

KTA

KORB TREDO ARCHITECTS INC



**Mercy Housing**  
**at the Johnston Center**

**Renovation and Addition Project**  
1230 W. Grant Street and 1220 West Windlake Avenue  
Milwaukee, Wisconsin 53215

**Detailed Plan Development Submittal**



KORB TREDO ARCHITECTS INC

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## Project Team

### **GOVERNMENT AGENCIES**

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### **OWNER**

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## Owner's Statement

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### Mercy Housing Lakefront *more than a roof*

The Johnston Center project will bring Mercy Housing Lakefront's Supportive Housing model to Milwaukee, WI, by creating 89 permanent supportive housing units in a vacant, former Health Clinic owned by the City of Milwaukee. There is a critical need for this type of housing in Milwaukee due to the previous focus on smaller scattered site housing for people who are homeless and suffer mental illness. Mercy Housing Lakefront's past experience in providing successful permanent supportive housing for the target population prompted an invitation from City and County officials to have Mercy build a demonstration project in Milwaukee.

Mercy Housing Lakefront elected to enter the Milwaukee market as it is home to Columbia-St. Mary's, an Ascension Health system hospital, and one of Mercy Housing's national Strategic Healthcare partners. The proposed project will benefit from this relationship and Columbia St. Mary's strength in the community. Mercy continues to benefit from strong support from the Milwaukee community at the City, County and Aldermanic levels as well as the private sector.

The site for this project, a City-owned former Health Center, was selected after a thorough review of available land and buildings in all parts of the city. Proximity to transportation, shopping, employment and parks as well as the terms and timing of acquisition were all factors in determining the appropriate site. The City has given MHL the Exclusive Right to Negotiate for the property. However, MHL will not take title to the property until tax credit funding allocations are secured and all due diligence is complete. The proposed schedule for the project is to begin construction as early as September of 2008 or immediately after closing and to occupy the building no later than February of 2010.

Mercy Housing Lakefront's past developments are successful because of the attention placed on the needs of the highly vulnerable population of homeless that reside in the buildings. The blended management style is incorporated into the physical form of the building, therefore there are case management offices, community rooms, job training space, and other physical elements incorporated into the design. Property Managers and Case Managers work together to ensure the appropriate level of support for each resident. MHL proposes to offer supportive services to this population by contracting with a local service provider who will be trained in the Mercy blended management style. This model has successfully addressed the issues of homelessness and thus the funding agencies are supportive and have allocated funds as needed.

The primary source of capital funding for this project will be LIHTC's administered by the Wisconsin Housing and Economic Development Authority (WHEDA.) Applications for 2008 funding are due no later than February of 2008. In discussions with WHEDA underwriters, MHL was informed that during the 2006-2008 funding rounds a greater emphasis would be placed on Supportive Housing proposals than in the past.

[www.merchyhousing.org](http://www.merchyhousing.org)

347 South State Street, Suite 610 • Chicago, Illinois 60601 • 312.447.4700 • Fax 312.449.4700

Mercy Housing Lakefront is a merger of Lakefront Supportive Housing and Mercy Housing Michigan.

Mercy Housing is sponsored by communities of Catholic Sisters.



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MHL has inherited a long and strong relationship with HUD, in Chicago and in Milwaukee, for the receipt of annual supportive housing subsidy. Therefore, on the service side, the local Continuum of Care has awarded Mercy's proposal with the subsidy Bonus Prize and has made application to HUD through the Milwaukee County Behavioral Health Division for a \$1,009,220 sponsor based Shelter + Care service contract with Mercy Housing being the sponsor of the project. This will provide services for 33 of the 89 units over a 5-year period.

This is the first of many projects Mercy hopes to complete in Milwaukee in the coming years. It is our intention to build and/or preserve a portfolio of 300 to 500 units of affordable housing in the next 5 years. We hope to go beyond just housing for people with special needs by including an array of affordable housing products and drawing on the strength of our national organization. Mercy Housing Inc. has developed more than 19,000 affordable homes, both rental and single family, serving more than 58,999 residents on any given day.



