

westlawn gardens



MILWAUKEE, WISCONSIN
HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name **Westlawn Gardens, 5555 N. 62nd Street** Location _____ City **Milwaukee** State **WI**

Owner **Westlawn Renaissance, LLC**

Project Use(s) **Mixed-Income, Mixed-Use Neighborhood - Housing, Retail, Recreation, Education, Health**

Project Size **37 Acres** Total Development Cost **\$85,181,970**

Annual Operating Budget (if appropriate) **\$44,000,000**

Date Initiated **09/09/10** Percent Completed by December 1, 2014 **100%**

Project Completion Date (if appropriate) **12/31/12** Project Website (if appropriate) **www.hacm.org**

Attach, if you wish, a list of relevant project dates

Application submitted by:

Name **Antonio M. Perez** Title **Secretary-Executive Director**

Organization **Housing Authority of the City of Milwaukee**

Address **P.O. Box 324** City/State/Zip **Milwaukee, WI 53201-0324**

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Perspective Sheets:

Organization	Name	E-mail
Public Agencies City of Milwaukee	Mayor Tom Barrett	mayor@milwaukee.gov
Architect/Designer Torti Gallas and Partners	Murphy Antoine	mantoine@tortigalls.com
Developer Housing Authority was the developer		
Professional Consultant Hunzinger Construction Company	James R. Hunzinger	jrh@hunzinger.com
Community Group Westlawn Resident Organization	Jackie Burrell	N/A
Other Milwaukee Metropolitan Sewerage District	Kevin Shafer	kshafer@mmsd.com
Havenwoods Economic Development Corporation (HEDC)	Stephanie Harling	sharling@havenwoods.org
Westlawn Partnership for a Healthier Environment	Anne Dressel	banda@uwm.edu

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

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Signature **Antonio M. Pérez**
Digitally signed by Antonio M. Pérez
 DN: cn=Antonio M. Pérez, o=Housing Authority of the City of Milwaukee, ou, email=pdee@hacm.org, c=US
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Date **Dec. 9, 2014**

2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name	Westlawn Gardens	
Address	5555 N. 62nd Street	City/State/ZIP Milwaukee, WI 53218

1. Give a brief overview of the project. Approximately 500 words.

In 1952, the Housing Authority responded to the need for affordable housing and built Wisconsin's largest public housing development on 75 acres of land on the northwest side of the City of Milwaukee. 726 barrack-style buildings were constructed. By 2006, it was apparent that the buildings were distressed and unfit for renovation. A Master Plan was developed with input from Westlawn residents, local businesses, community stakeholders and professional developers. The plan focused on housing revitalization and developing a community that would offer a broad menu of resources and amenities. The first phase, called Westlawn Gardens, was completed in December of 2012 and provides 250 modern affordable living units that include town-houses, individual homes and mid-rise structures that accommodate families, seniors and persons with disabilities. HACM is actively seeking funding to complete the second phase (the western side) of the Westlawn campus. HACM intended to, and succeeded in developing a destination neighborhood that serves low-income individuals and families while at the same time creating an aesthetically and economically diverse mix of housing and services that will be attractive to households of all income-levels. The 37 acre development is the first LEED-ND Stage 3 Silver-certified project and is the highest-rated neighborhood under current LEED standards (v2009). Westlawn Gardens also features Milwaukee's first LEED Platinum-certified home, the highest level of certification available. LEED for Homes recognizes homes that are designed and built for energy and resource efficiency as well as leading to more healthy and durable environments for occupants. Westlawn Gardens provides extraordinary examples of smart growth, urbanism and green building. Westlawn Gardens includes:

- A diversity of housing styles inspired by the surrounding neighborhood;
- Prime land for a major retail presence and room to add up to 64 market-rate homes;
- A large linear park with a 30,000 sq. ft. community garden space and food production program, informal sports fields and a picnic shelter;
- An extensive storm water management system including bioswale rain gardens;
- Weather-resistant low maintenance exterior finishes;
- High walkability;
- Geothermal heated and cooled apartment buildings;
- The City of Milwaukee's first LED street lighting system;
- The reconnection of the development to the surrounding community with a new street layout.

Westlawn Gardens provides high-quality housing options for low-income Milwaukeeans, especially those who are elderly/disabled. It also provides a vision of vibrancy in a challenged neighborhood – exemplifying what can be done to build an attractive development that can appeal to a broad spectrum of residents.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

Westlawn Gardens was, first of all, completed on time and within its budget. This extraordinarily complex project was massive in size, scope and logistics. The old site consisted of post-World War II barrack-style red brick housing, all of which had to be demolished while still being sensitive to the residents who are living in the western part of the development. Over 320 families needed to be re-located within an 8-month period of time. This effort had to be done with a combination of compassion, sensitivity and efficiency. 332 units located in the center of an urban area were demolished following an exact schedule to ensure that all workers and residents at and around the site were safe. Specific regulations had to be followed and all required inspections completed. Once the buildings were demolished, the physical characteristics of the site, including the soil types created another challenge, given that the plans included water retention elements. Every building was designed to incorporate LEED elements, reflecting HACM's commitment to green, sustainable development. Some units were built to serve the specific needs of residents with asthma and allergy conditions. As construction was initiated, HACM worked to follow Section 3 training and employment standards, providing jobs that offered family sustaining wages to Milwaukee residents that qualified in the Section 3 category.

Most of all, the project was built to transform the entire neighborhood. It has become a new center of stability that challenges local businesses to improve their facades, reflecting on the new architecture symbolized by Westlawn Gardens. HACM took a piece of land, turned it into a blank slate and developed a neighborhood that is connected to community partnerships in the area of health care, education, community services, employment and training and broader neighborhood revitalization effort. Many partners were involved in planning the development, including Growing Power, the Environmental Protection Agency, the Westlawn Partnership for a Healthier Environment, American Rivers, the UW-Milwaukee School of Nursing, the Wisconsin Regional Training Partnership, Bowling Elementary School and the Silver Spring Neighborhood Center. Those partners continue to provide services and resources to Westlawn Garden residents.

Planning, developing and building Westlawn Gardens was, in an understatement, a significant challenge. Patience, communication and coordination resulted in a housing development that at a minimum provides a modern model of neighborhood design but also can serve as a catalyst for positive change throughout the City of Milwaukee's northwest side and beyond.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

Westlawn Gardens offers a striking contrast to the 332 distressed, barracks-style public housing units that were at the site from 1952 through 2010. Westlawn Gardens was developed by the Housing Authority of the City of Milwaukee (HACM) and reflects HACM's vision of a community that can have a transformational impact on an entire sector of the City of Milwaukee. Organizational values include:

- Providing safe and affordable housing for low-income residents and offering spaces for market rate housing and retail development. The goal is to provide a foundation for a walkable neighborhood that offers a variety of amenities for its mixed income population.
- Ensuring that the development enhances the market value of real estate in the surrounding neighborhood.
- Developing building styles that blend into and increase the attractiveness of the community, including 12 different building sizes resulting in a neighborhood that has an attractive variety of housing options.
- Designing buildings, walkways and streets that connect the development to the community-at-large.
- Constructing buildings and supportive infrastructure with LEED Neighborhood certification in mind.
- Providing units that offer the elderly the physical supports necessary to ensure safe and long-term aging-in-place options.
- Providing opportunities for Emerging Business Enterprises (EBEs) that include minority, women and non-minority firms to participate in every phase of the redevelopment including deconstruction of the old buildings, preparations for the street and lot infrastructure and all phases of the development's construction. 40% of the contracts were awarded to EBEs, which exceeded the 25% participation goal.
- A commitment to energy conservation and the use of non-toxic building materials that contributes to indoor air quality.
- Most importantly, HACM is fully committed to building places where people want to live, rather than "settle for" because their income is limited.

