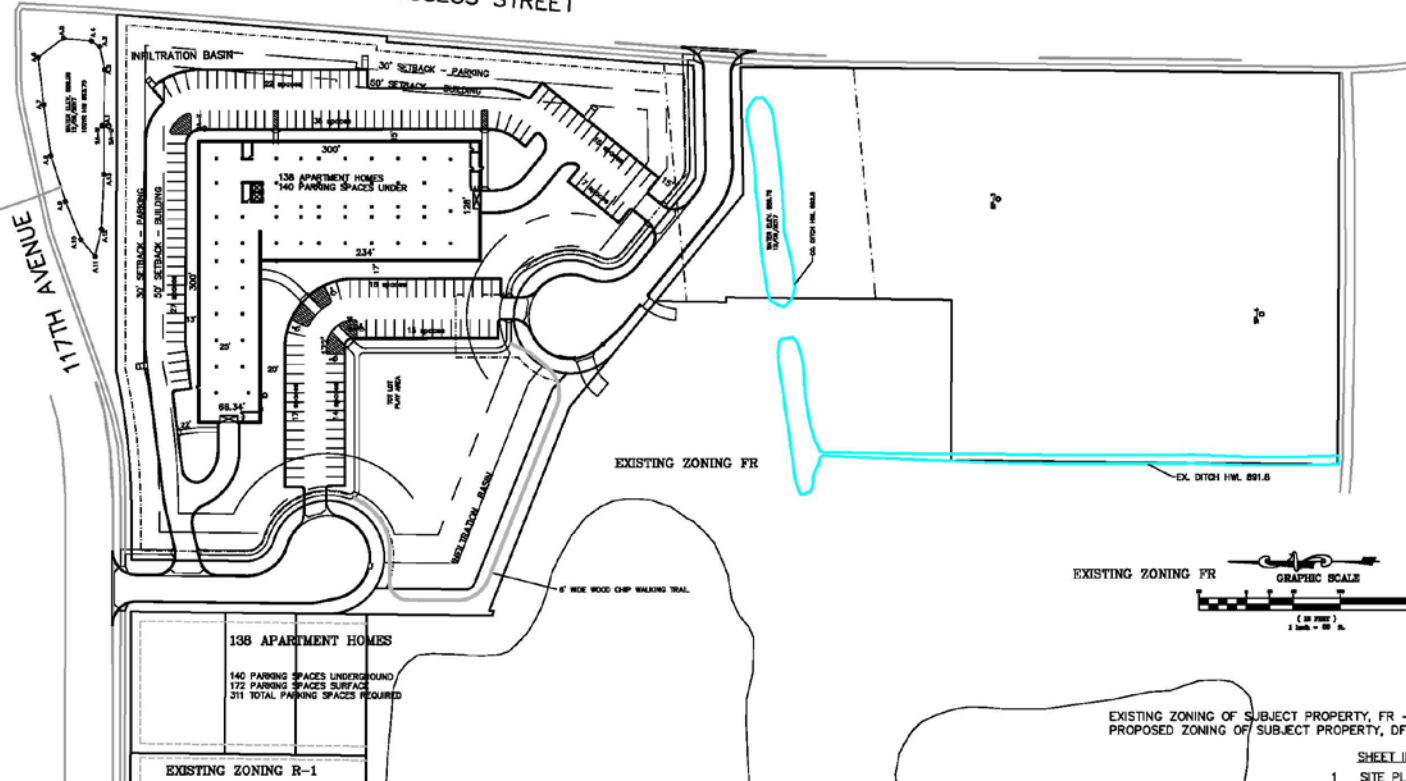


EXISTING ZONING PBD

EXISTING ZONING B-3

ULYSSESS STREET



138 APARTMENT HOMES  
140 PARKING SPACES UNDERGROUND  
172 PARKING SPACES SURFACE  
311 TOTAL PARKING SPACES REQUIRED

EXISTING ZONING R-1

Cedar Point Apartment Homes



EXISTING ZONING R-1Aa



AERIAL PHOTOMONTAGE

Cedar Point Apartment Homes



Upper scale, market rate rental apartments

138 Upper scale, spacious market rate rental apartments:

18 Studio	560 sf
57 One Bedroom	814 sf
63 Two bedroom & Two plus den	1030 - 1152 sf

Oversized, covered decks

Common area amenities to include:

