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Project Statement

Scope:

This project aims to identify a street within the Washington Park Neighborhood that would be an ideal location for future development by Habitat for Humanity. In recent years, Habitat for Humanity has established a strong presence in the Washington Park Neighborhood, however the particular area of study has yet to be developed. The majority of recent development efforts have been dedicated to completing “block builds,” which entail the construction and/or rehabilitation of multiple properties on the same block. This concentration of revitalization is designed to strengthen the sense of community in these areas and provide opportunities for affordable home ownership that would otherwise be impossible for many residents. This proposal aims to expand on the revitalization efforts of Habitat for Humanity by outlining a plan that places an additional focus on the economic sustainability of the neighborhood.

Argument:

The portion of North 36th Street located between West Lisbon Avenue and West Sarnow Street is recommended for rehabilitation due to its close proximity to a substantial number of assets in the Washington Park Neighborhood. In addition, several vacant properties that would be suitable for new construction are located on this street, offering significant possibilities for revitalization without compromising existing structures.

Precedents:

Revitalization of struggling neighborhoods is a task undertaken in many cities throughout the country. Two examples pertinent to the efforts taking place in Washington Park are Jamaica Plain in Boston, Massachusetts, and Pilsen in the Lower West Side of Chicago, Illinois.

Jamaica Plain is a neighborhood with a rich history that contains many parallels to that of the Washington Park Neighborhood. One of the neighborhood’s most attractive assets is a series of nearby parks designed by Frederick Law Olmsted known as Boston’s Emerald Necklace. German, Irish, and Italian immigrants who first settled in the area built the majority of the housing stock in the early twentieth century.¹ The housing market was in a serious state of decline in the early 1970s due to an increase in redlining practices by area banks.² This initiated a cycle of disinvestment, which led to the deterioration of the housing stock, slumlording, and abandonment. Eventually, revitalization efforts including the elimination of redlining aided in the stabilization of the real estate market in the 1980s.³ Unfortunately, the majority of lower-income residents were pushed out of the neighborhood as the area became attractive to artists, students, and young professionals and rent levels and real estate prices increased.⁴

The population of Pilsen underwent a large shift in the 1960s due to displacement caused by the growth of the University of Illinois at Chicago. In 1970, residents of Latino descent became the majority; this figure has continued to grow steadily in the years since, reaching a peak of 82% in 2010.⁵ The neighborhood of Pilsen is largely a community of renters, however current revitalization efforts are attempting to create opportunities for homeownership while retaining the existing population.⁶ At this time, the area is mainly focused on infill construction and maintaining the established infrastructure. Additionally, organizations involved in the revitalization hold numerous festivals and other events in order to build a strong sense of community amongst current residents.⁷ Because development is still underway, it is not yet clear if the neighborhood will be able to avoid gentrification, however it is the position of this proposal that a plan for strengthening the economic sustainability could vastly increase the chances of success.

1 Local Attachments: The Making of an American Urban Neighborhood, 1850 to 1920 (Creating the North American Landscape), by Alexander von Hoffman, The Johns Hopkins University Press (1996).

2 Feloney, Michael L. “Neighborhood Stabilization in Jamaica Plain.” Master’s Thesis. unpublished. Retrieved 21 December 2011.

3 See note 2 above.

4 “Anything But Plain.” Boston Globe Magazine, January 1, 2006.

5 Paral, Rob. “Chicago Demographics Data”. Retrieved 14 April 2014.

6 Askins, Joseph. “Multi-families Are the Market in Pilsen.” YoChicago RSS. N.p., 2 Aug. 2011. Web. 16 Apr. 2014.

7 Rodkin, Dennis. “Why Are Pilsen and Bronzeville Redeveloping at Different Speeds?” Chicago Magazine Real Estate Neighborhoods. N.p., 9 Jan. 2013. Web. 16 Apr. 2014.

Research:

Three main areas of research were undertaken in support of this proposal: historic census data analysis, identification of specific characteristics that promote a healthy street, and the mapping of existing assets in close proximity to the area of interest.

After the selection of the proposed street based on information from Habitat for Humanity, it was deemed necessary to study the area’s historic development in order to gain a deeper understanding of the changes over time. Over the past 80 years, the street has seen many significant population fluctuations. Based on data obtained from the Milwaukee City Directories, it was discovered that this area was initially settled by European immigrants. The number of residents on the street grew substantially as many of the original single-family homes were expanded to include rental units. Throughout the years the home-owning population gained economic stability and moved to the suburbs, creating many absentee-landlord properties. As property values decreased in the 1980s, vacancies increased greatly, finally peaking in 2002. The street has slowly regained occupants since that time, however numerous properties remain vacant.

The next research phase involved the identification of criteria contributing to the creation of a “good” street and gathering existing examples that demonstrate these characteristics. This information shall aid in the proposal of possible design interventions intending to revitalize the Washington Park Neighborhood. Based on observations of the area and research obtained from Bentley’s Responsive Environments, five characteristics were identified and observed: permeability, variety, legibility, visual appropriateness, and personalization.⁸

Permeability can be defined as the ease with which one can move through an environment. One of the most basic qualities of a good street is the ability for people to access it and interact with it. Variety in an environment is achieved programmatically when there are different uses or building types within a given area, creating opportunities for numerous activities once the area is accessed. Additionally, visual variety is accomplished when an area contains structures of varying scales and architectural styles. The legibility of a place refers to how easily it can be understood based on visual cues, including issues of layout and wayfinding. Visual appropriateness is the determination of whether or not something feels “out of place.” It has been established that a good street contains variety; however, too much variety or inappropriate types of variety can create an environment that lacks cohesiveness. Issues of scale, color, style, and materials are of great importance to maintaining visual appropriateness. Finally, the potential for personalization in an environment is essential as it is highly unlikely that a place will have only one owner or occupant over its lifespan. Designs that encourage a satisfactory level of personalization will allow for alterations that promote self-expression without failing to achieve visual appropriateness.

Finally, the close proximity of this street to numerous existing assets was a significant factor in its selection for this proposal; therefore it was necessary to catalogue the types and quantities of those resources, as well as their distances from the origin point. For the purposes of this research, community assets were defined as physical, social, cultural, or economic resources. Categories such as schools, churches, parks, public transit, businesses, and community-based organizations were of particular interest. Only those assets within a one-mile radius, or a 20-minute walk, were considered to be “in close proximity” to the street, with even greater value placed on items located within smaller radii. This research confirmed that a significant number of varying types of assets exist near the street, contributing to the overall proposal and supporting the argument for rehabilitation.

Conclusion:

Given the aforementioned research, the portion of North 36th Street located between West Lisbon Avenue and West Sarnow Street is recommended as an ideal location for rehabilitation and construction by Habitat for Humanity. Additionally, these findings will aid in the creation of a design intervention proposal that expands on current revitalization efforts to include strategies for economic stabilization and sustainability. The proposal will include various site options allowing owners to implement a greater level of personalization to their property. Ideally, this will accelerate the revitalization efforts in the area by creating a desirable street that could serve as a precedent for neighboring areas.

