



Acquisition and Development of Block 2E
(East of the Milwaukee River) Park East
Milwaukee, WI

RFP#2013-ED01



Opus & Mercy Team Structure



The Opus Foundation awards approximately \$1 million annually to projects and programs that build Opus communities and make them better places to live, work and raise families.

Mercy Housing's mission is to create healthy stable and vibrant communities by developing service enriched housing.

The Opus Group

Opus Structure & History

- National real estate development and design build company
- Started in 1953 – to find a better way
- Specialize in office, industrial, retail and multi-family real estate development
- Opus professionals have completed more than 2,500 projects totaling more than 300 million square feet around the country
- 40 years of experience in Milwaukee - first satellite office



Retail Experience



Burr Ridge Village Center – Burr Ridge, IL
556,000 sf retail; 33,000 sf office
193 luxury lofts



Hillside Country Galleria
Bee Cave, TX – 1,300,000 sf



Ridgeway Lincoln Commons
Lone Tree, CO – 50,000 sf



The Commons at Chino Hills
Chino Hills, CA – 525,000 sf



Woodbury Lakes Lifestyle Center
Woodbury, MN – 330,000 sf

Local Opus Projects



Patrick Cudahy Storage Expansion –
55,000 sf



Roundy's Distribution Center –
1,096,000 sf



Northwestern Mutual –
Phase I & II - 950,000 sf total



Marquette Law School – Eckstein Hall –
205,000 sf



Marquette College of Engineering –
115,000 sf

Mercy Housing

Mercy Housing Overview



- Over 30 years , 43 states, \$2 Billion in affordable real estate
- Mercy Housing Lakefront is geographic business center for the Great Lakes region
- 21 properties in the Chicago and Milwaukee regions with nearly 2,800 residents
- Part of national organization that has developed, preserved, or financed over 40,000 affordable housing units
- Four-time Fannie Mae Maxwell Award of Excellence, two-time Home Depot Foundation Award for Excellence, and 2010 Neighborhood Builder award from Bank of America

Current Project



Greenwich Park Apartments
Milwaukee, WI
54 units

Experience



Mission Creek Community
San Francisco, CA
140 units - 166,295 sf residential -
11,385 sf commercial

Experience



Johnston Center Residences
Milwaukee, WI
91 units – 60,000 SF





Opus-Mercy Proposed Park East Mixed Use Project

KORB TREDO ARCHITECTS



Proposed Mixed Use Project

- 190 Residential Units
- 33,000 SF Retail Space
- 21,000 SF Office Space
- 340 Parking Stalls
- \$60,000,000 investment
- Creation of 100 – 125 jobs
- Addition of \$750k - \$1M tax revenue



