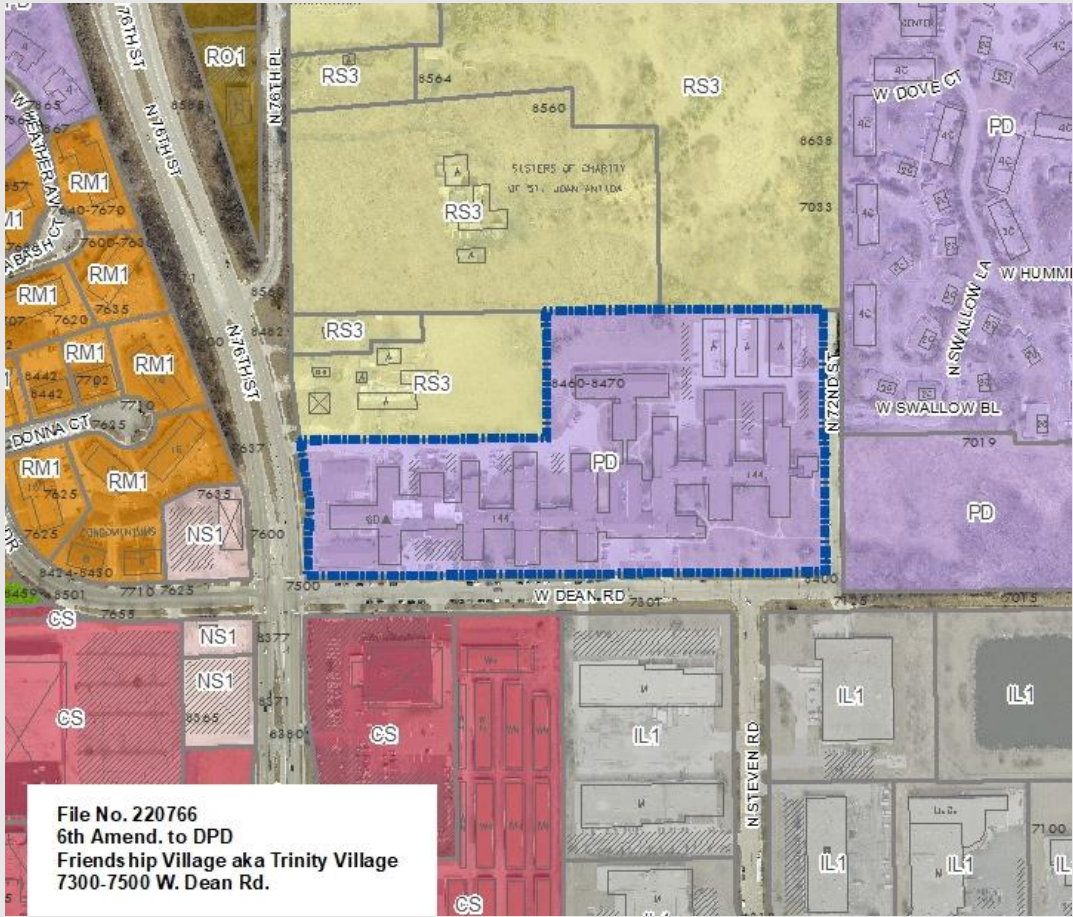


File No. 220766. A substitute ordinance relating to the 6th Amendment to the Detailed Planned Development known as Sycamore Place, formerly known as Friendship Village (aka Trinity Village), to add multi-family residential as a permitted use and allow building and site changes for the existing building located at 7300-7500 West Dean Road, on the north side of West Dean Road, east of North 76th Street, in the 9th Aldermanic District.



File No. 220766. Site context.



View from W Dean Rd looking north



View from W Dean Rd looking north



View from N 72nd St looking west



Northwest Side Area Plan / Granville Strategic Action Plan & Land Use Study

- Housing diversity is limited in this district, with the majority of housing being rental units within larger complexes
- Plans promote the conservation of existing structures along with infill housing
- New multi-family housing should be accessible by transit, include strong pedestrian connections and increase the socioeconomic diversity of the area
- Senior housing and housing choices that may attract young professionals in particular has been identified as a potential need in the area
- **This proposed zoning update is consistent with the Comprehensive Plan.**



