

WHO WE ARE | [TEAM](#)



OWNER/DEVELOPER



ARCHITECT



CIVIL ENGINEER



REAL ESTATE STRATEGY



LANDSCAPE ARCHITECT





Excellent. Ethical. Effective.

REAL ESTATE DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT





Seven Decades of Innovation & Expertise

An Award-Winning Reputation Over 70 Years in the Making

Beztak is an industry leader with an innovative and results-driven approach to real estate development, construction, investment and property management services.

With hands-on executives, a talented development and management team and cutting edge technology at our fingertips, Beztak creates and sustains long term value for investors and positive experiences for the residents who call our properties home. Whether we are developing luxury and LEED-certified residential communities, building a suburban retail center or breathing new life into an underutilized urban space, we enthusiastically tackle every project with a focus on customer success and an exceptional attention to detail.

Beztak operates across the country with corporate offices in Farmington Hills, Michigan, Boca Raton, Florida, and Tucson, Arizona. Oakland Management Corp. corporate and regional teams are on-site at properties coast-to-coast.

Our Mission

By leveraging our more than 70 year history of designing, developing, and managing innovative real estate properties that outperform the market and exceed expectations, our mission is twofold: to create and sustain long term value and excellence in product quality, and to enrich the lives of those we serve by providing talented associates who are passionate about their professional commitment.

Our Core Values

Our core values guide every decision we make and cement our meaningful relationships with partners, residents and team members. These values focus our work on identifying and creating innovative experiences, impactful opportunities, and exceptional results.

EXCELLENT

We desire to excel by being innovative, responsive, and accountable. Realized to the fullest extent, these shared motives deliver the best possible results for all we serve.

ETHICAL

We are committed to making decisions that are ethical, prompt and as intelligent as possible; in such a way, we best serve our residents, clients and partners while preserving our place as leaders in the industry.

