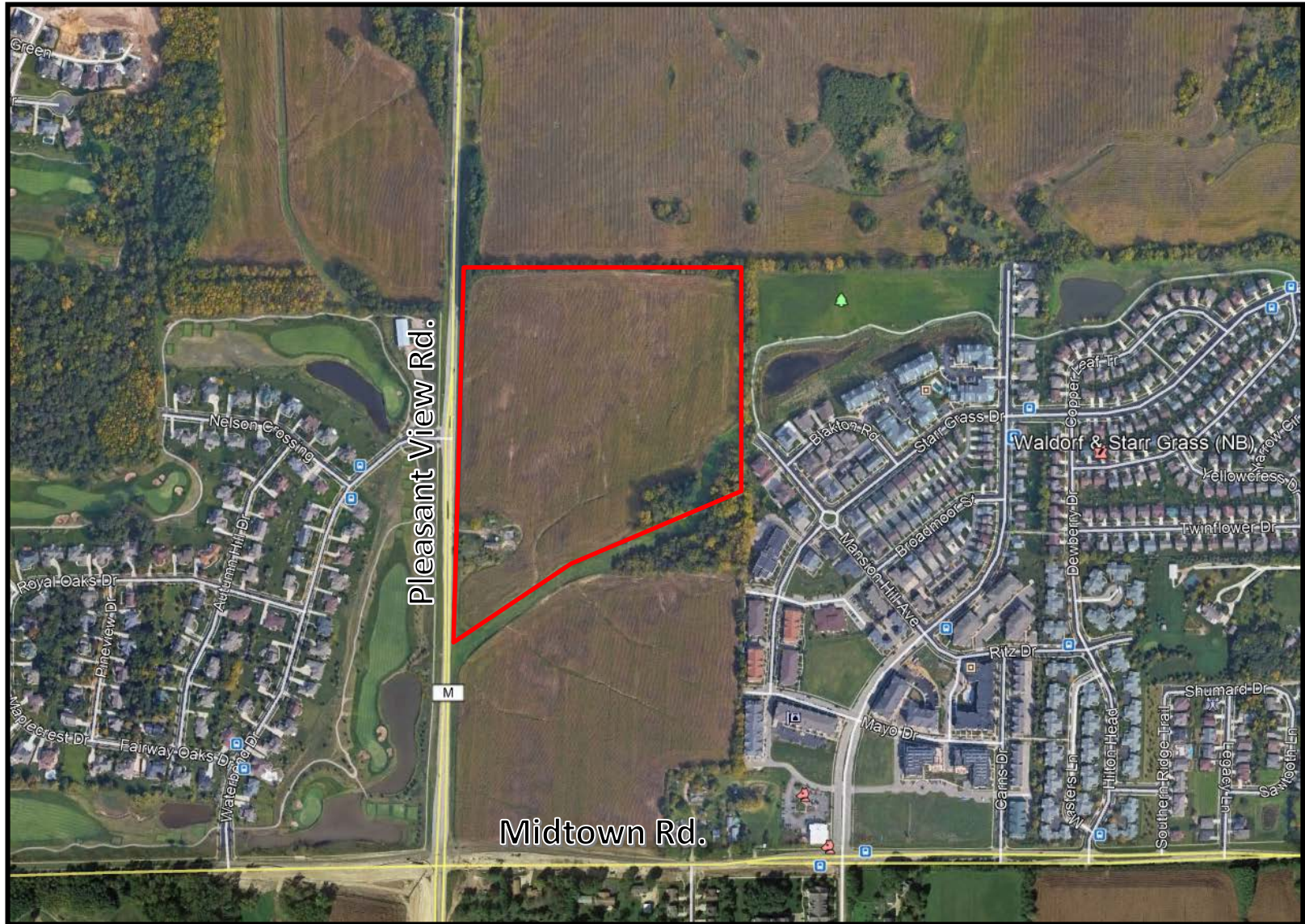
Developed
 **68**
Communities

Under Construction
 **24**
Communities

