



THE WOODLANDS COMMUNITY BUILDING

FILE NUMBER: 171636

APRIL 10TH, 2018



SUMMARY

Introduction

- Community Info
- Development Team
- Project Timeline

Usage

- Community Use
- Woodlands Use

Community Impact

- Community Outreach
- New Partners and Events

Design

- Existing Site Photos
- Site Plans
- Floor Plan
- Phasing
- Parking Plan

COMMUNITY DEMOGRAPHICS

- 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: 2,161 (38%).
 - Families living below poverty levels are 2,599 (46%).
 - Unemployment rate of 10.6% (higher than the national average).
 - Poverty level at 16% (higher than the national average).

DEVELOPMENT TEAM



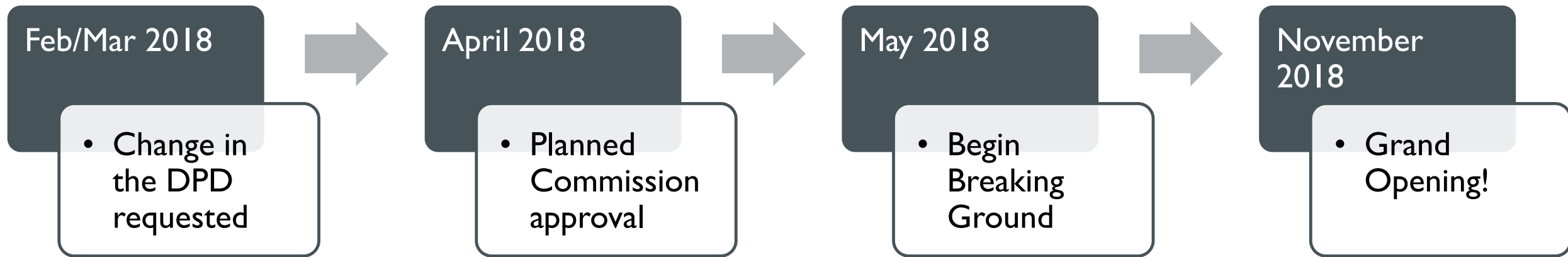
The Woodlands
Condominiums

Project Coordinator



Architects

WOODLANDS PROJECT TIMELINE



USAGE

- Community
 - Expanding reach to residents, owners, increase homeownership.
 - Centralize operations and communication
- Community outreach programs
- On-Site property management and maintenance

COMMUNITY PARTNERS – NEVA HILL

- **Neva Hill** continues to lead and coordinate the many volunteers of the resource center which currently operates activities throughout the year provide by the **BID**.
 - Current work: Block Parties, Youth Workshops, and Healthy Cooking Classes, etc.
 - Needs more space to carry out more community events.
- Additional Partners and Outreach Ideas **Made Possible by the New Community Building:**
 - District 9 Bucks Experience
 - Youth Career Day
 - Pathways to Success Life Skills Lessons
 - Tutoring up to 8th Grade
 - Field Trip Tuesdays
 - Fishing Classes
 - Who Are Your Neighbors – Meet and Greet
 - And MUCH MORE!

CURRENT AND PLANNED COMMUNITY PARTNERS FOR 2018

S.M.I.L.E

- Provides tutoring, financial literacy, resume building, and counseling.

MATC

- Provides GED and higher education programs.

Next Step, Cross Way Church, and Other Local Churches

- Organizes community projects and actively engages in this community.

Anti-Crime Prevention

- An intentional service that will be offered regularly with a new central meeting place.

OPPORTUNITY FOR COMMUNITY IMPROVEMENTS

- **Milwaukee Police Department** can use the building as a safety stop for the Woodlands and surrounding community.
- **Chanita Lewis, Alderwoman of Milwaukee's 9th District:**
 - “The new building will provide a boon to our partners in the area that work hard to help provide educational opportunities, anti-crime prevention, preparation for employment, and community engagement for residents of the Woodlands Condominiums.”

THE WOODLANDS COMMUNITY BUILDING



EXISTING SITE OVERVIEW

N 95th Street



West Brown
Deer Road

West Allyn
Street

North Swan Road

EXISTING SITE SOUTH VIEW



EXISTING SITE NORTH VIEW



BUILDING LOCATION

■ Site Evaluation

- Safety (Fire, Police, and Paramedic Access)
- Resident Impact
- Land Feasibility
- Traffic Flow
- Pedestrians