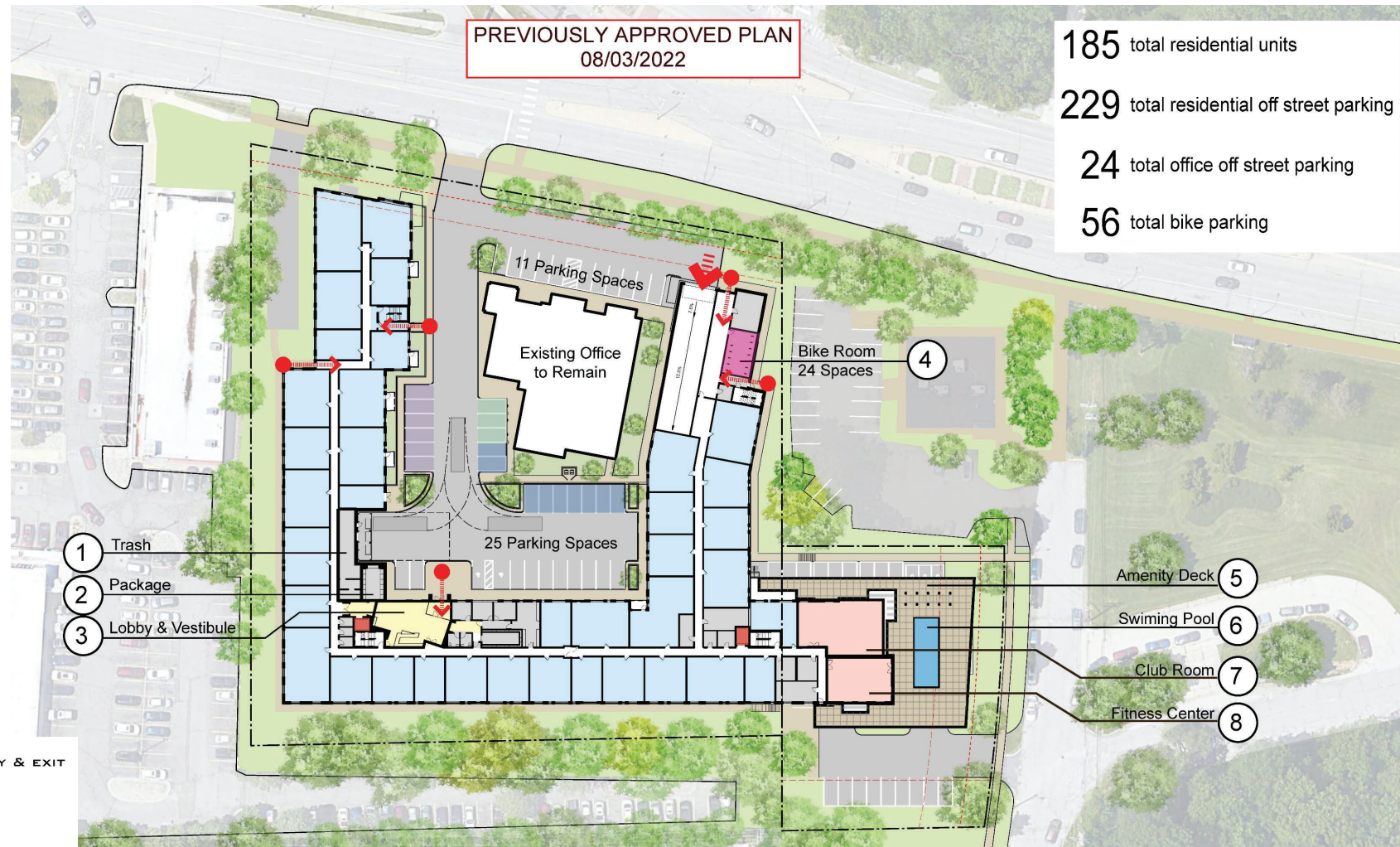
EFFECTIVE

With every endeavor we strive to improve, believing that time and circumstance generate opportunity and greater success.

BEZTAK | EXCELLENT. ETHICAL. EFFECTIVE.



PREVIOUSLY APPROVED | SITE PLAN



FIRST | FLOOR PLAN

DEVELOPMENT SUMMARY

ZONING DISTRICT: TC-1 TRANSIT CORRIDOR

LOT AREA: 4.01 ACRES/174,667 SF

PERMITTED USES: MULTIFAMILY

SETBACKS:

FRONT: 0' (APARTMENTS) / 6'-6" (TOWNHOMES)

SIDE: 0'

REAR: > 30' ADJACENT TO R, 0' OTHER

HEIGHT: 6-STORIES/75' MAXIMUM HEIGHT

ALLOWABLE ENCROACHMENTS: NON-ROOFED
BALCONIES AND ACCENT WING WALLS

BUILDING SEPARATION: >10'

CURB CUTS: 1-STADIUM, 1-MANCHESTER

MAX SITE VEHICULAR AREA:

50% (46,695 SF)

(125% OF TOTAL BUILDING FOOTPRINT MAX)