Limitations on financing, a number of rules put in place by funding sources and overcoming attitudes about low-income housing may be considered "trade-offs". As funding from government sources becomes more restricted and reliance on tax credits more prominent, there is less flexibility for the placement of low-income individuals and their families. Guidelines are different for tax credit units, creating confusion for residents when they compare and contrast the conditions associated with their rental costs. In addition, federal regulations about how funds are spent require a more thoughtful approach to building design, maximizing every square foot to cover maintenance costs. Some people, including those who shape low-income housing policy, may exhibit a bias that indicates some resistance towards the provision of quality housing stock for HACM residents. There may be a lack of vision in regards to how good design, solid construction and energy saving infrastructure extends the life of the buildings, reduces long-term costs and acts as a catalyst for other economic development on the northwest side of the City of Milwaukee. Westlawn Gardens is more than a HACM development. It is both locally and nationally recognized as a cornerstone that has the potential to transform an entire neighborhood.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

Westlawn Gardens provides shelter for 640 people. The development includes two mid-rise buildings (one of which is designated for low-income seniors) with a total of 94 one-bedroom units and 156 homes with two- to five bedrooms in a combination of townhouse, side-by-side and bungalow style housing. The mid-rise buildings include a balcony for each unit, community rooms, laundry rooms, media rooms, exercise rooms and multi-purpose rooms in each building. All units are accessible or adaptable to meet the needs of persons with disabilities and to provide a flexible space in which residents will be able to age-in-place.

Westlawn Gardens is a community that offers boundless opportunity. Flanked on the south by a linear park, the area boasts a large community garden, a playground, streetscapes that incorporate water retention systems that allow drainage of storm water to flow from the northwest corner of the site to the southeast corner. The streets are pitched from north to south on the east-west streets and from west to east on the north-south streets that directs the storm water to drain into bio-swales along the curb section of the street. Every visual aspect of the community invites one into the development – the design of the houses, the LED lighting and the abundance of sidewalks, invite folks into the area.

More than the physical layout is the opportunity to be involved in a number of initiatives facilitated by HACM's community partners. Interested in learning about or growing your own food? Will Allen's Growing Power Urban Farm is a few blocks away. Westlawn Gardens has a community garden where families can rent a plot (\$10 fee) and have the guidance of the local garden coordinator with assistance from Growing Power staff. Want to learn how to preserve and cook food? You can take advantage of classes offered by the UW-Milwaukee Extension. Interested in providing select kitchen scraps for composting? Mid-rise residents have been participating in a program in which they put compostable scrap containers in the hallway which are then picked up and taken to Growing Power for processing. Do you want to have a health check? Drop in on the UW-Milwaukee School of Nursing Clinic which is located in the Silver Spring Neighborhood Center (SSNC). The SSNC also offers a pre-school program for toddlers, an after-school Community Learning Center, and adult education program, recreation opportunities for children and teens and other programs. The SSNC is immediately adjacent to Browning Elementary School. None of these resources are limited to HACM residents; they are open to the community-at-large.

The symbiotic relationship between HACM and its partners enriches the entire community and offers a model of how a mixed-use, mixed income neighborhood can be advanced.

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

The design of Westlawn Gardens is the result of a long-running, extensive and inclusive planning process facilitated by the nationally known design firm, Torti Gallas and Partners as well as Kindness Architecture + Planning and Entelechy. Residents were involved in a series of charrettes and planning meetings over the course of 18 months that included Westlawn residents and members and stakeholders from the surrounding community. The end result was a physical design that incorporates the principles of New Urbanism and reflects the best characteristics of traditional Milwaukee neighborhoods. Residents said they wanted – and the physical plan included:

- A mix of housing types, sizes and prices to match various lifestyles;
- A mix of people with a wide range of incomes, ages, ethnicities and abilities;
- A mix of uses, including housing, management, maintenance and community supportive service areas and retail uses;
- Densities and housing typologies that are consistent with the surrounding community as well as sensitive to the historical vernacular character of the city;
- Ownership plans that allow increasingly self-sufficient residents to buy a home in the neighborhood;
- Interconnected streets, community facilities and public spaces that foster neighborhood connections and incorporate Crime Prevention Through Environmental Design (CPTED) concepts;
- Designing and building high quality housing to market standards with no physical distinction between rental and for-sale housing at any income level.

The development provides a compact, pedestrian friendly plan with open spaces that offer opportunities for recreation and gathering spaces that can be easily viewed for security. Landscaping was installed that offers low-maintenance shade trees and yard landscaping that incorporates native plant materials.

A good example of how the development has catalyzed other resource placement is the placement of Milwaukee's first 24 hour Express Lending Library within the Westlawn development. The new library "kiosk" features "vending technology to allow users to check out and return materials, browse the library's collection and pick up holds."

HACM continues to "check-in" regarding residents needs through the Westlawn Resident Organization (RO), a committee that is elected by the development. The RO is the conduit for community feedback as well as the prime planning committee for local events and activities.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

Westlawn Gardens was financed primarily by \$70,919,974 million of equity from the sale of Low-Income Housing Tax Credits to PNC Bank.

The Housing Authority of the City of Milwaukee garnered a land loan totaling \$1,610,911.

In addition, the project received \$11,337,125 from the US Department of Housing and Urban Development's Capital Fund Program.

The project also received \$225,000 from the Fund for Lake Michigan and \$100,000 from the Milwaukee Metropolitan Sewage District for the development of the bio-swale system.

Direct construction costs per square foot, not including financing interest or taxes, was \$151 for the multi-family mid-rises apartments and \$133 for the single family homes.

The total amount of support required by the project is \$85,181,970.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

Westlawn Gardens has been lauded, locally and nationally for its design, its energy-saving features, for its positive impact on the environment and for its contribution as a noted catalytic project in the City of Milwaukee.

- In a ceremony in June, 2014, at the Congress for New Urbanism in Buffalo, NY, the Westlawn Gardens neighborhood was awarded a CNU Charter Award for Best Suburban Retrofit. Winning projects are recognized for their excellence in fulfilling and advancing the principles of the Charter of the New Urbanism, which defines the essential qualities of walkable, sustainable places from the scale of the region down to the block and building.

- In June, 2014, Westlawn Gardens was also honored with an Implementation Award from the Wisconsin Chapter of the American Planning Association. The award signifies excellence in planning implementation that accomplishes its objectives in a substantial, timely, and effective manner and represents best practices in the field of planning.

- In 2013, Westlawn Gardens received international recognition in the area of Leadership in Energy and Environmental Design and obtained a LEED for Neighborhood Development Stage 3 Silver certification, making it the highest-rated LEED-ND neighborhood in the world at the time. Additionally, Westlawn Gardens received Milwaukee's first Platinum LEED for Homes certification.

- The Charles L. Edson Tax Credit Excellence Award (2013) named Westlawn Gardens as one of America's top seven affordable housing communities;

- Westlawn Gardens was noted by the Environmental Protection Agency – Sustainable Communities Program's Free Neighborhood Design Consultation through Global Green USA (2012).

