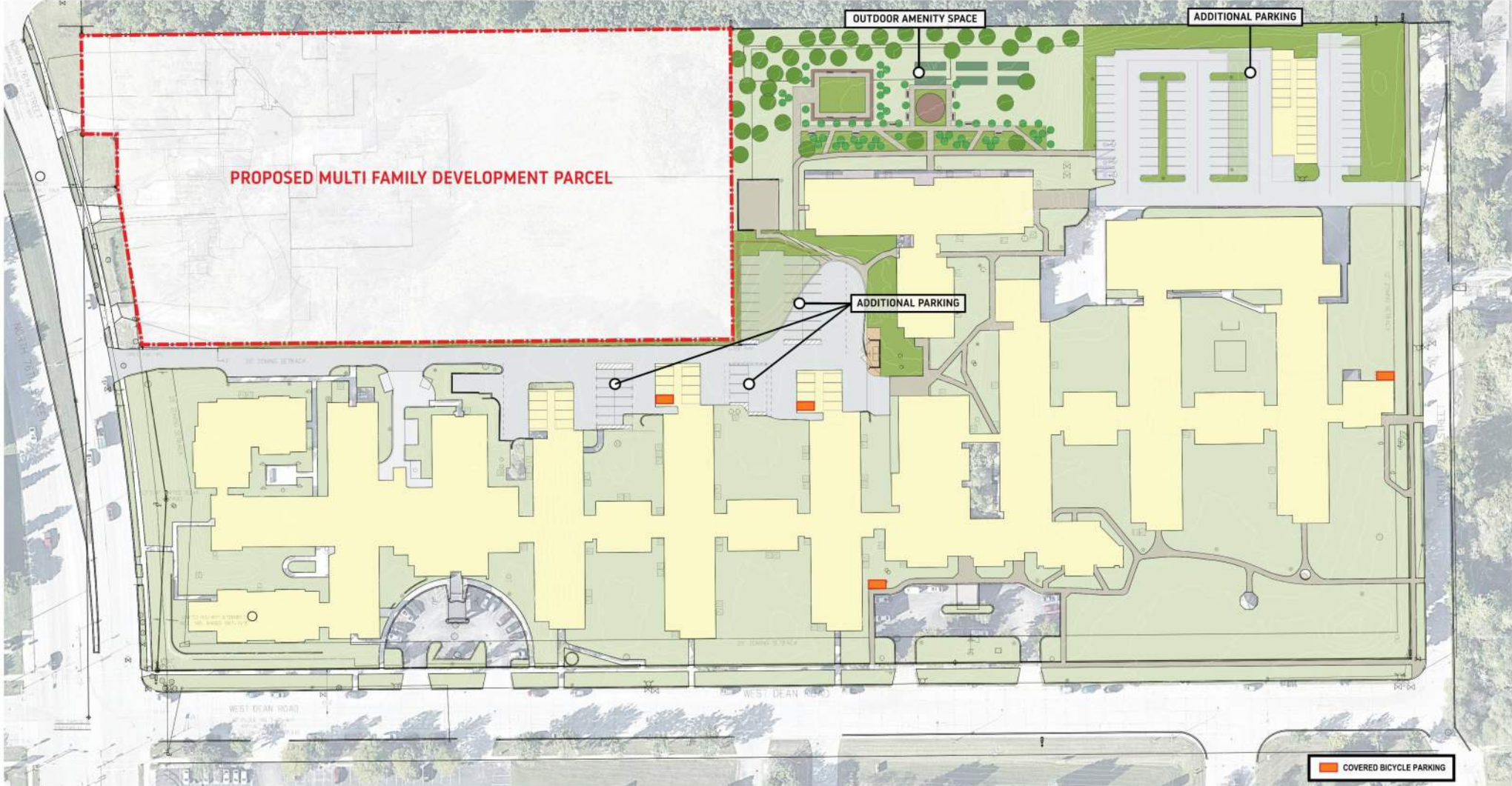




SYCAMORE PLACE IMPROVEMENTS

SYCAMORE PLACE IMPROVEMENTS

SITE UPDATES



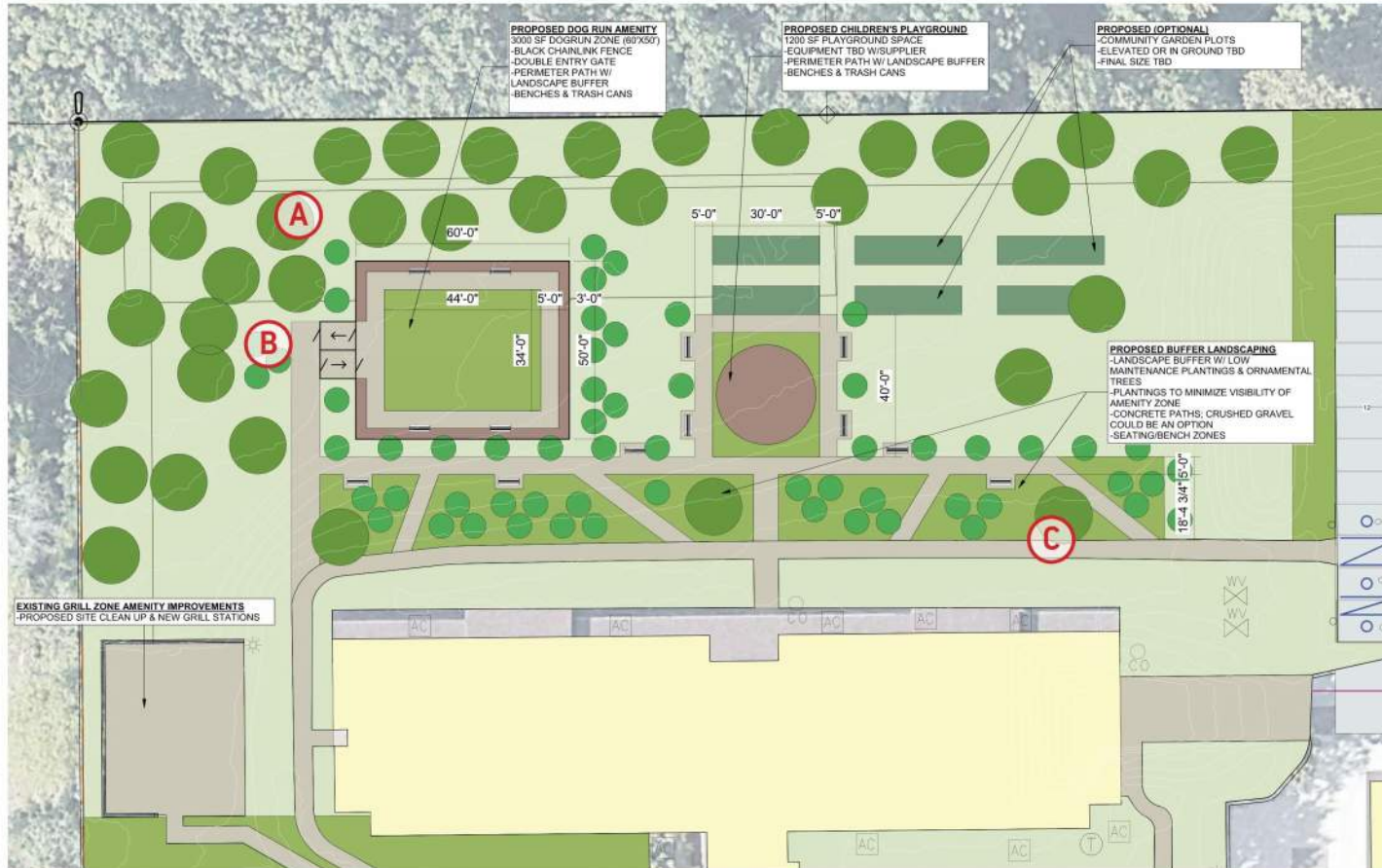
SYCAMORE PLACE IMPROVEMENTS

SITE UPDATES

PROPOSED LANDSCAPE IMPROVEMENTS

APARTMENT LANDSCAPE AMENITY ZONE

DOG RUN, CHILDREN'S PLAYGROUND, GRILL ZONE, COMMUNITY GARDEN



COMMUNITY GARDENS



DOG RUN



CHILDREN'S PLAYGROUND

SYCAMORE PLACE - ONGOING IMPROVEMENTS



RECEPTION



LOBBY



SEWING



ARTS & CRAFTS ROOM

SYCAMORE PLACE - ONGOING IMPROVEMENTS



SECURE MAIL / PACKAGE ROOM



COMMUNITY ROOM



COMMUNITY ROOM



COMMUNITY ROOM

SYCAMORE PLACE - ONGOING IMPROVEMENTS

ORIGINAL CORRIDOR CONDITIONS

- DATED INTERIORS
- OLD CARPET AND FIXTURES



CORRIDOR IMPROVEMENTS

- LIGHT, MODERN, & WELCOMING AESTHETIC
- PAINT REFRESH, NEW CARPET, & LIGHTING
- IMPROVED SECURITY & RESIDENT SAFETY FEATURES