BUILDING WIDTH AT STREET: 300' MAX

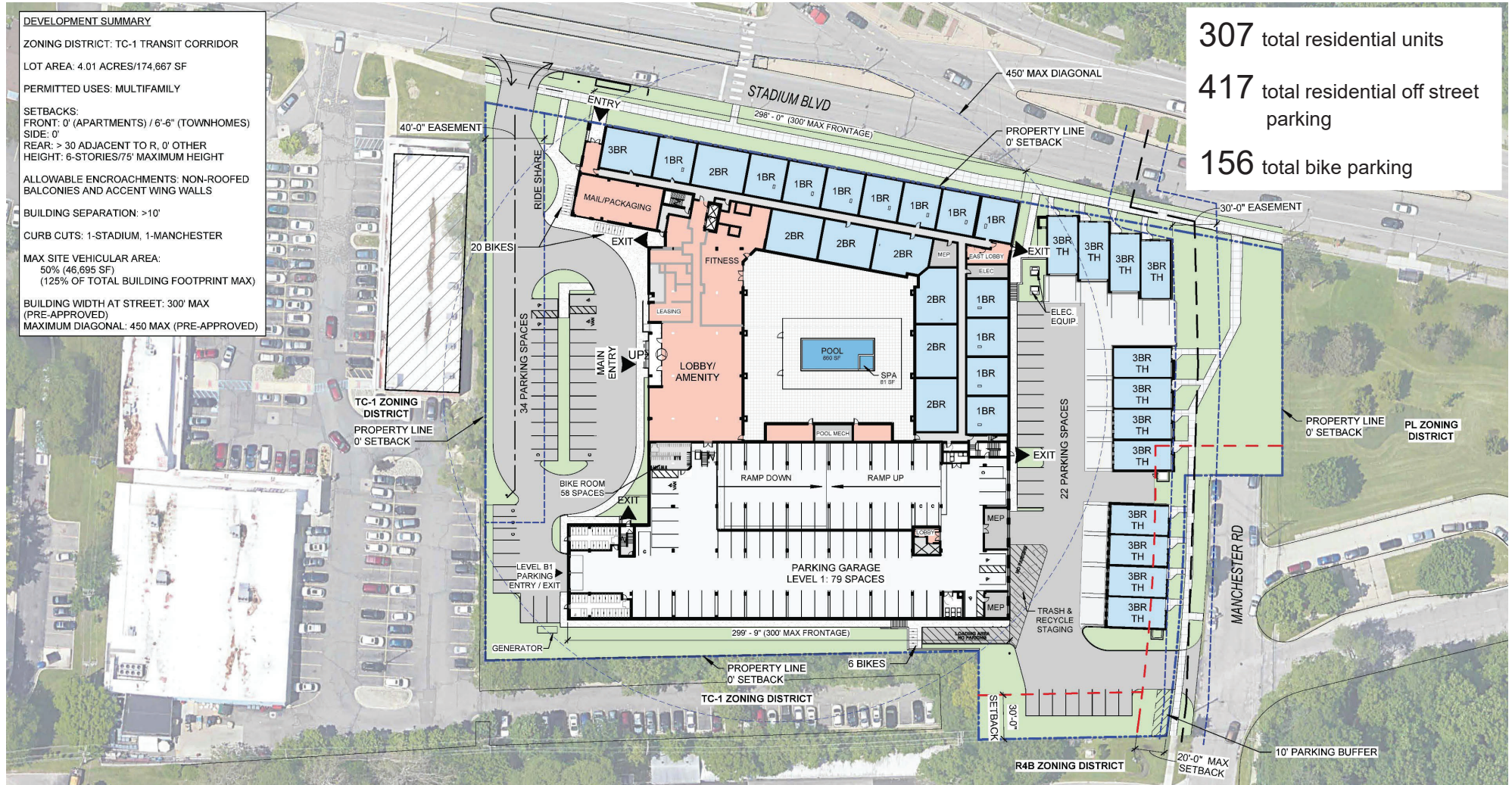
(PRE-APPROVED)

MAXIMUM DIAGONAL: 450' MAX (PRE-APPROVED)

307 total residential units

417 total residential off street
parking

156 total bike parking



STADIUM BOULEVARD | [LOOKING SOUTHEAST](#)



MAIN ENTRANCE | [LOOKING NORTHEAST](#)



COURTYARD | [LOOKING NORTHWEST](#)



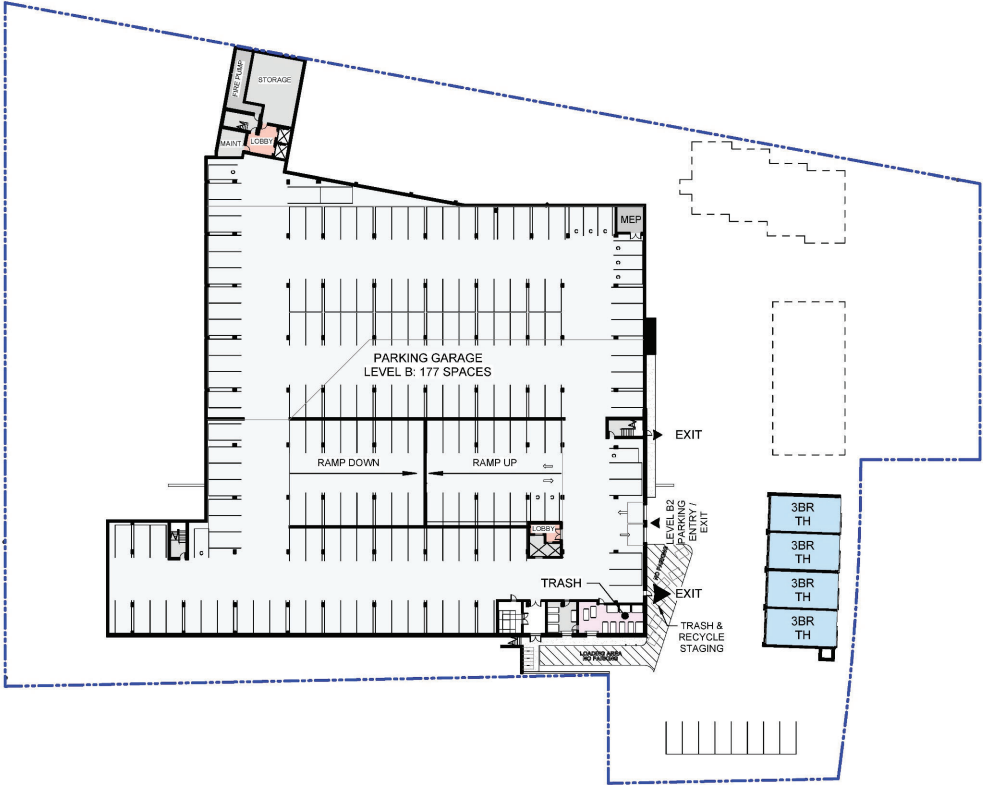
COURTYARD | [LOOKING SOUTHEAST](#)