BUILDING LOCATION

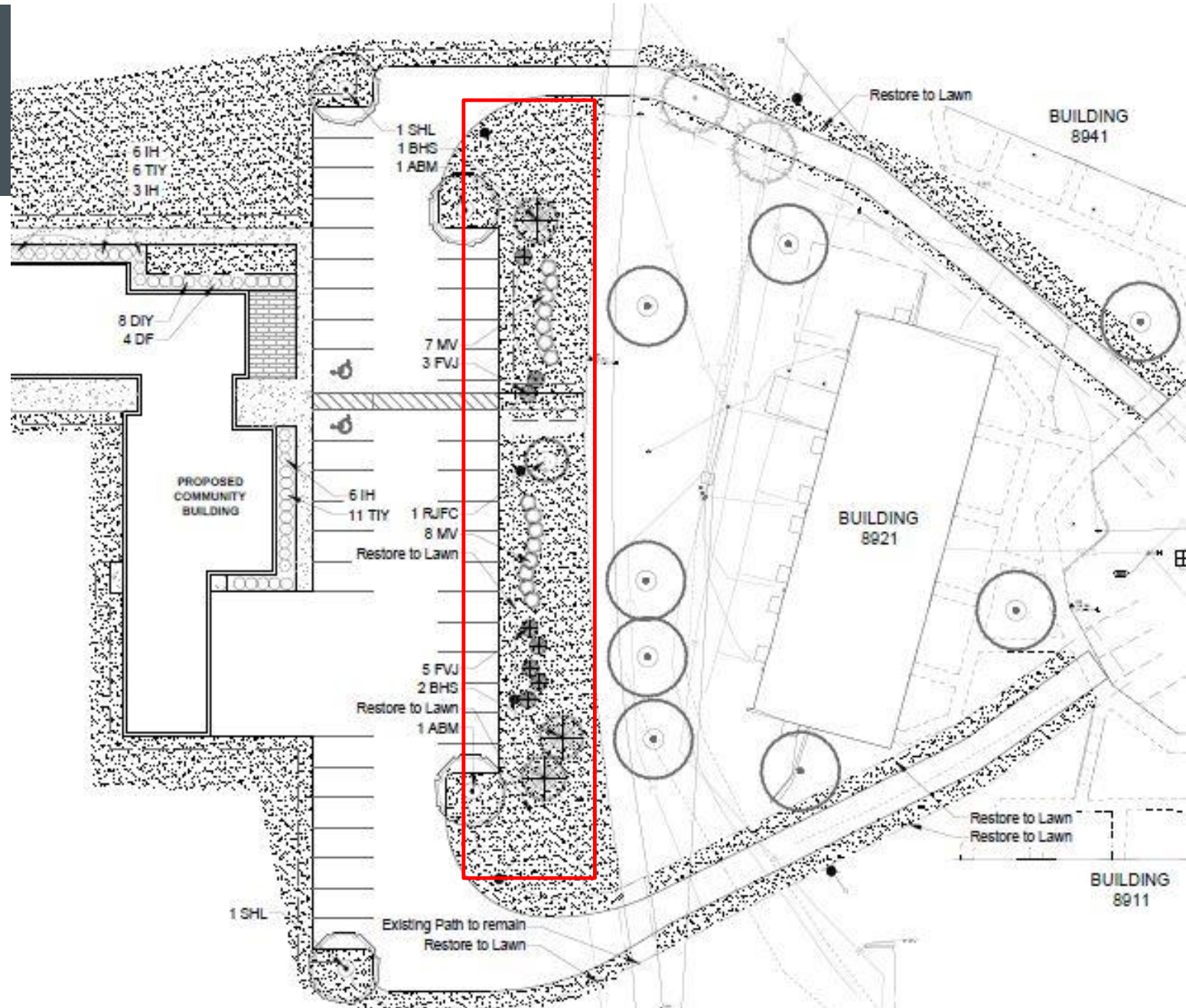
■ Site Location

- Cars enter and exit through Apple Court
- Path to approach building from west side for pedestrians
- Designed to be appealing from all angles.
- Designed with CPTED in mind

