

KORB TREDO ARCHITECTS



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

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Site / Context Photos

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Project Team

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Owner's Statement

Mercy Housing Lakefront Owner's Statement

The Johnston Center project will bring Mercy Housing Lakefront's Supportive Housing model to Milwaukee by creating 91 permanent supportive housing units in a vacant former health clinic owned by the City of Milwaukee and a new addition on an adjacent property. There is a critical need for this type of housing in Milwaukee due to a previous focus on smaller, scattered site housing for people who have been homeless and/or who have special needs. 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 Healthcare 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 city-wide. Proximity to transportation, shopping parks and potential employers as well as the terms and timing of acquisitions 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 June 2009 or immediately after closing and to occupy the building no later than December 2010.

Mercy Housing Lakefront's past developments are successful because of the attention placed on the needs of the highly vulnerable population of people who have been homeless and/or who have special needs. The blended management practice is incorporated into the physical form of the building, therefore there are case management offices, community rooms, property management offices, employment 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 the residents by contracting with a local service provider who will be trained in the Mercy blended management practice. This model has successfully addressed the issues of homelessness and special needs 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). MHL has already been awarded a tax credit allocation for the rehabilitation of the Johnston Clinic (Dec. 2008 award) and expects to compete successfully for an allocation for the new construction portion of the project in the February 2009 WHEDA application. The 2009 QAP has been changed favorably for supportive housing projects. WHEDA has created a set-aside category to demonstrate their commitment to creating this housing type in Wisconsin.

MHL has a long and strong relationship with HUD, both Chicago and Milwaukee. MHL successfully competed to win the 2007 "Bonus Project" from the Milwaukee Continuum of Care. This award, in partnership with the Milwaukee County Behavioral Health Division, awards the County and Mercy Housing Lakefront a contract for \$1,009,220 for the provision of rental subsidies for 33 of the 91 units. This subsidy requires a one-for-one match in services money for

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the provision of supportive services to the 33 residents. Milwaukee County has agreed to provide that services match. This renewable contract is set for an initial period of 5 years.

This is the first of several projects MHL hopes to complete in Milwaukee in the coming years. It is our intention to build and/or preserve a portfolio of 300-500 units of affordable housing. We hope to go beyond housing for people with special needs to include an array of affordable housing for people at multiple income levels. In this endeavor, MHL draws on the strength of our national organization, Mercy Housing, Inc. Mercy Housing Inc. has developed more than 19,000 affordable homes, rental and single family, serving more than 59,000 people on any given day.

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:	91 Total
6. Proposed number of buildings:	1 (Existing w/ addition)
7. Max. number of dwelling units per building:	91
8. Bedrooms per unit:	1
9. Parking spaces provided:	8