- Large Patio and exterior recreation area
- Main floor common space
- Secure mail and Package units
- Fitness area
- Upper floor event room with panoramic view of lake



## Status:

Underground, heated parking garage; one stall per apartment unit

- Total parking ratio is 2.4 spaces per 1 unit

Four and five story building with step down roof lines

- Rents anticipated to range from \$1,000 to \$2,200
- Extensive landscaping surrounding the natural setting
- Views from common area out through a view corridor to the pond to the west- open common area at each floor landing

## Exterior materials

- Precast base – Stone finish
- Masonry lower levels / Upper levels prefinished composite siding
- Upgraded interior finishes
  - ✓ Solid / surface and stone countertops
  - ✓ Carpet at bedrooms
  - ✓ ceramic baths
  - ✓ Wood tone floors

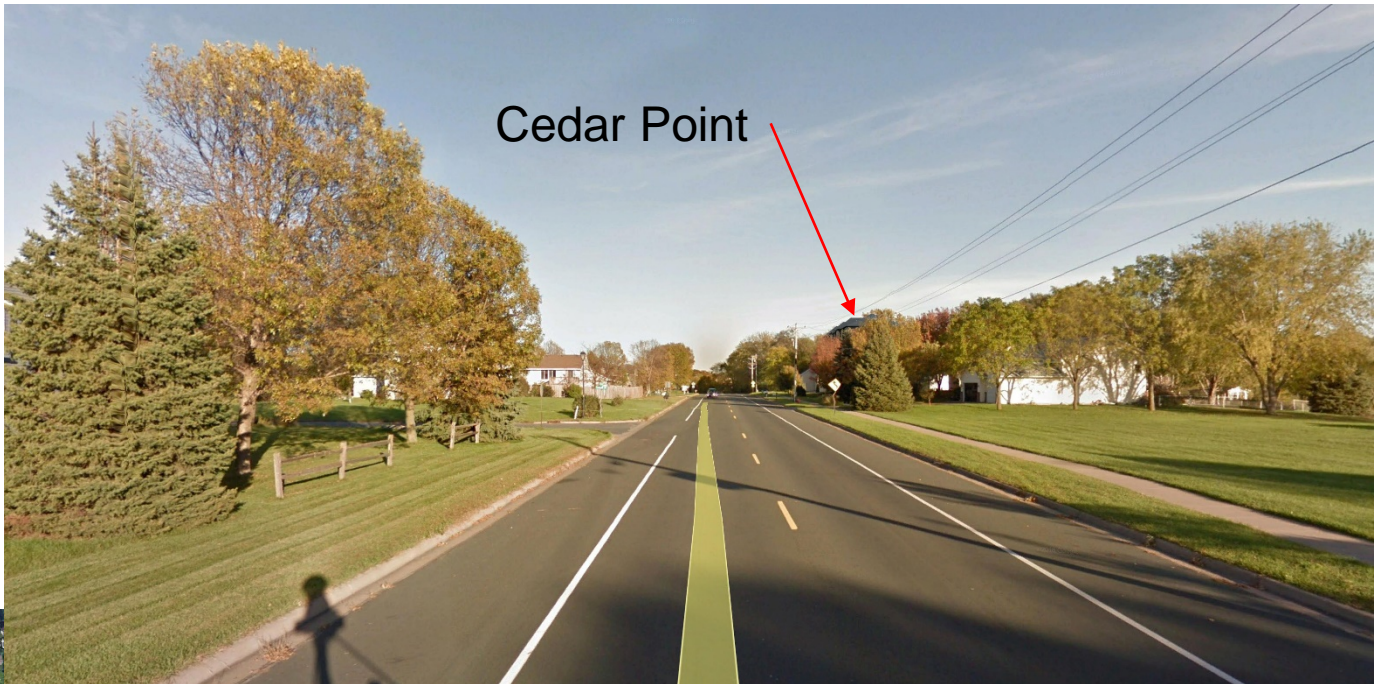




AERIAL PHOTOMONTAGE

Cedar Point Apartment Homes





Cedar Point



