

# THE WOODLANDS COMMUNITY BUILDING

CITY PRESENTATION FOR PUBLIC HEARING

FILE NUMBER: 171636

APRIL 10, 2018





## Usage and Elements from the Detailed Planned Development

Location: The building will be located on the open grassy area set in the middle of the Woodlands Condominiums, west of the building addressed as 8911 North Swan Road.

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### The Proposed Woodlands Community Building

In January 1970, a General Planned Development (GPD) known as North Meadows (FN 69-1771 a,b) was approved for the entire development site, and contemplated phased, multi-family development. The multi-purpose community building is proposed to be located within the Detailed Planned Development (DPD) known as North Meadows, Stage 4, which was approved in November 1970 as FN 69-1772,l,m,n. The DPD was subsequently modified in December 1977 as FN 77-1303 to permit the addition of a small maintenance structure to serve the development.

The development originally known as North Meadows, was converted to condominiums known as The Woodlands Condominiums. The Woodlands Condominium Association is seeking an amendment to the DPD known as North Meadows, Stage 4 to allow for construction of a one-story building that will serve multiple purposes including, but not limited to: community center, property management office space, support space, non-profit use and maintenance space for the Woodlands community. Security operations for the Woodlands Condominiums may also be located here and this building will be used as a stop for the Milwaukee Police Department. This building may be constructed in phases as noted on the site plan. An amendment is necessary because the previously approved GPD and DPD contemplated outdoor recreation space in the open space located at the center of the development.

In addition to construction of the multi-purpose community building, there is a maintenance shed that is located on the northeast section of the Stage 4 area. This shed was built in the past 30 years and there is an availability to rebuild it in the next five years. This project shall be permitted under this DPD Amendment provided that the footprint and building elevations are largely consistent with the existing shed. Plans will be submitted to DCD Staff for review in advance of issuance of permits.

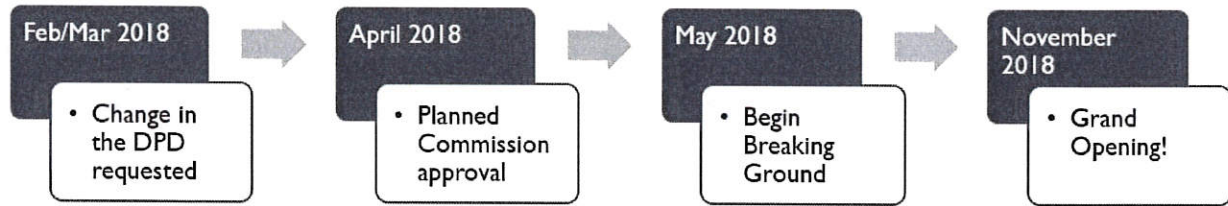
## The Woodlands Demographics (2014-2016)

### The Woodlands Community; located in Milwaukee, Wisconsin 53244 (Boundaries from 91<sup>st</sup> and Brown Deer road to 95<sup>th</sup> and Brown Deer road.)

- The Woodlands community includes 576 units: Demographics include:
  - 70% Renters and 30% Homeowners.
  - Residents: African American 50%, Caucasian 20%, Hispanic 25% and Hmong 5%
- According to the Milwaukee County Census, the 53224 zip code includes: population of 5,599 (30% of population surveyed).
  - Youth under age 19 within 53224: 2,161 (38%).
  - Families living below poverty levels are 2,599 (46%).
  - With the unemployment rate of 10.6% (which is higher than the national average).
  - With the poverty level at 16% (which is higher than the national average).

# Community Building Project Timeline

Below is the intended timeline of the development if the proposal is accepted and began on time.



## Development Team Members



## Community Partners

**Neva Hill** continues to lead and coordinate the many volunteers of the resource center which currently operates activities throughout the year provide by the **Business Improvement District**.

- Current work:
  - Block Parties,
  - Youth Workshops
  - Healthy Cooking Classes
  - Tutoring
  - Field Trips
  - Job Training
  - Resume Building
- Needs more space to carry out more community events

## Current and Planned Partners for 2018

- **S.M.I.L.E.:** Provide tutoring, financial literacy, resume' building, counseling
- **ROSS:** Education and Employment service
- **MATC:** GED & Higher Education
- **MFI (Milwaukee Fatherhood Initiative)**
- **MBK (My Brother's Keeper):** Education and preparation for employment
- **B.A.S.I.C.S. (My Brothers and Sisters in Christ):** Donating resources including catered food for special events and volunteers
- **Next Step/ Cross Way Church/ Evangel Church/ Lamb of God Church:** Community engagement and projects
- **Mobile Media Van:** Movies once a week
- **Anti-Crime Prevention:** This service will be intentional offered regularly
- **SDC:** catered to 18-24 years old-GED, and job services.