Sycamore
Place

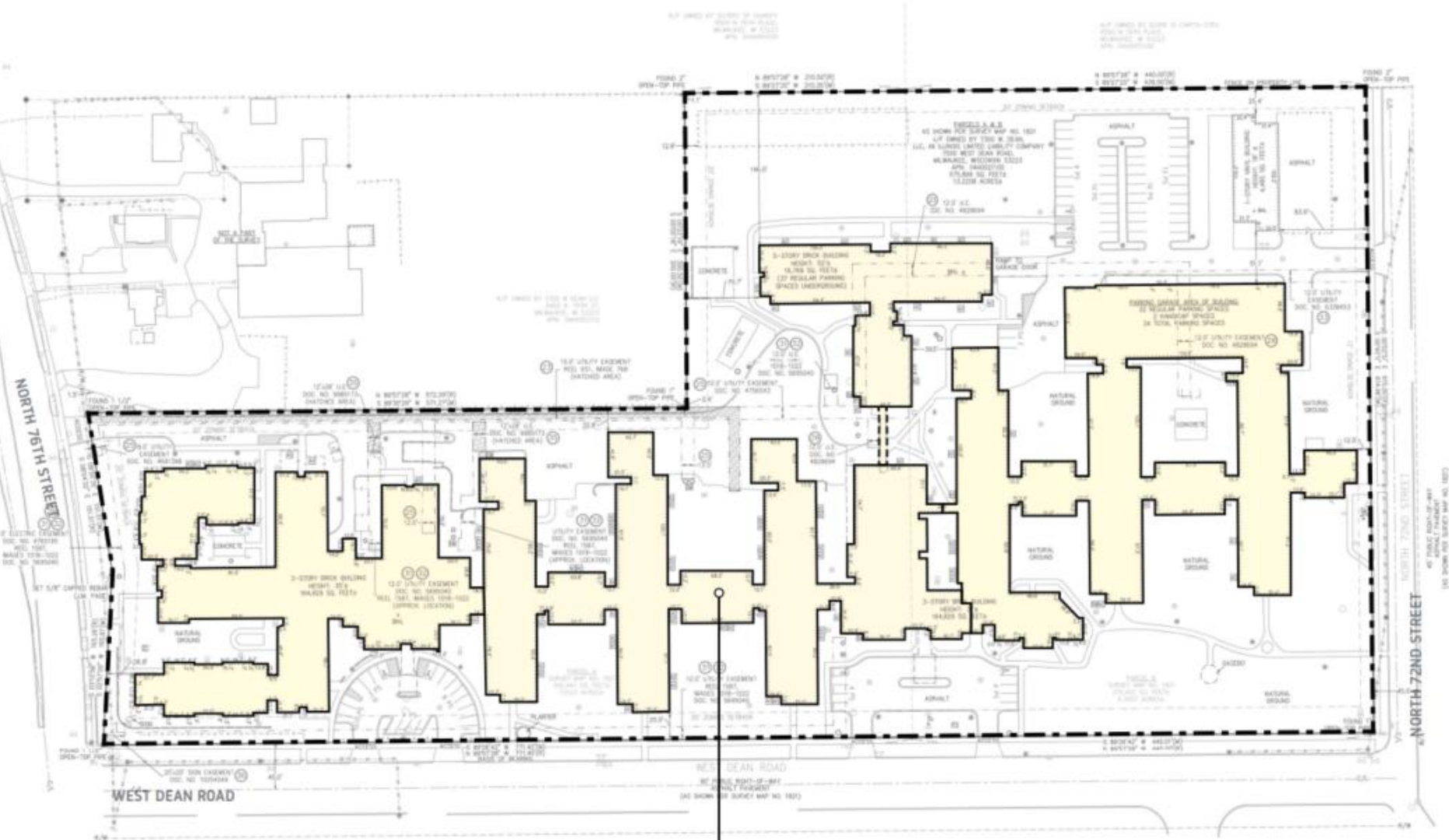
SYCAMORE PLACE

DETAILED PLANNED DEVELOPMENT CURRENTLY
