

Teutonia Avenue Togetherness Redevelopment

Project Narrative

Project Overview

Taking place in 2-3 phases at a rate of one completed phase annually, the Teutonia Avenue Togetherness Redevelopment is located on North Teutonia Avenue, West Hadley and Center Streets. This unique project incorporates new construction with historic and existing structure rehabilitation enhanced by subtle landscaping features, strategically situated green space and revenue generating urban garden aspects respectful of the urban flavor yet creating a uniformed architectural affect.

Commanding an increased and sustainable quality of life for its residents, this holistically driven development creates unprecedented activity through educational awareness, volunteerism, outreach and resource centers, consumerism, entrepreneurial methodologies, culture, environmental incorporations, neighborhood themes, health-wellness, career creation and expeditionary learning to name a few.

The open rear courtyard connects the facilities allowing accessibility for cross cultural alliances, venues, outdoor modular vendor sites and community activities generating further revenue for the community. Grade level covered residential parking further adds an element of security, convenience and quality. An assorted development will strengthen both the community and revenue base.

The Church communities offer diverse fellowship bases which come together for the ongoing success of this development including future phases. The formation of a small business alliance strategizing to attract surrounding consumers ensures a cross section of activity for the neighborhood.

This infusion of new commerce, venues, residents, community services, coupled with existing business & community leadership clearly focusing on creating continued revenue with ramped up community services solidifies a multi-generational tax base and the unremitting revitalization of this community.

Creating a new urban model, the Teutonia Avenue Redevelopment shall redefine the traditionally lackluster urban renewal rudiments setting a precedent for prolonged generational neighborhood growth.

Community Objective

It is the intent of the primary existing property owners to create a continuous redevelopment initiative, which restores this vital avenue, its two bordering intersections at Hadley & Center Streets and commercial properties that improve employment opportunities, increase tax revenue & housing stock in conjunction with current business expansion and additional commercial space through securing city lots, enhancing the living environment for the neighborhood.

The proprietors include: Mother A. Naomi Scott with the Scott Christian Youth Fellowship Center and the Outreach Church of God in Christ; Handsome Barbershop owned and operated by Haralson & Thaddeus Moore; lending support to these efforts Refuge Deliverance Temple with Reverend Lewis & Holy Tabernacle Church of God in Christ, Inc. with Bishop Williams.

These essential businesses and institutions have over a century of combined ownership and residency located on this block. Realizing the opportunity at hand, all have come together for this specific redevelopment; a project driven by them for their neighborhood. The most instrumental part of this collaborative venture consists of but is not limited to the aforementioned entities utilizing their property and adjacent city lots in a catalytic neighborhood redevelopment.

A distinctive blend of existing and new construction will lend to the incredible esthetics of this progressive avenue. The existing structures, excluding the barbershop, will be rehabbed to compliment the new construction.

PHASE I

Development Description

Phase one will be a mixed-use building facing both West Center Street and Teutonia Ave. This structure will hold approximately twenty-four residential apartments homes on two floors over approximately 7,000 sq. ft. of retail space. The retail space will be named Handsome Plaza and the housing will be named Teutonia Gardens. Together this new project will combine comfortable living while adding economic vitality to the street. The residential apartment homes bring a stylish flair representative of an urban people. Parking for the residents will be in a secure garage and private lot at ground level. Surface parking has been allotted for retail space and shall be available at the west end of the building. Access to parking is from the south on West Center Street.

Building Design

Handsome Plaza and Teutonia Gardens will have a footprint of approximately 14,500 square feet. The street level will incorporate approximately 7,000 square feet of retail space and 7,500 sq ft of parking for the apartment homes. The layout will allow for four to six separate commercial units. This space is designed for maximum flexibility and offers opportunities for uses such as a barber/beauty salon, an eatery, and/or various retail shops, among other possible ideas. Apartment Homes access will be on the side of the building, through an aesthetically pleasing and secure main entrance. The side door access to the building will allow guests to enter the residential unit through an intercom entrance.

Siting

The building will be constructed at the edge of the sidewalk with frontage along both Teutonia Ave and Center Street. The primary entrances for the storefronts will face both Teutonia Avenue & Center Streets. The lot will be approximately 62,234 square feet in size allowing for parking, green space, and an outdoor activity area for residents and neighbors.

Scale and Massing

The Teutonia Avenue Togetherness Redevelopment shall feature an attractive masonry and cementaceous brick exterior façade reflective of its new urban, ecological and community theme that will complement the existing structures on the block. The commercial units shall feature cast stone accents, storefront windows, 10-foot ceiling heights, with signage between the ground and second floors, and near the entrances. The windows on the second and third floors will be double hung and evenly spaced.

Subject to funding, the redesign will allow for a green roof, shall balance the area by adding a pleasant environment, as well as reduce energy costs. Access to the garage entrance will be through an overhead door.

Apartment Homes Description

The building features a reasonable estimate of 24 (twenty-four) well-appointed residential apartment homes. These living quarters will be constructed on the top two floors. Units will range in size from approximately 635 square feet to 1200 square feet. Each unit will contain living/dining room, kitchen, one or two bedrooms and one or two baths, laundry room with washer and dryer.

Access

Expressway access from the Teutonia Avenue Togetherness Redevelopment is excellent. Merely a few minutes away from the shops, restaurants, parks and museums located in Milwaukee's downtown, the proximity will allow its residents and visitors quick access to this diverse area of town. I-43 is about seven minutes northeast of the site and public transportation is at the corners of Teutonia Avenue at both Hadley & Center streets.

Storm Water Management

Water quality will be handled at the northwest corner of the site in an area earmarked for a Phase II urban garden and green space.