8 Bentley, Ian. Responsive Environments: A Manual for Designers. London: Architectural, 1985.

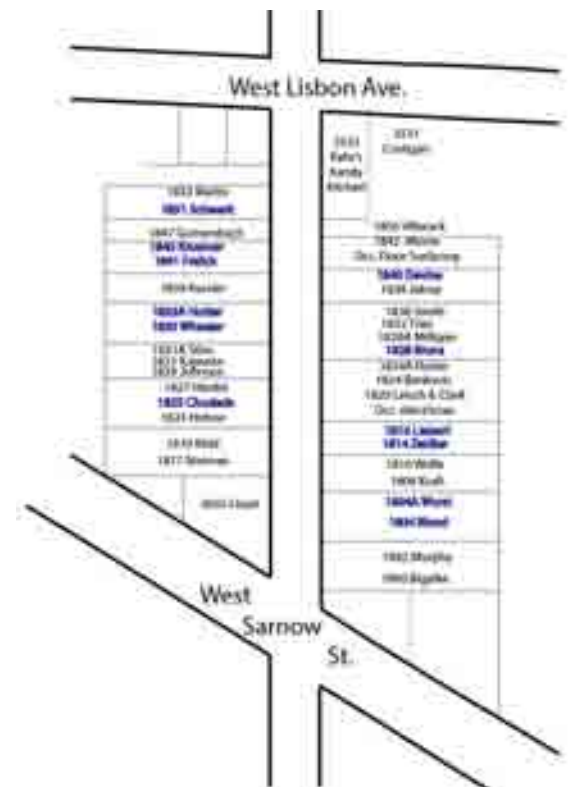
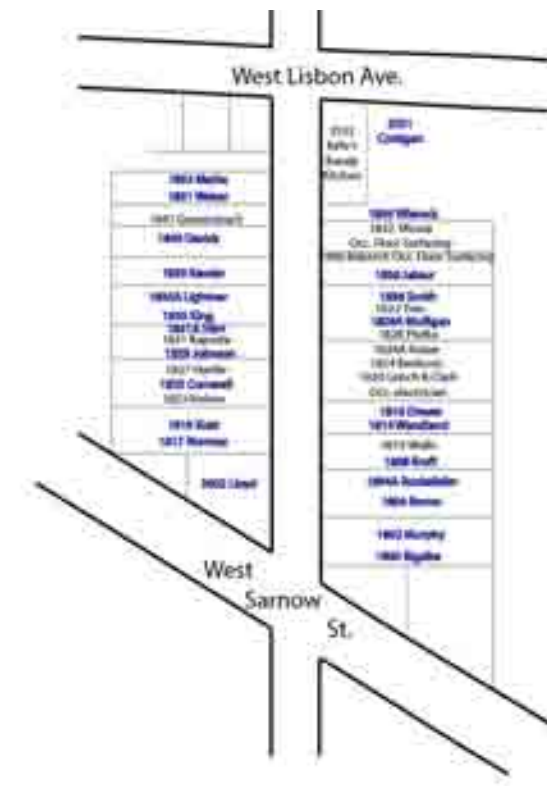
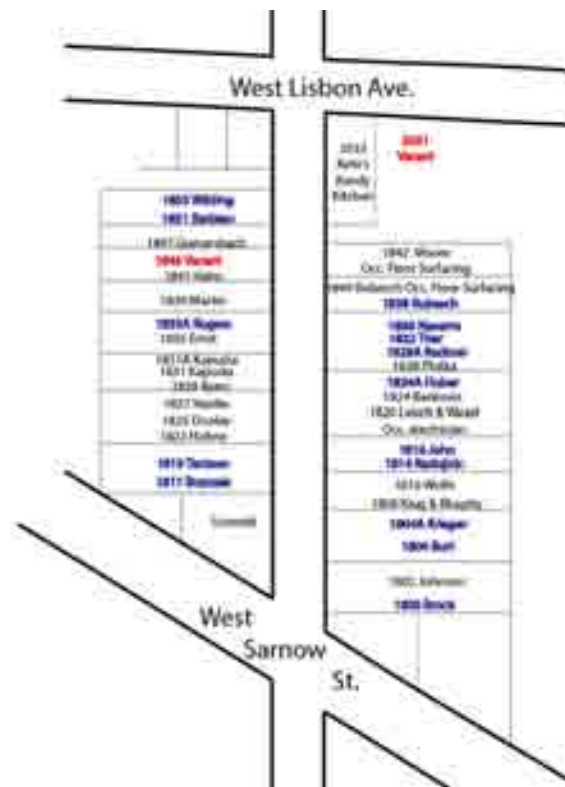
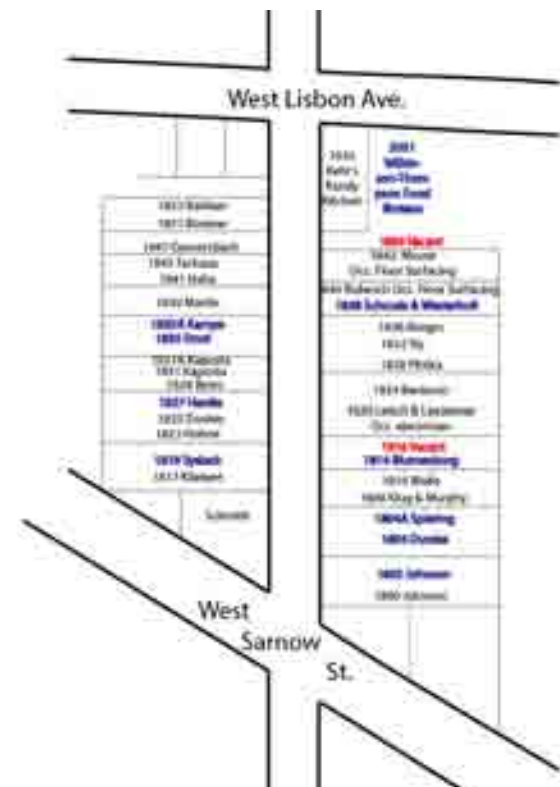
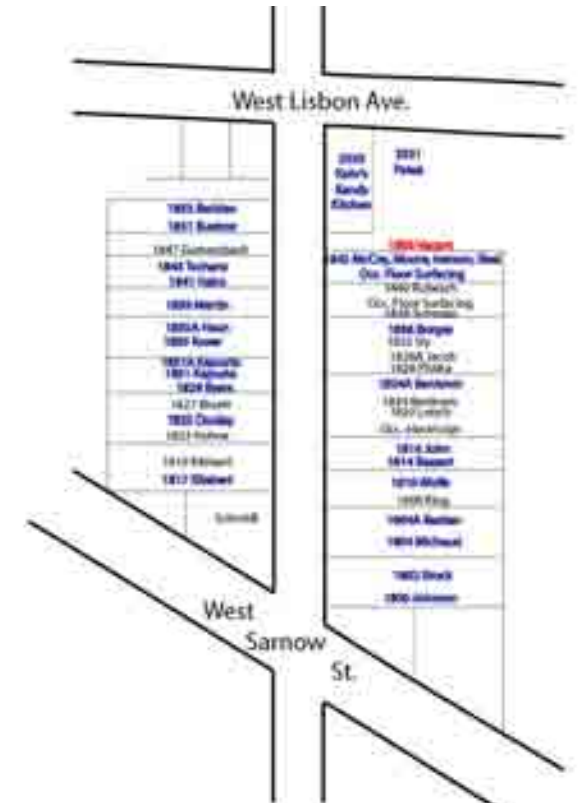
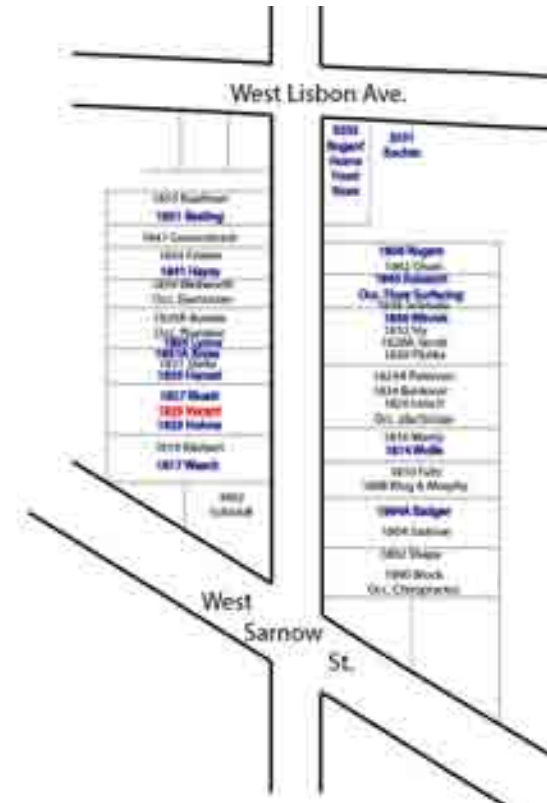
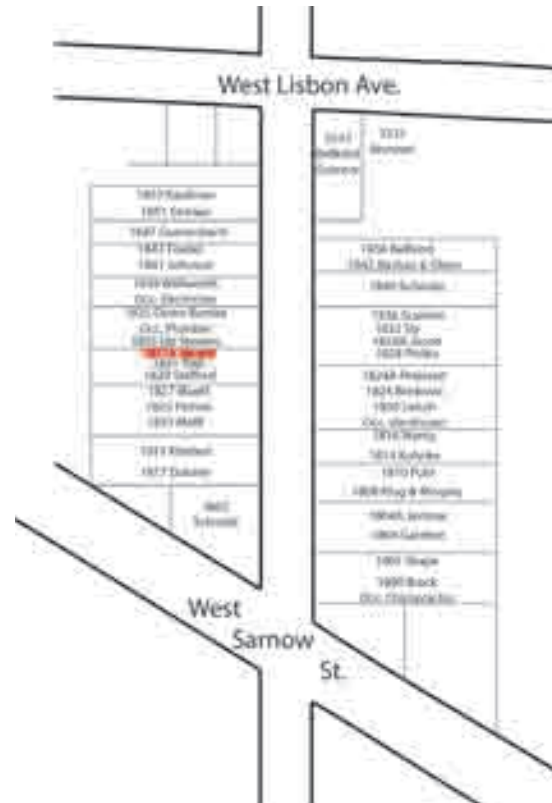
Habitat for Humanity Suggested Block Build Location: Historic Occupancy Data

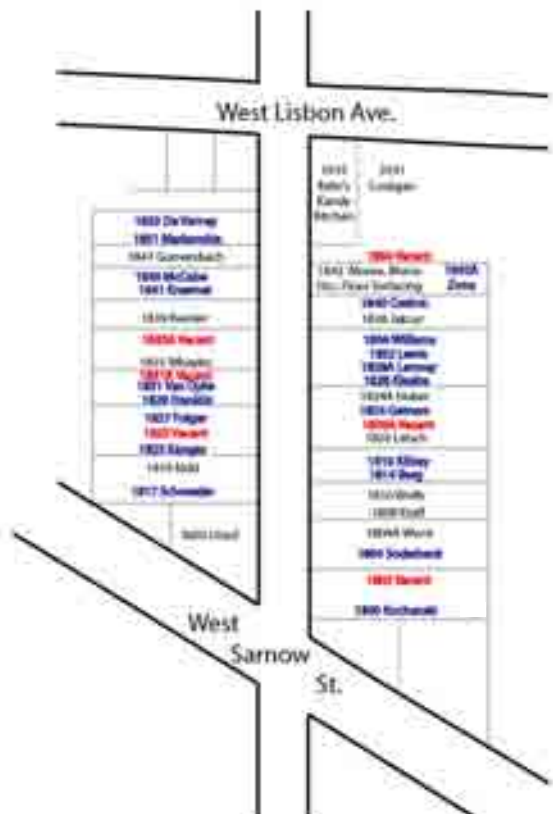
The overall objective of this project aims to identify a street that would be an ideal location for future development by Habitat for Humanity. In the past few years, Habitat has focused on building new or rehabilitating several projects at the same time on a given street in order to create a stronger sense of community in that location. Based on our research of the Washington Park Neighborhood and the previous work of Habitat for Humanity in the area, we've decided to focus on the portion of 36th Street between West Lisbon Avenue and West Sarnow Street. This block is located outside major areas of previous Habitat builds and has many opportunities for growth.

The diagrams on the following pages illustrate the occupancy data of the properties on the street throughout the past 80 years. This particular portion of 36th street has seen quite a bit of change over the years and currently has several vacant lots, which makes it a feasible location for Habitat to build multiple homes in one of its "Block Builds." In the earliest years we studied, the population was largely of European descent. Gradually over time the number of occupants increased and the properties transitioned into absentee-landlord rentals. As property values decreased, vacancies began to increase in the 1980s, peaking in 2002. Since that time, the street has slowly regained occupants, but still suffers from many vacancies.

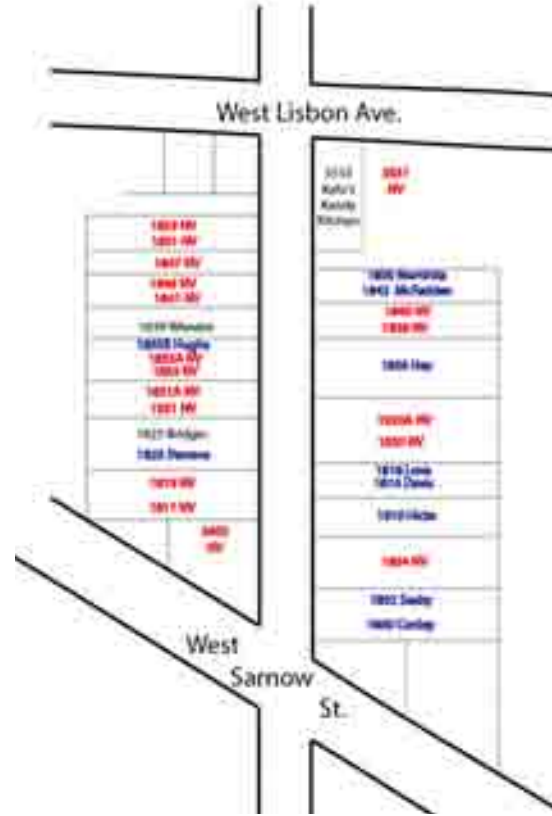
Because this block of North 36th Street has many vacant lots and houses, and it is in close proximity to local businesses we believe that it is an ideal street for Habitat for Humanity to revitalize.