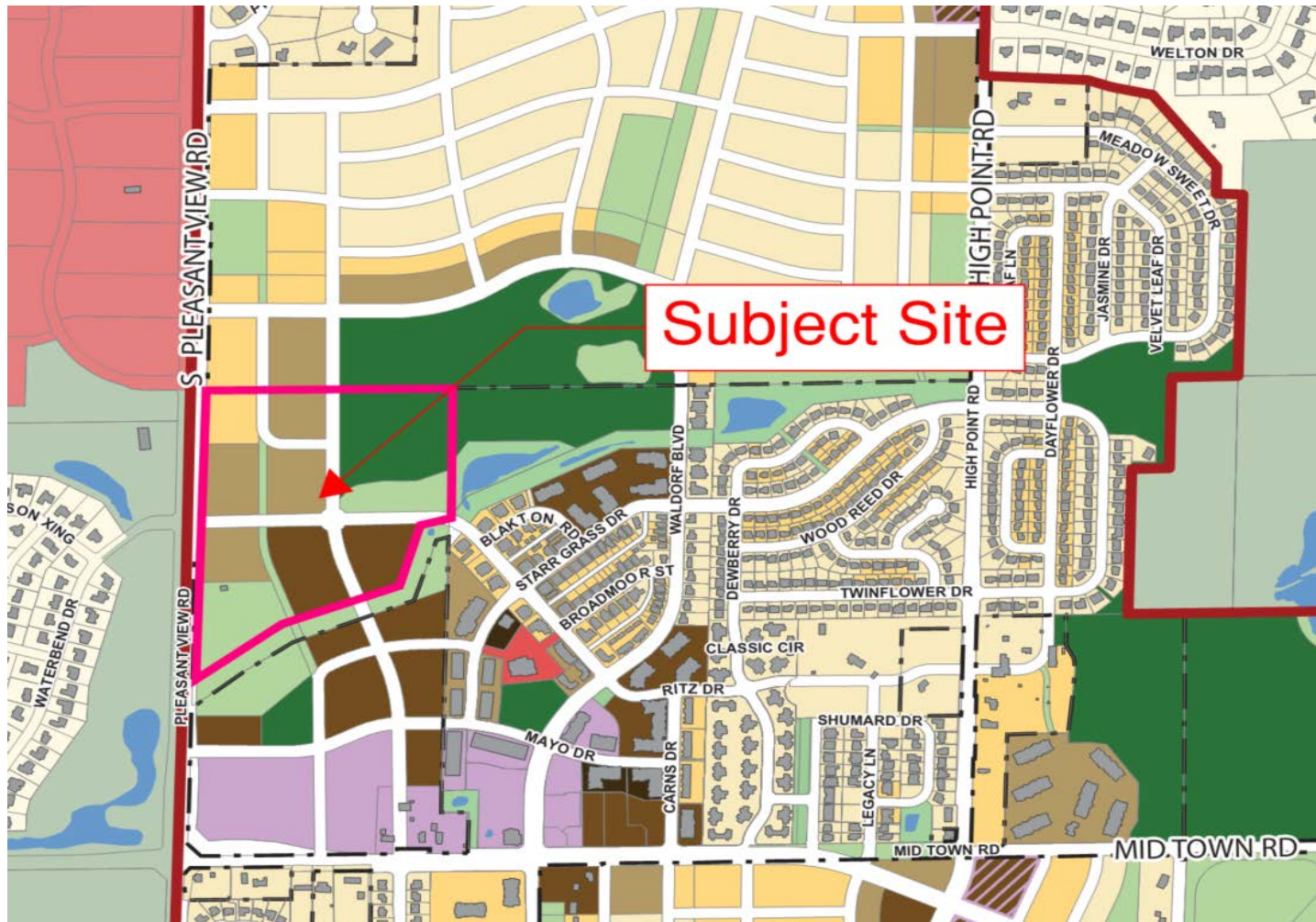
In Development
 **16**
Communities

CONTINENTAL
PROPERTIES

LOCATION



NEIGHBORHOOD PLAN



[illegible]

