



Village of South Lebanon
Council Hearing
07.16.2020

Who is **Redwood**?

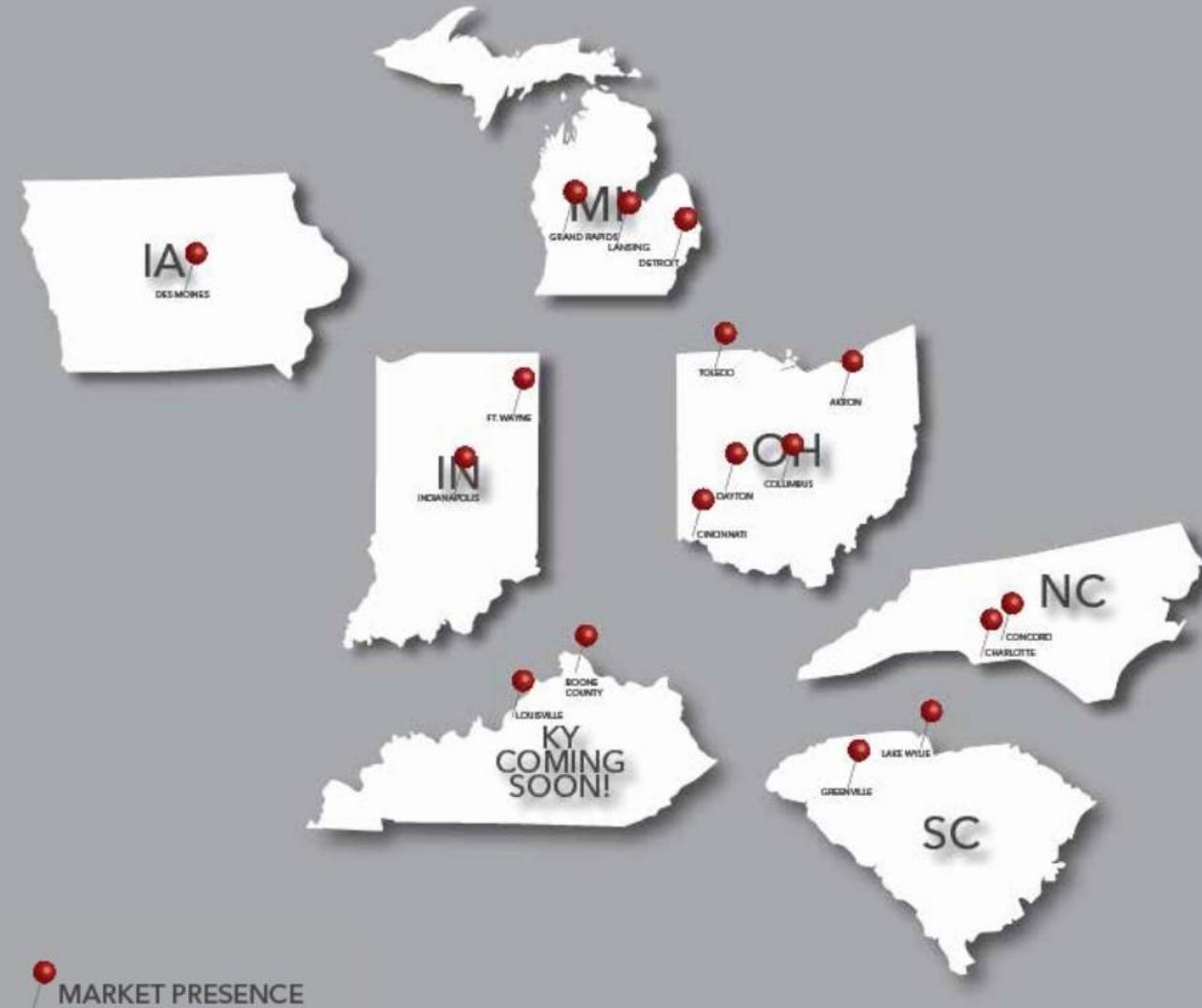
- Single story low density apartment neighborhoods since 1991
- 12,000 units owned and managed across portfolio
- 98% leased portfolio
- Resident focused
- Community oriented
- 24/7 on-site professional management



Where do we **build**?