Red Text - Vacancy **Blue Text** - Any change in Resident

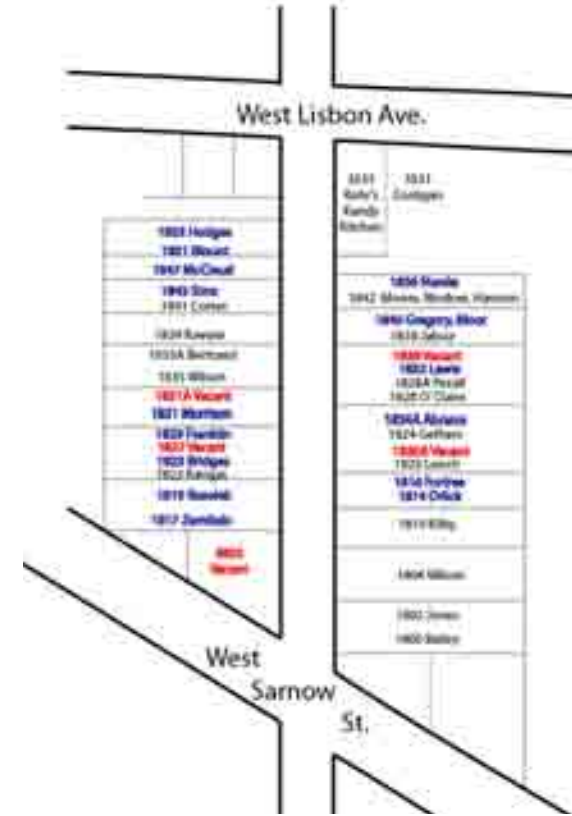




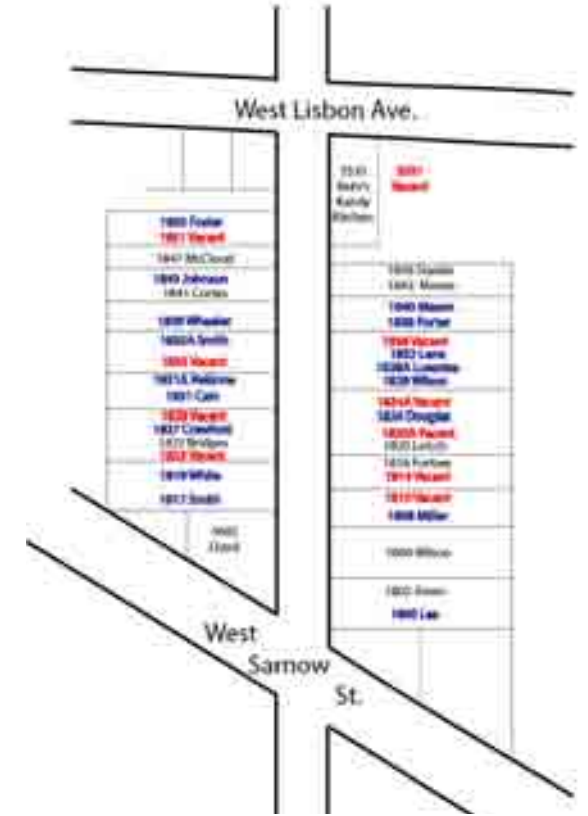
1974 Occupants
Information obtained from the Milwaukee City Directory



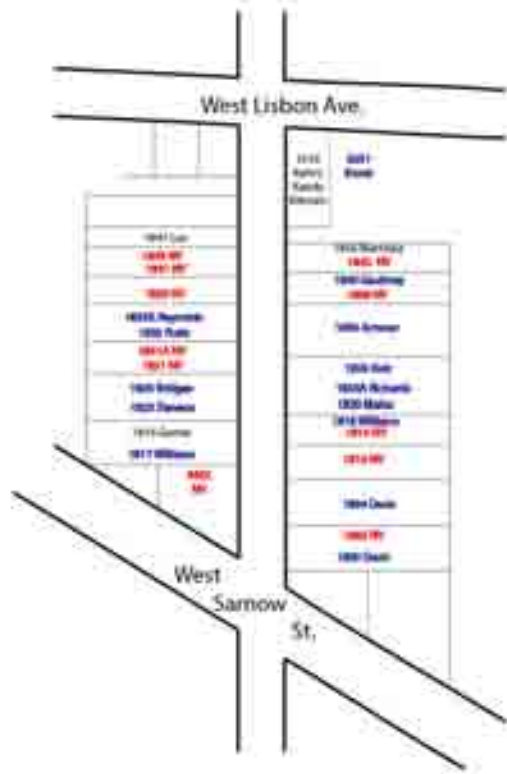
1978 Occupants
Information obtained from the Milwaukee City Directory



1982 Occupants
Information obtained from the Milwaukee City Directory



1986 Occupants
Information obtained from the Milwaukee City Directory



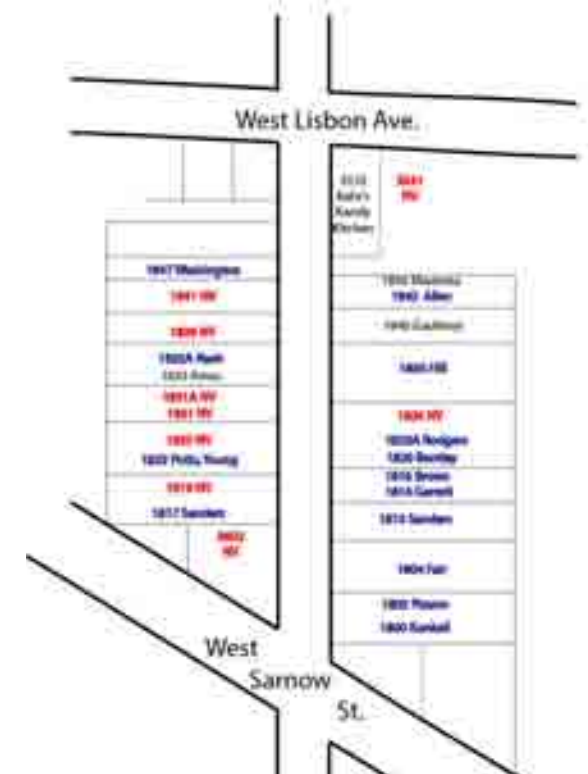
1998 Occupants
Information obtained from the Milwaukee City Directory



2002 Occupants
Information obtained from the Milwaukee City Directory



2006 Occupants
Information obtained from the Milwaukee City Directory



2013 Occupants
Information obtained from the Milwaukee City Directory

Habitat for Humanity Suggested Block Build Location: Anatomy of a Good Street

Using Ian Bentley et al [Responsive Environments](#), we identified five main qualities that are important to the creation of a “good street.” While the street we’ve chosen is lacking in some of these qualities in its present state, we believe that it has excellent potential for development. The following pages define each of these qualities in their broader sense, and then provides examples of how these qualities are already at work in the Washington Park area. The images on the following pages show each of the qualities working at two different scales – the scale of the individual building and the scale of the street.

Permeability - how easy it is to move through an environment

Variety - different uses or building types within a given area

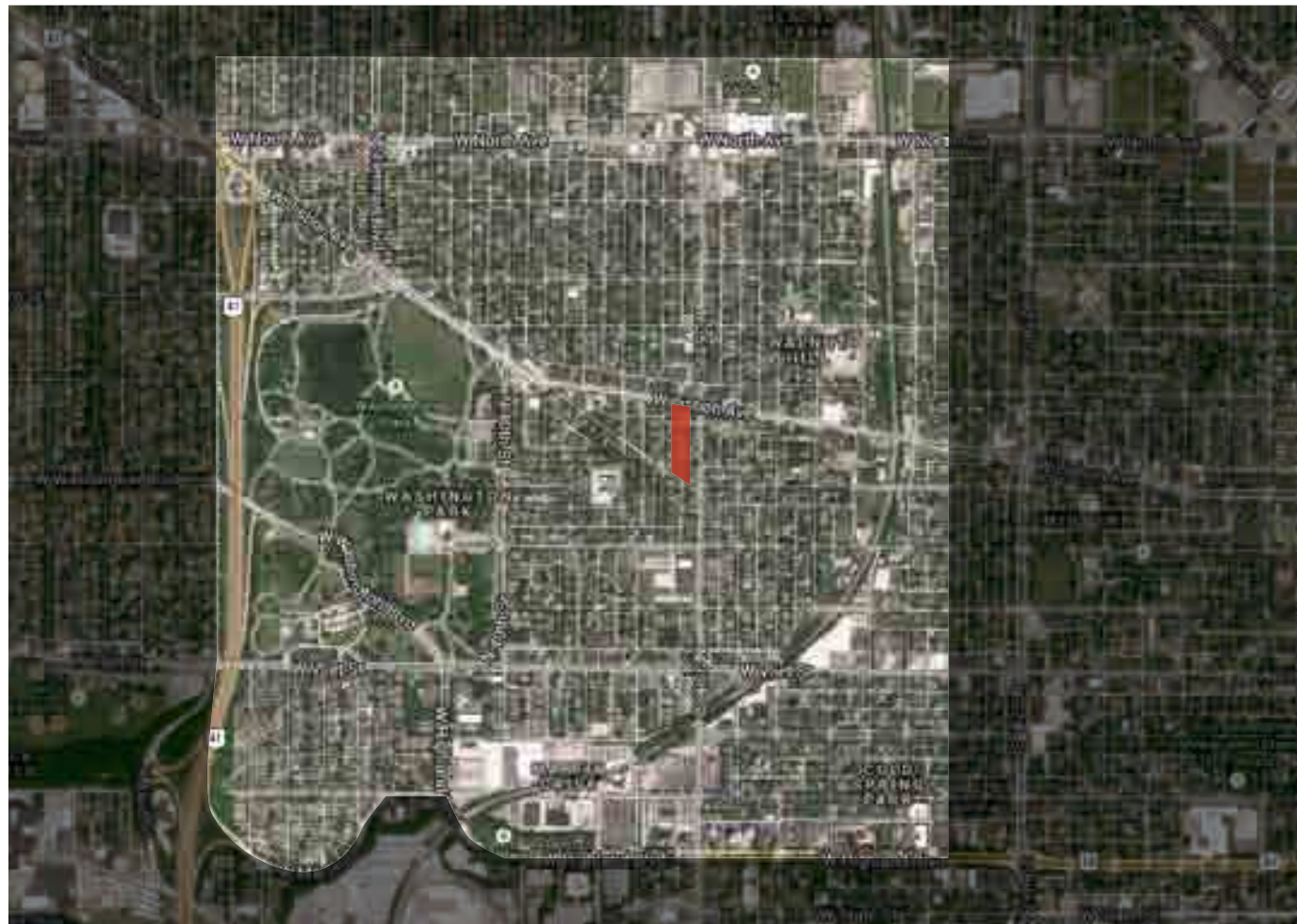
Legibility - how easily people can understand a building or street’s layout

Visual Appropriateness - the determination of whether or not something feels “out of place”

Personalization - how easily one can customize their space



Sanborn Insurance Map showing the selected portion of 36th Street in 1910
UWM Digital Sanborn Map Collection. Milwaukee 1910, vol. 7, sheet 714.
<http://collections.lib.uwm.edu/cdm/ref/collection/san/id/1142>



Map of Washington Park Neighborhood with selected street highlighted.
Image obtained from Google Maps. <http://goo.gl/ywLaRa>

Permeability

Permeability is defined as how easy it is to move through an environment. One of the most basic qualities of a good street is the ability for people to access it and interact with it. When looking for examples of permeability on or near the street we identified, we focused mainly on issues of access: Are the streets and sidewalk cleared of trash or debris? Is the yard fenced in or open? Is there clear visual access to the front door? Is there anything making it physically difficult to access the entry? Can the alley be accessed from more than one direction? Are there any one-way streets that might complicate access?