- It was recognized by the Wisconsin Commercial Real Estate Women Showcase Award – Judges' Choice Impact Award (2012).

- And, it was chosen as the Best New Residential Development – Milwaukee Business Journal Real Estate Awards (2012).

The model offers an amenity rich community that promotes mixed use and mixed income development. The project has created a connection to the surrounding community and exemplifies a combination of solid construction partnered with energy saving elements. It not only can be replicated, the expertise utilized to plan, develop and construct Westlawn Gardens can easily be utilized in urban areas.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



Send to Contact

PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name Tom Barrett

Title Mayor

Organization City of Milwaukee

Telephone (414) 286-2200

Address 200 East Wells Street, Room 201

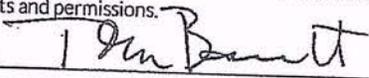
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Signature



Date

12/9/14

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The City of Milwaukee has been involved in the development of Westlawn Gardens from the beginning and throughout the development process, primarily through three City departments: Department of City Development (DPW), Department of Public Works (DPW) and our Library system.

In 2009, the City of Milwaukee incorporated the Westlawn Gardens Revitalization Project in the West Side Area Plan, making it part of the City of Milwaukee's Comprehensive Plan. As part of the planning process for the area plan, extensive public participation requirements were met through a series of focus groups were held that involved Westlawn residents, city staff, and other neighborhood stakeholders. In 2010, DCD and the Housing Authority's consultant team for Westlawn Gardens collaborated to create a Westlawn Redevelopment Detailed Plan Development, a separate custom zoning category based on the Westlawn Masterplan, to facilitate the project's unique state-of-the-art design in the categories of: Uses; Design Standards; Density; Space between Structures; Setbacks; Screening; Open Spaces; Circulation, Parking and Loading; Landscaping; Lighting; Utilities; Signs; and Sign Illumination.

DPW collaborated with HACM to develop an infrastructure plan that not only incorporated the environmentally sustainable elements desired, but also met all DPW design and code standards. The infrastructure plan was extensive because it included all new utilities, streets and an extensive storm water management system.

The Milwaukee Public Library (MPL) became involved with Westlawn Gardens when considering options for adding library services to the City's northwest side. As redevelopment plans were underway for Westlawn, MPL and HACM collaborated on the installation of a 24-hour-a-day automated lending machine - the first in the nation at a public housing development site. The expansion of library services to an under served area aligned with both the mission of the library and the housing authority; however, budgetary limitations presented challenges. The Library, as a City department, contributed capital funding toward the project as well as librarians, administrators, business and accounting, communications and marketing, and IT project managers who offered professional and technical expertise throughout development, installation and implementation.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

The City of Milwaukee stands to benefit from the scope of the project, the quality of design and the increased and improved services to residents. With regard to scope, when build-out is complete, the Westlawn Gardens Masterplan will represent the complete transformation of an aging 37-acre public housing project, arguably a neighborhood unto itself, and a catalyst for the revitalization of the surrounding residential area and the Silver Spring commercial corridor. With regard to the quality of the project, the City of Milwaukee Housing Authority has an award-winning track record of reinventing and re-energizing aging housing projects to follow Livable Cities (HOPE VI) standards of urban design. Lead architect and planner Torri Gallas Partners has a well-rounded portfolio of high caliber urban design.

Additionally, the project is improving the lives of residents through the incorporation of new quality resources such as the automated library. This community amenity helps build healthy families and a vibrant neighborhood by creating a city of readers and lifelong learners, providing services that align with community needs, and facilitating digital inclusion.

One trade-off or compromise was that the Westlawn redevelopment called for the introduction of high density housing into an otherwise low density area of the city. However, because the housing types have architectural elements of traditional housing types plus community-friendly features such as front porches and individual entries, the project blends well into the existing neighborhood fabric. The DCD supported the hiring of a consultant team with the knowledge and experience to achieve higher density in a traditional neighborhood setting, as well as other goals of sustainability, economic development, and high quality design. Another challenge involved the need for flexibility away from more traditional neighborhood design approaches to accommodate the goals of the project. DPW and HACM worked to develop the necessary plans for the installation of all the environmentally sustainable design elements, and flexibility was needed to install roadways, the storm water treatment structure, the LED street lights and traffic calming features.

Additionally, the library received push-back from some stakeholders who felt that too great a risk was being taken by placing the machine in a public housing development, and that the return on investment would be diminished through lack of use or even worse, through vandalism and destruction. However, the MPL and HACM worked together to build support among all parties and focus attention on the resources and opportunities for education and enrichment.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

The Westlawn Revitalization Project is well on its way to achieving its bold mission: to reinvent and reintegrate Westlawn with its surrounding community, reconnect the street grid, update physical design to support a broader range of housing types and incomes, provide housing types currently identified by the West Side Area Plan as gaps in the market (affordable housing for a broad range of households, including senior housing), and to foster the development high-quality educational, health and economic development services for residents.

Architectural features include energy-efficient sustainable design elements throughout all types of units. Landscape features include natural storm water management (bioswales) and community gardens. Westlawn's revitalization has made the Silver Spring Neighborhood Center and Browning Elementary School, which sit at the heart of the development, more accessible and available to residents of the surrounding neighborhood. The construction jobs created in all phases of the project have included a component dedicated to Emerging Business Enterprises as certified by the City, as well as the training and assimilation of new workers into the labor force. Other partnerships include Milwaukee Public Schools and the UWM School of Nursing and community-based health care.

The project also allowed the DPW a unique opportunity to work with a large scale project and experiment with new ideas and technologies affiliated with public infrastructure. These opportunities included an extensive storm water management system and the City's first LED-lighted neighborhood. The project provided a blueprint for "green" infrastructure approaches that have been used in other subsequent projects in the City of Milwaukee. In addition, the MPL Express Library at Silver Spring helps people read, learn and connect leading to a stronger Milwaukee. It brought the library to a neighborhood lacking service and in need of services that empower individuals to improve their lives. For nearby students and for residents who use the county bus system as a primary mode of transportation, this service now provides access to books and materials within walking distance. The automated library is still a new technology and will build in usage and adoption over time; however, anecdotally, the enthusiasm and adoption by the community has been gratifying.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

The Housing Authority found a powerful partner in its relationship with PNC Bank. It is unusual for a bank to enter into a public/private partnership of this magnitude to support a reinvigorated public housing project. In the largest tax credit purchase in Wisconsin history, Pittsburgh-based PNC bought \$7.6 million in Low-Income Housing Tax Credits from HACM, which will translate to \$76 million in tax savings for PNC Bank over ten years, and provided substantial redevelopment funds for the Westlawn Revitalization project. For PNC Bank, this means not only good community relations, but also a long-term profitable development and a good return on investment.

A significant quality-of-life addition to the Westlawn Project has been the Westlawn CARE Partnership for a Healthier Environment, led by the University of Wisconsin-Milwaukee School of Nursing and including over 20 other public and private entities, that seeks to improve all environmental aspects of Westlawn from community gardening projects to education of residents with regard to lifestyle, exercise and dietary changes. The Partnership recently completed two stages of work funded by the Environmental Protection Agency, but its success with that work has helped it to win an award of new funding for a pilot study of a bicycling intervention to improve physical activity in inactive adults.