CURRENT PROPOSAL



PROPOSAL OVERVIEW

- 300 units through 15 residential buildings on 19.91 acres (15.07 du/ac).
- A mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom offerings.
- Homes sizes range from 551 square feet to 1,430 square feet.
- Proposing to rezone the subject site TR-U2 with a PRD overlay to allow for multiple buildings on one lot.

UNIT TYPE	NUMBER OF UNITS
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30

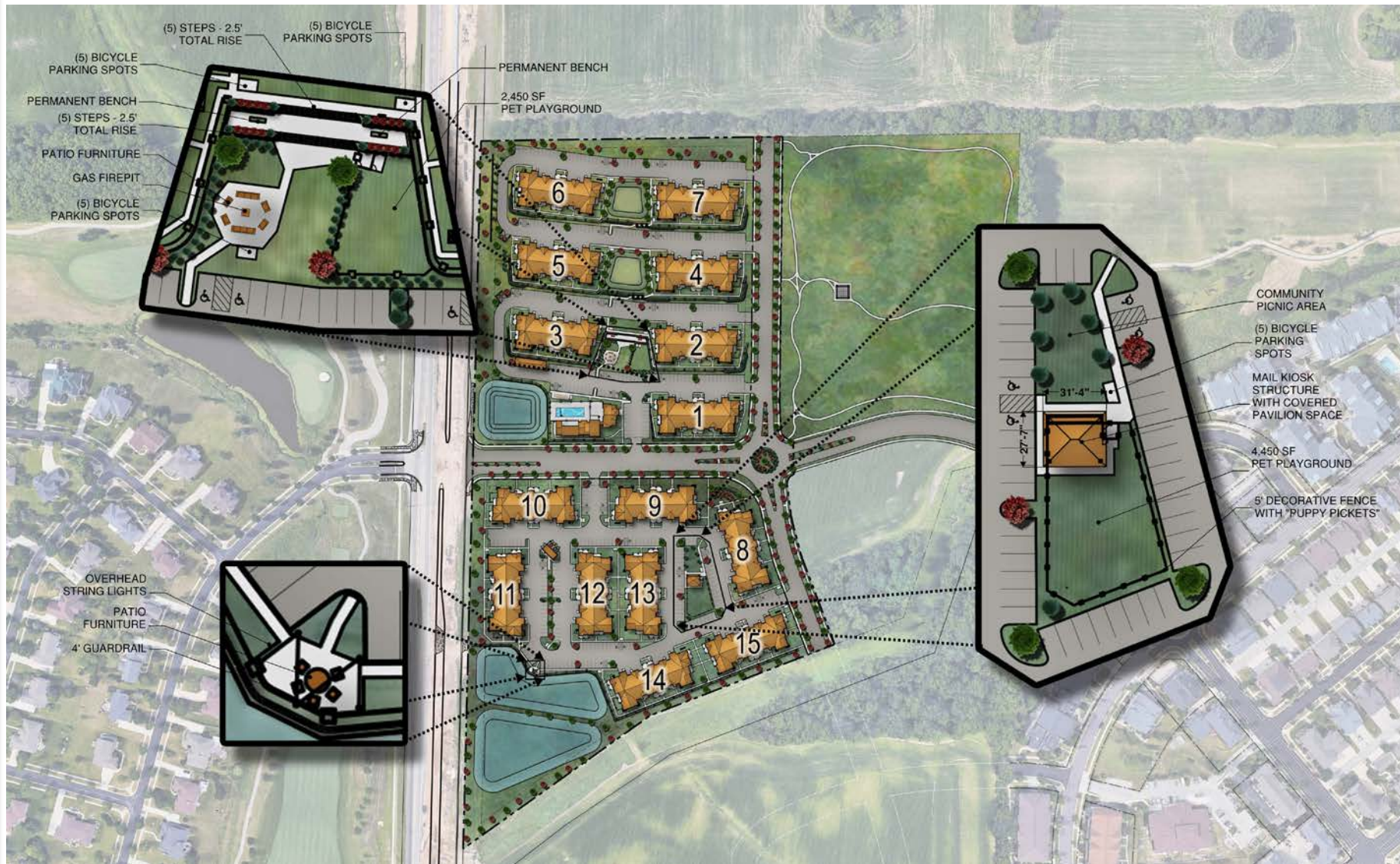


AMENITIES

- Site amenities include:
 - 4,500 SF clubhouse with large multipurpose space
 - A pool, sundeck and grilling area behind the clubhouse
 - 24-hour tenant fitness center
 - Pet playground
 - Car wash
 - Pet spa



AMENITY CALLOUTS



SITE AMENITIES



EXTERIOR PHOTOS



INTERIOR PHOTOS



ELEVATIONS - CLUBHOUSE

- Interior features include:
 - 24-hour fitness facility
 - Demonstration-style kitchen
 - Large gathering room for events
 - Click café with wi-fi throughout