## Existing Site Overview

Here is the existing Woodlands Condominiums parcel. The building will be placed in the large, underutilized grassy area in the middle.



- The building will be placed on the parcel facing east toward Swan Road.
- It will be accessible by both car and an extension of a pedestrian walkway that currently runs through the Woodlands Condominiums.

## Site Evaluation

Site selection was based on the following:

- Safety
  - Fire, Police, Paramedic access
    - Level of ease and appropriate turns for fire
- Resident Impact
  - Minimize amount of residents impacted
- Land Feasibility
  - High and low elevations onsite
- Traffic Flow
  - Keep traffic on 91<sup>st</sup> street
  - Gain access from a lot that has two entries
- Pedestrians
  - Signage, speed bumps, and safety design features

# Site Evaluation

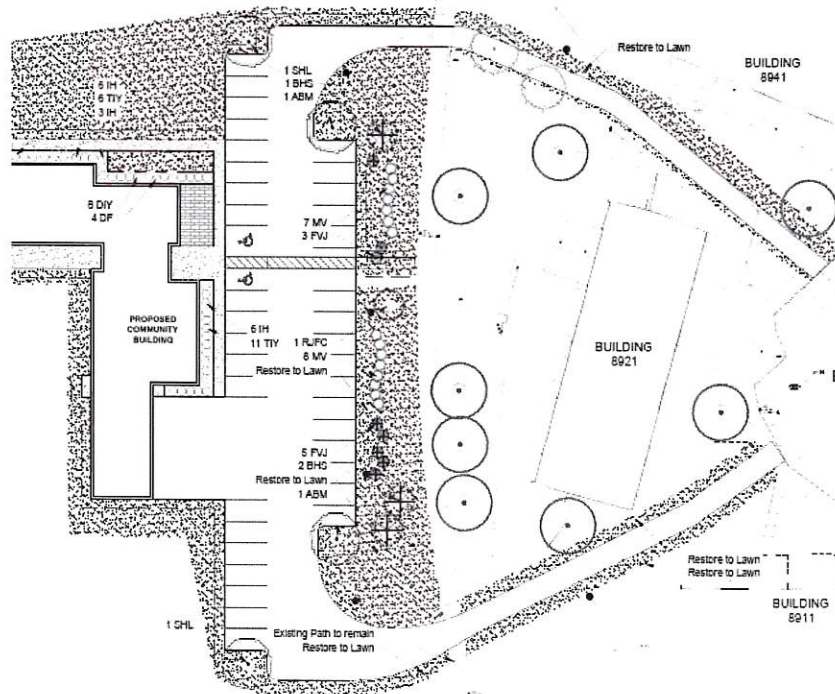
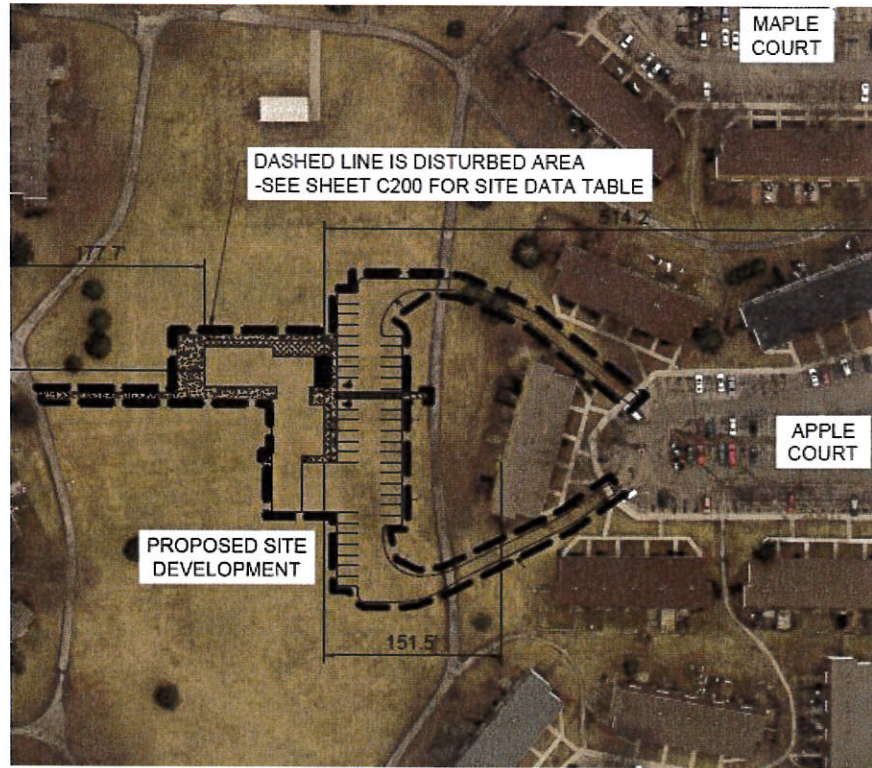
Below is the Driveway Diagram.