Perhaps the chief aspect of this project that may be instructive is the willingness of all parties to adapt standard approaches and expectations to achieve a bold, new vision for the community. For example, the project has led DPW to view large scale neighborhood projects in a new light, forcing the department out of its comfort zone. The lesson learned was that "standard and customary" design standards may not be the best fit for the development of new subdivisions.

In addition, MPL stepped out of its traditional operations model to become the first library system in the country to partner with a public housing entity to provide express library services.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of the project was the community engagement process that produced powerful partnerships at all levels of design and implementation. City departments, federal and state agencies, residents, businesses, and multiple community partners joined with HACM to achieve a vision defined jointly by these partners. There were many technical issues to be resolved through joint efforts, and relationships needed to be built and strengthened with residents, neighbors and other key stakeholders. As a result, the community has a strong sense of ownership of the new neighborhood that is directly attributable to the strong partnerships developed throughout the process.

These partnerships have also produced multiple community benefits beyond the development of new housing. Benefits have included sustainability features that have exceeded goals, including an innovative storm water management solution and LED lighting system; one of the nation's first automated library machines to increase access to books and educational materials; a community garden to increase access to fresh, healthy food; and the Westlawn CARE Partnership that is addressing key health environmental health issues. Many of these features, e.g. the automated library and the installation of LED street lighting, are viewed as pilot projects that will inform development of similar services to other parts of the City.

One challenge involves an issue with speeding cars on streets that are now easier to access. DPW continues to work with HACM and the Westlawn Garden residents to explore traffic calming and speed mitigation elements and will provide refinements as needed.

There are few truly unsuccessful aspects of this project. HACM and its partners set out to define and achieve a bold vision for a new, modern neighborhood that would be a magnet for high-quality services and amenities and that would serve as a catalyst for the transformation of the surrounding neighborhood. Westlawn Gardens is well on its way to achieving those goals.

2015
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ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name	Murphy Antoine	Title	Principal
Organization	Torti Gallas and Partners	Telephone	(301) 588.4800
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Signature	Lawrence V. Antoine, Jr	Date	5 December 2014
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Digitally signed by Lawrence V. Antoine, Jr
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c=US
2014.12.05 17:05:44 -0500

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

The design goal of Westlawn Gardens is the physical, social and economic transformation of an isolated and stigmatized public housing project into a vibrant, diverse, mixed income, mixed use, and mixed tenure community of choice for the constituents of the Housing Authority of the City of Milwaukee and for the residents of the city at large. Conceptually, a connected plan of regular, pedestrian friendly streets and blocks replaces a disconnected and disjointed series of superblocks superimposed on the suburban pattern of the northwestern corner of Milwaukee some 50 years ago. Diverse housing typologies and individualized architectural character and detail replace the monotonous, one-size-fits-all, barracks-style public housing that populated the site prior to the transformation. These simple strategies have been thoroughly and expertly executed to great effect with truly transformative results.

The site plan design carefully knits a pattern of neighborhood scaled blocks into the fabric of the surrounding city. This pattern carefully maintains vestiges of the previous street and block framework, but adds additional streets to introduce a pedestrian and neighborhood scale while simultaneously connecting to the existing surroundings – in contrast to the previous plan that intentionally shied away from its neighbors. Larger buildings, retail and community spaces are located along the commercial corridor edge, and taper down to smaller urban increments of housing as the neighborhood feathers into its single family surroundings. Pocket park spaces and bio-swale gardens are imbedded throughout the plan and form a network that connects to the major open space park and gardens along the edge of the creek that forms the southern boundary of the site. This was formerly a creek relegated to a concrete channel, and it has recently been restored to its natural state. The housing typologies and design are diverse and provide a varied texture and fabric for the neighborhood, which meets a design intent but also addresses a programmatic imperative to provide appropriate housing types for a variety of family and individual needs. Corridor loaded and elevator served apartment buildings meet the housing needs of senior and disabled residents who may wish to take advantage of ground floor community services in those buildings. Bungalow flats are provided for seniors and disabled residents who may prefer a housing type that affords them a yard. Townhouse and duplex style homes meet the needs of families who may also be looking for private outdoor space in the form of yards. Diverse architectural character, massing, details and color reinforce the diversity of housing typologies.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

The most important social and programmatic function of the design is to facilitate the transformation of the lives of the public housing residents it serves. This function is achieved through a "housing first" strategy that provides a stable neighborhood and "home base" that is quite literally the backdrop for transformation in all other aspects of their lives. This represents true sustainability in its social, economic and environmental dimensions. Social sustainability is achieved primarily through the introduction of a mixed income community to replace the monoculture of publically assisted housing that characterized the old Westlawn. Public housing residents are given opportunity and choice to return to newly constructed, state of the art public housing in the same neighborhood, on the same site, but that public housing is now interspersed with work force affordable housing and market rate housing for both ownership and rental tenures. Furthermore, the physical design of public, work force and market rate housing is indistinguishable from one another, which reinforces the complete mixed-income integration. Educational and community supportive services occupy the existing school and community center at the heart of the site, as well as the ground floor of the multi-family buildings.

Economic sustainability starts with stable housing, but extends to ownership opportunities for public housing residents. This is realizable through job training, child-care and assistance addressing credit history, which are all provided through a comprehensive suite of community supportive services. Incubator business space is provided as part of the retail program.

Environmental sustainability starts at the scale of the site with the naturalization of the formerly channelized Lincoln Creek, and it extends to innovation in storm water management through an integrated network of bioswales and rain gardens which are incorporated into the public rights of way of the streets. On-site food production is part of the plan through a ground breaking partnership with Growing Power, an internationally acclaimed urban farming non-profit whose headquarters is a mere half mile from Westlawn Gardens. Growing Power manages a 30,000 square foot on-site community garden which is open to residents and is wildly popular. Energy efficiency is introduced through high efficiency heating and cooling systems powered through the renewable resource of geothermal fields underneath the apartment buildings' inner-block parking areas. Indoor and outdoor air quality is addressed through a Healthy Homes demonstration project that went to great lengths to curb childhood asthma, to the point that low-pollen producing plants were specified.

All homes in the first phase were designed and constructed to a LEED for Homes Platinum level, and one representative home was formally selected for LEED for Homes Platinum Certification. The neighborhood is the highest rated LEED Neighborhood Development in the country.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

Westlawn's 75 acres and 700 some-odd units represented the largest public housing site in the state of Wisconsin. The sheer scale of the project was a major challenge and included questions of how to fund it, how to phase it, and how to house residents during demolition of the old and construction of the new. Funding was addressed through the largest single Low Income Housing Tax Credit award in state history which was the cornerstone of the mixed-finance first phase of redevelopment of 250 units and infrastructure for the eastern half of the site. The Housing Authority's size and sophistication accommodated relocation and a "move once" strategy for residents during demolition and new construction.

Each of the mixed finance sources came with their own sets of regulations and requirements. These included HUD's federal regulations, state financing agency standards, city standards and protocols, and private sector tax credit investor terms. Meeting all these requirements simultaneously as well as addressing sometimes competing priorities was a challenge that required a careful balancing act. The design aspects of the work began in earnest in 2008, and the market timing of implementation was its own challenge that has impacted the homeownership and retail components, but as with all phased aspects of the project, Westlawn Gardens is well positioned to tackle these challenges in ongoing phases.