Good Permeability at House Scale
Image taken by Mark Roeder



Poor Permeability at House Scale
Image Taken by Ryan Mork

We identified this house as having good permeability because it has clear visual and physical access to the main entry. The porch steps are cleared and there is nothing obstructing the front door. The smaller image shows a home that is not permeable based on the criteria listed above.



Good Permeability at Street Scale
Image Taken by Ryan Mork



Poor Permeability at Street Scale
Image Taken by Ryan Mork

We identified this street as having good permeability because the streets and sidewalks are clean of debris, and because there are multiple points of entry for both cars and pedestrians. The smaller image shows an alley that lacks permeability due to multiple obstructions and its termination at a dead end.

Variety

Variety in an environment is achieved when there are different uses or building types within a given area – i.e. there are different things to do once you're there. This may mean that there is a mix of businesses, schools, and homes, or at the smaller scale of a single street, that there is a mix of single-family and multi-family homes. When looking for examples of places with a good amount of variety, we looked at the following information: Is there a mix of rental properties vs. owner-occupied properties? Is there variety in building types – businesses, restaurants, etc.? Is there visual variety amongst the homes on the street or do they look like cookie-cutter copies of one another? Are there many different types of places within walking distance of the street?



Good Variety at House Scale
Image Taken by Mark Roeder



Poor Variety at House Scale
Image Taken by Ryan Mork

The houses in this image show a good amount of variety in terms of scale and architectural style. The smaller image shows poor variety of house type, as each of the homes is nearly identical except for paint colors.



Good Variety at Street Scale
Image Taken by Ryan Mork



Poor Variety at Street Scale
Image Taken by Mark Roeder

This street illustrates variety because there is a good mix of businesses and residential units. The smaller image lacks variation visually as well as programmatically.

Legibility

The legibility of place refers to how easily people can understand its layout. If people don't know where to go, the street will not be successful. In our analysis of existing places, we focused on several issues of legibility. Is the street well-lit? Is it easy to see where you should go when you approach a property? Can you tell if a building is approachable – are the shades drawn or open? Can you see what's happening inside? Is it clear from the outside what the building is used for? Is it a business open to the public or is it private property? If it's a business, can you tell what kind?



Good Legibility at House Scale
Image Taken by Ryan Mork



Poor Legibility at House Scale
Images Taken by Ryan Mork

These houses were identified as being very legible because the architecture helps one to articulate what is likely happening in different areas of the house. It's also clear to a visitor how to approach the house. The images above show buildings that are difficult to understand formally from the exterior and may be confusing to someone visiting for the first time.



Good Legibility at Street Scale
Image Taken by Mark Roeder



Poor Legibility at Street Scale
Image Taken by Mark Roeder

We identified this street as legible because buildings clearly identified by their purpose. It is apparent that certain buildings are public while others are not. The smaller image shows a building on a street that is not as legible because it lacks signage. Even if it was not boarded up, the building would still be difficult to read from the exterior.

Visual Appropriateness

Visual appropriateness is the determination of whether or not something feels “out of place.” We have already established that a good street has variety; however too much variety or inappropriate types of variety can create an environment that feels very chaotic and is not cohesive. In an area like the Washington Park Neighborhood where building a sense of community is so important, visual appropriateness is a key element. When determining visual appropriateness, we concentrated on the following: Are the homes well-kept? Are additions to the yard (fences, garden sculptures, etc.) appropriate? Is the property clean or is there trash, disabled vehicles, etc., lying around? Is there a porch and if so, is it an appropriate scale/material/style? Does the street maintain similar setbacks? Are the yards consistent? Are the buildings at appropriate scales? Is landscaping well-maintained or overgrown?



Good Visual Appropriateness at House Scale
Image Taken by Ryan Mork



Poor Appropriateness at House Scale
Image Taken by Mark Roeder

We identified this house as illustrating visual appropriateness because the owner/occupant has added elements to the front of the home that are aesthetically pleasing rather than distracting. The smaller image shows a home that is not well maintained and utilizes building materials that are inconsistent with the surrounding buildings.



Good Visual Appropriateness at Street Scale
Image Taken by Ryan Mork



Poor Appropriateness at Street Scale
Image Taken by Mark Roeder

The homes on this street maintain visual appropriateness despite lacking variety by adhering to a consistent setback and use of materials. The smaller image shows a rather nice and relatively new building in a visually inappropriate setting, as it is surrounded by significantly smaller individual residential buildings.

Personalization

The potential for personalization in an environment is essential as it is highly unlikely that a place will have only one owner/inhabitant over its lifespan. When evaluating the personalization of place, we’re referring to how easily one can make a space his or her own, and whether that quality is encouraged by the design or done simply out of necessity. Here, we looked at things like: Are the homes different colors/materials? Does the landscaping seem to be a matter of personal expression? Do the buildings on the street look exactly the same or is there variation? Is variation a product of personalization? Is there any community-scale personalization – e.g. banners, murals, etc.?



Good Personalization at House Scale
Image Taken by Ryan Mork



Poor Personalization at House Scale
Image Taken by Mark Roeder

This house is personalized in a way that allows the owner to express themselves through subtle alterations without becoming overwhelming. The smaller image shows a home that has been personalized in a visually displeasing way. Since most houses on this street are neutral earth tones, this mustard yellow house draws a lot of attention.



Good Personalization at House Scale
Image Taken by Mark Roeder



Poor Personalization at Street Scale
Image Taken by Ryan Mork

The personalization of this street using artistic ornamentation strengthens the sense of community. The smaller image shows a home that is extremely personalized but visually disrupts the street as a whole. Even though the image is small, it is quickly apparent what house doesn’t fit in with the surrounding houses.

Washington Park Area Assets

The second portion of our study focused on mapping community assets centered around our selected block of North 36th Street. A community asset is something that we identified as a physical, social, cultural, or economic resource located in one's community. We categorized these assets into different groups as follows: Rent vs. Owned Properties, Land Assets, Public Services, Public Transit, Businesses/Employment Opportunities, Goods and Services, Schools, Parks, Churches, and Community-based Organizations.

The Rent vs. Owned property map illustrates the type of inhabitants living in the immediate area. It is preferable to many owned properties on a street because the homeowners generally have a stronger sense of community.

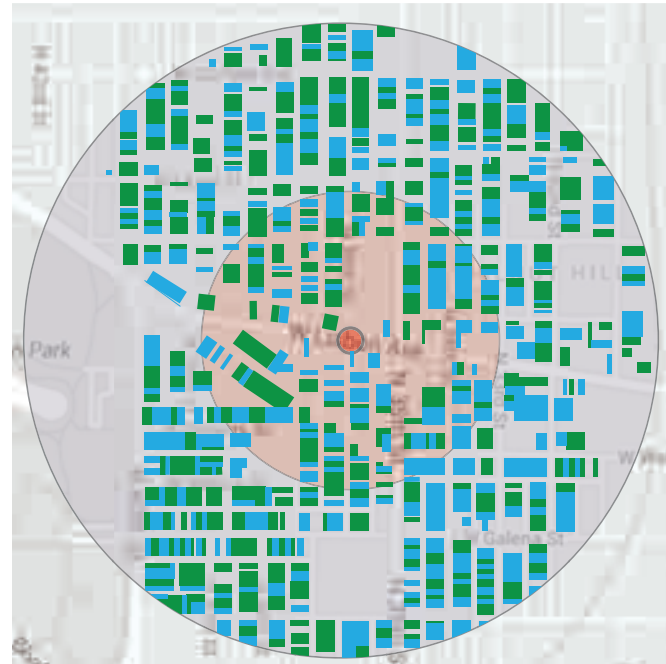
The Land Assets map depicts all the vacant lots in the surrounding area. In terms of the community's well-being, it is preferable to have as few vacant lots as possible; however, the vacant lots present a great opportunity for Habitat For Humanity to revitalize this block of North 36th Street.

The Public Services map marks locations of any services that are state-owned or public-based. Examples include police and fire departments, medicinal services, etc. These are vital to a safe and happy community, although not always desirable to live next to due to the consistent of noise and activity associated with these services.

In the Public Transit section the first map reveals the locations at all nearby Bus Stops, while the second portrays the bus routes themselves and their connections to Lake Michigan, UWM, Downtown Milwaukee, etc. The Washington Park neighborhood is a major crossroads for many bus routes, providing great access to the city.

The Business/ Employment Opportunities map highlights various job opportunities that could potentially employ residents from the Washington Park neighborhood. Having extensive businesses in close proximity to one's home increases the chances they can find employment nearby.

Rent vs. Owned



Source: Washington Park Partners

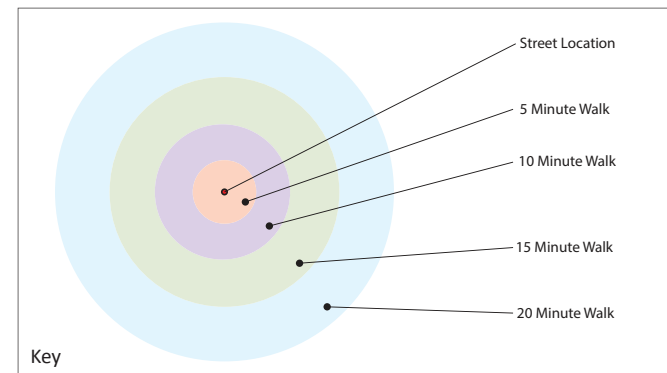
The Goods and Services map portrays the various locations of retail vendors and restaurants. These range from large grocery stores to tiny chicken shacks and easy access to these locations is preferred due to the frequency of visits.

The Schools map exhibits the education centers around the community. It includes public and private schools, as well as child care centers. Having schools very close to your home is fancied to decrease the child's walk to school and the dangers associated along with it.

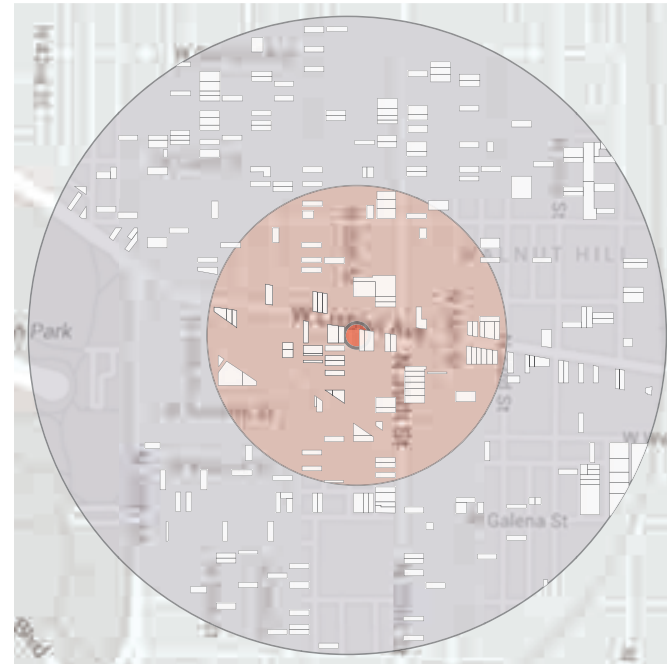
The Parks map spotlights green spaces within the community where families can go and enjoy a natural setting and escape the city. These range from large expansive plots of land, i.e. Washington Park, to smaller parks perforated throughout the community, i.e. Highland Park.