Southwestern Ohio

- Union Township
- Milford
- Lebanon
- Centerville
- Washington Township
- Sugarcreek Township
- Fairborn
- Tipp City



What do we **build**?

- Distinctive, open floor plans with 2 bedrooms and 2 full baths
- Private, attached 2 car garages with direct entry
- Single story, no one lives above or below you
- Extensive landscaping
- Stone and shake siding accents
- Zero clearance thresholds
- Vaulted ceilings
- Personal outdoor patios
- Eat-in kitchens with walk in pantry
- Full size washer and dryer connections
- Private streets



Who lives **here**?

- Empty nesters and young professionals
- Residents who want single story design with private attached garages
- Those desiring a maintenance free lifestyle
- Those who can afford \$1400-\$1800 monthly rent
- Applicants required to submit credit and background checks
- Our design and features generate long-term residents



The Site

- +/- 41.031 acre site
- Presently vacant land
- Current zoning: IL-Light Industrial
- Adjacent to: IL, MEP, R3 properties



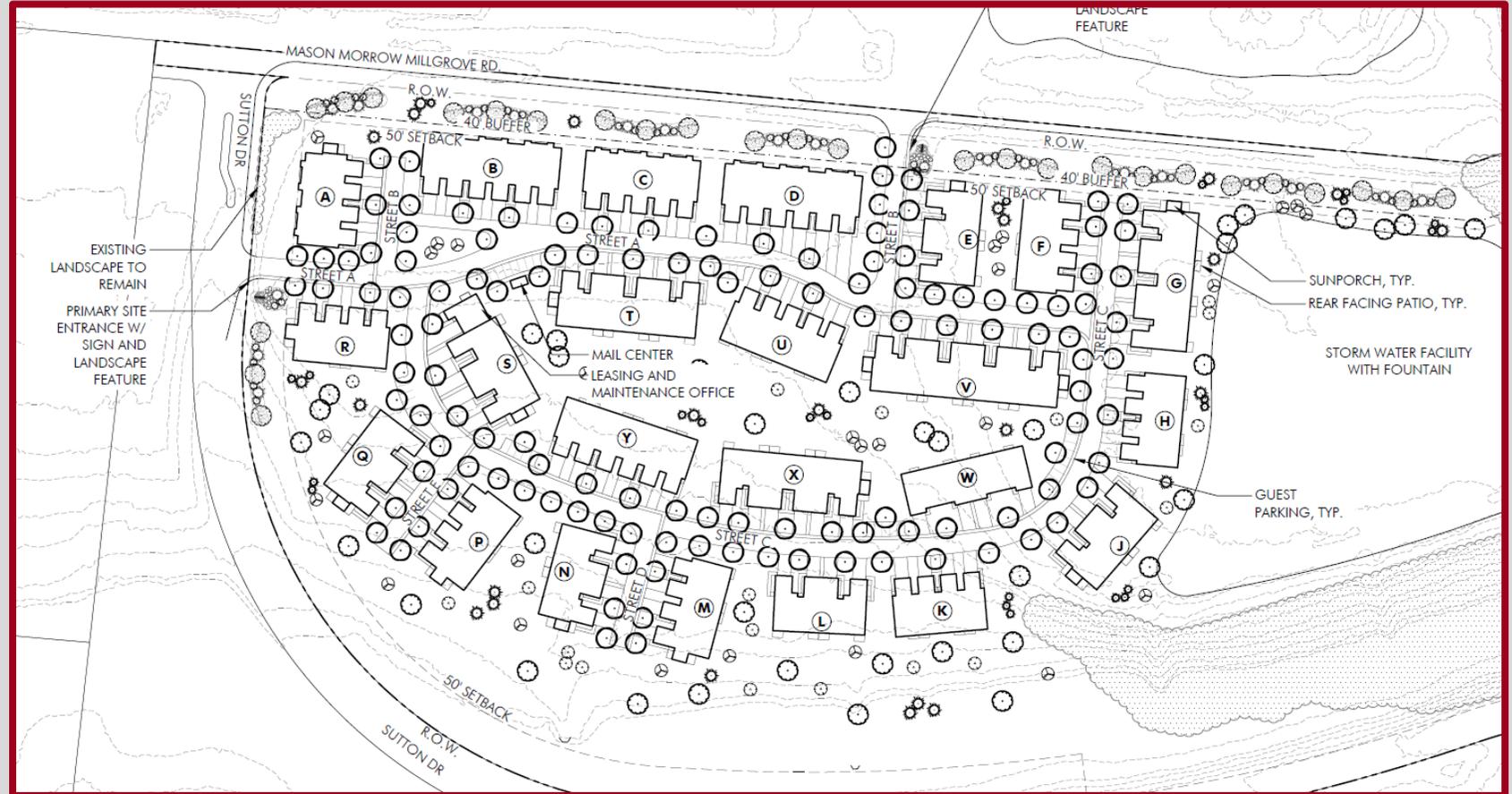
Plan Benefits

- Low density neighborhood appeals to older residents, empty nesters, and professionals
- Single story design compatible with and transitions between gravel pit and residential homes
- Preservation of stream corridor and wooded hillside
- Positive tax revenues with minimal cost to public works, public services, and school district
- High quality housing choice for folks choosing to live near younger family members