STADIUM BOULEVARD | [LOOKING SOUTHWEST](#)



LOWER LEVEL | FLOOR PLAN



UPPER PARKING | FLOOR PLAN



SECOND | FLOOR PLAN



THIRD - SIXTH | FLOOR PLAN





- Pursuing National Green Building Standard (NGBS) Design Equivalency
- Underground Parking
- Ground-Level Bike Parking
- Access to Local Transit Facilities
- Energy Star Appliances
- Locally-Sourced Building Materials
- Reduces vehicle miles traveled and creates resilient community due to proximity to retail

MATERIAL | [PALETTE](#)

①

METAL TRIM BALCONIES &
WINDOW FRAMES
COLOR: DARK BRONZE

②

BRICK VENEER
COLOR: CHOCOLATE

③

BRICK VENEER
COLOR: CREAM

④

METAL PANEL
COLOR: BONE WHITE

⑤

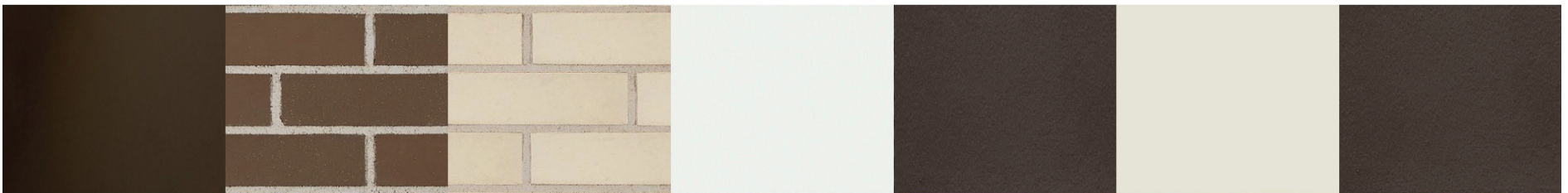
ENGINEERED SIDING