- Not advisable due to safety concerns near playground and pathway intersection disturbance. 35', 29'
- Not advisable due to steep slope, existing yard, and/or pathway disturbance. 64', 35'
- Sufficient space for firetruck access, minimal disturbance to existing yards and pathways. 60', 35'
- Ideal entry location off main street and existing dual access parking lot.
- Not advisable due to steep slope, existing yard, and pathway intersection disturbance.
- Too narrow for minimum firetruck turning radius.
- Not advisable due to steep slope and pathway intersection disturbance. 38'
- Not advisable due to pathway disturbance. 29'
- Not ideal entry location due to single access parking lot.
- Too narrow for minimum fire access lane and two-way traffic. Safety concerns near basketball court. 27', 30'
- Not advisable due to existing yard and/or pathway disturbance. 45', 29', 29'
- Not advisable due to proximity and impact to private property. Multiple access estimates would be required.
- Ideally keep increased traffic on Swan Road.

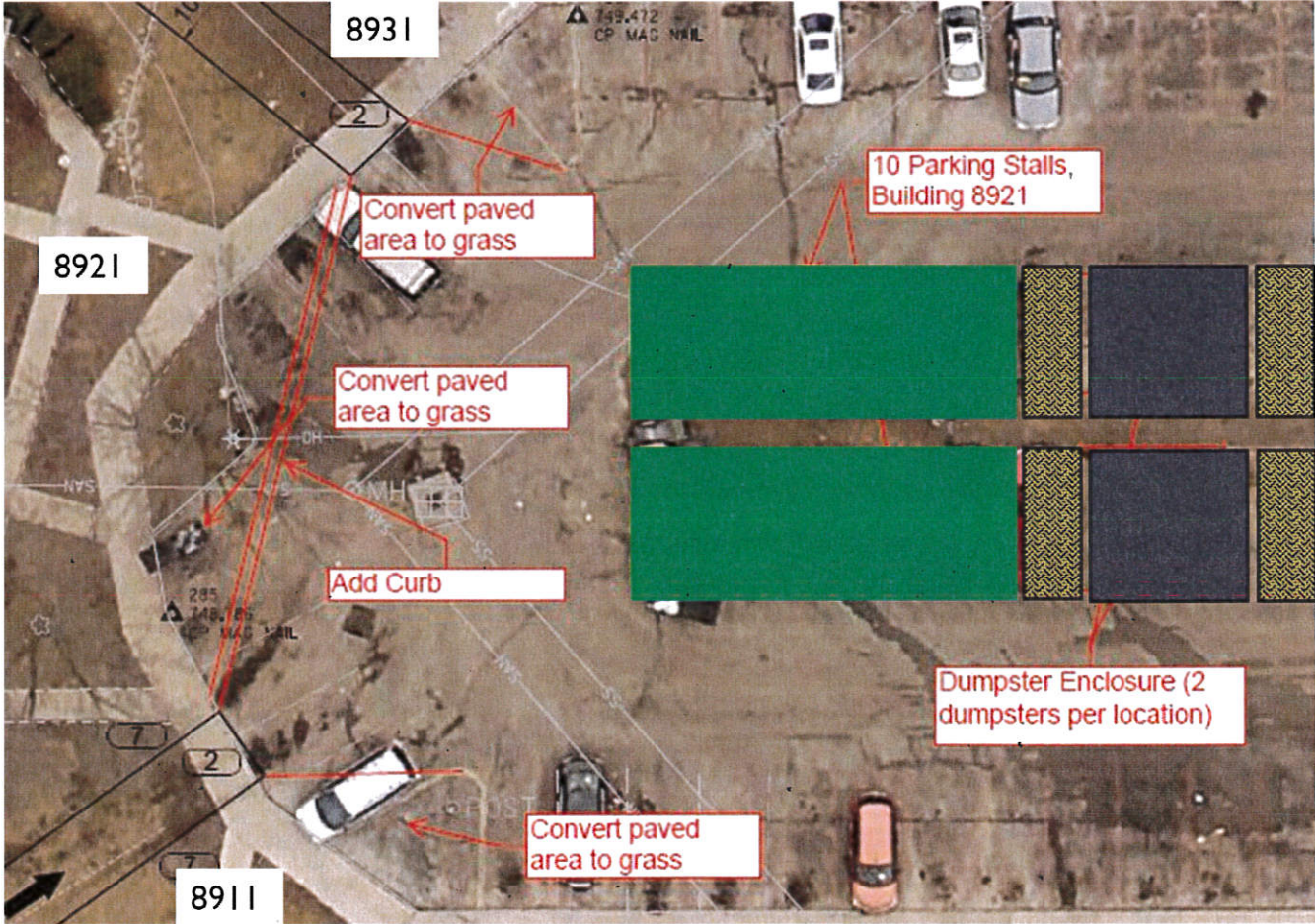


# Site Redesign (Location and Landscaping)



# Apple Court Parking Plan

Pictured below is the arranged parking plan for the effected lot Apple Court. There will be 10 parking stalls in the middle of the lot to replace the current spots that will be converted to access drives and grass. There will also be space for 2 dumpsters and a walkway around them.



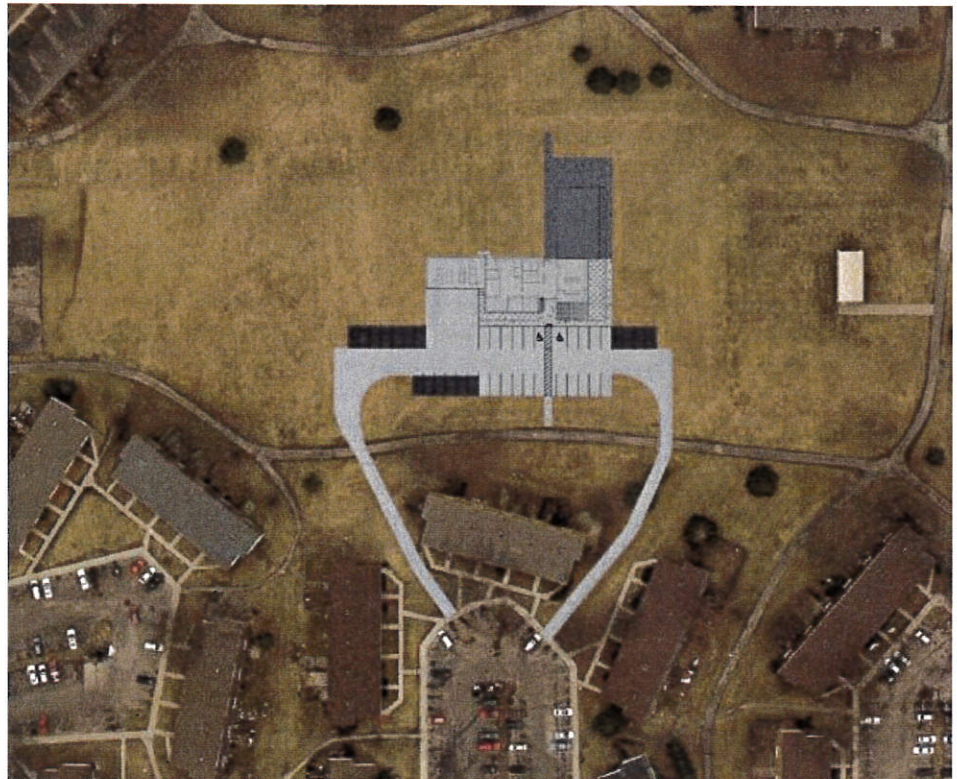
# Phasing

The building will could be built in three phases pending financing. First the main building and most of the parking lot, second the back attachment (the large community room), and lastly extra parking spots in the front of the building.

