SPRINGS®

apartments

PROJECT DESCRIPTION

Continental 432 Fund LLC ("Continental") proposes to develop an upscale 196-unit multi-family apartment community at northeast corner of 160th Street W and Pilot Knob Road in Apple Valley, Minnesota. The overall development size is approximately 11.8 acres in size.

The apartment development will be part of the "Springs" brand that Continental has established in the Minneapolis area. The apartment buildings are two (2) story structures with private, ground-level, direct entries to each unit which provide a townhome feel. A total of thirteen (13) apartment buildings are proposed. Both attached and detached garages are offered to residents. The project's clubhouse is located near the main entrance to the site.

Upgraded exterior elevations provide architectural interest through varied durable materials which include masonry, cement board lap siding, and cement board vertical board and batten siding, all in a complementary color palette to the surrounding neighborhood. Large windows are provided in each unit to promote natural lighting, along with creating opportunities to optimize passive solar heating and cooling. Each building provides articulation to break up the structure's massing; balconies, covered doorways, and unit projections create variation with each facade. Schematic elevations and renderings are included in this submittal.

The *Springs* will consist a mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom units, with ratios as shown at right. All of the floor plans offer an open-living concept with interior finishes that include dark colored cabinetry, granite countertops, stainless steel appliances, luxury wood grain laminate flooring, and large kitchen islands.

UNIT TYPE	NUMBER OF UNITS
STUDIO	20
1-BEDROOM	58
2-BEDROOM	92
3-BEDROOM	26

The Springs will be a gated and fenced community with one main vehicular access point into the development. The gate will be closed at all times for security. A secondary gate will be provided on the north side of the site for emergency services.

A number of amenities are included within the development. Among the facilities are a 3,500 square foot clubhouse, pedestrian sidewalks throughout the community, a car care area, a pet wash station, and a fenced pet playground. The clubhouse features a 24-hour fitness facility, a demonstration style kitchen, and a large gathering room for events with free Wi-Fi throughout. A resort style pool with outdoor grilling area will be located at the rear of the clubhouse. The site plan has been designed to be harmonious with the surrounding area and adjacent developments. Interconnectivity will be provided to the existing trail and public sidewalks.

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The proposed land use is consistent with the City of Apple Valley's Comprehensive Plan guidance for the site of *HD – High Density Residential* (12+ units/area). The site is currently zoned PD-703 with no specific zoning designation for the subject site. Continental requests to amend the PD designation to include Multi-Family use and define the zoning criteria. The proposed criteria are as follows:

- Parking:
    - Overall required parking count to be provided at 2.4 spaces per residential unit.
    - The overall parking calculation includes clubhouse parking, designated street parking, attached garages, detached garages, garage aprons and tandem garage spaces
    - Surface and apron parking spaces will have a min. dimension of 9'x18'
    - 1 covered parking space will be provided per residential unit via attached garages and detached garages

- Signage:

  Apartment housing needs signage in the same manner as commercial uses, in that signage is a necessary component of conducting competitive commercial activity, advertising and way-finding to the development. A successful leasing operation is a commercial sales activity that is ongoing for the life of the development. The main access point to the Springs is located on Elmhurst Lane, approximately 1,200 feet from the intersection of Pilot Knob Rd. and 160th St. The access location as well as the significant grade change from the major intersection limits visibility to the site's entrance for potential residents. Proper signage on the heavily trafficked roads as well as highly visible building signage is necessary to attract potential residents for the successful lease-up of the development.

    - 3 illuminated building signs
        - Maximum of 20sf each
    - 2 illuminated double faced monument signs
        - Monument signs to be setback from property line a min. of 5'
        - Gross sign area may be 50sf per side
        - Maximum 10' tall from adjacent grade
        - One monument sign may have an electronic message board

- Architectural requirements:
    - Maximum 2 stories
    - Minimum 15' building separation
    - Exterior Materials on primary buildings:
        - The exterior surface materials shall include a minimum of 8% masonry (net of windows and doors) on all four facades. The remaining surface area will be fiber cement siding.

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- Area Requirements and Standards
    - Density – 17 dwelling units per acre maximum
    - Building Coverage – 32% Maximum
    - Primary building setbacks
        - Pilot Knob Road: 25'
        - 160th Street W: 30'
        - Elmhurst Lane:15'
        - Cobblestone Lake Parkway S:15'
        - Interior side: 15'
    - Accessory Structures and surface parking setbacks
        - Pilot Knob Road: 25'
        - 160th Street W: 20'
        - Elmhurst Lane:10'
        - Cobblestone Lake Parkway 10'
        - Interior side: 10'

Continental develops, owns, and operates each of its *Springs* communities. Construction is estimated to begin in Summer of 2018. The development's clubhouse would be complete in Spring 2019, and apartment buildings would be delivered approximately every three (3) weeks following the clubhouse's occupancy permit. The development would be constructed as one (1) phase, with construction activities wrapped up by Winter 2020.