- Resort-style pool with outdoor grilling area located at the rear of the club



Front Elevation

INITIAL ELEVATIONS – APARTMENTS



ELEVATIONS – MATERIALS



PLEASANTVIEW ROAD

MICA ROAD

15 A

14 B

13 A

12 B

11 A

10 B

9 A

8 B

1 B

2 A

3 B

4 B

5 A

6 B

7 A

FUTURE PARK

4' GUARD RAIL

BIKE PARKING (5) SPACES

PET PLAYGROUND

4' DECORATIVE FENCE

MAIL KIOSK

MONUMENT SIGN 2

4' GUARD RAIL

SELLER RETAINED PARCEL - FUTURE DEVELOPMENT TBD

TEMP AG

MANSION HILL WEST

MANSION HILL EAST

4' GUARD RAIL

PET PLAYGROUND W/ COVERED SEATING AREA

BIKE PARKING (5) SPACES

4' GUARD RAIL

DORMERS

A GRAY AS PRIMARY SIDING COLOR

B BLUE AS PRIMARY SIDING COLOR

NEW ELEVATIONS – ROOF ARTICULATION



④ REAR ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"



① FRONT ELEVATION
1/8" = 1'-0"

NEW ELEVATIONS – INCREASED MASONRY



④ REAR ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"



① FRONT ELEVATION
1/8" = 1'-0"

NEW ELEVATIONS – MASONRY & ALT COLOR



④ REAR ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"