The Churches map illustrates the local religious buildings in the neighborhood. Having a selection of religious services opens the possibility for everyone to attend their desired service in the community.

The Community-Based Organizations map highlights organizations that are active within the Washington Park neighborhood. These groups promote social welfare and establish close bonds within the community.



Land Assets/Vacant Properties



Source: Habitat for Humanity

Public Services

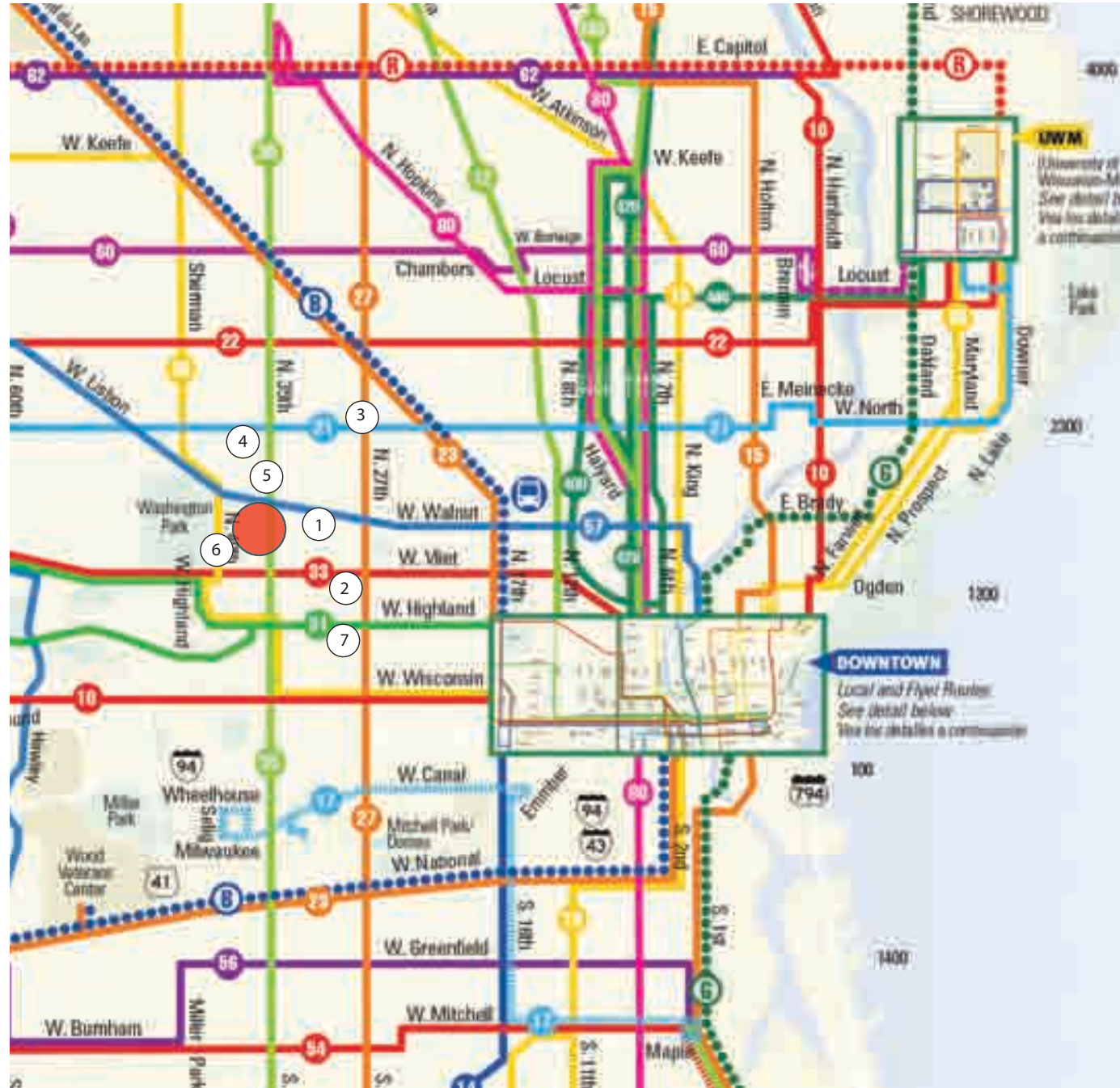


Source: Google Maps

- 1) Milwaukee Police Department
- 2) Jacqueline R. Smith, RN
- 3) Krystal M. Lee, LPN
- 4) Annie B. Ashely, RN
- 5) Shirley J. Walker, Nurse
- 6) Asha Family Services
- 7) Matt Talbot Recovery Services
- 8) White's Residential Facility
- 9) Lisbon Avenue Health Center
- 10) Elnovis U. Adams, RN

- 11) Phase II Care Transport
- 12) Advanced Waste Services
- 13) Aurora Family Services
- 14) Milwaukee Fire station 32
- 15) Milwaukee Area Workforce Investment Board
- 16) Salvation Army
- 17) Curtis Universal Ambulance
- 18) Meda-Care Ambulance
- 19) Rosalie Manor Community and Family Services

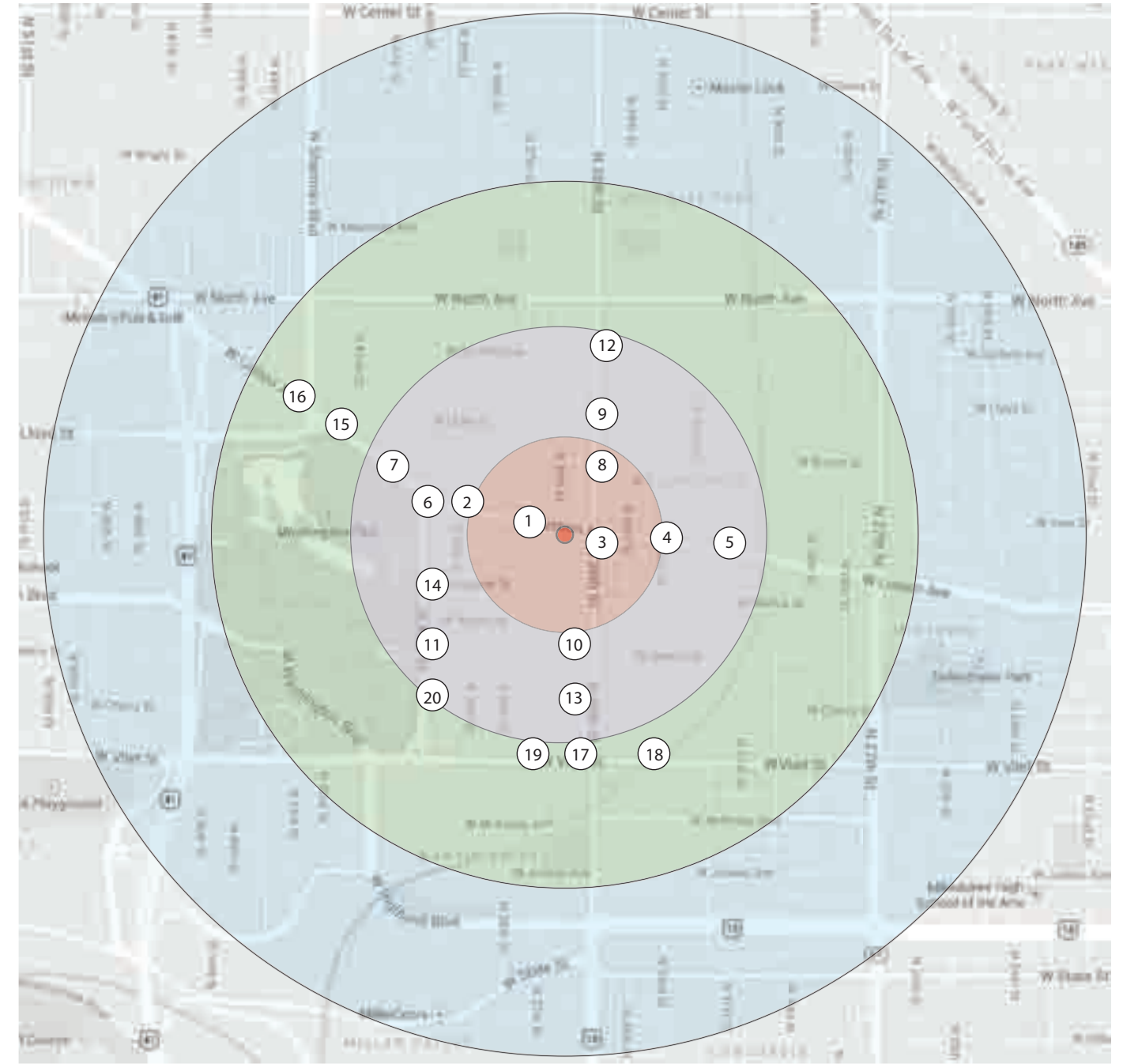
Milwaukee County Transit Lines



Source: Milwaukee County Transit System

- 1) 67 Line – N.76th-S.84th
- 2) 33 Line – Vliet Street
- 3) 27 Line – 27th Street
- 4) 21 Line – North Avenue
- 5) 35 Line – 35th Street
- 6) 30 Line – Sherman-Wisconsin
- 7) 31 Line – State-Highland