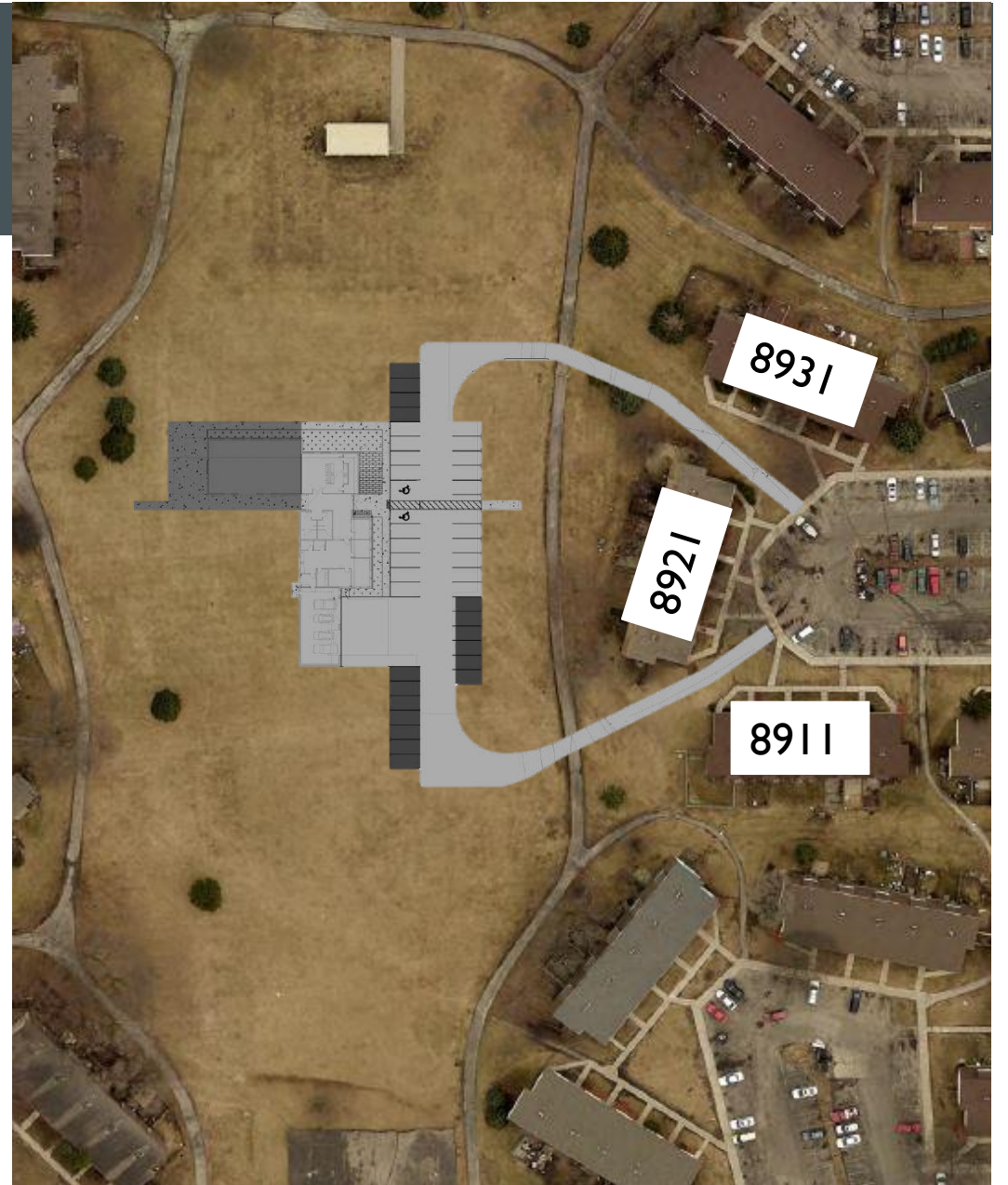
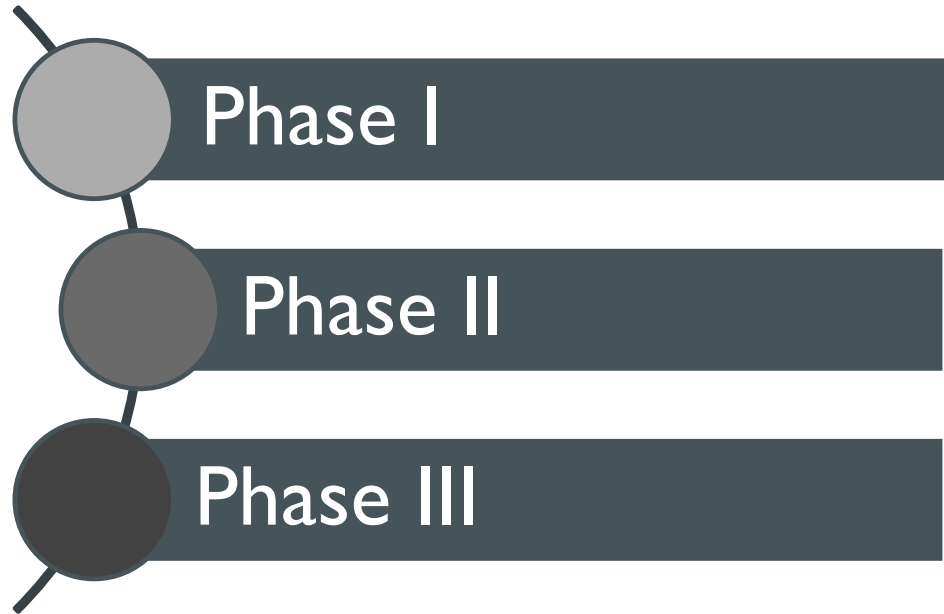