KNOWN AS TRINITY VILLAGE

12/6/2022

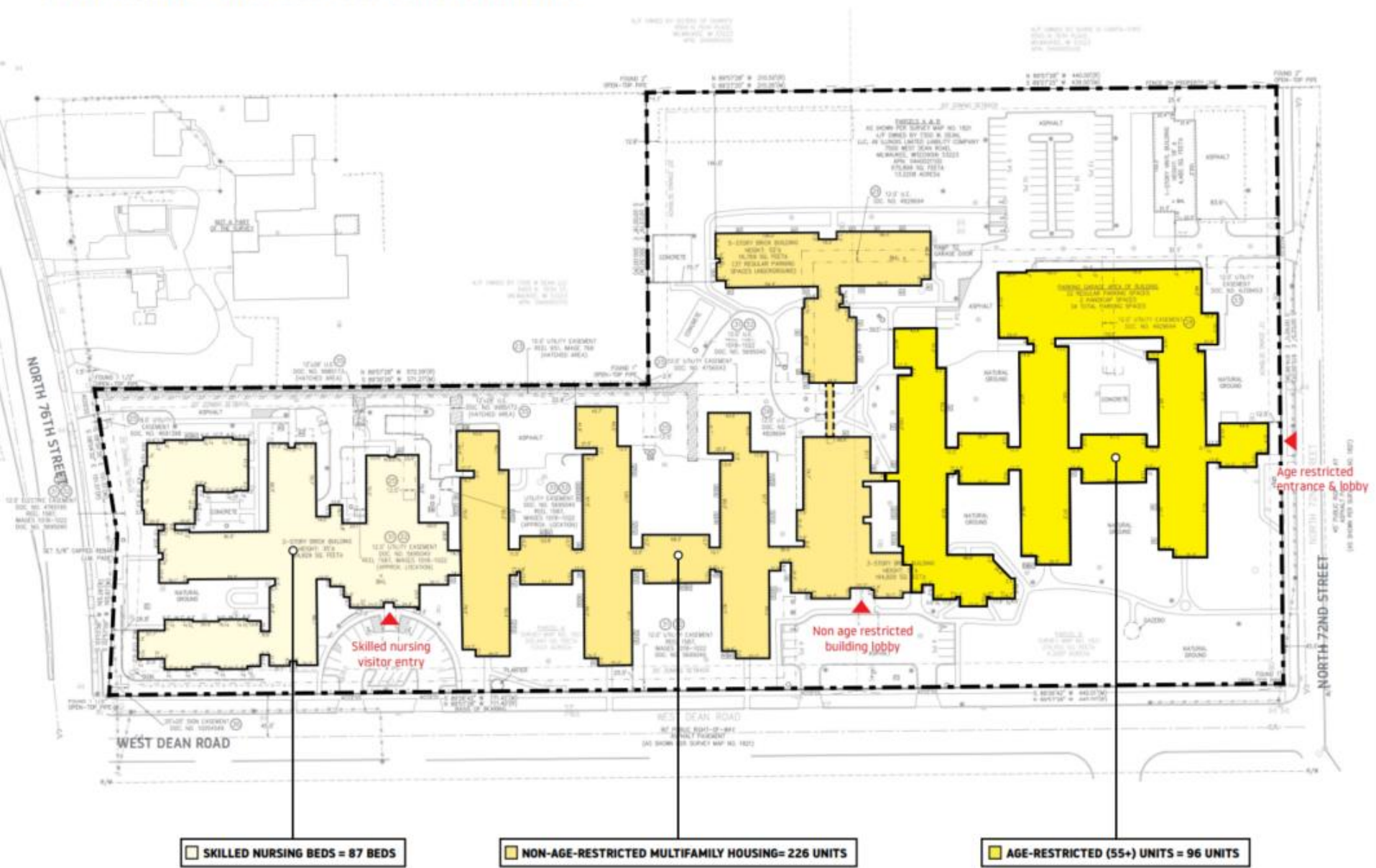
RINKA+

SITE PROGRAM - EXISTING