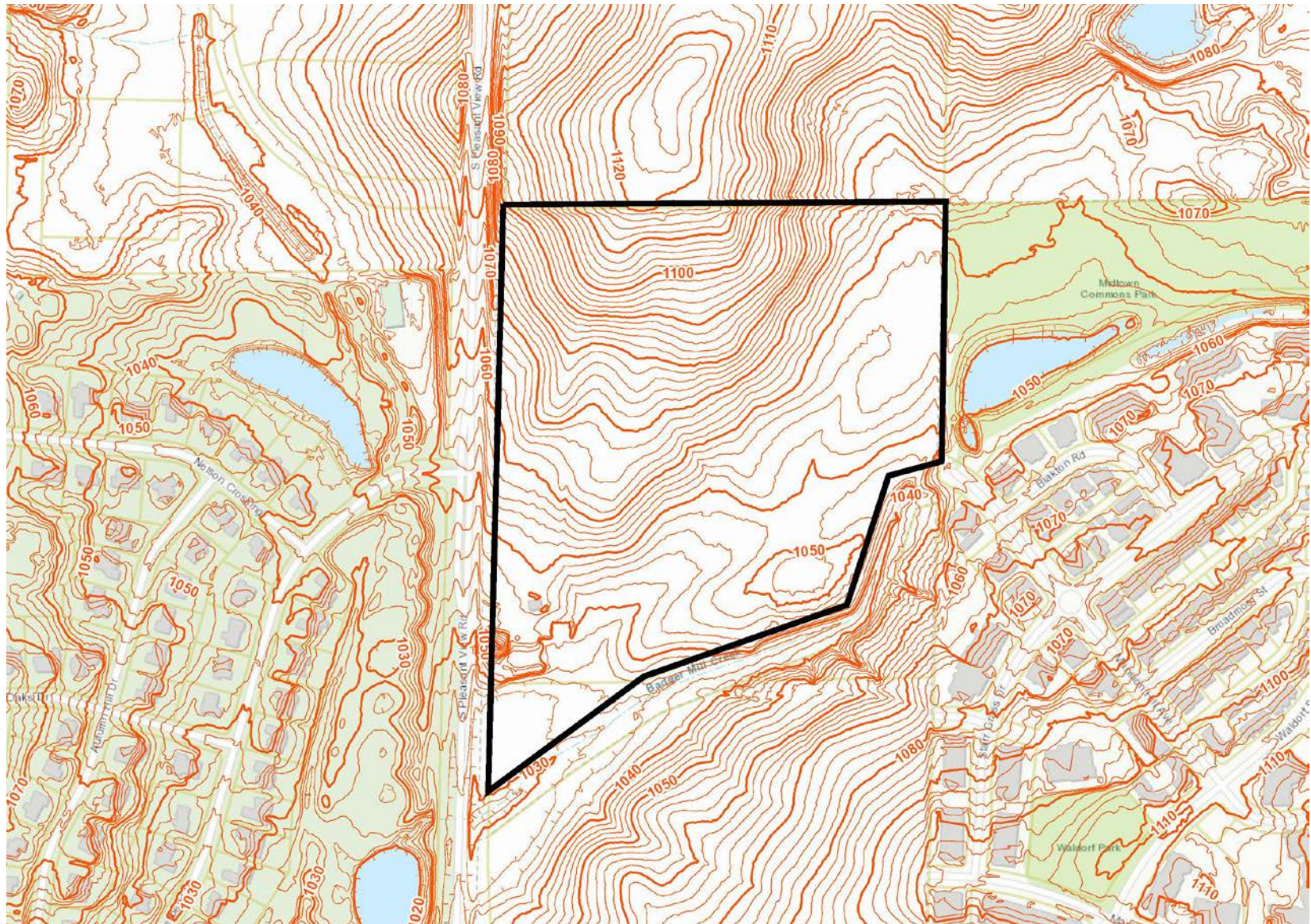


① FRONT ELEVATION
1/8" = 1'-0"

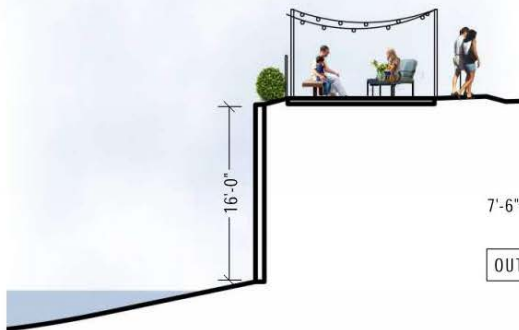
Architectural elevation drawing of a house. The house features a gabled roof with dark shingles. The exterior walls are composed of dark vertical siding and a lower section of horizontal siding. There are four garage doors: a large double door in the center and two smaller single doors on either side. A small front door is located to the left of the central garage. Callouts on the left side point to 'FLOOR CEILING TRIM', 'SHINGLE', and 'SHINGLE'. Callouts on the right side point to 'SHINGLE', 'SHINGLE', 'FLOOR CEILING TRIM', and 'SHINGLE'.