COLOR: CUSTOM

⑥

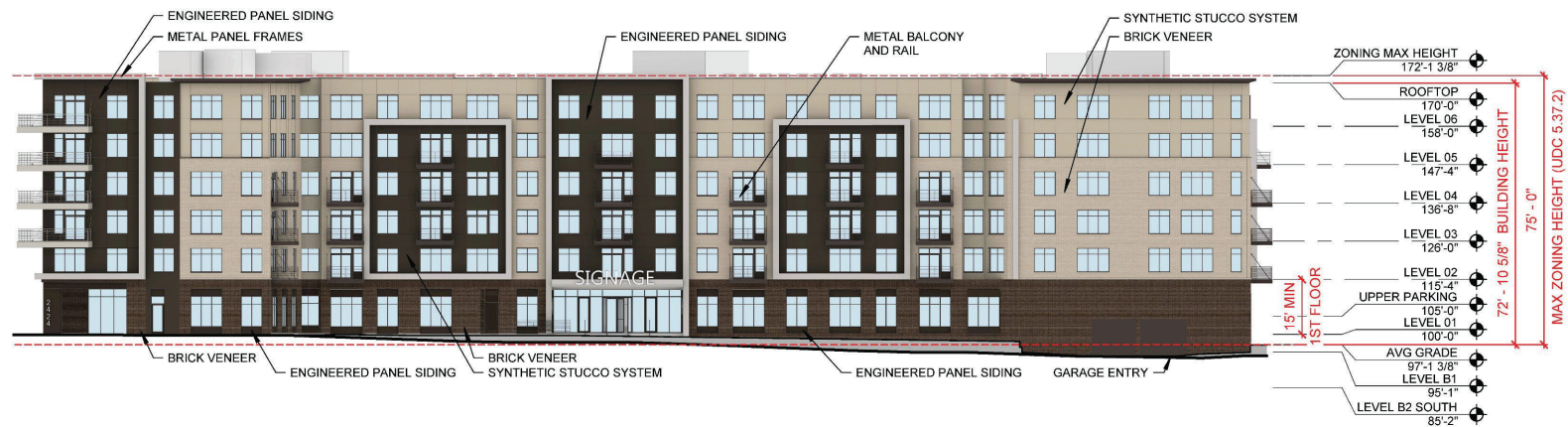
SYNTHETIC STUCCO
COLOR: FRENCH VANILLA

⑦

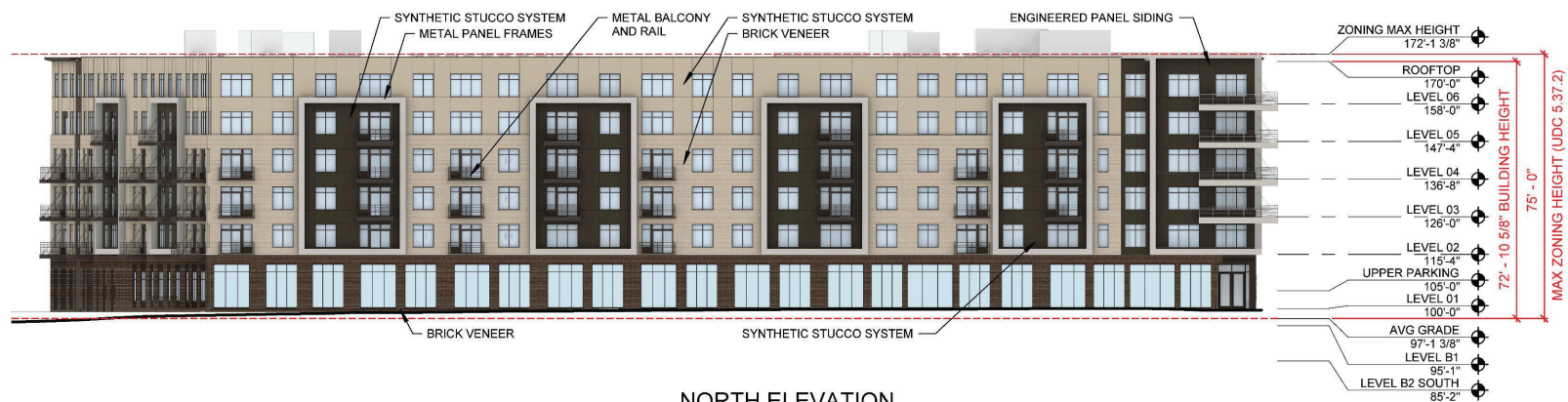
SYNTHETIC STUCCO
COLOR: CUSTOM



WEST + NORTH | ELEVATIONS

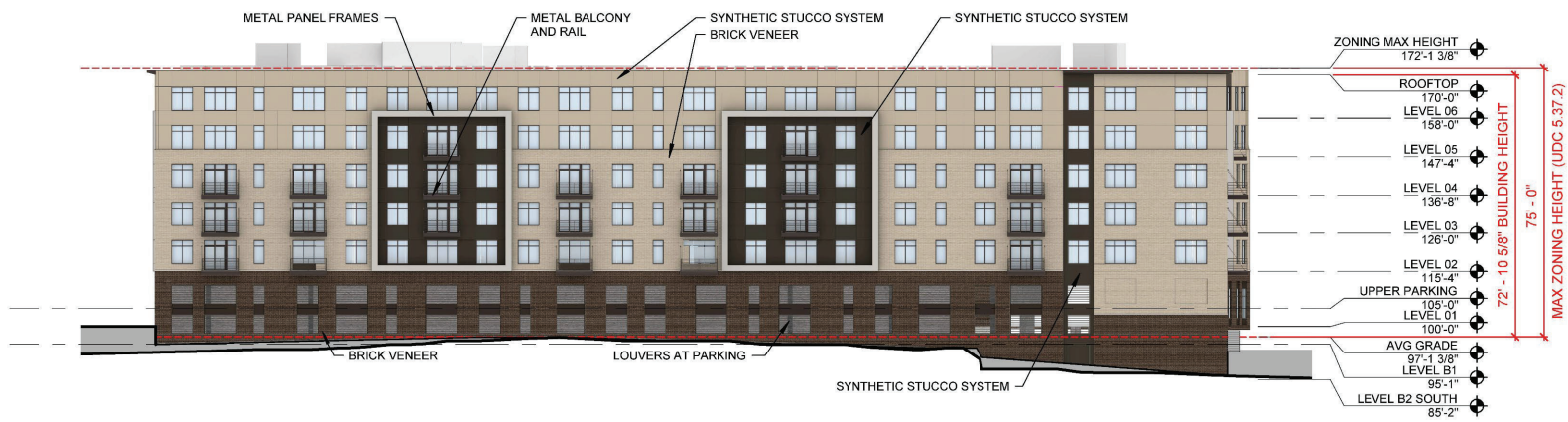


WEST ELEVATION

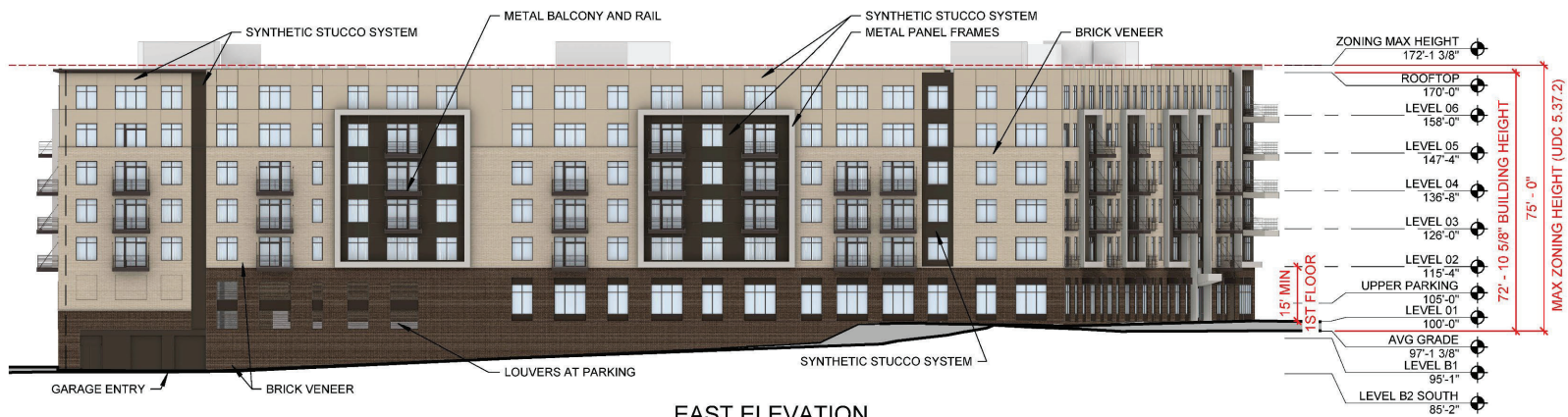


NORTH ELEVATION

SOUTH + EAST | ELEVATIONS