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## Project Information

1. Gross Land Area:	31,375 sf
2. Max. Land Covered by Principal Building(s):	10,397 sf Existing Building <u>6,868 sf Building Addition</u> 17,265 sf Total
3. Land devoted to parking, drives, etc.:	3,476 sf
4. Land devoted to Landscaping and Open Space:	9,060 sf
5. Dwelling Unit Density:	89 Total
6. Proposed number of buildings:	1 (Existing w/ addition)
7. Max. number of dwelling units per building:	89
8. Bedrooms per unit:	1
9. Parking spaces provided:	8



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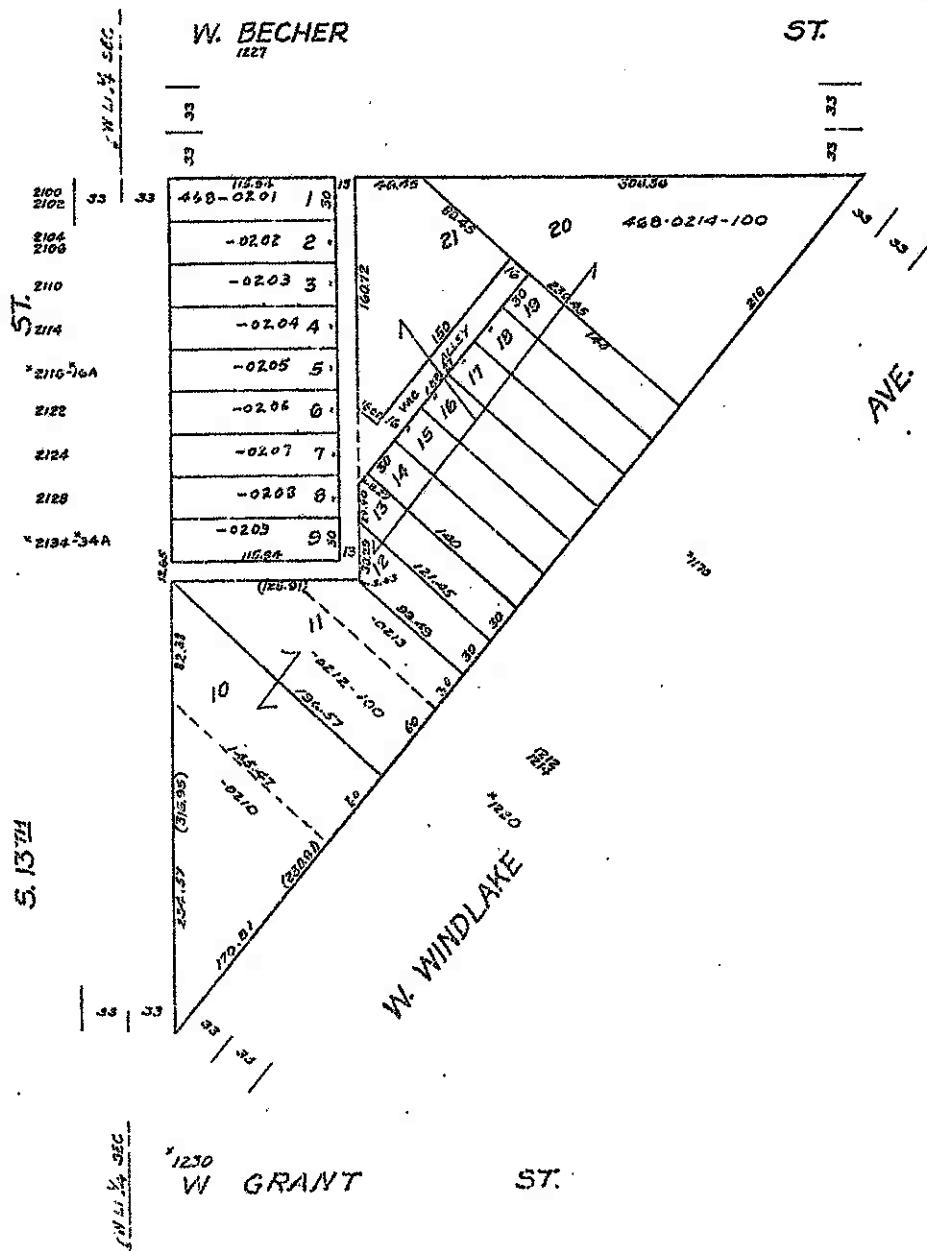
# Plat Map