Plat Map

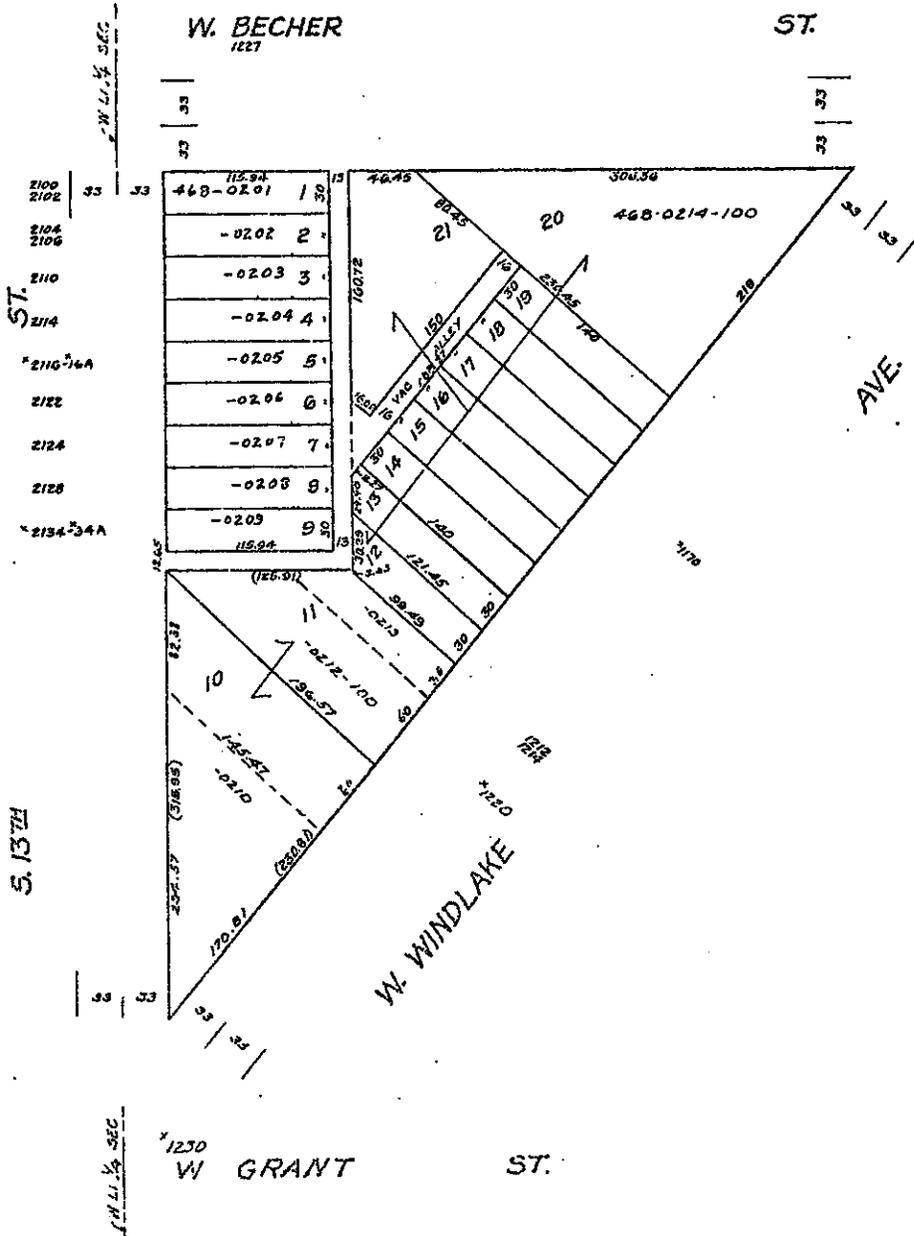
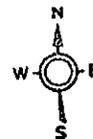
S.W. 5-6-22
ATLAS R 168

468

468-22

ASSESSMENT SUBD. No 46

SCALE 80 FT. = 1 INCH



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Building Elevations



**View of Building Addition
13th Street looking to the South**

Building Elevations

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**View of Building Addition and Main Entry
13th Street looking to the North**



Mercy Housing

Johnston Center Renovation

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



Mercy Housing

Johnston Center Renovation

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



Mercy Housing

Johnston Center Renovation

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



Exterior View:

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



Exterior View:

**Johnston Building's 13th Street façade
and ambulance bay.**

November 9, 2007



Mercy Housing

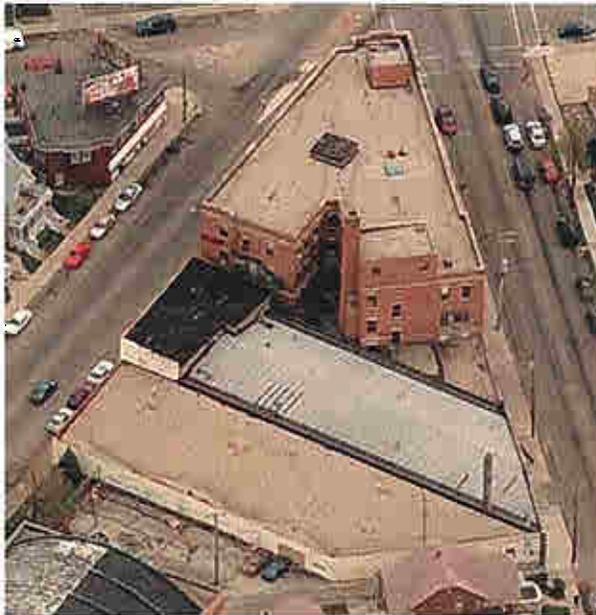
Johnston Center Renovation

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



Exterior View:

**Existing Ambulance Bay along 13th
Street.**



Exterior View:

North facades as they exist today.