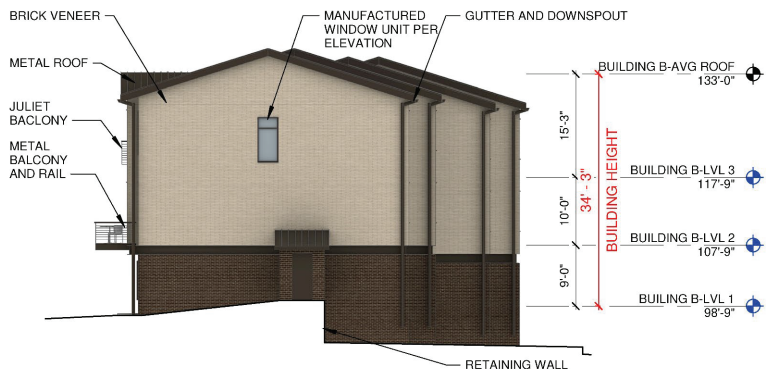


SOUTH ELEVATION

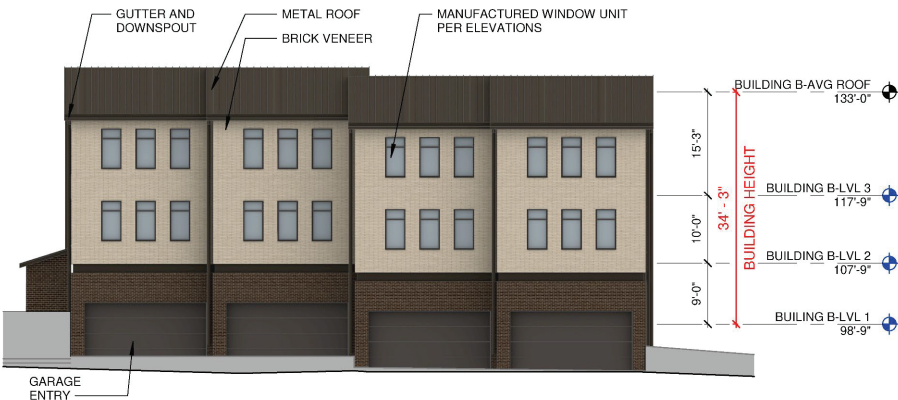


EAST ELEVATION

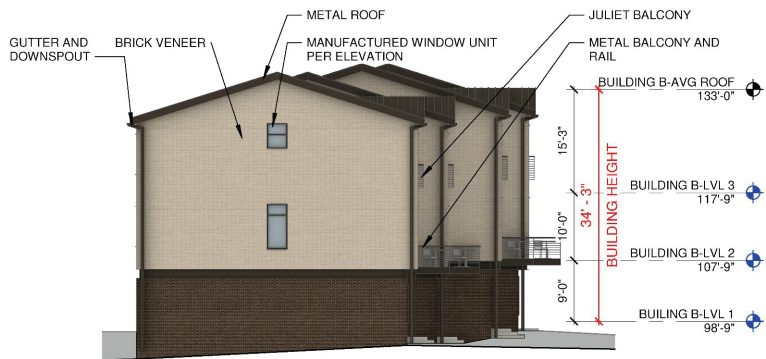
BUILDING B TOWNHOMES | ELEVATIONS



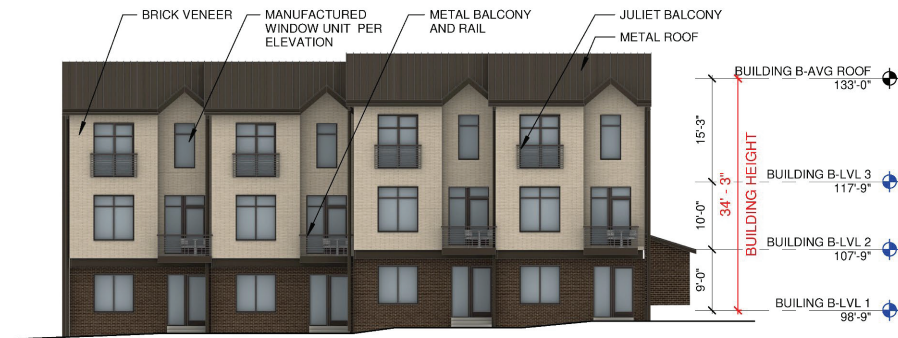
BUILDING B - WEST ELEVATION



BUILDING B - SOUTH ELEVATION

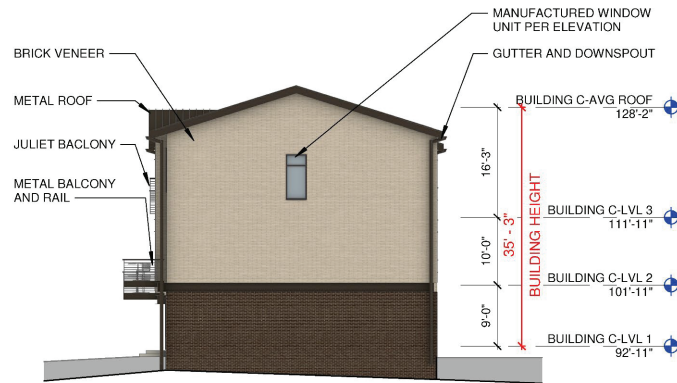