S.W. 5-6-22  
ATLAS A 460

468  
ASSESSMENT SUBD. NO 46

468-22

SCALE 80 FT. = 1 INCH



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## **Building Elevations**



**View of Building Addition  
13<sup>th</sup> Street looking to the South**



**KTA**

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## **Building Elevations**



**View of Building Addition and Main Entry  
13<sup>th</sup> Street looking to the North**



Mercy Housing

# Johnston Center Renovation

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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake  
Avenue



**Aerial View: Looking towards the west.**



**Aerial View: Looking towards the south.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake Avenue



**Aerial View: Looking towards the north.**



**Aerial View: Looking towards the east.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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## TOUR OF BUILDING:

1230 W. Grant Street and 1220 W. Windlake Avenue



### Exterior View:

**Johnston Building's original main entry at the intersection of 13<sup>th</sup> Street, Grant Street, and Windlake Avenue.**



### Exterior View:

**Johnston Building's 13<sup>th</sup> Street façade and ambulance bay.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

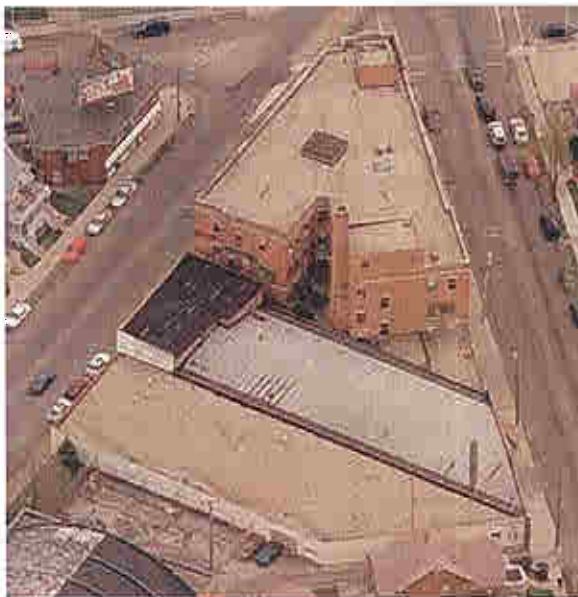
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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake Avenue



**Exterior View:**

**Existing Ambulance Bay along 13<sup>th</sup>  
Street.**



**Exterior View:**

**North facades as they exist today.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake Avenue



**Exterior View:**

**Windlake Avenue facades as they exist today.**



**Exterior View:**

**Windlake Avenue Johnston Center and Mexican Fiesta buildings.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake Avenue



**Surrounding Neighborhood**

**Windlake Avenue to the east of the  
project site.**



**Windlake Avenue to the southwest of the  
project site.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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## TOUR OF BUILDING:

1230 W. Grant Street and 1220 W. Windlake Avenue



**Surrounding Neighborhood**

**Thirteenth Street to the north of the project site.**



**Surrounding Neighborhood**

**Thirteenth Street and adjacent access alley directly north of the project site.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake Avenue



**Surrounding Neighborhood**

**Windlake Avenue looking to the north of  
the project site.**



**Surrounding Neighborhood**

**Grant, Windlake, and Thirteenth Street  
intersection.**

November 9, 2007

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Mercy Housing

# Johnston Center Renovation

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**TOUR OF BUILDING:**  
1230 W. Grant Street and 1220 W. Windlake Avenue



**Surrounding Neighborhood**

**Grant, Windlake, and Thirteenth Street  
intersection.**



**Surrounding Neighborhood**

**Grant, Windlake, and Thirteenth Street  
intersection.**

November 9, 2007

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