The project's extraordinarily ambitious sustainability goals were also its own set of challenges. Balancing first costs with the value of both long term operational savings and prototypical demonstration was part of the equation. In the end the first cost of photovoltaic and solar hot water systems was too high, and these were forgone, though the apartment buildings were designed, structured and engineered to support the addition of these systems in the future with very little retrofit.

The most interesting project sustainability compromise centered on the question of how much formal LEED Certification to pursue. The initial hope was to certify every home under the LEED for Homes rating system, but under LEED for Homes standards at the time, individual certification for 250 units came with a heavy price tag – an administrative cost which was, in total for 250 units, roughly equivalent to the hard construction costs for a unit in and of itself. The project team made a strategic decision and commitment to design, specify and construct all 250 homes to the same standard, but only pursue actual, formal LEED for Homes Certification on one, single representative unit. That home has a LEED for Homes Platinum Certification, and gives the team confidence that all 250 homes could achieve that level of certification if so desired. That fact, combined with the LEED Neighborhood Development Silver Certification for Built Projects – the highest rating in the country to date – arguably makes Westlawn Gardens one of the most sustainable neighborhoods in the United States.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

The Westlawn Gardens site plan responds to its context by tying into the existing grid and block fabric of the surrounding community. Off street parking is accessed from lanes and alleys to the rear of street facing homes and in the center of the block, further mimicking the pattern of the surrounding neighborhood context.

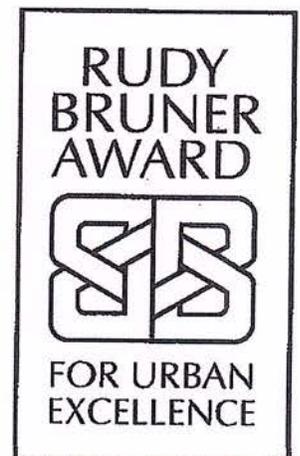
Context was also a very important consideration in determining appropriate housing and building typologies for the revitalization. The existing context consists of an auto-oriented commercial corridor of gas stations, pad sites and failing big box retail, surrounded by seas of asphalt parking. Once off of the commercial corridor, the residential neighborhood context is defined by 1950's to '70's ranch and tract housing with a few walk-up apartment buildings. It is as suburban a context as one could find in the City of Milwaukee.

The contextual design response chose to respect the scale of that context, but also sought to sensitively densify it as a responsible approach to the revitalization of a previously developed site with access to public transportation on its commercial corridor edge. This contextual, but slightly denser approach to typologies means that townhomes take the place of ranch housing, individual entry stacked flats take the place of two story tract housing, and three story corridor loaded apartment buildings take the place of walk-up apartments. On the commercial and retail side, vertically integrated mixed-use buildings take the place of auto-oriented strip malls. Though the types are denser by half, the general pattern of development feels very contextual in its scale and figure/ground relationship to the surrounding community.

If the exact typologies of the immediate context did not translate directly into the proposed typologies for the new development, the architectural character of that existing context did even less to inspire the character of the new revitalization. For that inspiration the design team looked elsewhere in the City of Milwaukee and attempted to bring some of the fresh and contemporary flair of areas such as the Third Ward and the Brewery District. Funky warehouse conversions and new soft loft development have added vibrancy and life to these parts of the city. Those flavors from other parts of town were deemed more appropriate and appealing than the immediate context as precedents for the character, detail and material palette of Westlawn Gardens, and have leveraged market appeal from elsewhere in the city into what is essentially a newly created market.

This analysis of the immediate context, broadening of it over a wider geography and reinterpretation of it as a design application is akin to Critical Regionalism, but as practiced here is perhaps better termed Critical Localism or Critical Contextualism.

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PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name James R. Hunzinger Title EVP
Organization Hunzinger Construction Company Telephone (262) 797-0797
Address 21100 Enterprise Ave. City/State/ZIP Brookfield, WI. 53045
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Signature James R. Hunzinger Digitally signed by James R. Hunzinger
DN: cn=James R. Hunzinger, o=Hunzinger Construction Co, email=jrh@hunzinger.com, c=US Date 12/01/2014

1. What role did you or your organization play in the development of this project? Approximately 400 words.

Hunzinger Construction Company was the Construction Manager, working directly for the Housing Authority City of Milwaukee (a.k.a., HACM), under a Construction Manager Agency ("CMA") Contract.

Our Company worked to provide detailed project cost budgets, Master Construction Schedules, Architectural and Engineering bid document coordination, bid evaluations and final project close out services.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

"Westlawn Gardens is a new neighborhood designed to promote community, sustainability and healthy living on Milwaukee's northwest side. The eco-friendly neighborhood includes 250 modern, affordable apartments and homes; a large park and community gathering space; 30,000 square feet for community gardens; and prime locations for retail and market-rate living accommodations." Westlawn is a new mixed use neighborhood... built from scratch.

"Westlawn Gardens, an award-winning national model of neighborhood sustainability and healthy living, continues to receive honors and praise."

"The neighborhood received the State Farm Building Blocks Award, Milwaukee Awards for Neighborhood Development Innovation (MANDI), presented by LISC Milwaukee. The award is given annually to a real estate project that contributes significantly to the enhancement of the community, fulfills a significant articulated neighborhood need, and demonstrates superior design quality." Westlawn won The Milwaukee "Mayor's Award" in 2013.

The Westlawn project has also been Certified LEED for Homes-Platinum and LEED Neighborhood Development- Silver by the USGBC.

"Also included in the plan for the first phase are community gardens and picnic and informal sports areas by Lincoln Creek. "A linear park along Lincoln Creek is planned to reconnect the neighborhood to Lincoln Creek."

"Williams acknowledged that displacing families caused hardship. Yet the Housing Authority had an obligation – and opportunity – to demolish the distressed housing stock and replace it with more up-to-date multi- and single-family units, "It's a combination of the need to modernize our housing to make sure it's going to be around for some time to come," he said. ""

"Westlawn Gardens is a mixed-income, mixed-use redevelopment of the eastern half of the former Westlawn public housing development. It includes multifamily buildings, townhomes, and single-family homes housing more than 600 residents; public and retail space; community gardens for healthy food production; cutting-edge environmental and sustainable design; and innovative "healthy" homes features that make living with asthma and other disabilities easier. Designed with the input of residents and neighbors, Westlawn Gardens is a new foundation for the revitalization of Milwaukee's northwest side."

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

Westlawn holds a USGBC LEED for Homes Platinum Certification, which is the USGBC's highest certification level. The project also holds a USGBC LEED ND (Neighborhood Development) Silver Certification. Here to fore, the highest rated LEED ND project of it's kind. The direction, documentation and field verifications required to achieve the Certifications were managed by Hunzinger Construction. The process of directing and coordinating numerous multi-prime Contractors (HACM held the Contracts directly with all of the Contractors that undertook the work) occurred over more than a one year period, Those Contractors were involved in both site work and building construction activities. Adhering to USGBC prerequisite protocol, was absolutely necessary to insure project certification at any USGBC level, let alone the highest level, Platinum and the outstanding LEED ND Silver Certification.

This entire process would be instructive to others. (The following is the notification from the USGBC on achieving the LEED Platinum Certification.);

Project #: 10763982

Dear James Hunzinger,

USGBC is extremely pleased to approve the certification of the LEED home(s) below, built by Altius Building Company, verified by Tom Krawczyk, and supported by Alliance for Environmental Sustainability. This project received a "LEED Platinum" rating. Congratulations!