BUILDING B- EAST ELEVATION

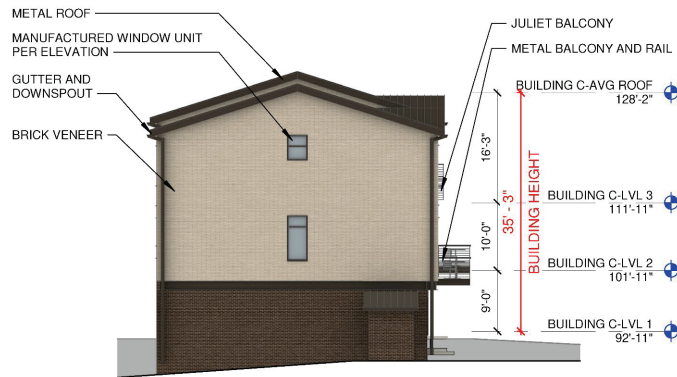


BUILDING B - NORTH ELEVATION

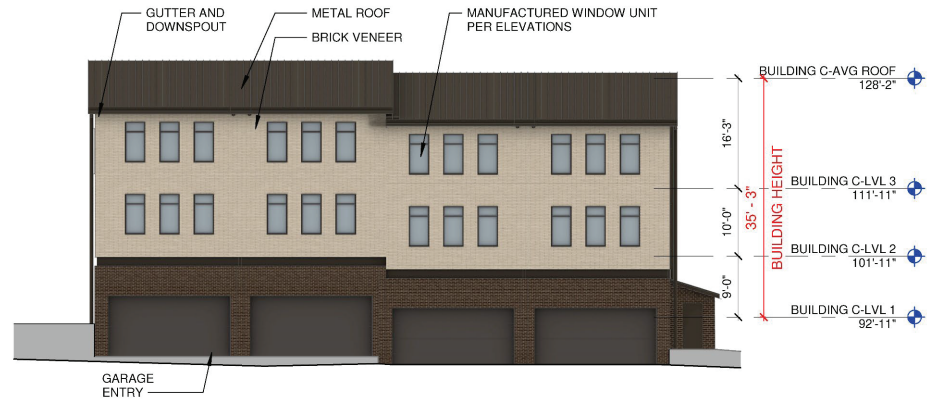
BUILDING C+D TOWNHOMES | ELEVATIONS



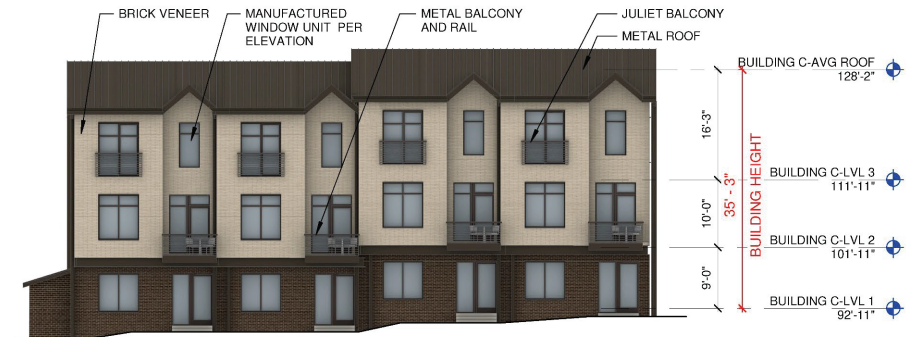
BUILDING C&D - NORTH ELEVATION



BUILDING C&D - SOUTH ELEVATION



BUILDING C&D - WEST ELEVATION



BUILDING C&D - EAST ELEVATION



Thank You