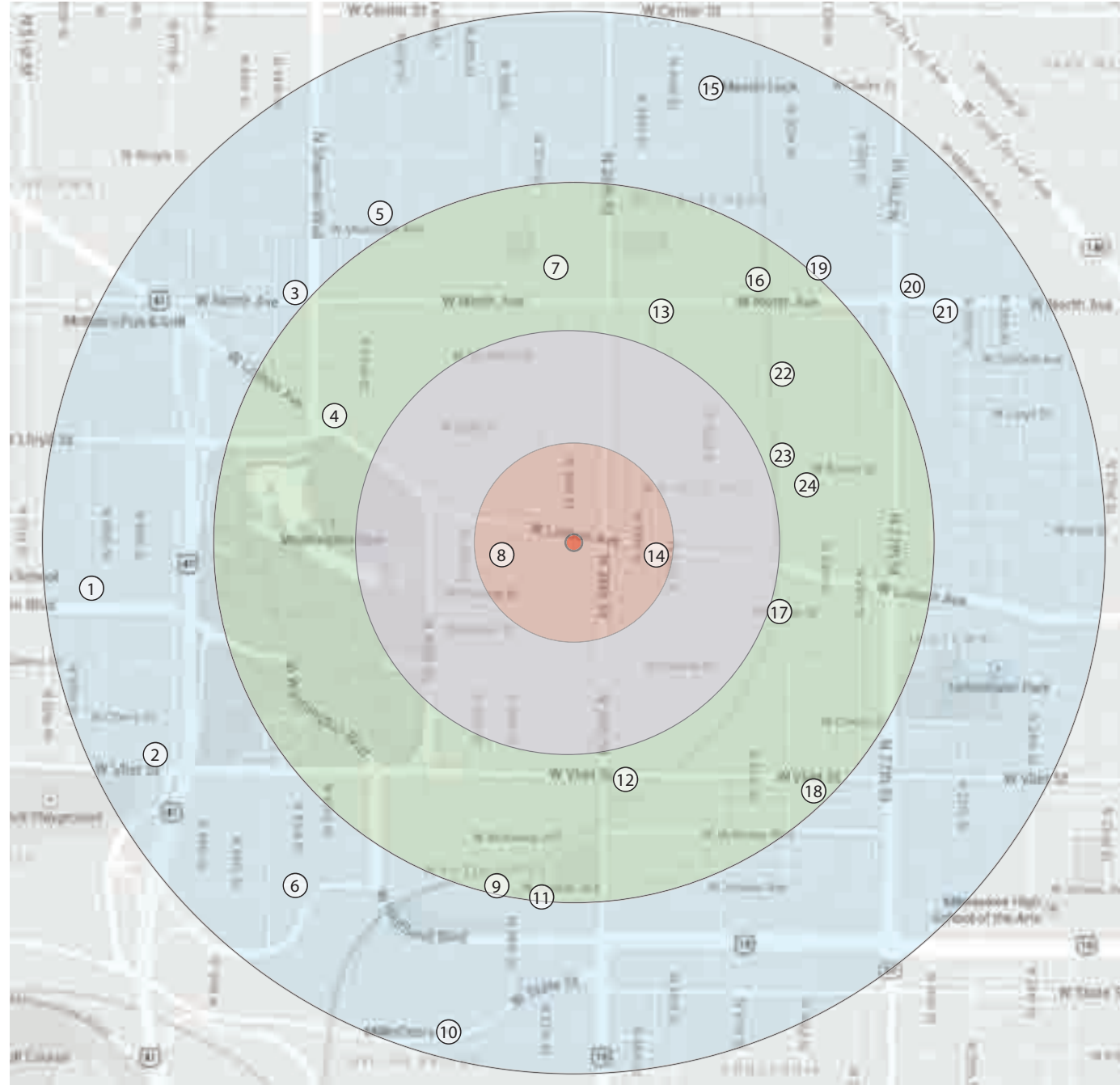
Transit Stops



Source: Milwaukee County Transit System

- | | |
|-------------------|----------------------|
| 1) Lisbon & 37th | 11) Galena & 40th |
| 2) Lisbon & 39th | 12) Garfield & 35th |
| 3) Lisbon & 35th | 13) Cherry & 35th |
| 4) Lisbon & 33rd | 14) Roberts & 40th |
| 5) Lisbon & 31st | 15) Lisbon & Lloyd |
| 6) Lisbon & 40th | 16) Lisbon & Sherman |
| 7) Lisbon & 41st | 17) Vliet & 35th |
| 8) Brown & 35th | 18) Vliet & 33rd |
| 9) Lloyd & 35th | 19) Vliet & 37th |
| 10) Galena & 35th | 20) Cherry & 40th |

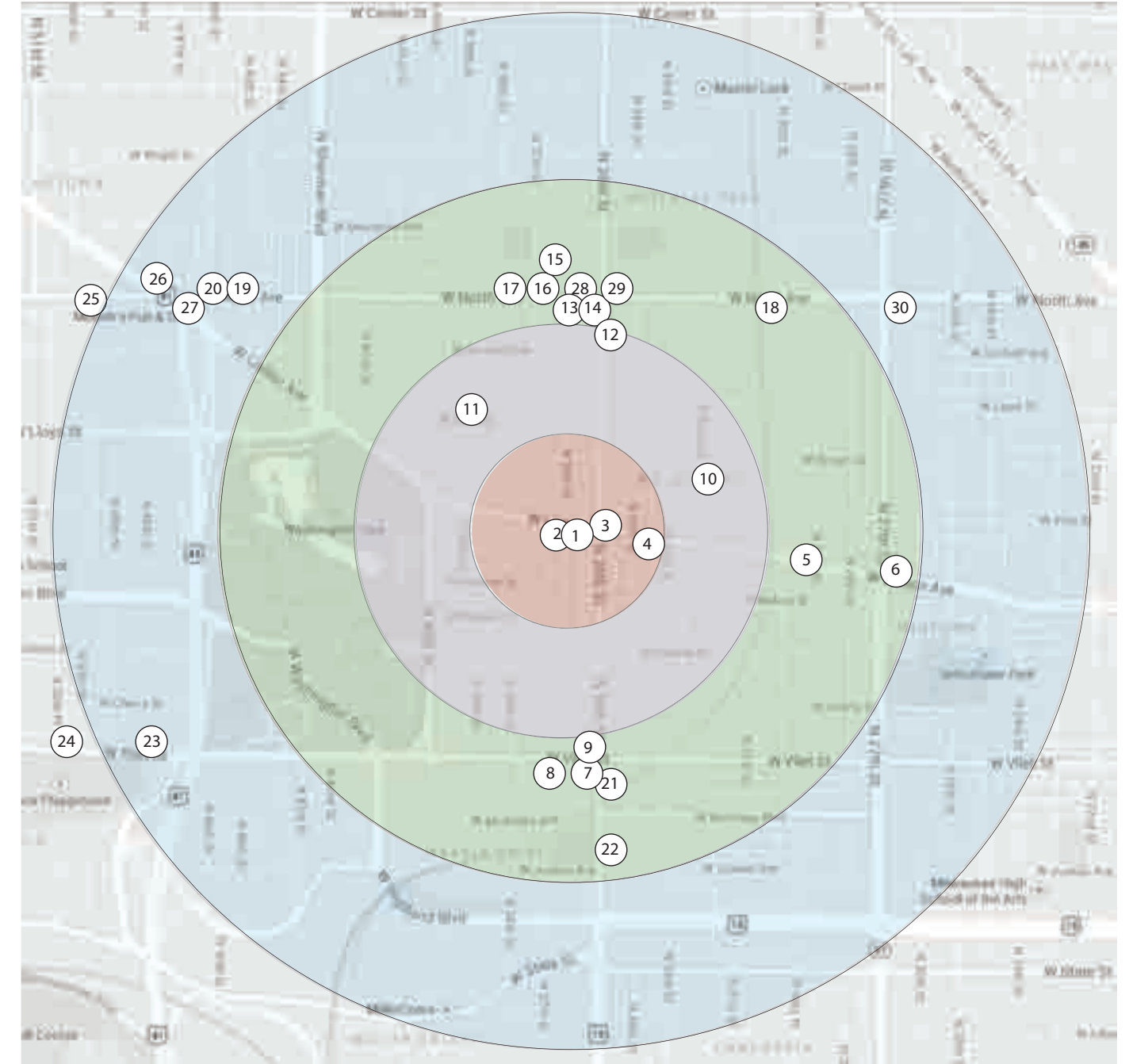
Businesses/Employment Opportunities



Source: Google Maps

- | | |
|--|-----------------------------------|
| 1) T R Martin Builders | 13) Comcentia |
| 2) Alm Reality, LLC | 14) Ko-Thai Dance Company Inc |
| 3) Not To Worry Paint and Body | 15) Master Lock |
| 4) The Management Group | 16) WE Energies |
| 5) Acubemed Digital Transcription | 17) Barrel Plating Services Inc |
| 6) Aramark Refreshment Services | 18) John Buheler Company Inc |
| 7) Pick n' Save | 19) Capital Stampings Corporation |
| 8) A&C Delivery Services | 20) Talecris Plasma Resources |
| 9) Buell Distribution Company, LLC | 21) Broderson Maintenance |
| 10) MillerCoors, LLC | 22) Shuster Metals |
| 11) Harley Davidson Motor Company Group, LLC | 23) Steele's Welding |
| 12) Brothers of Integrity Handyman Services | 24) Adam's Industries |

Goods + Services



Source: Google Maps

- | | | |
|------------------------------------|------------------------------------|---------------------------------|
| 1) Kehr's Kandy Kitchen | 11) Lloyd Food | 21) JJ Fish & Chicken |
| 2) Ashraf Food Market | 12) Family Dollar | 22) McDonald's |
| 3) Supreme Foods | 13) Bill the Butcher | 23) Fred's Drive-In |
| 4) Amaranth Bakery | 14) Rainbow | 24) Caradaro Club Pizza |
| 5) Davidson Brothers Liquor & Beer | 15) Pick 'n Save | 25) McBob's Pub & Grill |
| 6) BP | 16) Lighthouse Christian Bookstore | 26) Loucci's NY Pizza |
| 7) Junior's Frozen Custard | 17) North Avenue Tobacco | 27) Wendy's |
| 8) Fast Stop | 18) Love Child Liquor | 28) Silver City Barbeque & Fish |
| 9) Cell World & Tobacco | 19) Walgreens | 29) SUBWAY |
| 10) Zara Food Market | 20) Jones Smoke Shop & Grocery | 30) Gold Rush Chicken |