Alliance for Environmental Sustainability will order the certificates for this project. Project information is exactly as it appears here – please reply to this e-mail as soon as possible if any of this information is incorrect so we can update our records.

Project Address City State Rating System Level Certificate Quantity
6220 W. Birch Avenue Milwaukee WI LEED for Homes Platinum

Congratulations to everyone who worked on this project! Please forward this e-mail to anyone we may have missed, and let our team know if you have any questions.

Best regards,

LEED for Homes
U.S. Green Building Council
2101 L Street NW, Suite 500
Washington, DC 20037
homes@usgbc.org
www.usgbc.org

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

One of the most problematic challenges was developing detailed/alternate project scheduling to overcome significant schedule delays experienced at the outset of the project. These delays were created by untimely completion of the following activities, site demolition, abandonment of existing infrastructure, designs for new infrastructure and the installation of new infrastructure.

In our role as CMA we worked with HACM staff to devise and coordinate detailed alternate site and building construction phasing schedules to overcome significant schedule delays created by the public and private utility companies responsible for providing completely new infrastructure for the entire first phase of the project. The utility abandonment, engineering and installation work required, were provided up to three months behind the original scheduled dates. This created added seasonal weather related working challenges and also the need to coordinate "overlapping" construction work on both "horizontal" and "vertical" construction". In other words, the utilities, new road ways and building construction were then undertaken simultaneously across much of the 40 acre site rather than the originally conceived process of completing those activities in a contiguous sequence.

Ultimately, the delays were overcome and the project was completed on the original final completion date.

COMMUNITY REPRESENTATIVE PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Jackie Burrell	Title	President - Resident Organization Council
Organization	Westlawn Resident Organization	Telephone	(414) 616-1974
Address	6401 West Birch Avenue	City/State/ZIP	Milwaukee, WI 53218
Fax ()	N/A	E-mail	N/A

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Signature		Date	12/4/14
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1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

I am a resident at the Westlawn Development. I am also the President of the Westlawn Resident Organization. The Resident Organization (RO) does a lot of activities in the development. For instance, the RO organized the building of a Ka-BOOM Playground in Westlawn in September of 2012. I worked with the RO and the Westlawn residents to contact area stores for donations to supply water and a lunch for the volunteers. Over 200 people came to work on the playground which was built in one day. We also organize back-to-school events, get people together for community walks and get donations for children during the holidays. The RO runs a monthly meeting that the Westlawn residents attend. The meeting has a regular agenda and provides a place for residents to communicate their needs and concerns to housing management, public safety and the HACM staff.

I was part of a large group of residents that responded when Housing Authority of the City of Milwaukee asked us to offer input for the design of the eastern part of Westlawn. I attended a regular schedule of meetings at which residents and other people from the area surrounding Westlawn were asked what kinds of things would be good to have in the community.

I was able to offer my input and pretty soon a picture of what the new development was going to look like was in place.

During the tear down of the old buildings and the construction of the new ones, I often talked with the HACM Manager of Family and Community Services (Maria Rodriguez) working with her to answer questions, concerns and complaints from the residents.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

Since only the eastern part of the development was being demolished and then new buildings were put in place, there was, and continues to be, a large group of residents living in the area from 64th to 68th streets. I live in the older section of the Westlawn development.

During demolition and construction, residents complained about the amount of dust and dirt from the project. Windows could not be opened because the units would get really dirty. The dust came from the construction of the buildings and as the new streets were graded and cement was poured.

For quite some time, lots of heavy duty trucks were in the area, so it was noisy.

When people were moved out, they were under the impression that they could move back at the same rate of rent. Because the funding was tax credit based, that was not the case. In some cases since there was going to be a rent increase, some of the former Westlawn residents chose to stay in the homes and apartments to which they were re-located.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

Yes, the construction of Westlawn Gardens has made the area a better place to live. One of the nicest additions is the community gardens. People are beginning to appreciate the gardens and the space is better used. The community garden has become a place where people gather and talk with each other. They get to use what they grow and have learned about gardening.

There is a better connection with the Silver Spring Neighborhood Center as well.

All of our residents really like the look of the new construction. Their opinion is very positive.

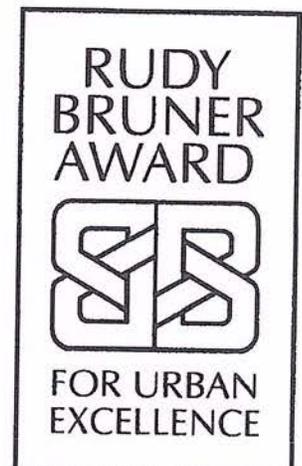
4. Would you change anything about this project or the development process you went through? Approximately 400 words.

Some people are concerned that there is not enough parking in the new development. Others have said that they think that more lighting may be helpful and that they would feel better if there were security cameras. In the older part of the development the porch lights automatically go on. In the Westlawn Gardens section, the the people that live in the unit control the porch light. We are working with residents to remind them that they should turn on their porch lights at night.

When the project was being discussed, people got the impression that there would be more security features and the result is that there are residents that think that HACM did not do enough for security. It is hard to tell people that there is only so much money for the project.

When planning for future developments, it will be important to be very clear about what can be included so that people don't think that a lot of things are included in the new plan that won't be available.

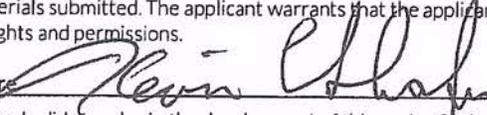
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Name	Kevin Shafer	Title	Executive Director
Organization	Milwaukee Metropolitan Sewerage District	Telephone	(414) 225.2088
Address	260 W. Seeboth Street	City/State/ZIP	Milwaukee, WI 53204
Fax	(414) 272.5057	E-mail	kshafer@mmsd.com

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Signature  Date 12/5/14

1. What role did you play in the development of this project? Approximately 400 words.

The Milwaukee Metropolitan Sewerage District's role in the Westlawn Gardens Project was to provide technical support and financial support for the green stormwater features that were incorporated into the site design.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The green stormwater features at Westlawn Gardens have helped to reduce stormwater runoff and pollutant runoff into Lincoln Creek. More importantly, these green features have helped to spark a regional and national discussion on the importance of natural landscaping in urban settings. Westlawn Gardens is an example of how to successfully integrate nature and urban housing.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

The Milwaukee Metropolitan Sewerage District (MMSD) took part in many discussions concerning the tradeoffs between green stormwater management and grey stormwater management. The end product resulted in a mix of both management approaches that provided the full benefits of both.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The Westlawn Gardens is a national model for urban housing development. The lessons learned can be used nationally and are a huge benefit to this ongoing discussion. Another important aspect is the benefits the green approaches are providing for the quality of life for the Westlawn Gardens residents.

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3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

The Westlawn Gardens development was a community planning effort from inception. HEDC's standpoint there were not many compromises that were asked to be made in this development. Our priorities for the development were 1.) build single family and two family homes throughout the development to eliminate the multi-family units, 2.) to bring the new construction closer to the street 3.) and to extend the existing street grid through the new development creating a walkable community and providing full inclusion of Westlawn residents to the surrounding neighborhood.