View from 117<sup>th</sup> Ave  
600' from property

Cedar Point Apartment Homes





Cedar Point



View from Ulysses  
600' from Property

Cedar Point Apartment Homes





ENTRY VIEW 1

Cedar Point Apartment Homes



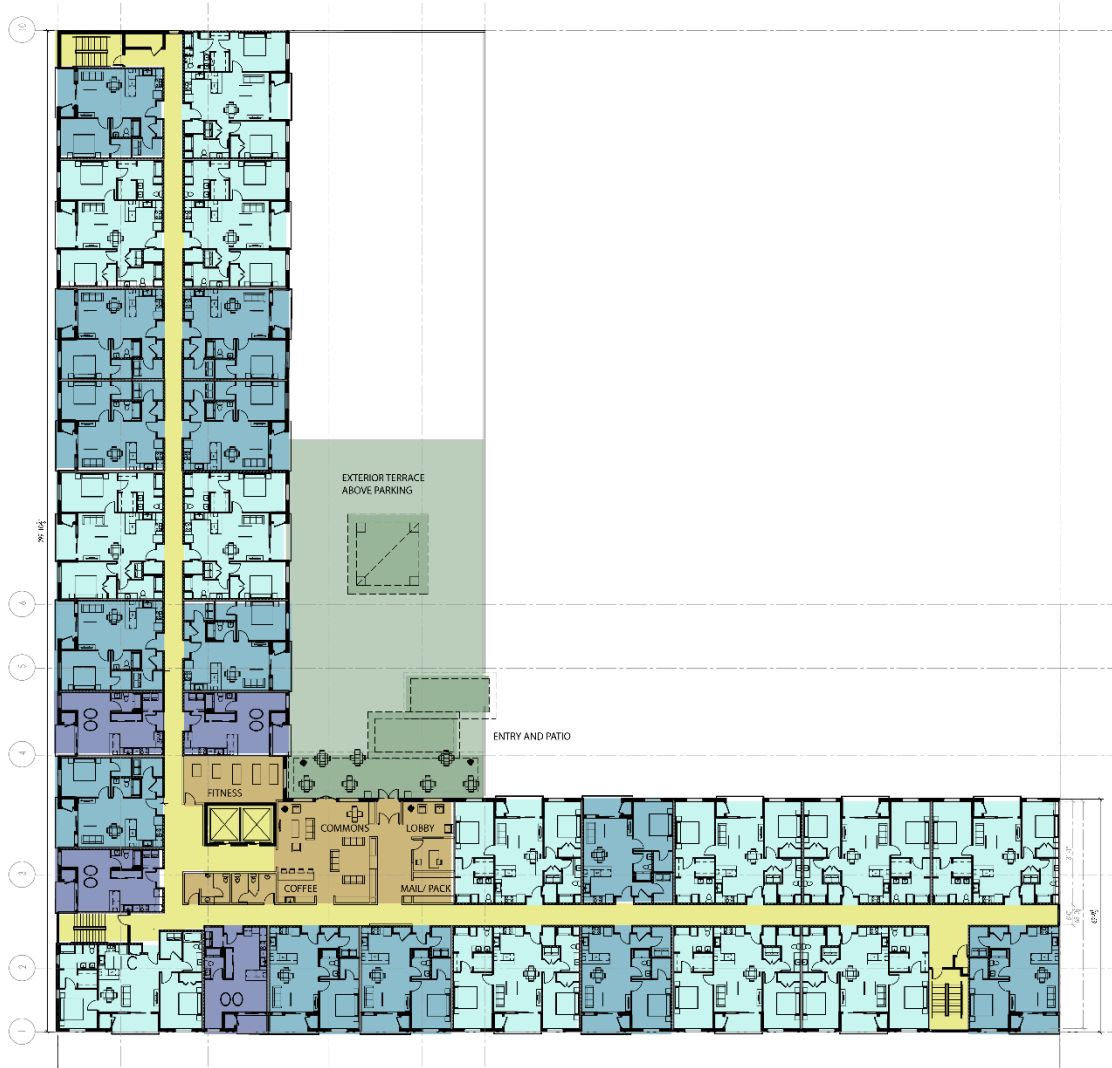




EXTERIOR COMMON AREA

Cedar Point Apartment Homes





Main Floor

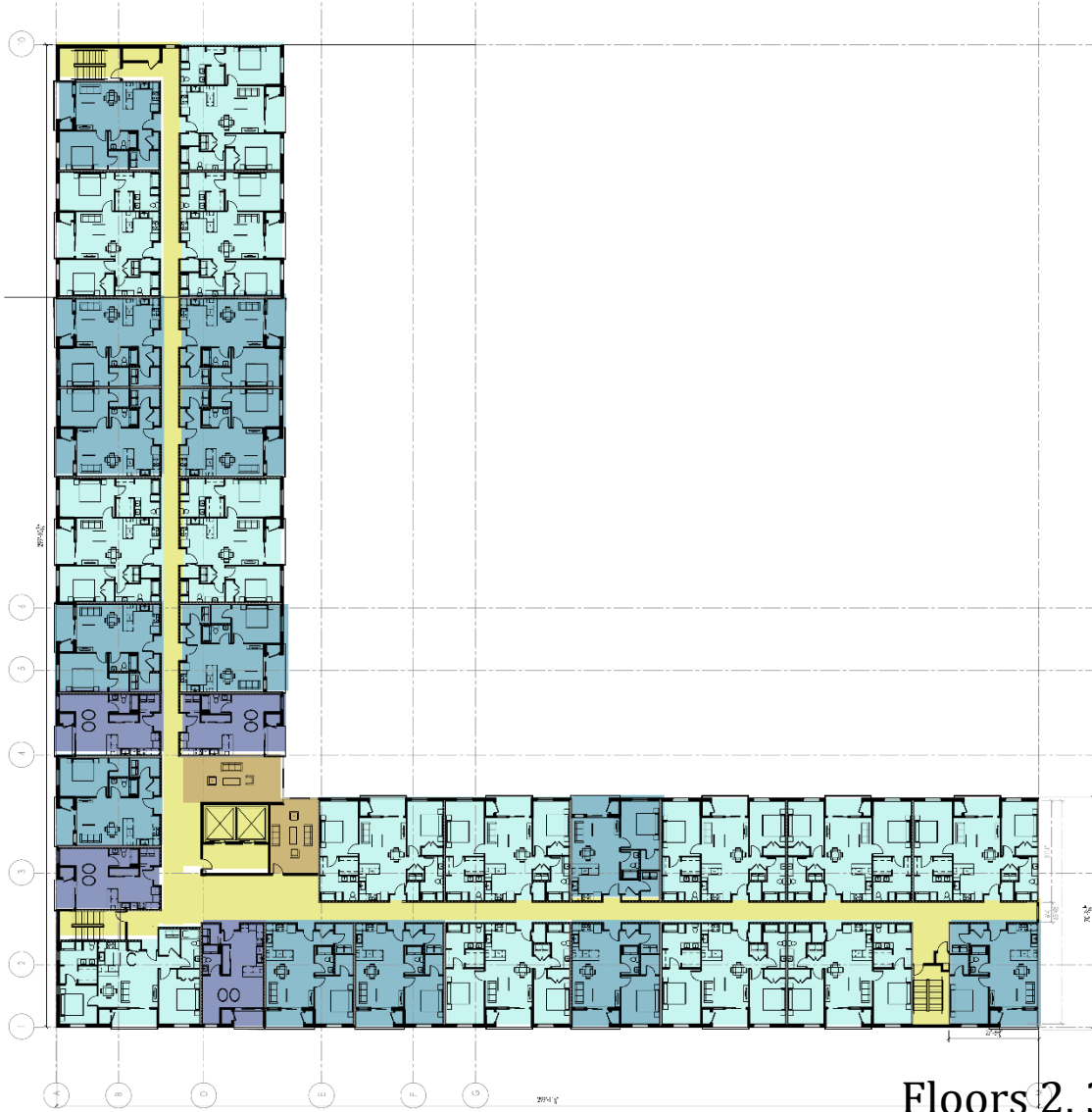




Main Floor Common Area







Floors 2, 3, & 4



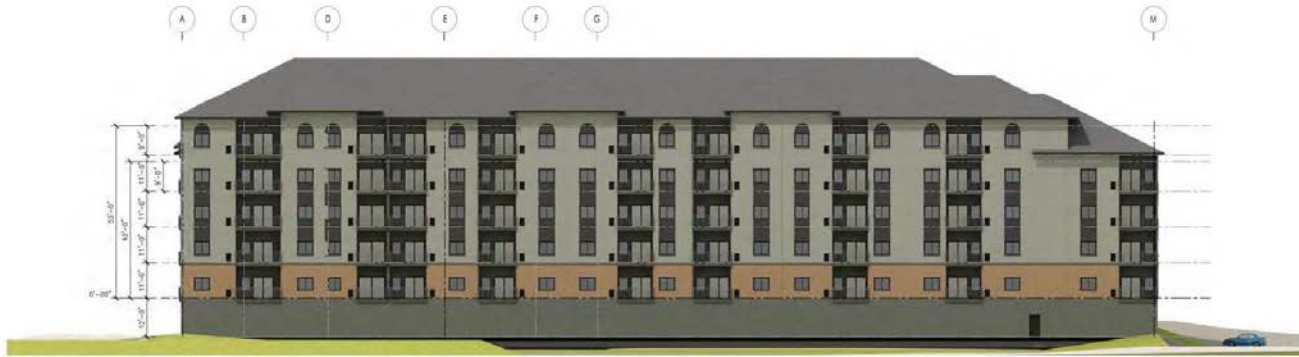
Cedar Point Apartment Homes