CONTOUR MAP



SITE SECTION



1 LONGITUDINAL SECTION DETAIL



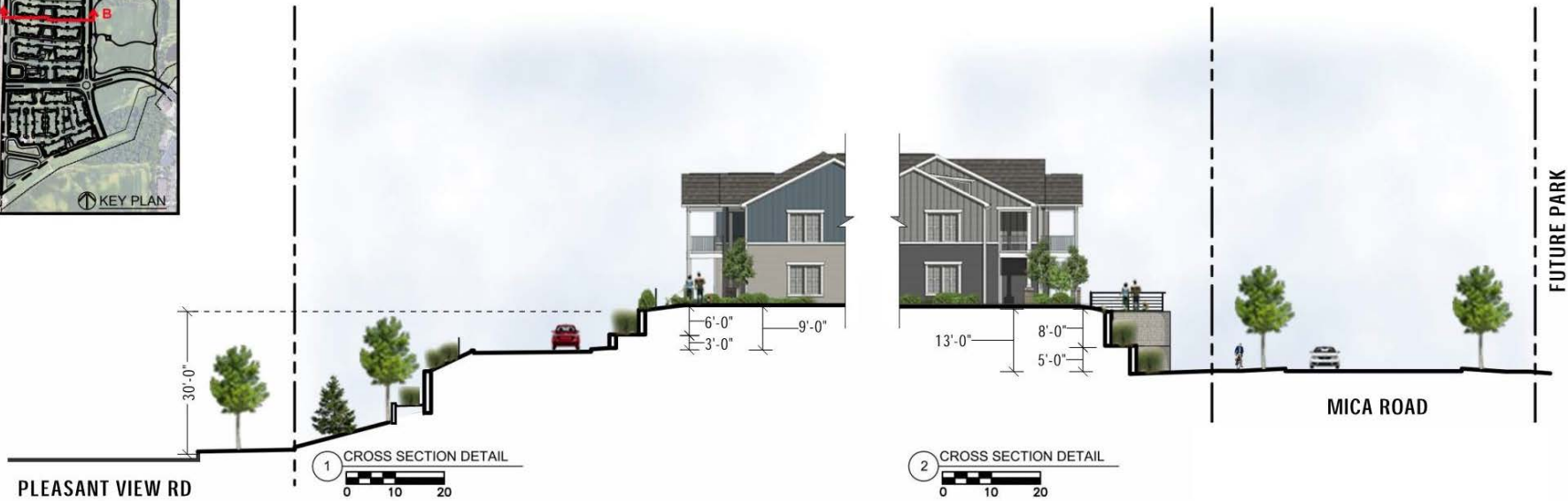
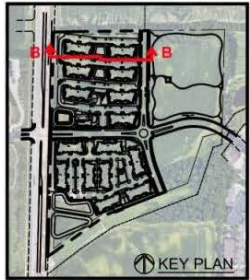
2 LONGITUDINAL SECTION DETAIL