The compromises that HEDC had to accept were 1.) the sustained volume of tenants 2.) the lack of market rate housing in Phase I. 3.) and having the multi family complexes line the arterial roadway. HEDC would have preferred to have single family homes line the main arterial road. With that said, HEDC and the community are very happy with the development and compromises made were minimal.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

There are numerous successful aspects of this project. The most obvious success is the significant financial investment made in this development and the large scope of the project. But aside from being a catalyst for future development, there are other successes to champion. The commitment to a public planning process input during the planning process. A series of nine public meetings were held to obtain public input in planning this development. Once built, the public inclusion continued with program planning for public art projects, community garden builds, and various "green" initiatives within the development.

Another success of the project is the commitment to a "Green Development". Awarded a Leed ND Stage 3 Silver Certification for the environmentally sustainable features of the Westlawn Gardens development, the Westlawn Gardens development is a spotlight project for the State of Wisconsin. The 30,000 square foot community garden providing food production with healthy eating programming, geothermal heat exchange system, storm water retention efforts, the Healthy Homes initiative and creating a walkable community with a new city grid system, make this development a significant source of pride for the community.

The last successful aspect of the development is the Healthy Homes design for a block of 14 new homes. To begin addressing an environmental health crisis within Westlawn, the Healthy Homes project included interior and exterior features in 14 homes to reduce exposure to allergens reducing asthmatic crises. Per the Westlawn Partnership for a Healthier Environment, asthma-related hospitalizations and emergency room visits among Westlawn residents are some of the highest in Milwaukee. The rate of emergency room visits for asthma within Westlawn's 53218 ZIP code is four times that of other areas of the state, and the rate of hospitalization is more than three times that of the rest of the state.

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Name	Anne Dressel	Title	Project Director
Organization	Westlawn Partnership for a Healthier Environment - College of Nursing	Telephone	(414) 229-3995
Address	University of Wisconsin-Milwaukee, P.O. Box 413	City/State/ZIP	Milwaukee, WI 53201
Fax	(414) 229-5541	E-mail	banda@uwm.edu

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Signature	Anne Dressel	<small>Digital signed by Anne Dressel DN: cn=Anne Dressel, ou=University of Wisconsin-Milwaukee, ou=College of Nursing, email=banda@uwm.edu, c=US Date: 2014.12.04 15:30:00 -0500</small>	Date	12/4/2014
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1. What role did you play in the development of this project? Approximately 400 words.

The University of Wisconsin-Milwaukee (UWM) College of Nursing has operated the Silver Spring Community Nursing Center (SSCNC) for over 25 years. SSCNC is housed in the Silver Spring Neighborhood Center, a non-profit social service organization, which is located in the heart of Westlawn. SSCNC provides health services that include primary care services, assessments, referrals, case management and health promotion, screenings and education to uninsured and underinsured Westlawn Gardens residents. Care is holistic, client-centered, and focused on health promotion and disease prevention.

Building on this long-standing trusted partnership, the UWM College of Nursing received funding from the U.S. Environmental Protection Agency (EPA) in 2008 to develop a CARE (Community Action for a Renewed Environment) community in Westlawn. An environmental justice initiative, the Westlawn CARE community was founded with four key constituents: Westlawn residents, the Silver Spring Neighborhood Center, the UWM College of Nursing, and the Housing Authority of the City of Milwaukee (HACM). The group has met on a monthly basis since 2008, has received additional funding, and now includes over 35 organizational members, and is called The Westlawn Partnership for a Healthier Environment (WPHE). WPHE members worked together to identify and prioritize environmental health risks in the Westlawn neighborhood, and implement solutions to mitigate those risks. I serve as Project Director for WPHE.

The monthly WPHE meetings, which included Westlawn residents, staff from HACM, the UWM College of Nursing, and other partners provided input and ideas for the development of Westlawn Gardens. For example, WPHE's top environmental health concerns were: 1) indoor air quality, 2) mold exposure, 3) access to safe and healthy food, 4) pesticide exposure, and 5) outdoor air pollution. Given the high rates of asthma in the Westlawn community, especially among children, it is not surprising the 4 out of the top 5 concerns were asthma triggers. These issues were addressed in the development of Westlawn Gardens.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

Westlawn Gardens has had a very positive impact on the health of Westlawn residents. For example, in response to the environmental health concerns identified by the WPHE, Westlawn Gardens has improved indoor air quality for residents by including 14 Healthy Homes units, which are smoke-free, carpet-free, have upgrade ventilation systems, etc. Anecdotal evidence from families living in the new units suggests that the Healthy Homes units have greatly reduced asthma attacks for children with asthma.

Westlawn Gardens also included bio swales in the development so that water is naturally diverted away from residents' basements, which had been a problem in the old housing. Mold is an asthma trigger, and one of the best ways to get rid of mold is by cleaning with bleach, which can also cause respiratory distress for some people. By using bio swales to prevent water from getting into basements in the first place, the health of Westlawn Gardens residents has improved, especially for those living with asthma.

Westlawn Gardens is located in a food desert – there is no full-service grocery store that is easily accessible to Westlawn residents. To address this issue, Westlawn Gardens installed community gardens in the new development, so residents can now have ready access to safe and healthy food.

Westlawn Gardens residents have received education and training from WPHE community health workers on integrated pest management, which involves non-toxic methods for pest control, and on "green cleaning" products and methods, which are also non-toxic. Both processes contribute to improved indoor air quality for Westlawn Gardens residents, and can further reduce asthma triggers in the home.

Finally, Westlawn Gardens has undertaken several initiatives to improve outdoor air quality in the neighborhood as well. For example, Westlawn Gardens is home to the "Get Wheelin' in Westlawn" bicycling program, which has provided free monthly bicycle tune-ups to Westlawn residents for the past 3 summers to encourage Westlawn residents to make more trips by bike rather than by car. Over 400 bicycles have been repaired, for free, since the program started. "Get Wheelin' in Westlawn" also sponsors a bike club, with regular rides in the community; and has organized free bike camps for Westlawn children for the past 2 summers. A total of 76 riders have participated in bike club rides, and 32 children have participated in the bike camps. Not only does the bicycling program improve outdoor air quality, it also helps to build strong families with parents and kids participating in the bike club rides together. In addition, the group bike club rides serve as a traffic-calming measure in Westlawn Gardens – drivers would often slow down, smile and wave, and wait for the group to pass safely through intersections.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

For WPHE members, the only trade-off or compromise that was discussed regarding the development of Westlawn Gardens was the inclusion of only 14 Healthy Homes units. Given the environmental health focus of WPHE, the group wanted more Healthy Homes units in the new development. WPHE is currently pushing for all of Westlawn Gardens to go smoke-free. This is an ongoing process, and WPHE members understand the pro's and con's of doing so for HACM.

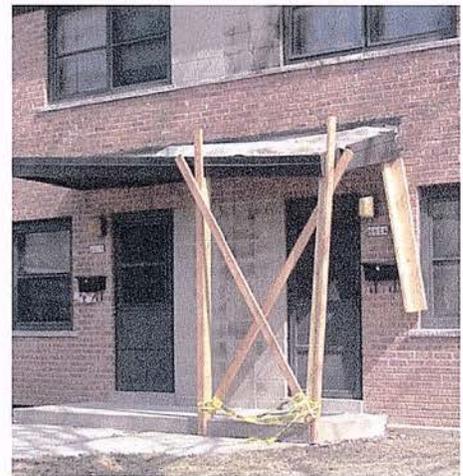
HACM was extremely receptive to ideas from WPHE members in the design and development of Westlawn Gardens. While WPHE would have liked more Healthy Homes units included, the fact that all of the group's environmental health priorities were addressed in the development of Westlawn Gardens was an easy compromise. WPHE members were grateful for the 14 units that were included – they were a big improvement from the old housing, especially for residents living with asthma.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful aspects of Westlawn Gardens include the Healthy Homes units, the community gardens, and the "Get Wheelin' in Westlawn" programming, whose impacts are noted in #2. Another successful aspect of the project is that Westlawn Gardens residents have ready access to health care services provided at the Silver Spring Community Nursing Center, as noted in #1. UWM College of Nursing students doing clinical rotations at the Silver Spring Community Nursing Center also provide health education and referrals to senior citizens and other residents living in Westlawn Gardens, in the community meeting rooms within the development. These interactions have been a win-win for Westlawn Gardens residents who receive health education and for UWM College of Nursing students, who get first-hand experience witnessing how health disparities impact low-income urban communities, such as Westlawn.