SYCAMORE PLACE - ONGOING IMPROVEMENTS

ORIGINAL LOBBY CONDITION



RENOVATED LOBBY CONDITION

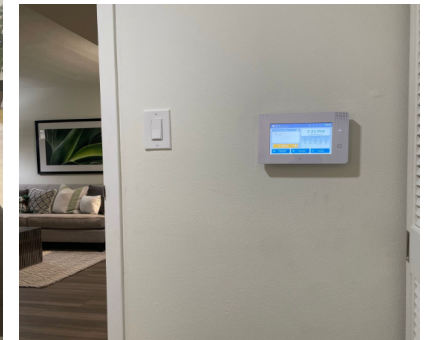
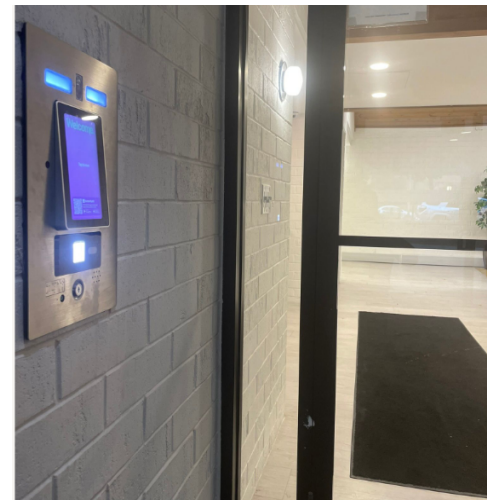


SYCAMORE PLACE - ONGOING IMPROVEMENTS

ELEVATED BRANDING AND WAYFINDING



IMPROVED TENANT SECURITY FEATURES



SYCAMORE PLACE - RESIDENT UNIT IMPROVEMENTS



SYCAMORE PLACE - PROPOSED EXTERIOR IMPROVEMENTS






EXTERIOR CONDITION 01 VINYL SIDING MAJORITY

GENERAL NOTES:

- GC TO CONDUCT FULL EXTERIOR INSPECTION OF ALL BUILDING FACADES, WINDOWS, DOORS, SOFFITS, FASCIA, MECHANICAL LOUVERS, BALCONY RAILS, ROOF, AND GUTTERS PRIOR TO WORK.
- FOLLOWING INSPECTION GC TO PROVIDE ANY REPAIR RECOMMENDATIONS TO ARCHITECT AND OWNER OF DOCUMENTED DAMAGE OR AREAS NEEDING REPAIR PRIOR TO WORK.
- GC TO CLEAN ALL FACADES PRIOR TO WORK.
- REFER TO ATTACHMENT FOR ADDITIONAL SPECIFICATION SECTIONS.



EXTERIOR PAINT SELECTIONS

COLOR	LOCATIONS
	Alabaster - f2f0e6 Vinyl Siding in courtyard area All exterior brick surfaces Railings Garage & Entry Doors Gutters, Flashing & Louvers
	Black - 353535 Accent areas as shown (balcony/volume projections) Concrete surfaces Window Railings
	Wood look accent (Re-Siding) (provide alternate pricing for black paint on existing vinyl and alabaster paint on existing brick) Wood or wood-look to match entry vertical orientation




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SYCAMORE PLACE - FUTURE IMPROVEMENTS FITNESS / GAME AREA CONCEPT



AMENITY SPACE CONCEPT PLAN



BUILDING KEY PLAN



MATERIAL & COLOR PALETTE



A

GAME ROOM CONCEPT



B

FITNESS AREA CONCEPT

SYCAMORE PLACE - BACK TO SCHOOL EVENT





MULTI FAMILY PARCEL CONCEPT TEST FIT

MARKET STUDY ANALYSIS

The Sycamore place improvements and proposed adjacent Multi family development are consistent with the Granville Plan.