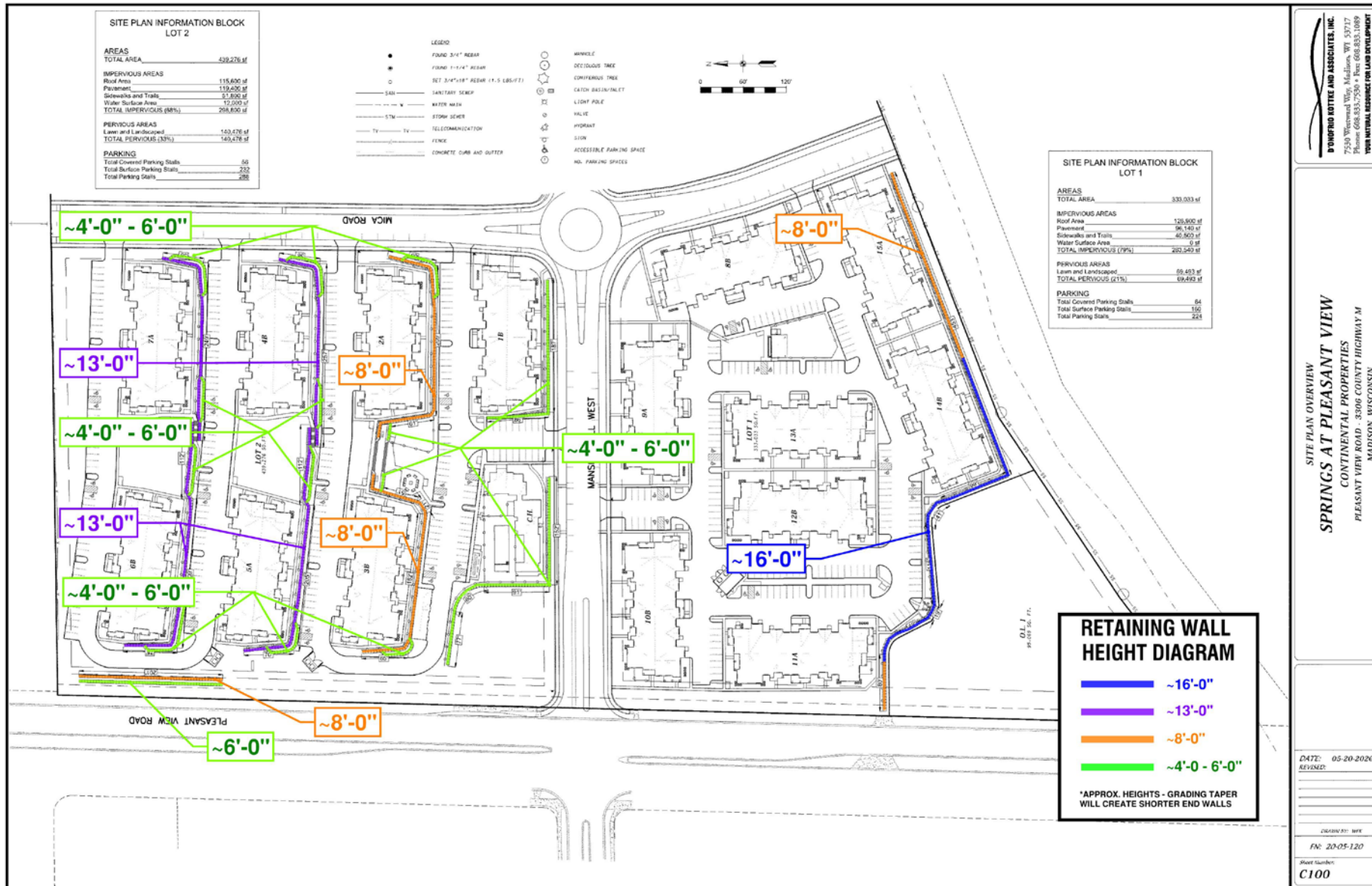
3 LONGITUDINAL SECTION DETAIL



SITE SECTION



RETAINING WALL DIAGRAM



RETAINING WALL EXAMPLE



EXAMPLE RETAINING WALL IMAGERY

SPRINGS AT THE RESERVE | WYOMING, MICHIGAN

PROPOSAL - RENDERING



PROPOSAL - RENDERING



PROPOSAL - RENDERING



PROPOSAL - RENDERING



QUESTIONS?



ADDT'L SLIDES – FOR REFERENCE

- View looking Northwest from Mansion Hill Avenue towards subject site



SITE PHOTO

- View looking Northwest from Mansion Hill Avenue towards subject site



SITE PHOTO

- View looking North from South Pleasant View and Mid Town Road towards subject site



SITE PHOTO

- View looking North from within the subject site



SITE PHOTO

- View looking East from Pleasant View Road towards subject site

