

080928



Alumni House
3230 East Kenwood Blvd.
Milwaukee, WI 53211

President
David H. Gilbert
(414) 412-4140

December 9, 2008

Ms. Vanessa Koster
Department of City Development
809 North Broadway
Milwaukee, WI 53202

Dear Ms. Koster:

I am writing to request the addition of the following information as part of our DPD plan submission for the "Hometown" student residence hall at Humboldt and North, which we are calling "Cambridge Commons". This request follows the meeting today with the City Plan Commission at which these items were discussed, and our agreement with Alderman Kovac to provide written confirmation of these items.

1. UW-Milwaukee Police Presence

Cambridge Commons is projected to open in the fall of 2010. As part of the university's oversight of activities at this facility, the UW-Milwaukee Police Department has agreed to have a presence at the building. The UWM Real Estate Foundation will provide funding for the UW-Milwaukee Police Department personnel to be present at the Riverview and Cambridge Commons residence halls from 8 PM until 4 AM while students are in residence, both weekdays and weekends. During the time UW-Milwaukee Police have a physical presence at the buildings, they plan to actively circulate between the two buildings to make their presence known and visible to the immediate community.

2. COAST Leadership Program Expansion

Currently the Community Outreach and Assistant for Student Tenants (COAST) program has positioned 12 student leaders in residences in the Third District. The University Division of Student Affairs has agreed, as part of the planned fall 2010 opening of this project, to expand the COAST program to include the North Avenue neighborhoods and to place between 2-4 COAST leaders into residences in this area. They further agree to consult with the Alderman's office and neighborhood associations in proximity to this development, share student residency statistics for the North Avenue neighborhoods, and determine the most effective areas and blocks for establishment of COAST leadership residences.

3. Safe Walkers Program

Currently the UW-Milwaukee police have mobilized between 3-5 pairs of Safe Walkers in the campus neighborhood on those nights when the Safe Walker program operates. Given the presence that UWM students will have in the North Avenue area, the UWM

Real Estate Foundation agrees to fund an additional 1-3 teams of Safe Walkers specifically for the North Avenue area to enhance pedestrian safety. Again, UWM Police have agreed to consult with the Alderman's office and the neighborhood regarding the deployment of Safe Walkers to ensure that the maximum benefit is realized from their presence.

4. Environmental Stewardship Program

UW-Milwaukee Division of Students Affairs has agreed to commit to the establishment of an Environmental Sustainability/River Stewardship Live/Learn Community within the Cambridge student residence hall. This intentional community, which is projected to be comprised of 15-60 students with enhanced interest in environmental stewardship of natural and, in particular, river resources, is typically supported by a faculty member with specific expertise in the areas of environmental sustainability and stewardship. To expand this effort into a community wide initiative, the Division of Student Affairs proposes a primary community partnership with the Urban Ecology Center, which has already expressed an interest in such a joint venture.

5. Public River Access

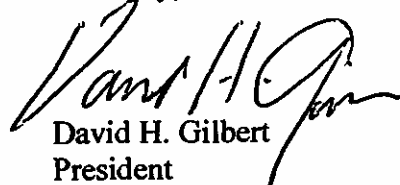
As part of the detailed plan development submittal, Mandel Group has indicated a public staircase and accessible ramp that extends from the top of the bluff to the river trail below. This design as illustrated on the plans is noted as schematic, given that the design team has yet to receive feedback from the Dept of Public Works and Bureau of Engineers. While the ultimate design may change, our inclusion of such a public access improvement remains as a standing commitment. We agree to work with the Milwaukee River Work Group, among others, to properly position and execute this point of access to everyone's reasonable satisfaction.

6. BID Contribution

We have recently presented our plans to the North Avenue Business Improvement District (BID). The UWM Real Estate Foundation is committed to an annual voluntary contribution to the BID of \$5,000. We are pleased to provide support to the BID and include neighborhood retail in our development plans to further aid in the revitalization of the North Avenue business corridor.

We appreciate the opportunity to continue our dialogue with the City and the community at large, in order to bring this development to fruition.

Sincerely,



David H. Gilbert
President

C: Ald. Nik Kovac
Members of the ZND Committee