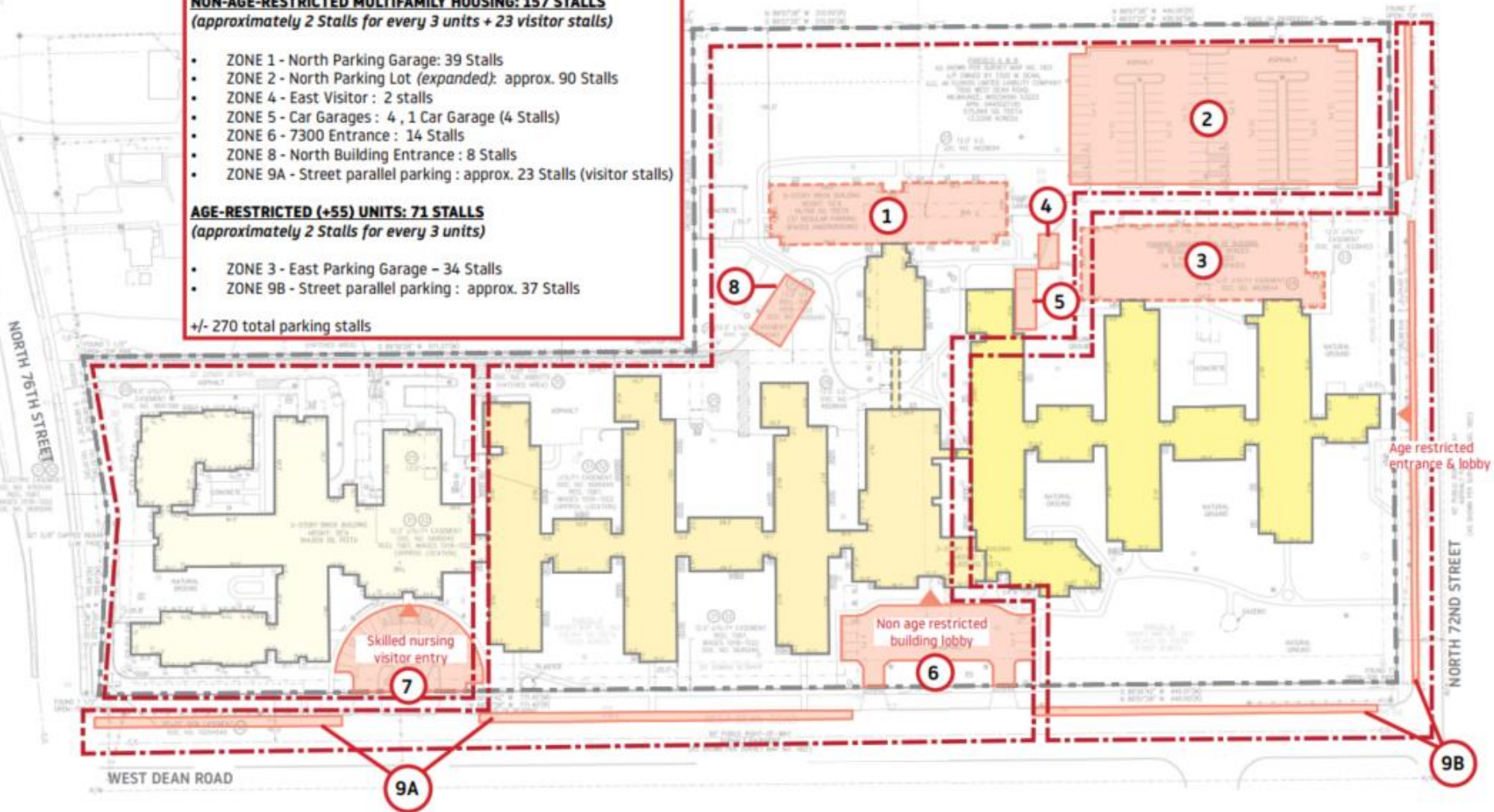
EXISTING FACILITY - SKILLED NURSING, ASSISTED LIVING, & SENIOR INDEPENDENT LIVING USES