Key takeaways from this Market Study include :

1 . Demand for Market Rate Apartments is Unmet

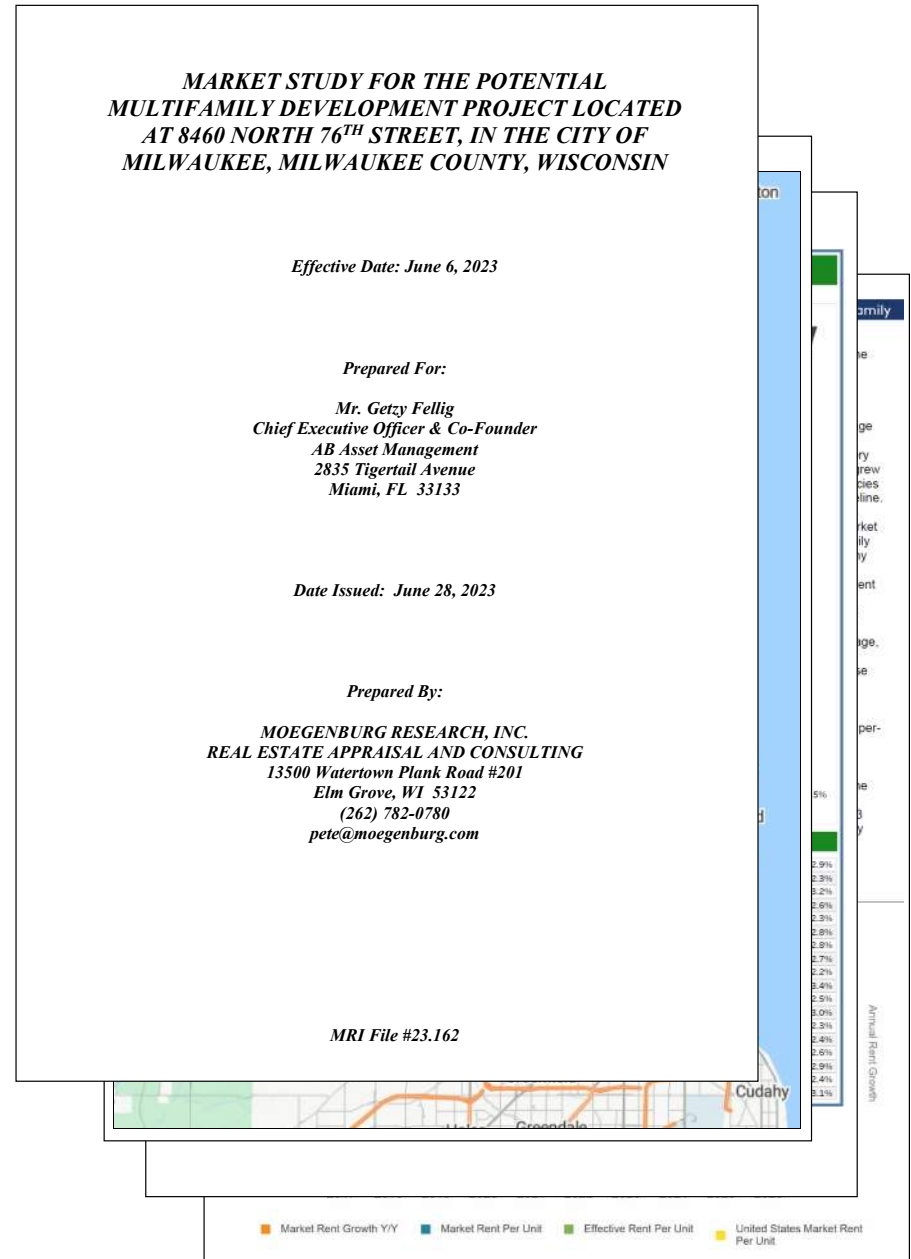
There are strong indicators that there is sufficient demand for a substantial number of new rental units. The proposed adjacent Multi family development will positively fulfill this need.

2 . Within the next 5 years, there will be a strong demand for non-age restricted housing for young professionals and families.

The senior housing market is fulfilled in this area. The market here can attract more young professionals and will help maintain local employees. This proposed adjacent Multi family development will provide amenity rich and modernized options for all residents.

3 . Granville is very well served with affordable housing units. Housing diversification requires more market rate units.