BLOCK 22 REDEVELOPMENT - SITE PLAN

KORB TREDO ARCHITECTS





KORB TREDO ARCHITECTS

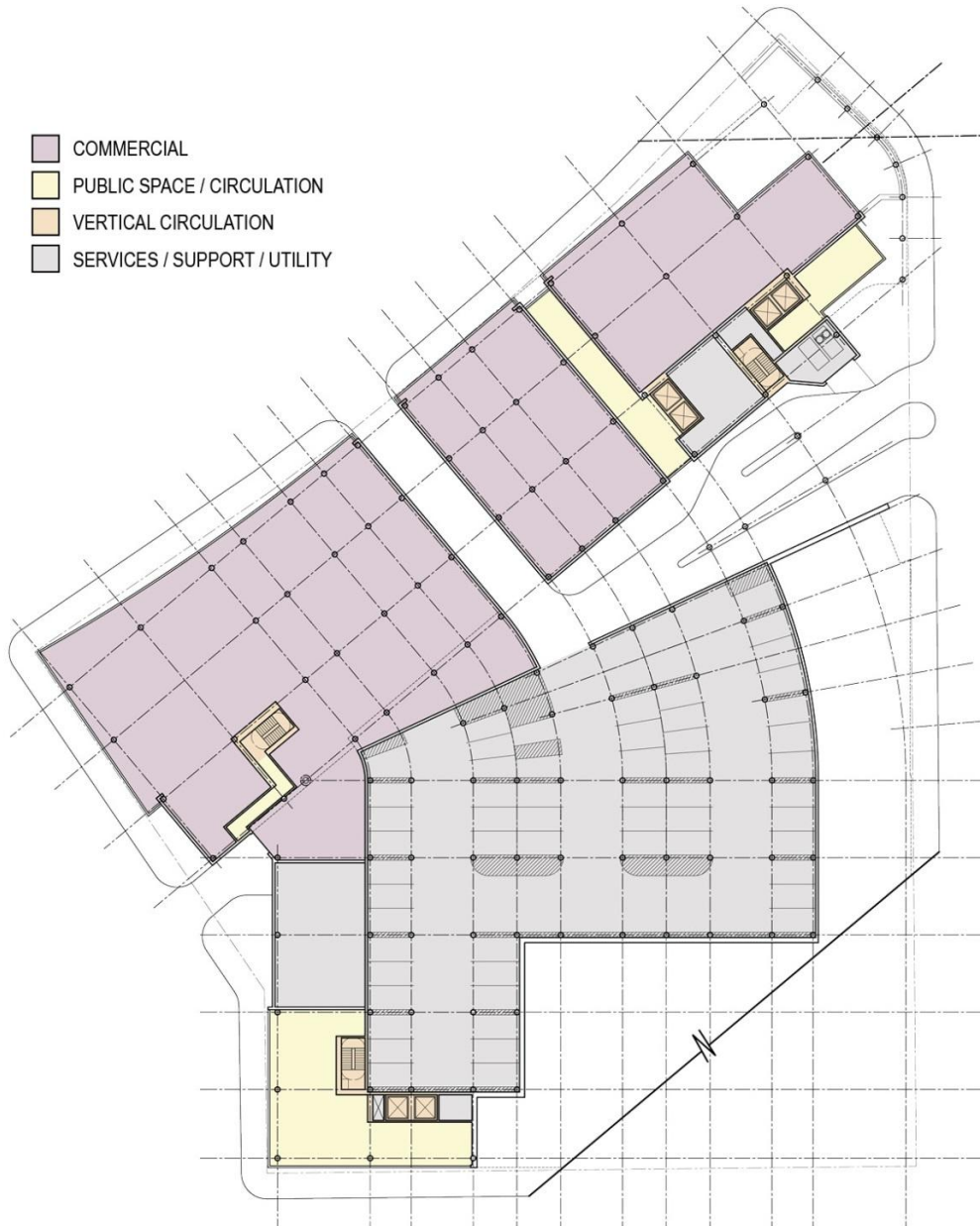




KORB TREDO ARCHITECTS



- COMMERCIAL
- PUBLIC SPACE / CIRCULATION
- VERTICAL CIRCULATION
- SERVICES / SUPPORT / UTILITY