Phase 1

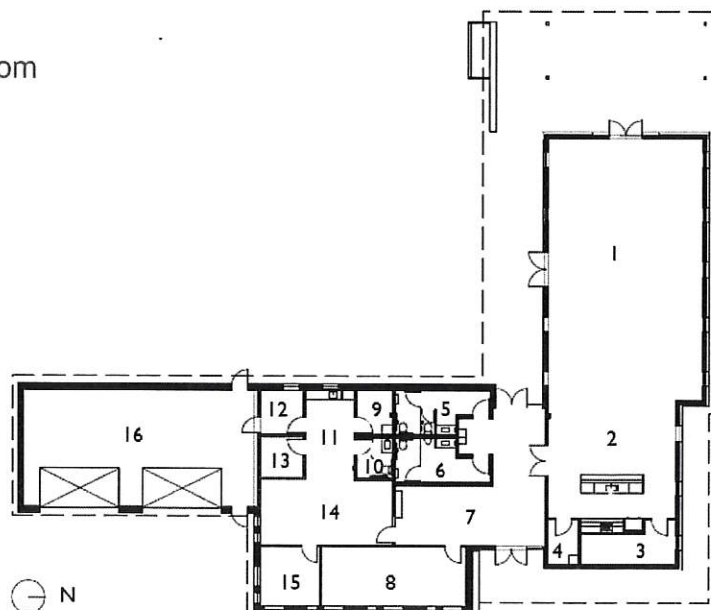
Phase II

Phase III



# Floor Plans

1. Community Great Room
2. Community Kitchen
3. Storage
4. Utility Room
5. Women's Bathroom
6. Men's Bathroom
7. Lobby
8. Resource Center
9. Utility Room
10. Staff Bathroom
11. Staff Kitchen
12. Mud Room
13. File Room
14. Open Offices
15. Private Office
16. Garage



## Usage and Elements from the Detailed Planned Development

1. Uses:

- The proposed uses for the facility include a community center for the Woodlands residents and surrounding community, as well as office (property management), support space, and maintenance space for the Woodlands Community. All uses accessory and ancillary to these uses shall also be permitted.

2. Project Overview:

- The primary function of the proposed project is to provide a community center for the surrounding community. In addition, this project will consist of a property management office and maintenance services for the Woodlands Condominiums' grounds and buildings. The services provided to the tenants will be taking applications, collecting condo dues, and other daily operations of the condominiums. The maintenance services will be resolving work orders of the tenants and the grounds of the condominiums and will be using a maintenance shed to house any vehicles and materials needed to complete these services appropriately.

3. Phasing:

- This project will be built in three phases. See A800 for more information.
  - **Phase 1:** The first phase of the community building will include the entire building minus the large community room space. It will also consist of the approximate 22 parking spaces, lighting, landscaping, and the access drive that are all presented in this statement. (5,000 SF)
  - **Phase 2:** The second phase will consist of the addition of the community room on the northwest side of the building as well as the west side pedestrian access sidewalk. (1,300 SF)
  - **Phase 3:** The last phase will consist of approximately 17 extra parking spots.
- Regardless of phasing, the access drive, pedestrian walks, bicycle racks, and lighting will be constructed with the first phase.

4. Landscaping and Screening:

- There will be different deciduous and evergreen landscape screening added to the development on the east side of the building to shield any overflowing light from the light poles into the residential area.
- There are also existing trees in between the residential buildings to the east and the new Community Building to protect from any excess light spillage from the Community Building or the residential areas.

*Standard Parking Lot Landscaping & Residential Buffering*

- There will be no visible parking from the surrounding streets, the condominiums will serve as a buffer from the parking lots and the surrounding main streets.
- The new screening previously mentioned will also include evergreen and deciduous shrubs that will prevent any light from the cars' headlights from glaring into the residential area.

5. Open Spaces:

- The project will be placed in a portion of the central, open space on the Woodlands parcel. The multi-purpose community building will be strategically placed on this open space to allow for recreational activities for the surrounding community, as well as activities the community center will host. For example, there is an existing basketball court on the open space south of where this project will be located. There is also an existing pavilion on the north side of the Stage 4 space that was previously referenced.
- In one of the future phases of the development of this Community Building, there is a plan to use part of the open space behind the building on the west side for a community garden that will be maintained by the Community Building.
- Additionally, the Planned Development zoning allows for outdoor recreation activities within the open space. New outdoor recreation amenities may be added in the future.

6. Circulation, Parking, and Loading:

- The parking lot will be located on the east side of the building. It will have approximately 39 parking spaces for employees and guests, including 2 accessible parking spots. Access to the lot will be from the lot off Swan Road, there will be a one-way entrance drive headed west to the Community Building and one headed east out of the lot back into the entrance on Swan Road.
  - Pedestrian access will come from a new 5-foot-wide concrete sidewalk coming from the west side of the building for the residents and other pedestrian traffic in the Condominiums. Additionally, there is a sidewalk coming from the front north side of the building that wraps around to the back-west side. There are existing sidewalks surrounding the grassy area that the building will sit on as well.
  - There will be various refuse containers outside of the building and the refuse from the outside and the inside of the Community Building will be taken to the dumpster located in the parking lot off Swan Road that is used to access the proposed building site.
  - Maintenance vehicle traffic will follow the access path of employees and visitors and will park maintenance vehicles in the garage attached to the side of the community building. This is also where maintenance materials will be stored.

All improvements will be constructed per City of Milwaukee Standards and are subject to the review and approval of the City of Milwaukee Department of Public Works.