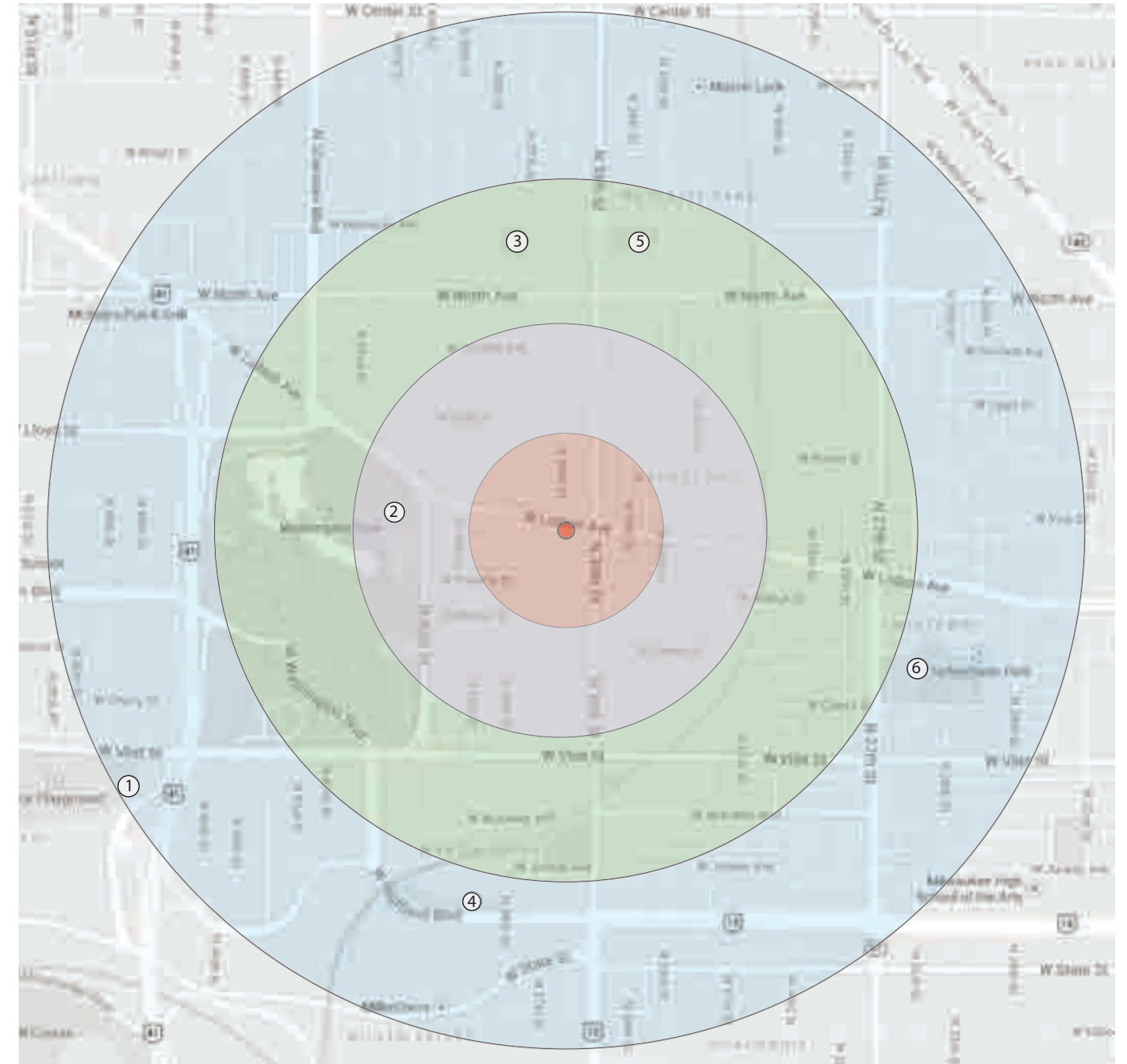
Schools + Childcare



Source: Google Maps

- | | | |
|--|--|--------------------------------------|
| 1) Hi-Mount Public School | 14) Pamela's Daycare | 27) All Our Kids Childcare |
| 2) Small World Childcare | 15) Milwaukee College Prep School | 28) BJ's Playhouse & Learning Center |
| 3) Jo's Daycare Academy | 16) Beginner's Choice Academy | 29) Moe's Childcare |
| 4) Accent Children's Child Care | 17) Highland Educational Academy | 30) Little People's Safe House |
| 5) Javana's Childcare | 18) Jeffrey's Child Care | 31) Children's Pantry Family |
| 6) Alice's Play Palace Academy | 19) TLC Creative Learning Academy | 32) Precious Little Feet Child Care |
| 7) Loving Hands Learning Center Inc | 20) Fuller Foundation Child Care | 33) Sun Shine Palace Childcare |
| 8) Community Child Care Ltd | 21) Saint Anne School | 34) Crawl Before U Walk Child Care |
| 9) Washington HS of Information Technology | 22) Saint Thomas Aquinas School | 35) Thirty-First Street School |
| 10) Community Vision Academy | 23) Westside Academy II | 36) West Side Academy |
| 11) All Night Child Care I & II | 24) Bethune Academy | 37) Daycare Academy Loving Hands |
| 12) Halena's Lean on Me Childcare | 25) Christian Faith Academy of Higher Learning | 38) Travis Academy High School |
| 13) Open Arms Family Child Care | 26) Wonderful Joys Two Childcare | 39) Jeanine's Child Care |
| | | 40) Honey's Child Care & Learning |

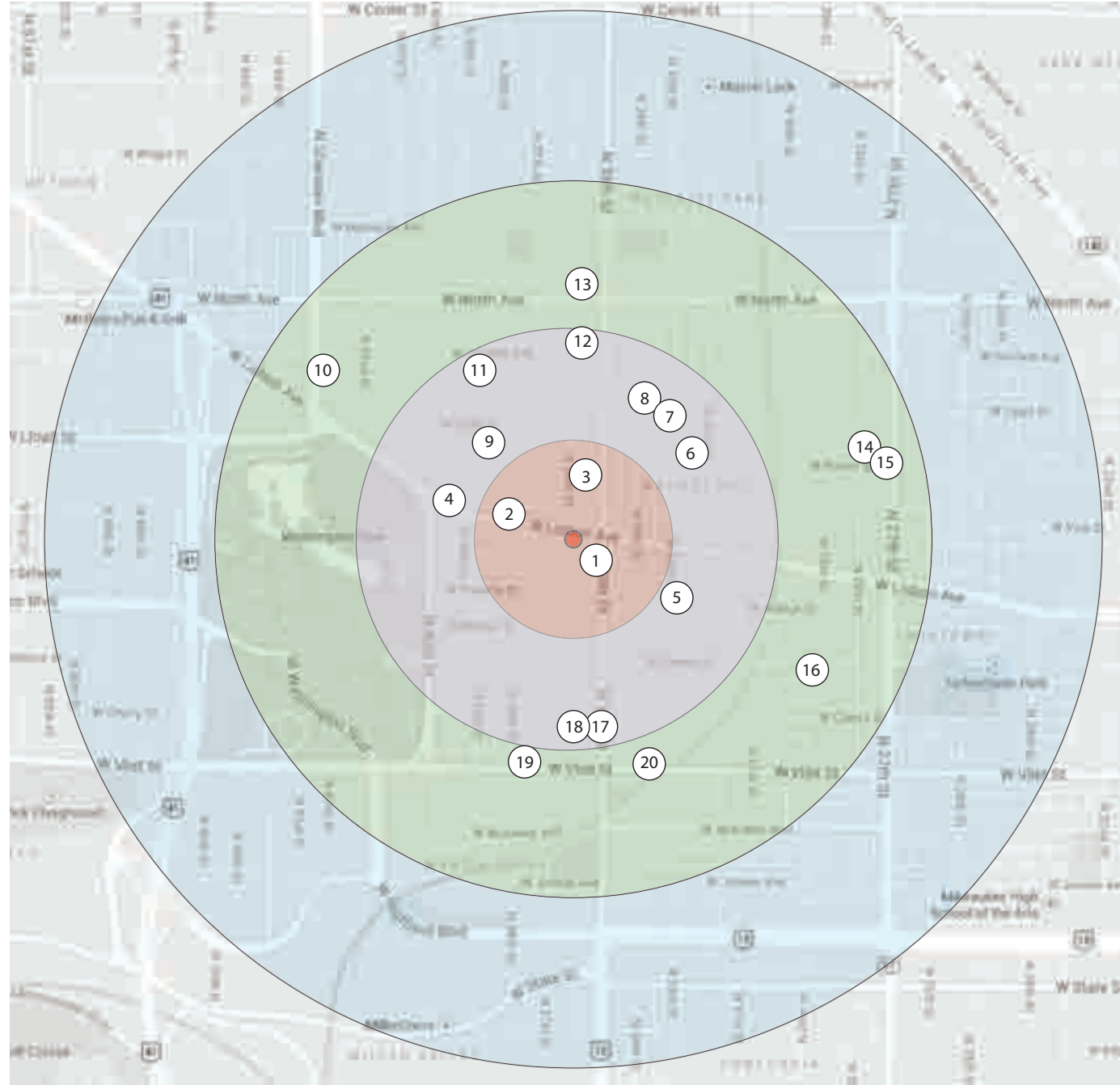
Parks



Source: Google Maps

- | | | |
|---------------------------------------|---|----------------------|
| 41) Betty's Multicultural Child Care | 55) Heavenly Angels Community Center | 1) Wick Playground |
| 42) Clarke Street Elementary School | 56) Daughters of the Father Christian Academy | 2) Washington Park |
| 43) Dee's Loving Child Care | 57) V&T Daycare Facility | 3) Butterfly Park |
| 44) Jump Start Learning Academy | 58) Walnut Street School | 4) Highland Park |
| 45) IHeartKids Childcare | 59) Saint Michael's School | 5) Metcalfe Park |
| 46) Superior Learning Academy Inc | 60) Urban Day School | 6) Tiefenthaler Park |
| 47) Coles Childcare Center LLC | | |
| 48) St. Luke Child Care & Resource | | |
| 49) Marilynn's Family Child Care | | |
| 50) Kids Academy Inc | | |
| 51) Francis Starms Discovery Learning | | |
| 52) Lilly of the Valley Child Care | | |
| 53) Urban Waldorf Elementary School | | |
| 54) James Groppi High School | | |

Churches



Source: Google Maps

- | | |
|---|---|
| 1) Bethlehem Baptist Church | 11) Christian Fellowship Community Church |
| 2) Restoration Church | 12) Reformation Lutheran Church |
| 3) Saint Thomas Aquinas Roman Catholic Church | 13) Lighthouse Gospel Chapel |
| 4) United Methodist Childrens Services | 14) Hope United Church of Christ |
| 5) Kingsley Methodist Church | 15) Mount Pilgrim Missionary Baptist Church |
| 6) New Hope Missionary Baptist Church | 16) Greater New Bethel Full Gospel Church of Christ |
| 7) Saint Andrews Episcopal Church | 17) Church of Christ |
| 8) Grace Baptist Church | 18) Greater Bethlehem Baptist Church |
| 9) Bethany Evangelical Lutheran Church | 19) Salvation Church of God |
| 10) Cowser John | 20) The Word Is God Worship Center |

Social + Community Organizations



Source: Google Maps

- | | | |
|---------------------------------------|---|--|
| 1) Alpha Women's Center | 15) Boys and Girls Clubs of Greater Milwaukee | 27) Neighborhood House of Milwaukee |
| 2) SOS Center | 16) Milwaukee's New Youth a New Way | 28) Nonprofit Center of Milwaukee |
| 3) Victory Center West Inc | 17) Community Development Center | 29) Private Industry Council |
| 4) Washington Park Library | 18) Belle Resource Center | 30) Horizon House |
| 5) Mature Worker Resource Center | 19) College Court Resident Org | 31) Salvation Army |
| 6) Artists Working in Education | 20) Center for Veteran's Issues | 32) Nehemiah Project Inc |
| 7) Urban Ecology Center | 21) College Court Resident Org | 33) ACTS Community Development Corporation |
| 8) Asha Family Services | 22) Select Milwaukee Inc | 34) Samaritan House Program |
| 9) Matilda Ward Youth Empowerment | 23) Indian Council of the Elderly | 35) Wings |
| 10) Reversing the Trend LLC | 24) Omni Enrichment Inc | |
| 11) Growing Tree Children's Center | 25) Next Door Foundation Inc | |
| 12) Hmong-American Friendship Inc | 26) Rosalie Manor Community & Family Services | |
| 13) Northwest Independent Residential | | |
| 14) Lisbon Avenue Neighborhood | | |

Washington Park Assets: Family

The Family grouping includes the information from the target maps that are directly related to a family's well-being. These would be places that strengthen family bonds and social values. In this category are Churches, Parks, and Schools, which we have identified as being the most family centered.



Washington Park Assets: Social

The Social category promotes interaction amongst community residents, be it at a block party, a church service, or just hanging out down by the corner store. Interaction between residents is encouraged because said interaction increases the safety level and closeness of a neighborhood. Included in this grouping are Community-Based Organizations, Churches, and Goods and Services.



Washington Park Assets: Employment

The Employment grouping is centered on places where one may find a job. Having a job in your neighborhood increases the chance of monetary recycling, which is the chance a dollar earned from the community is then put back into the community through traditional commerce. This category consists of Business/Employment Opportunities, Goods and Services, and Public Services.