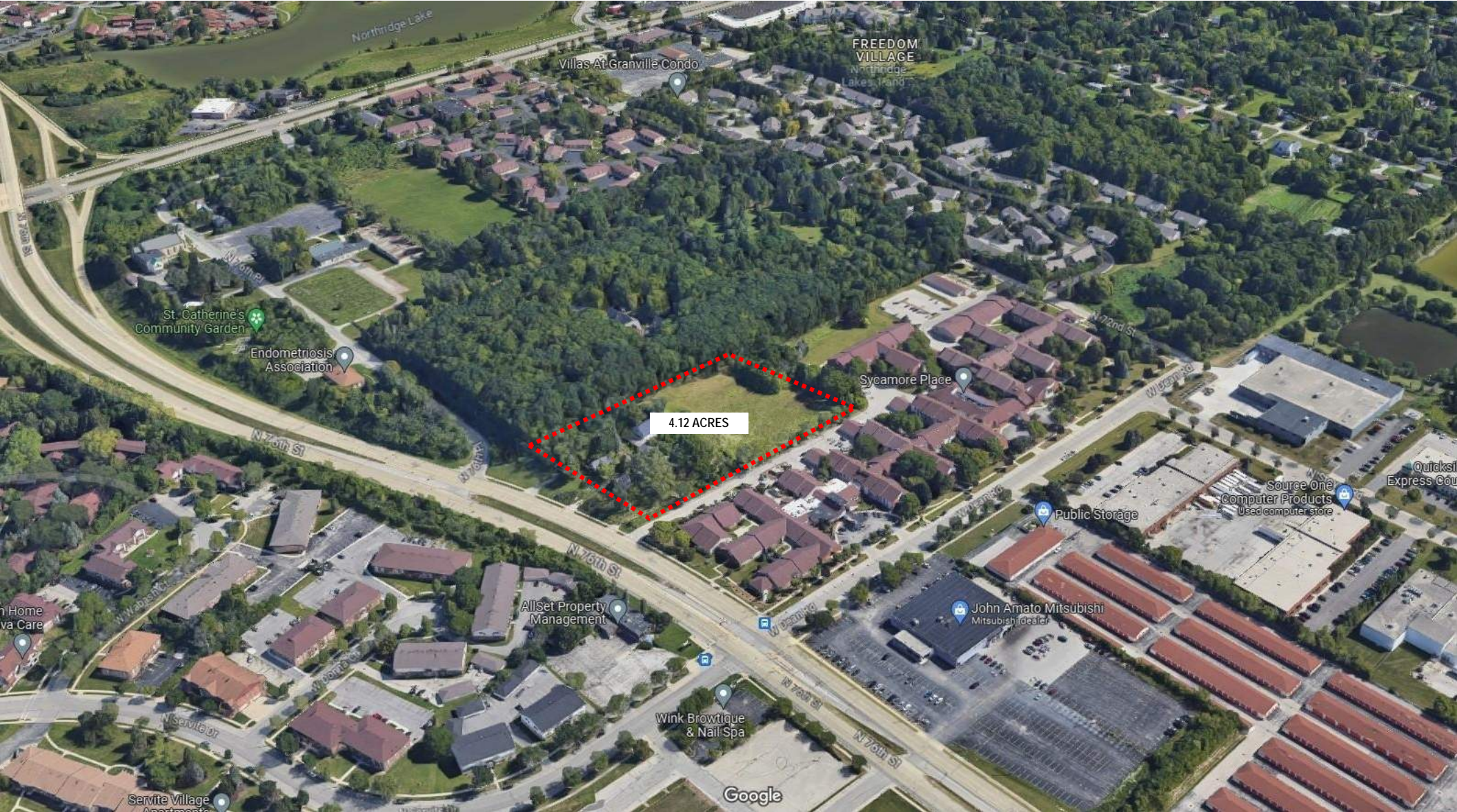
There is a demand for mixed income developments. Housing diversity provides options and keeps residents close to their community ties. The proposed Multi family development aims to provide housing value back into the community and to benefit local employers.



MULTI FAMILY PARCEL CONCEPT TEST FIT



MULTI FAMILY PARCEL CONCEPT TEST FIT



MULTI FAMILY PARCEL CONCEPT TEST FIT

CURRENTLY 8460 N 76th Street



Apple Maps

MULTI FAMILY CONCEPT PRECEDENTS



MULTI FAMILY CONCEPT PRECEDENTS



MULTI FAMILY PARCEL CONCEPT TEST FIT



LEVEL 01



LEVELS 02-04



LEVEL B

DEVELOPMENT SUMMARY

ZONING : REZONE TO RM6

SETBACKS:

FRONT: 15'-0" (MAX.)

SIDE: 3'-0 TO -6'-0

REAR: 10'-0"- TO 15'-0"

YIELD STUDY OVERVIEW:

1&JR BDR : 96(115) UNITS MIX: 58%

2 BDR : 57(68) UNITS MIX: 35%

3 BDR : 12(14) UNITS MIX: 7%

UNITS TOTAL : 220 UNITS

BLDG A : 125 UNITS

BLDG B : 95 UNITS

PARKING TOTAL : 336 STALLS

COVERED PARKING: 220 STALLS (1:1 RATIO)

PARKING REQUIRED: 330 STALLS @ 1.5 RATIO