Skyview Common Space

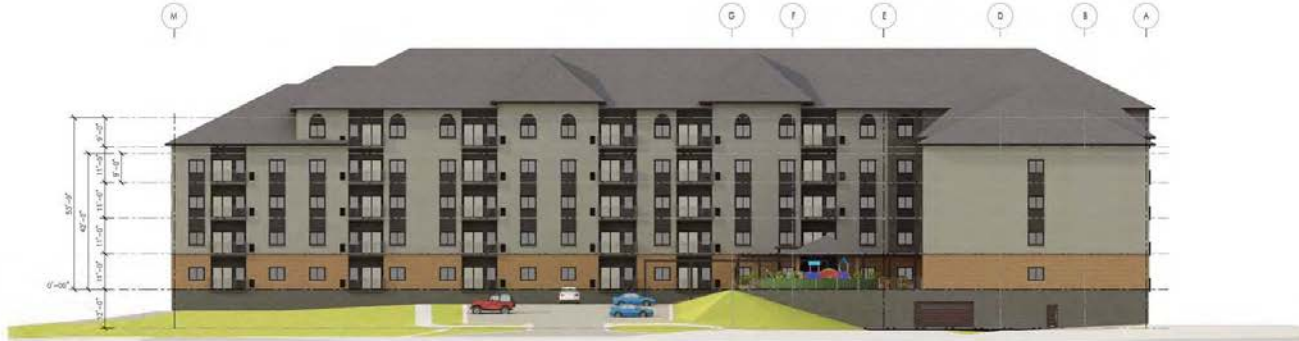


Floor 5





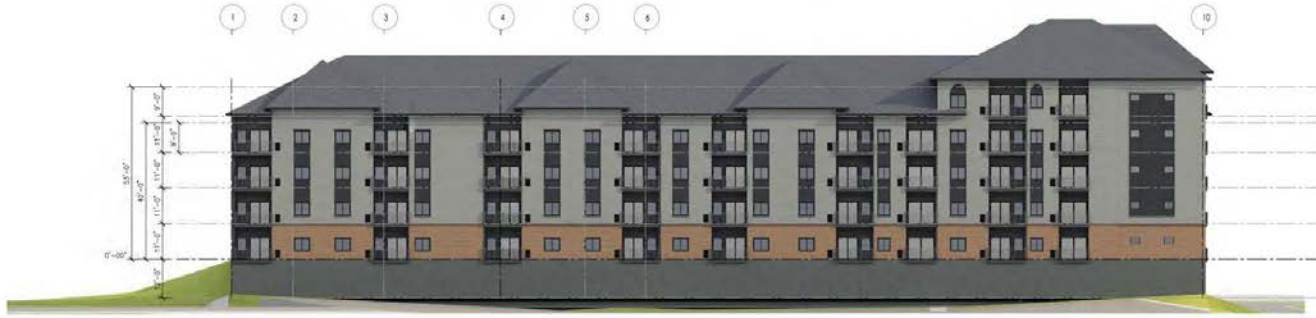
1 NORTH ELEVATION  
ORIGINAL SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION  
ORIGINAL SCALE 1/8" = 1'-0"

# Cedar Point Apartment Homes





1 EAST ELEVATION  
ORIGINAL SCALE 1/4" = 1'-0"



2 WEST ELEVATION  
ORIGINAL SCALE 1/4" = 1'-0"

# Cedar Point Apartment Homes







Heavy- weight  
Roofing



Stone Base  
Brick



Prefinished  
Siding and Trims