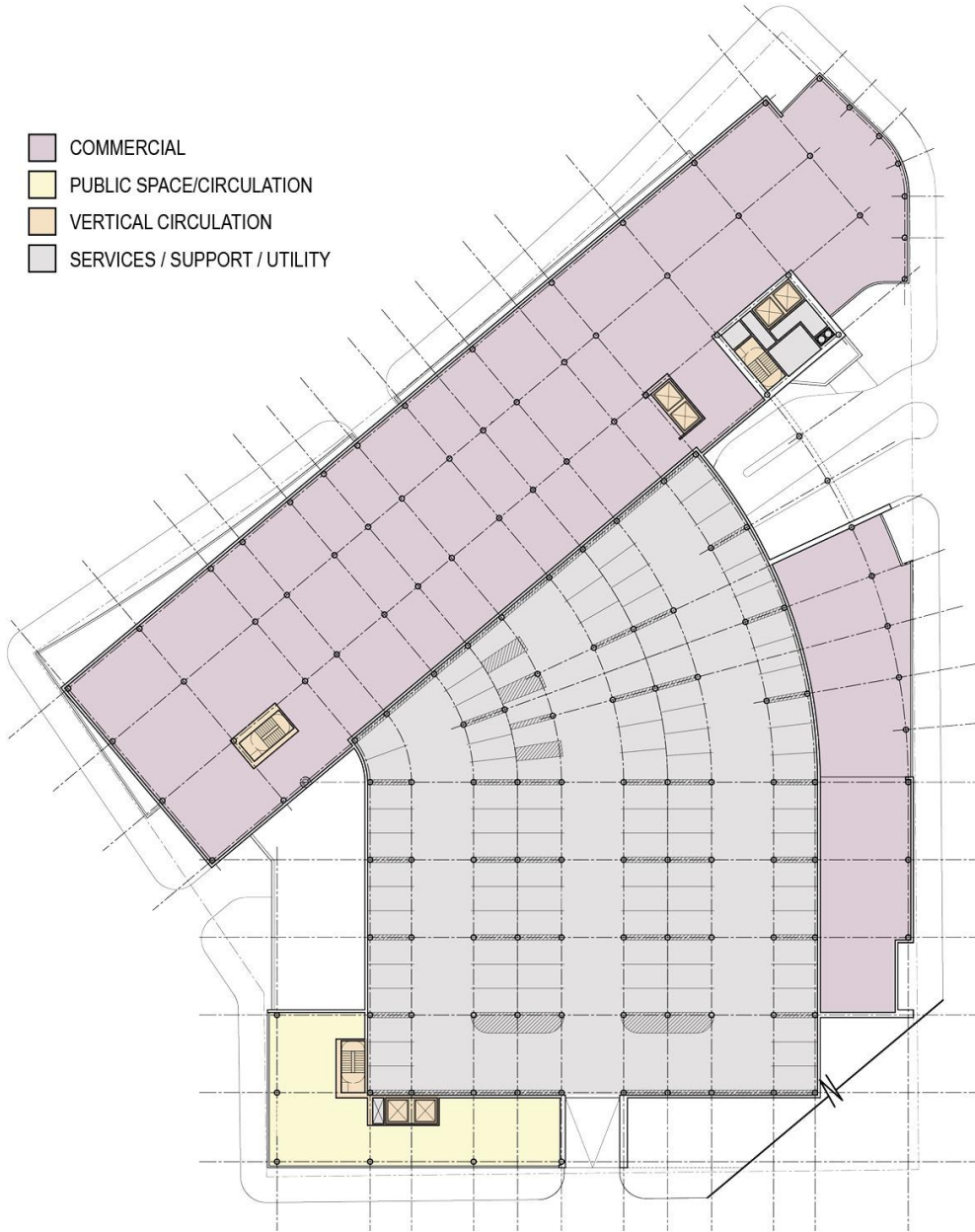


BLOCK 22 REDEVELOPMENT - WATER STREET LEVEL PLAN

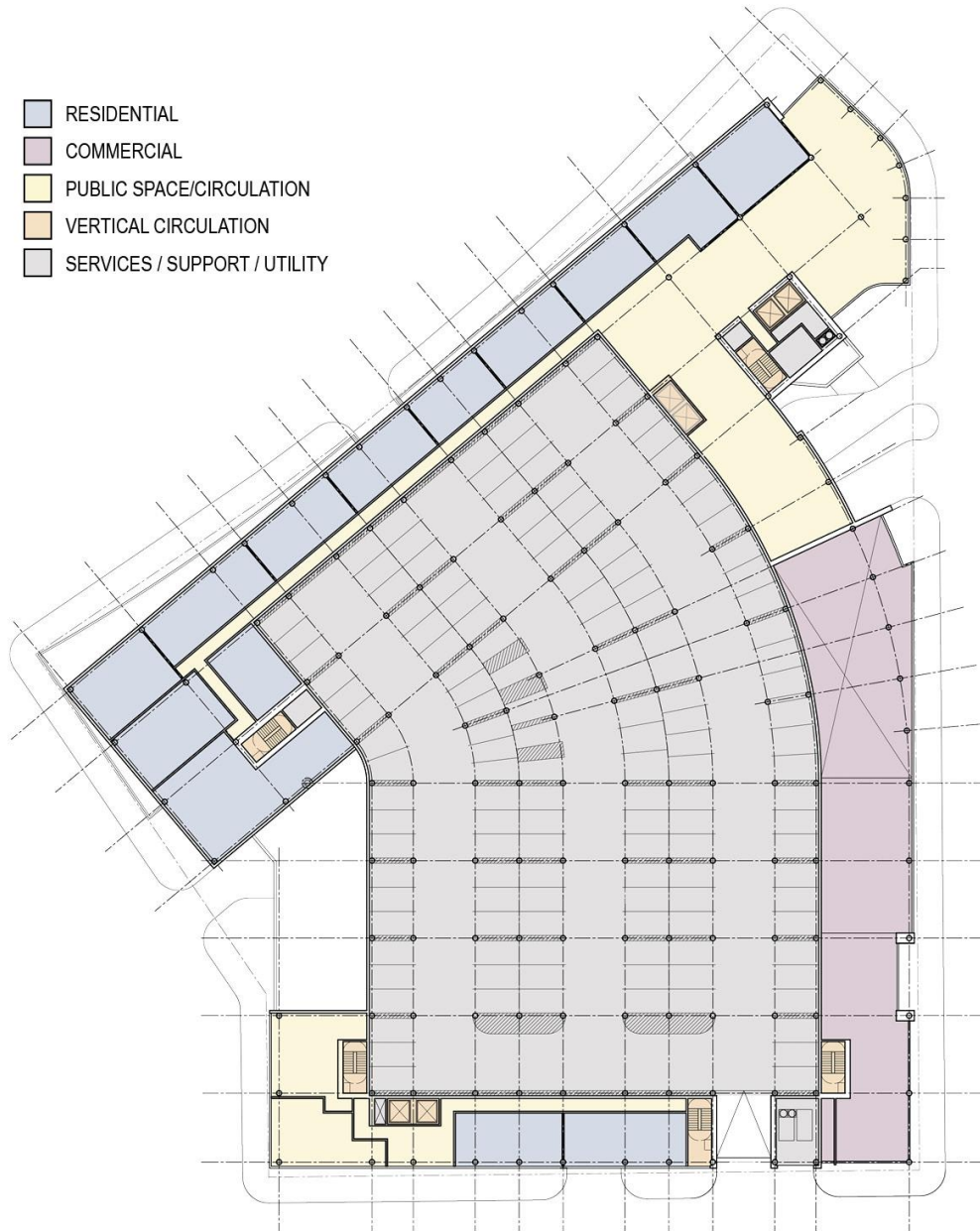
KORB TREDO ARCHITECTS



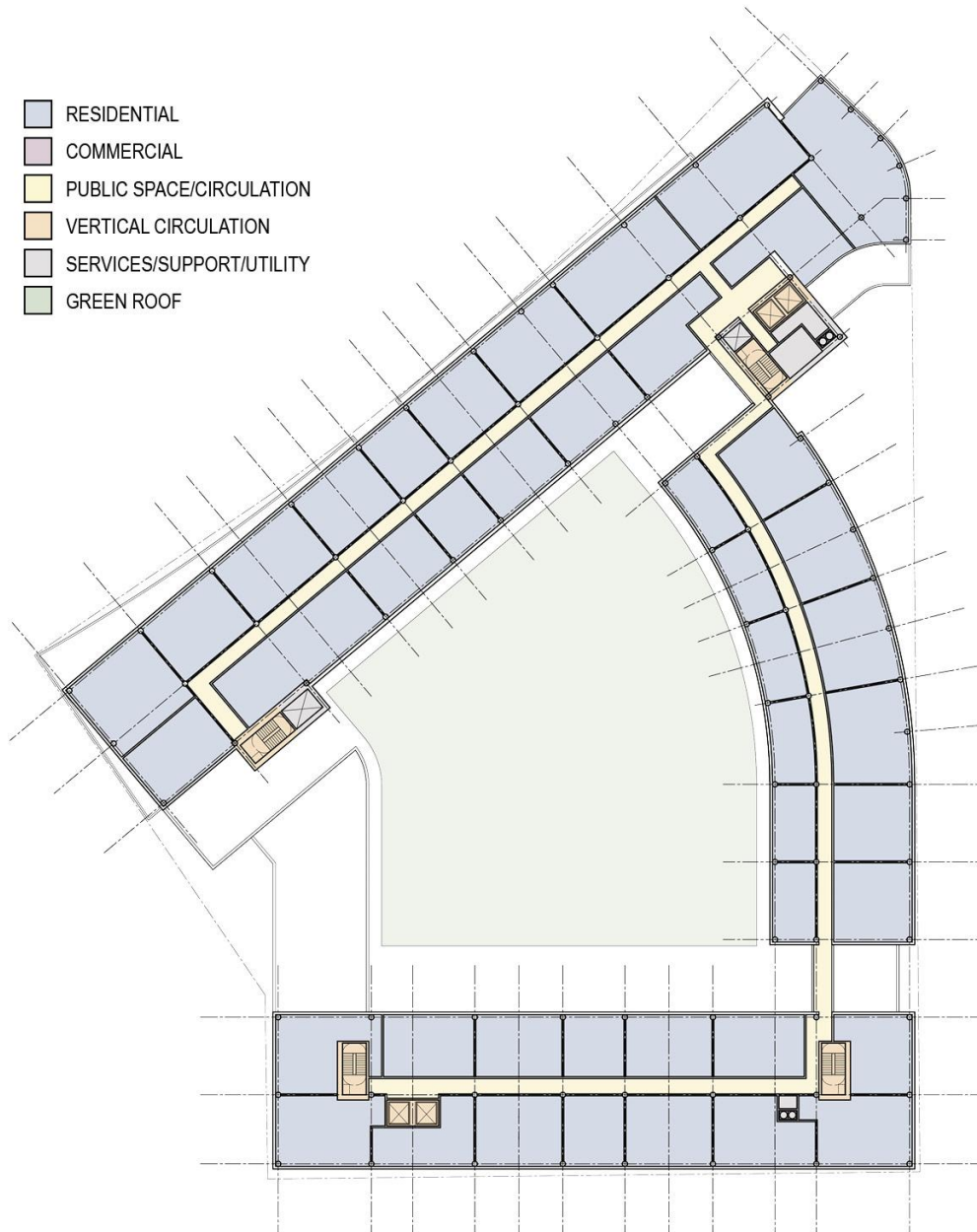
- COMMERCIAL
- PUBLIC SPACE/CIRCULATION
- VERTICAL CIRCULATION
- SERVICES / SUPPORT / UTILITY



- RESIDENTIAL
- COMMERCIAL
- PUBLIC SPACE/CIRCULATION
- VERTICAL CIRCULATION
- SERVICES / SUPPORT / UTILITY



- RESIDENTIAL
- COMMERCIAL
- PUBLIC SPACE/CIRCULATION
- VERTICAL CIRCULATION
- SERVICES/SUPPORT/UTILITY
- GREEN ROOF





KORB TREDO ARCHITECTS

Southwest View
looking down Water Street



View from Broadway Street

KORB TREDO ARCHITECTS



View from Water Street

KORB TREDO ARCHITECTS





RESTAURANT

RETAIL

KORB TREDO ARCHITECTS

East View
Corner of Water & Milwaukee



KORB TREDO ARCHITECTS

Questions?

