

Lee, Chris

From: Michael S. D'Amato <consigliere@wi.rr.com>
Sent: Thursday, September 1, 2022 8:33 AM
To: Lee, Chris
Subject: Re: AGENDA SETTING: Granville Advisory Committee Meeting 9/7/22 at 9 am

Hi Chris.

Sorry for delay. Below is a narrative to include.

Attending will be owner Getzy Fellig - AB Real Estate and Marvin Bynum, owners attorney- Godfrey and Kahn

-Proposal to add market-rate residential as an additional use at Friendship Village- 7300 W. Dean Road

This proposed 6th Amendment to DPD would not add any additional residential units or any additional nursing beds of any kind. Consistent with the City's October 2017 Granville Strategic Action Plan & Land Use Study (the "Granville Plan"), the purpose of the amendment is to help create co-located, multi-generational housing opportunities in the Granville neighborhood by incorporating market-rate multifamily housing as an additional use to the Trinity Village (f/k/a Friendship Village) residential project. According to the Granville Plan, young professionals desire to live alongside seniors who are housed in a continuum of care setting, which helps foster a community that is vibrant and diverse. The Granville Plan has identified the lack of multi-generational housing as a community deficit. But it also goes on to suggest that any new proposed multifamily housing in Granville should be prioritized along existing commercial corridors, should be accessible by transit and should feature strong pedestrian connections. The project's location at the northwest corner of West Dean Road and North 76th Street makes it an ideal setting in which to pursue this goal.

This project currently supports an aggregate of approximately 170 assisted living units and age-restricted "senior housing" independent living units for residents aged 55 and older, in addition to 87 skilled nursing beds. Over time, a portion of these units may be transitioned to market-rate housing without age restrictions due to the strong desire the applicant has observed on Milwaukee's Northwest side for modernized apartment units. Additional public and private investment in the Granville community has led to an increase of potential tenants looking in this area for new or recently rehabilitated housing.

The applicant believes there is adequate onsite parking to support Trinity Village's residential units, and it has the flexibility to incorporate additional parking, either on the 13.22-acre Trinity Village site or on the adjacent 4-acre parcel to the north, which is also owned by the applicant. The applicant also anticipates incorporating indoor bicycle parking and storage to support the market-rate multifamily housing units.

Sent from my iPhone