

(REVISED) June 22, 2010

Housing Authority of the City of Milwaukee  
United Community Center  
**OLGA Village Apartments**  
**UCC Senior Center - Amendment**  
722 W. Washington Street

**Detailed Plan Project Description and Owners Statement of Intent:**

**1.0 Project Statement:**

Olga Village is proposed to be a 37 unit Housing Authority of the City of Milwaukee (HACM) apartment building located on 722 W. Washington Street. This new building will be adjacent to the existing 19 unit US Bank Village apartments and the United Community Center (UCC) campus. An additional building housing the UCC Senior Center will bridge the US Bank Village building and the Olga Village building. The area of the new UCC Senior Center will be 9,495 square feet and will be a single-story building. Residents will be able to access the building directly from the front entrance located on West Washington Street or through interior accesses within the Olga Village or US Bank Village buildings. Access through either of the buildings will be limited to normal business hours.

This amendment is for the specific purpose of adding an additional lot (730 West Washington Street) into the DPD boundary and to allow construction of the senior center building.

Spacious floor plans reflect universal design principles that will make these living units work for everyone. All interior and exterior doors will be 36" wide, providing a 34" clear opening. All doors will have lever handles. All unit hallways halls will be at least 42" wide and all main corridors 60" wide with handrails on both sides. Every unit will have a fully, accessible bathroom and access to all building amenities by means of an elevator. All electrical outlets, switches, thermostats, and other control devices will be located to provide universal access.

The proposed relocation of the UCC Senior Center provides a unique opportunity to serve area residents and those living in both the US Bank Village Apartments and Olga Village. The UCC Senior Center serves many functions in the community. The center encourages nutrition by offering a balanced meal at 12:00 p.m., seven days a week. The Senior Center also offers interactive programs for Latino seniors that provide education and recreation while fostering socialization and peer interaction. These programs promote the participants' maximum level of independence by encouraging them to enjoy new experiences at their own pace. Additionally, transportation between the seniors' homes and the Senior Center is provided. The transportation services are available Monday through Friday.

The site plan is compact and pedestrian-friendly and connects seamlessly with the existing network of streets and public open spaces. In addition, the new plan will enhance the natural environment through the introduction of extensive and organized public plantings that will enrich the streetscape within and along the edges of the newly developed area. Finally, the building itself will be integrated into the community through the use of cultural architectural traditions, building typology,

scale, and other design elements. Generous window sizing on all four elevations will provide ample amounts of light and fresh air. High-quality masonry building materials are planned throughout.

Together HACM and its design team are poised to achieve the ultimate goal: to enrich the quality of life for public housing residents, to create community through good design and to provide housing that works for everyone.

The DPD drawings and summary below reference "Lots" 1 & 2, which are part of a recently submitted CSM that is in the process of being approved and recorded.

## 2.0 Project Data:

Lot "X" is the same as "Lot 1" from the previous CSM from our original approval. Nothing is proposed to change on this lot. Lots "1" and "2" below match the new CSM draft included with this revision.

### A. Permitted Uses:

1. Elderly apartment housing
2. Senior center
3. Parking and refuse facilities serving the primary uses noted above.

### B. Gross land area:

1. Lot X: 14,651.88 square feet  
Lot 2: 46,917.00 square feet (addition of 6,224.47 square feet from original)  
Lot 1: 30,825.00 square feet (subtraction of 2,474.05 square feet from original)  
= 92,393.88 SF, or 2.121 acres (addition of 3750.42 SF or 0.086 acres)

### C. Maximum amount of land covered by principal buildings:

1. Lot X: 0 square feet  
Lot 2: 23,105 square feet (*Note: 18,000 SF of this area planned to be a flat green roof*)  
(addition of 10,530 square feet from original)  
Lot 1: 8,990 square feet  
= 32,095 SF (addition of 10,530 square feet from original)

### D. Maximum amount of land devoted to parking, drives & sidewalks:

- Lot X: 10,539 square feet  
Lot 2: 17,839 square feet (addition of 1,669 square feet from original)  
Lot 1: 16,050 square feet (subtraction of 3,487 square feet from original)  
= 44,428 SF (subtraction of 1,818 square feet from original)

### E. Minimum amount of land dedicated to landscaped open space:

1. Lot X: 4,112.88 square feet  
Lot 2: 5,973.00 square feet (subtraction of 5,974.53 square feet from original)  
Lot 1: 5,785.00 square feet (addition of 1,012.95 square feet from original)  
= 15,870.88 SF (subtraction of 4,961.58 square feet from original)

**F. Maximum proposed unit density:**

- 1. Lot X: 0 units
- Lot 2: 37 new units
- Lot 1: 19 existing units (1 manager's unit being deleted for senior center)
- = 56 units total / 2.121 acres
- = 26 units per acre

**G. Proposed number of buildings:**

- 1. Lot X: (0) buildings
- 2. Lot 2: (1) new building, (3) stories, 36'-8" first floor to parapet, 40'-8" to highest peak.  
Lot 2: (1) new building, (1) story, 15'-0" first floor to parapet, 22'-0" to highest peak.
- 3. Lot 1: (1) existing building, (2) stories, 22'-10" first floor to parapet

**H. Maximum number of dwelling units per building:**

- 1. Lot X: 0
- Lot 2: (1) building w/ (37) units
- Lot 1: (1) building w/ (19) units (subtraction of 1 unit from original)

**I. Bedrooms per unit**

- 1. Lot X: 0
- Lot 2: (27) single bedroom + (10) double bedroom
- Lot 1: (19) single bedroom

**J. Parking spaces provided:**

- 1. (29) spaces dedicated to UCC
- (17) spaces dedicated to building on Lot 2
- (5) spaces dedicated to building on Lot 3
- (7) "alternate" spaces available to building on Lot 2
- (6) non dedicated accessible spaces
- = (64) total spaces (subtraction of 6 spaces from original)

**K. Sign Standards:**

- 1. All new Signs will conform to City of Milwaukee Zoning s. 295-505-5.
- 2. See drawings for locations and dimensions of the following:
  - a. 6" tall, non illuminated address letters on south elevation, 0.57 SF area
  - b. 12" tall non illuminated "OLGA VILLAGE" sign on south elevation, 10.0 SF area
  - c. 18" tall reverse channel illuminated "OLGA VILLAGE" sign on north elevation, 23.9 SF area
  - d. 6'-0" tall UCC illuminated "UCC" logo on north elevation, 30.0 SF area
  - e. 12" tall non illuminated "Senior Center" sign on south elevation, 9.0 SF area
  - f. 3'-0" tall illuminated "UCC" logo on south elevation, 8.0 SF area

**L. Landscape Standards:**

1. General landscaping will include trees, shrubs, gardens, lawn and will conform to Zoning s. 295-505-4.
2. See drawings for landscape design

**M. Project Phasing:**

1. All new developments shown will be constructed two phases with Olga Village completion anticipated by October 2010 and the Senior Center completion by July/ August 2011.