BUILDING LOCATION

- **Site Redesign**
 - Pedestrian Safety
 - Signage, speed bumps, and safety design features
 - Lighting
 - Landscaping

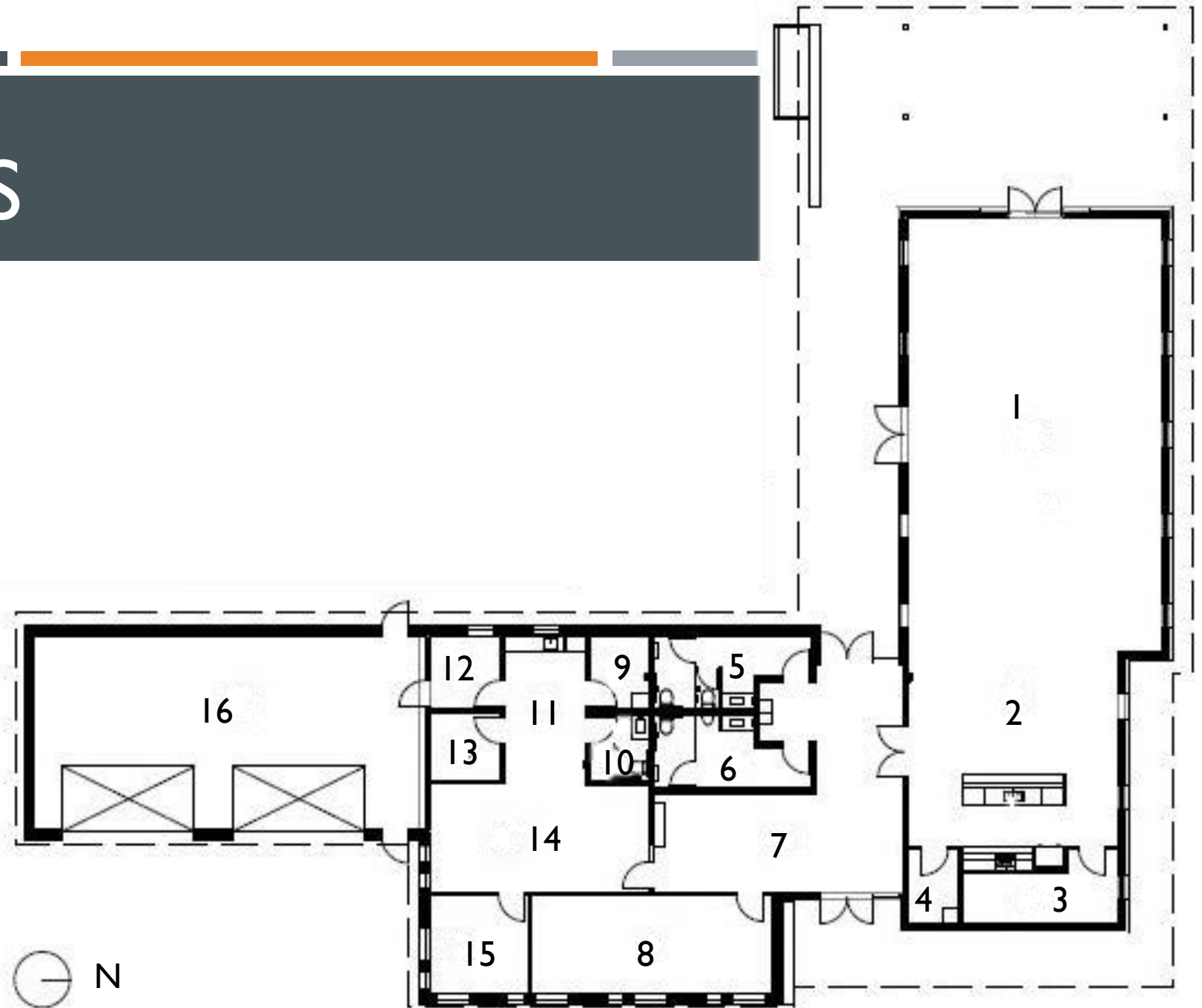


PHASING



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 Office
9. Utility Room
10. Staff Bathroom
11. Staff Kitchen
12. Mud Room
13. File Room
14. Open Offices
15. Private Office
16. Garage



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Questions?