November 9, 2007



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Johnston Center Renovation

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



Mercy Housing

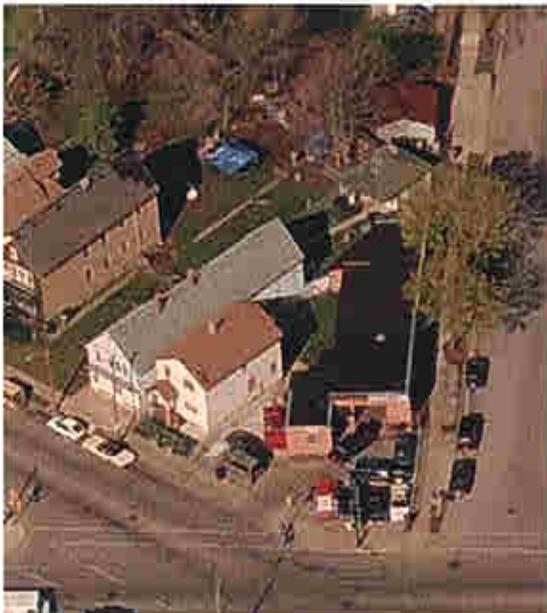
Johnston Center Renovation

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.

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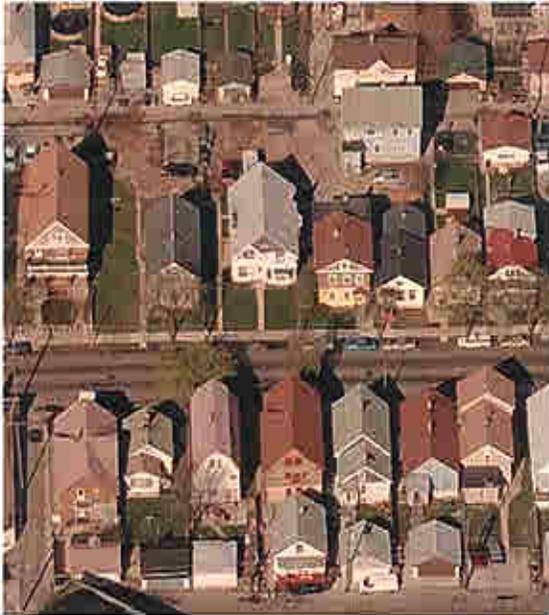


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Johnston Center Renovation

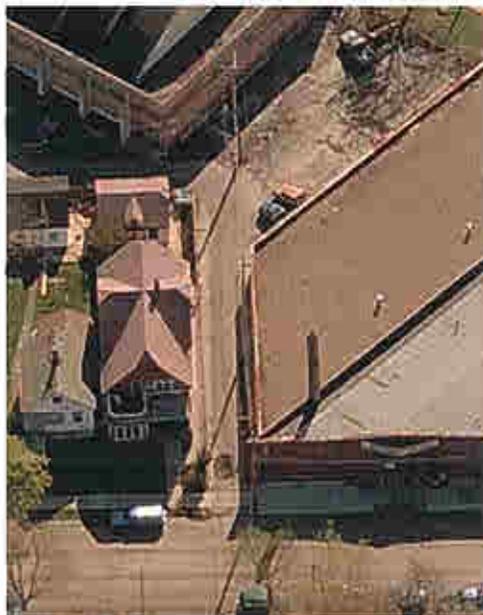
TOUR OF BUILDING:

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.

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Mercy Housing

Johnston Center Renovation

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.**

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Mercy Housing

Johnston Center Renovation

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