SITE PROGRAM - PROPOSED USES & IMPROVEMENTS

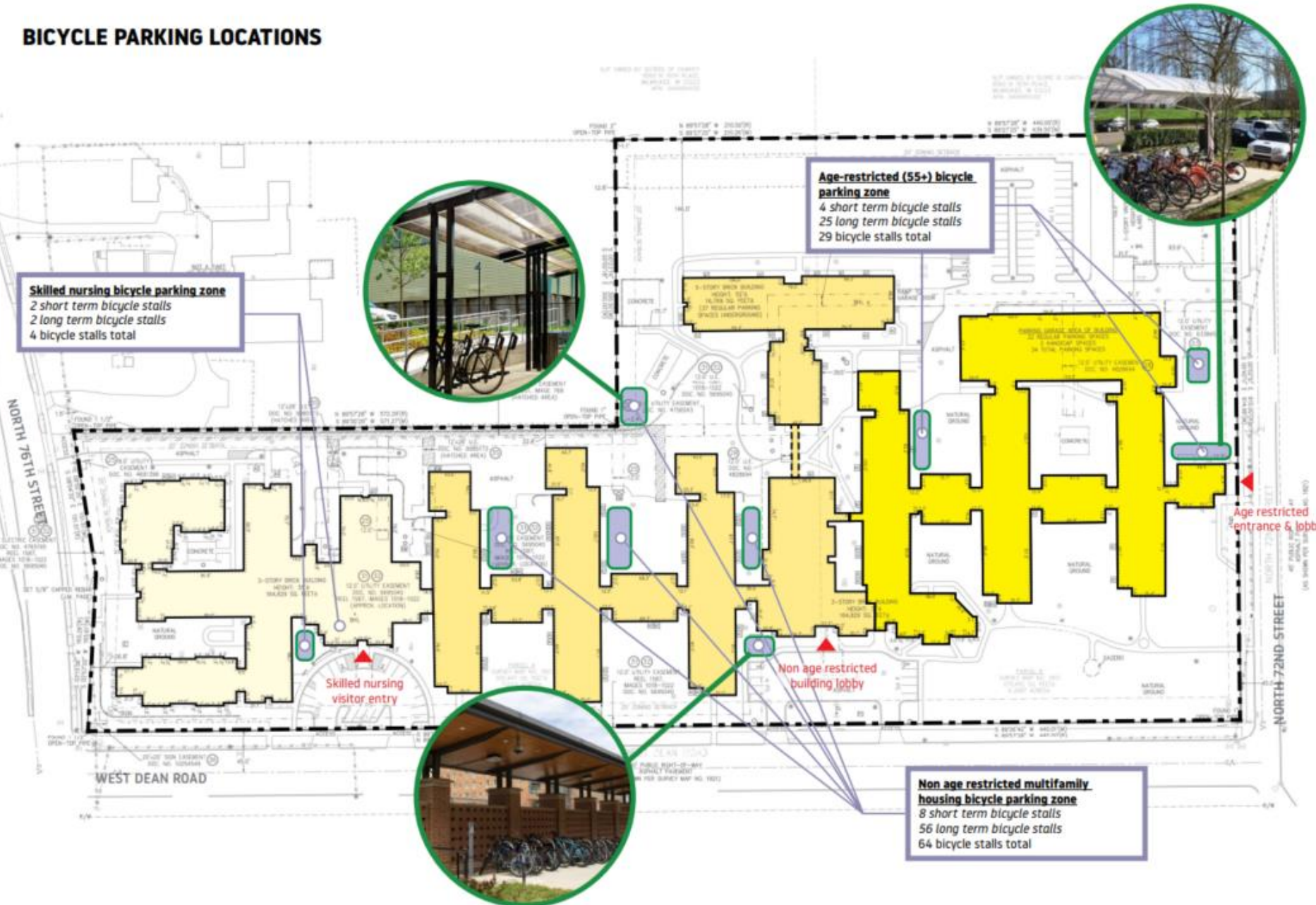


VEHICLE PARKING LOCATIONS

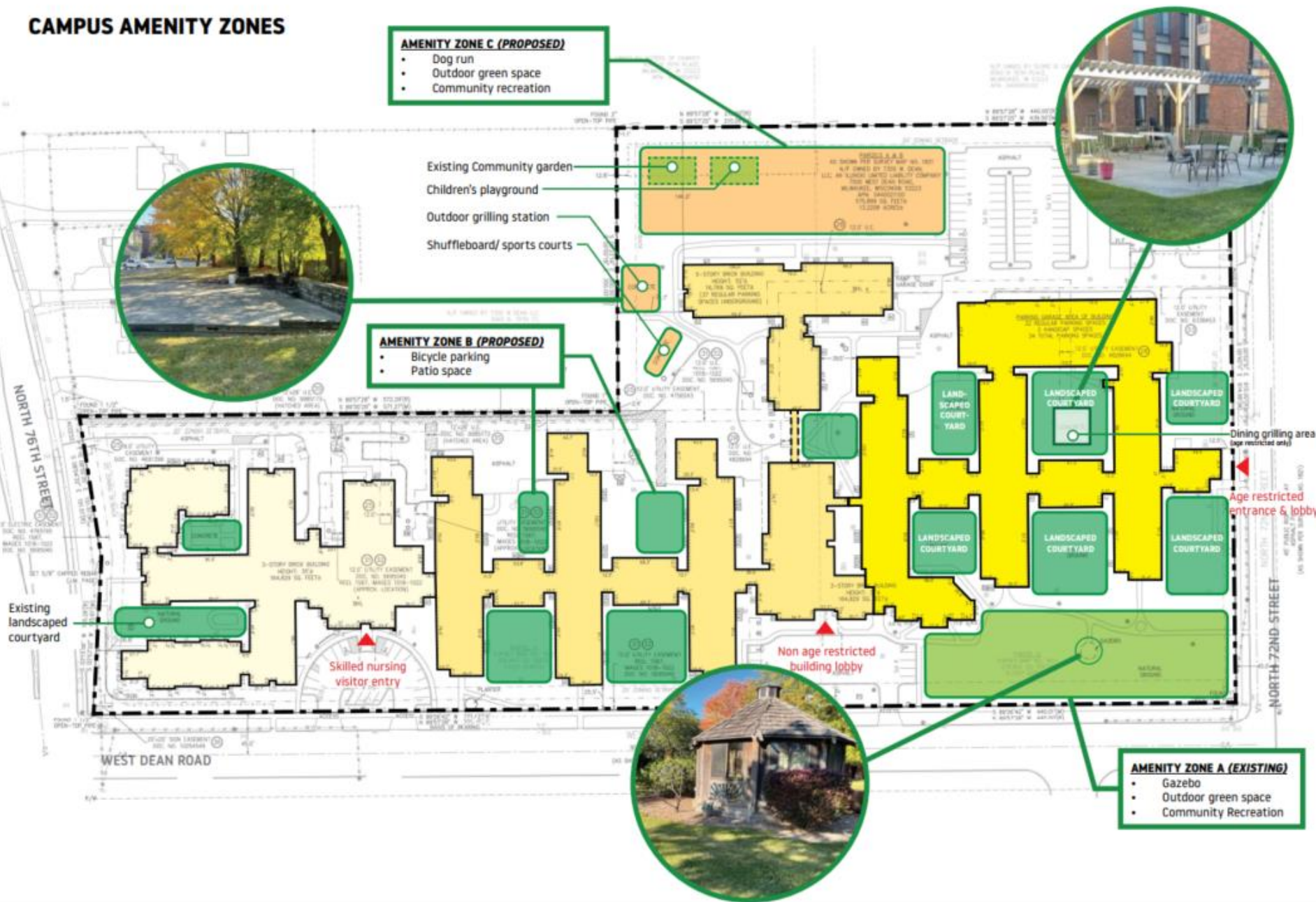
- SKILLED NURSING UNIT: 19 STALLS**
- ZONE 7 - 7500 Entrance : 19 Stalls
- NON-AGE-RESTRICTED MULTIFAMILY HOUSING: 157 STALLS**
(approximately 2 Stalls for every 3 units + 23 visitor stalls)
- ZONE 1 - North Parking Garage: 39 Stalls
 - ZONE 2 - North Parking Lot (expanded): approx. 90 Stalls
 - ZONE 4 - East Visitor : 2 stalls
 - ZONE 5 - Car Garages : 4 , 1 Car Garage (4 Stalls)
 - ZONE 6 - 7300 Entrance : 14 Stalls
 - ZONE 8 - North Building Entrance : 8 Stalls
 - ZONE 9A - Street parallel parking : approx. 23 Stalls (visitor stalls)
- AGE-RESTRICTED (+55) UNITS: 71 STALLS**
(approximately 2 Stalls for every 3 units)
- ZONE 3 - East Parking Garage - 34 Stalls
 - ZONE 9B - Street parallel parking : approx. 37 Stalls
- +/- 270 total parking stalls



BICYCLE PARKING LOCATIONS



CAMPUS AMENITY ZONES



POTENTIAL IMPROVEMENT CONCEPTS

COVERED BICYCLE PARKING



ADDITIONAL PARKING



**NON AGE RESTRICTED
MULTI FAMILY ENTRY**



EXISTING SOUTH ENTRANCE



**PROPOSED CONCEPTUAL RENDERING
NON AGE RESTRICTED MULTIFAMILY ENTRANCE IMPROVEMENTS**