The "least" successful aspect of the project has been the inclusion of only 14 Healthy Homes units in the new development. As previously noted, however, the 14 Healthy Homes units that were included have made a big, positive impact on the residents who live in them. In addition, they serve as a pilot for future redevelopment of public housing in Milwaukee. Assessing their impact will allow HACM to justify including more Healthy Homes units in future developments. So, while this is identified as the "least" successful part, in reality, the Healthy Homes units have the potential to spur building more Healthy Homes units in Westlawn and other public housing developments in the city, thereby greatly improving indoor air quality and reducing asthma triggers and attacks for children throughout Westlawn and the city of Milwaukee.

Westlawn Gardens is the first phase of the redevelopment of Westlawn, formerly Wisconsin's largest public housing development with 726 apartment homes. Originally built in the 1950s, the development on Milwaukee's northwest side has provided critical affordable housing to a bustling city but was in dire need of being revitalized for 21st century housing and community needs.



Westlawn Gardens replaced the 37-acre east side of Westlawn.



Drawn from an extensive, multi-year design process involving residents, local businesses, community stakeholders and professional developers, Westlawn Gardens includes an aesthetically and economically diverse mix of housing and services.



Extensive community meetings and design charrettes were held to survey community needs.



KEY FEATURES

MILWAUKEE NEIGHBORHOOD REVITALIZATION

Re-designing Wisconsin's largest public housing project into a mixed income, mixed age, mixed type neighborhood involved focus on every scale.

250 AFFORDABLE DWELLING UNITS built in the first phase of development.

- 53 Townhouse and single Family buildings in a variety of styles and colors.
- 2 Fully accessible multifamily buildings providing 94 apartments for seniors and small families.

30,000 sq. ft. OF COMMUNITY GARDENS FOR SUSTAINABLE FOOD PRODUCTION managed by an award-winning local urban farming and health education organization.

49% of site devoted to OPEN SPACE

1 to 5 homes to accommodate a BEDROOM range of family sizes

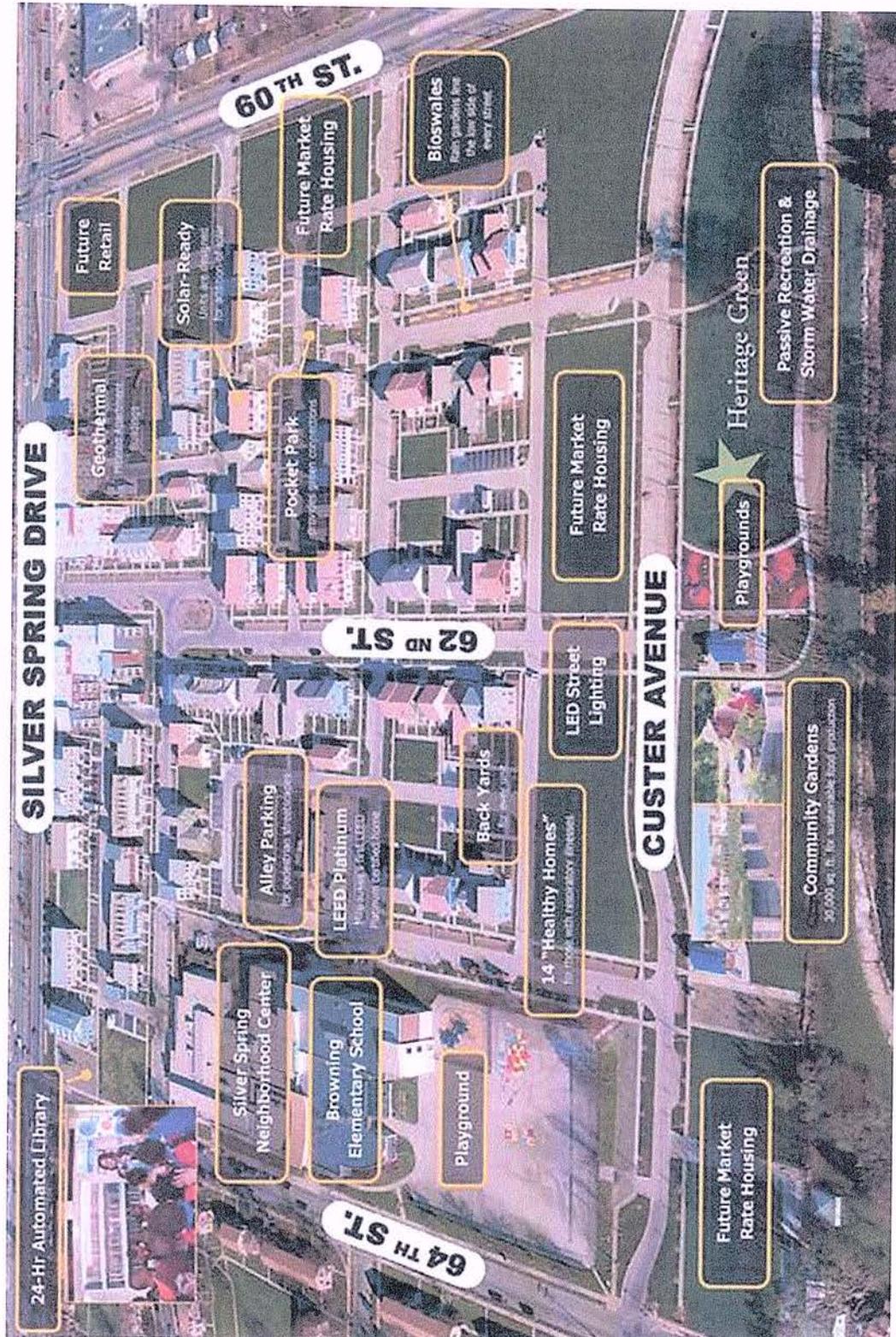
\$76 Million in low-income housing tax credits from the Wisconsin Housing and Economic Development Authority

37 Acres land area of Phase 1

KEY DESIGN POINTS

- TRANSFORMATION
- COMMUNITY PLANNERS
- SUSTAINABLE AND ENJOYABLE
- DESIGNING DIVERSITY

KEY FEATURES



DESIGNING DIVERSITY

A variety of building sizes, styles, color, and materials were carefully utilized to provide an incremental, "built over time" expression.



Leadership in Sustainable Design

- Stage 3 Silver LEED-ND Certification (2009), the highest rating in the world at the time
- Milwaukee's first LEED Platinum Certified home
- Milwaukee's first LED street-lighted neighborhood



Community Amenities



30,000 sq. ft. community gardens

