



# AbleLight Cornerstone Village

Formerly Bethesda Cornerstone Village



*View of proposed development from the southeast*

## Frequently Asked Questions

*The following questions and answers are intended to help neighbors and other important stakeholders better understand the Cornerstone Village project proposed in Wauwatosa. It is current as of December 2021.*

### **Q. What is proposed?**

**A.** Cornerstone Village in Wauwatosa will be an inclusive multifamily rental community consisting of 92 apartment homes and 4 townhomes in the heart of the City of Wauwatosa. Cornerstone Village aims to unite people in a residential community where people of all faiths, all backgrounds and all abilities can feel welcome, and thrive, including:

- Professionals
- Families
- Independent adults with intellectual and developmental disabilities (I/DD)

### **Q. Where will it be located?**

**A.** This new Cornerstone Village community will be located on the southeast corner of Wauwatosa and North avenues, 7501 W. North Ave., currently home to a BMO Harris bank branch.

### **Q. What is your vision for the site?**

**A.** Bethesda's vision for developing Cornerstone Village is to create an environment that supports an active, engaged lifestyle for all residents and a true sense of community for the whole neighborhood. Cornerstone Village will be a warm, welcoming place that invites neighbors to join in activities to become part of a diverse, inclusive community where all can learn and grow with one another.

### **Q. How many units are planned?**

UNIT TYPE	# UNITS
1 Bedroom Apartment	55
2 Bedroom Apartment	24
3 Bedroom Apartment	13
3 Bedroom Apartment	4
<b>Total</b>	<b>96</b>

### **Q. How many people with intellectual and developmental disabilities will live here?**

**A.** Up to 25% of the homes will be set aside for people with disabilities. Some have asked why Cornerstone Village does not make that number higher, up to 100%. That could make it less likely for people with disabilities to experience true integration within the community, and instead could feel segregated and only for people with disabilities – not the intent of Cornerstone Village.



# AbleLight Cornerstone Village

Formerly Bethesda Cornerstone Village

## **Q. Will the I/DD units be considered affordable?**

**A.** To provide affordable, safe and welcoming homes for independent adults with intellectual and developmental disabilities, 18 units will be set at affordable rental rates, not to exceed 80% of median county income.

## **Q. How has the architect considered the neighborhood in the building design?**

**A.** The property sits along both a commercial corridor and a neighborhood of single-family homes, so the building design needed to be thoughtful and intentional.

- The building will be five stories along North Avenue and stepped down to four stories along Wauwatosa Avenue. The four two-story townhomes will help blend the apartment community with the existing neighborhood on Watson Avenue
- Significant landscaping between Cornerstone Village and existing homes is planned.
- Most parking is under the building and surface lot spots are concealed within the “U” of the building
- Townhouse design is intended to mirror the character of the existing homes of the area

## **Q. How will this development impact traffic?**

**A.** An independent traffic study was conducted, and it concluded that Cornerstone Village is “not expected to adversely impact existing peak hour operation of the Wauwatosa Avenue intersection with North Avenue”. We have shared the findings with the city. We are very conscious of the flow of bank traffic that currently flows out onto Watson Avenue and have designed the new traffic pattern to direct most flow back onto North Avenue. We have also reduced the number of curb cuts, reducing the risk to pedestrians and bicyclists by having fewer entrances and exits onto the property.

## **Q. What about pedestrian safety?**

**A.** We are well aware that Wauwatosa is a walkable city. That is one of the reasons Wauwatosa is a great fit for Cornerstone Village. We also know that many pedestrians, including children, cross at the intersection of Wauwatosa Avenue and North Avenue. While our project is no way connected to the redesign of this intersection, we are invested in the safety of this area. We intend to stay connected with the city and state regarding their timelines for roadwork and hope that our project may hasten the timeline by bringing additional attention to this intersection.

## **Q. Can you describe the retail development?**

**A.** The future Cornerstone Village site is currently home to a BMO Harris bank branch. Under our plan, we will retain the bank with a new office, with additional commercial and retail space on the first floor. Bethesda will design the retail spaces to provide opportunities for people with disabilities to learn valuable life skills, explore assistive technology to increase independence and possibly even be employed in a community-based business. More information will be shared as we proceed.

## **Q. How will we stay informed?**

**A.** Our goal is to be transparent with the Wauwatosa community and keep you up to date with the most current information available. Visit our dedicated web page at [bethesdacornerstonevillage.org/Wauwatosa](https://bethesdacornerstonevillage.org/Wauwatosa) for the latest information. This page is active and growing. You may also email us at [Wauwatosa@BethesdaCV.org](mailto:Wauwatosa@BethesdaCV.org).