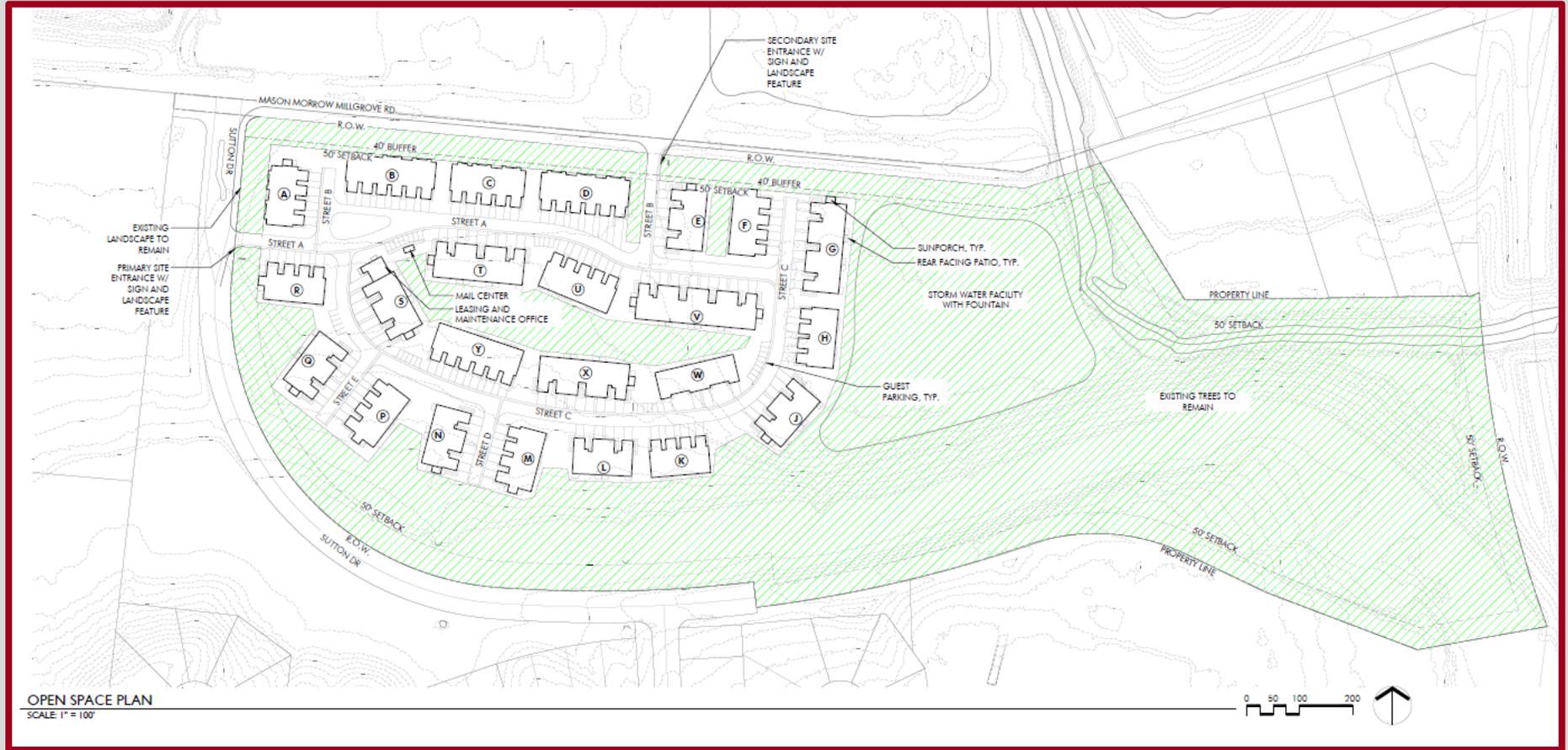
Landscape Plan

- Buffer trees and screening along Mason Morrow Millgrove Rd and boundaries shared with adjacent single family homes
- Street trees along all internal streets
- Foundation plantings for each unit



Open Space Plan

- Total acreage: 41.031 ac +/-
- Open space required: 8.21 ac (20%)
- Open space proposed: +/- ±26.3 AC (64%)



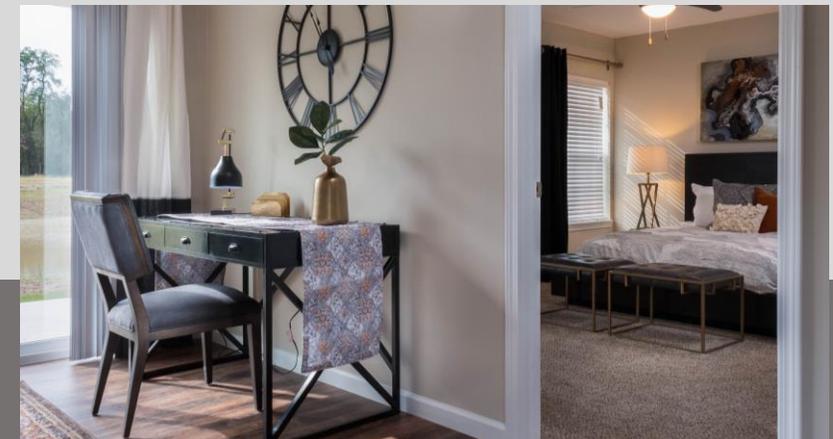
Architecture - Exterior

- Attractive traditional architectural design
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 Batt Insulation
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no expansive parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



Architecture - Interior

- 2 bedroom, 2 full bath, with a den space, 2 car garage
- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified & tested throughout every dwelling including 90+ high efficiency HVAC
- Walk-in closets and kitchen pantry
- Granite countertops in kitchen and baths
- Large eat-in kitchens with stainless steel appliances
- LED lighting package throughout the home
- Full size washer and dryer connections
- Smoke-free apartments, pet friendly





PEACE, QUIET, COMFORT



Redwood
APARTMENT NEIGHBORHOODS

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