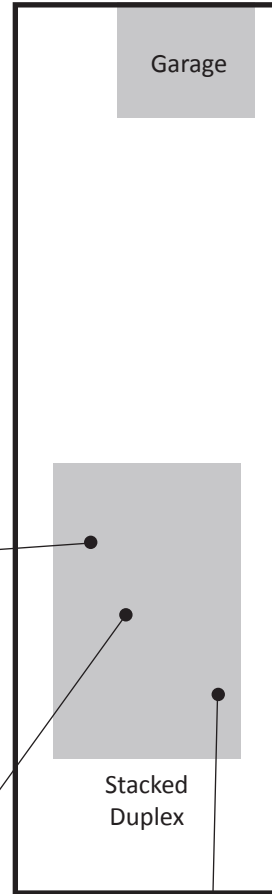


Washington Park Assets

This overlaid axonometric drawing of the Washington Park neighborhood exhibits the close proximity of our selected block of North 36th Street to all community assets that have been previously discussed. These physical, social, cultural, and economical assets make our location a prime opportunity for Habitat For Humanity to renovate/build in this neighborhood.



Site Strategies for Homeowner Economic Welfare: Owner Occupied Rentals



Owner occupied duplexes can either be stacked on top of each other or side-by-side.



To accentuate the owner's space, the door to the upper level can be separated by the main living space.



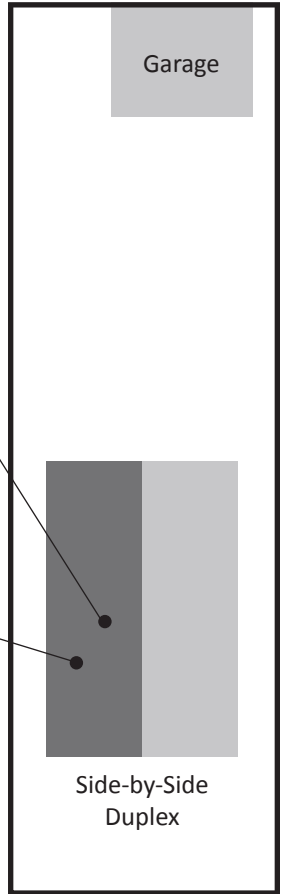
Many duplexes can be built to appear as single family homes.



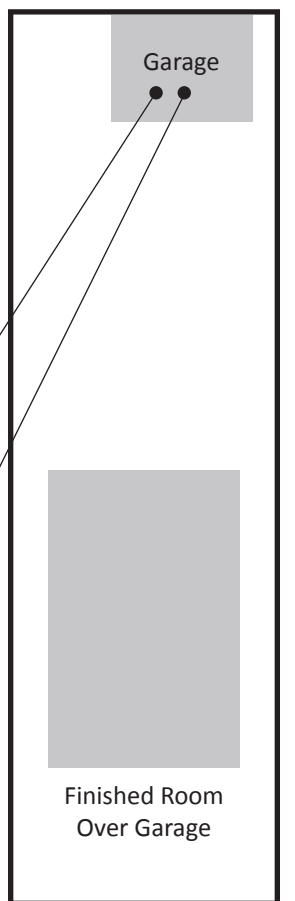
This example shows the two defined spaces rather clearly.



This image is a good example of blurring the line between duplex and single family home.



Since the owner lives on site, the home can be of a higher quality construction since maintenance will be more frequent.



Some examples include a small kitchen, bathroom, and bedroom area.



The space above the garage can be turned into a rentable apartment for a source of income.

Site Strategies for Homeowner Economic Welfare: Live/Work Space

Based on the research outlined previously, we propose the following series of site strategies as possibilities for expanding upon the revitalization efforts currently underway by Habitat for Humanity. These interventions are designed to give new homeowners multiple options that will provide opportunities for income generation, thus promoting economic sustainability within the Washington Park Neighborhood.



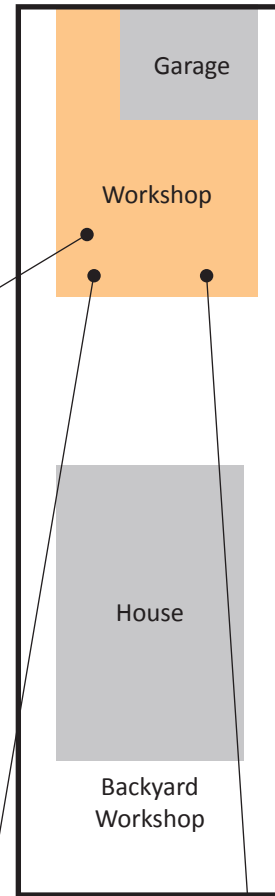
Workshop could be freestanding from both house and garage or be attached to one of them.



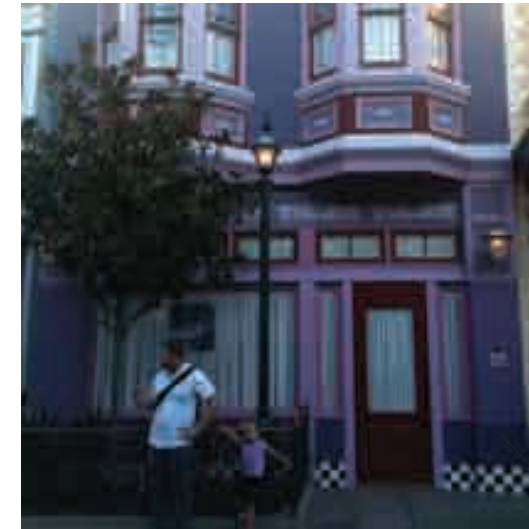
Workshop could be used for a variety of activities, including wood and metal working, mechanics, and bicycle shops.



Workspaces would be built with proper ventilation and overhead doors, allowing large items to be brought inside easily.



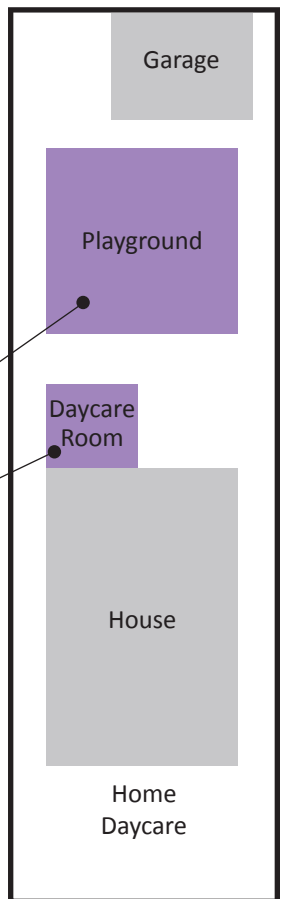
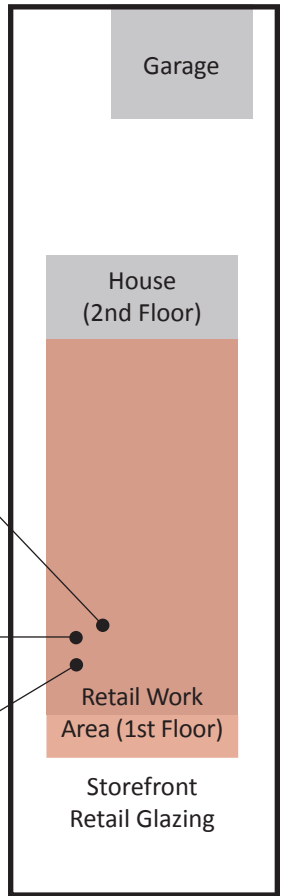
This is a good example of heavily glazed retail space on the first floor with the living space recessed slightly from the front.



These spaces would be great for realtors and artists, allowing them quick access to the office/gallery.



Heavily glazed areas on street level make it easy for owners to advertise their business and have a visual connection to the outside.



A large play set on sand or woodchips would be installed in the backyard to the children to play on.



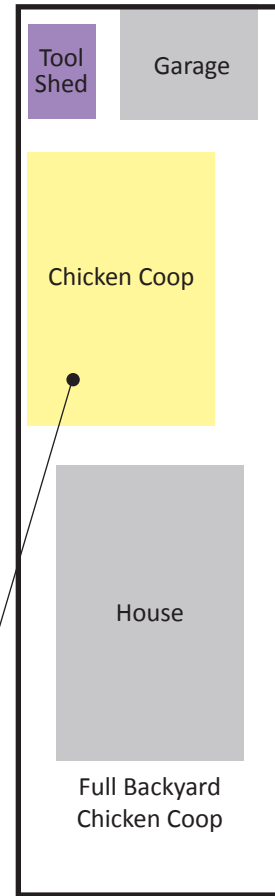
A room would be modified or added to the house to serve as the daycare room, complete with padded floors and toys.

Site Strategies for Homeowner Economic Welfare: Home Agriculture

Based on the research outlined previously, we propose the following series of site strategies as possibilities for expanding upon the revitalization efforts currently underway by Habitat for Humanity. These interventions are designed to give new homeowners multiple options that will promote economic sustainability within the Washington Park Neighborhood.



A great example of a Mixed Chicken Coop & Garden on a narrow site.



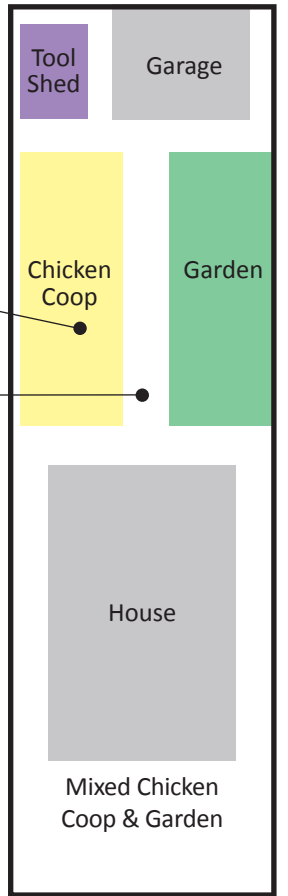
A large chicken coop, like this one, would be central in the Full Backyard Chicken Coop.



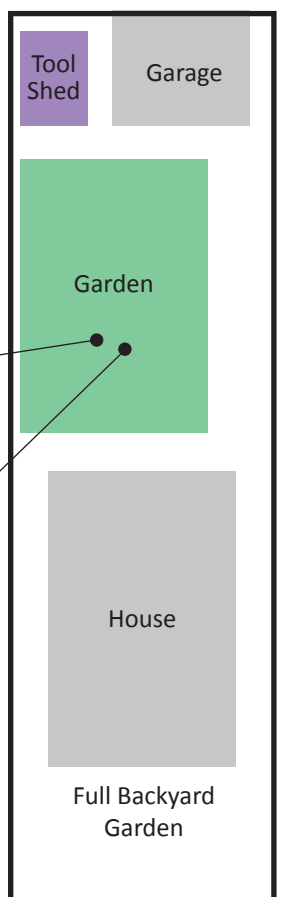
The backyard could be sectioned into different areas if the owner wants to have both chickens and a garden.



Smaller chicken coops could be built where necessary, such as in the Mixed Chicken Coop & Garden site.



Gardens could have covered areas to protect crops from pests.



Gardens could reach to the extents of the backyard, as pictured above.



For a garden with more separation between plants, small planters could be installed.

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