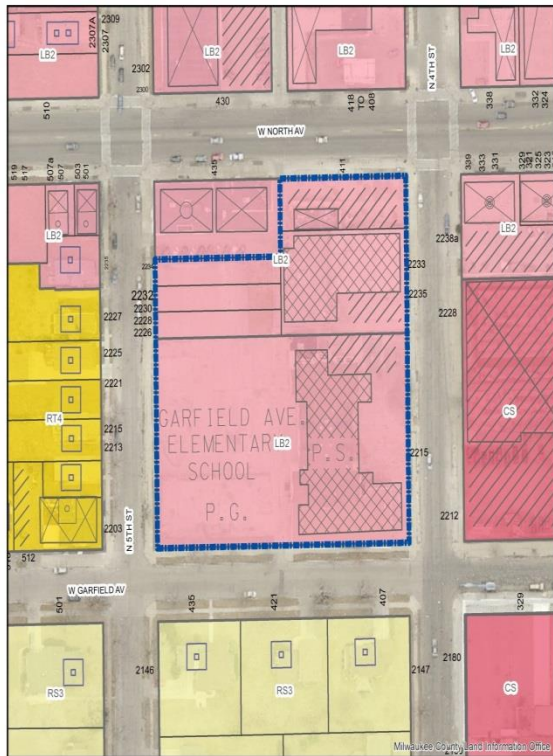


# Garfield/North Redevelopment

## Historic Garfield Apartments and the Griot

- **New development in the Bronzeville Cultural and Entertainment District**
- **Reuse of vacant City and RACM owned land and buildings**
- **71 new housing units, 8,000 square feet of commercial space**
- **\$16.6 million investment**
  - **Zoning Change**
  - **Real Estate Sale**
  - **Creation of Tax Incremental District #89**

File No. 160390. A substitute ordinance relating to the change in zoning from Local Business to a Detailed Planned Development known as the Historic Garfield School Cultural Campus for the properties located at 411 West North Avenue, 2215 and 2235 North 4<sup>th</sup> Street and 2226-2234 North 5<sup>th</sup> Street, on the south side of West North Avenue, west of North 4<sup>th</sup> Street, in the 6<sup>th</sup> Aldermanic District.



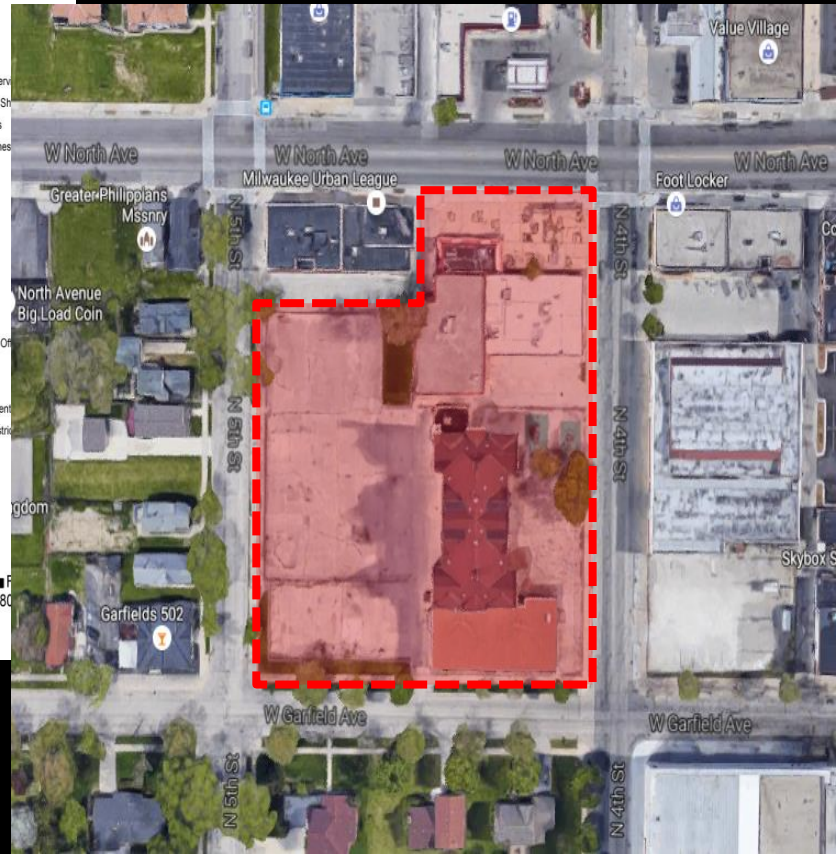
File No. 160390  
LB2 to DPD  
October 2016

**Legend**

- Zoning Change Boundary
- Commercial - Commercial Serv
- Commercial - Neighborhood Str
- Commercial - Local Business
- Commercial - Regional Busines
- Downtown
- Industrial - Office
- Industrial - Light
- Industrial - Mixed
- Industrial - Heavy
- Residential - Single Family
- Residential - Two Family
- Residential - Multi-Family
- Residential - Residence and O
- Special - Parks
- Special - Institutional
- Special - Planned Developments
- Special - Redevelopment Distric



0 90 180



# Project Team

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- **Development Team**

- Maures Development Group, LLC
- J. Jeffers & Co.

- **Partnerships**

- America's Black Holocaust Museum

- **Architecture + Engineering**

- Engberg Anderson Architects
- Greenfire Management Services, LLC

- **Historic Tax Credits**

- MacRostie Historical Advisors LLC



**GREENFIRE**



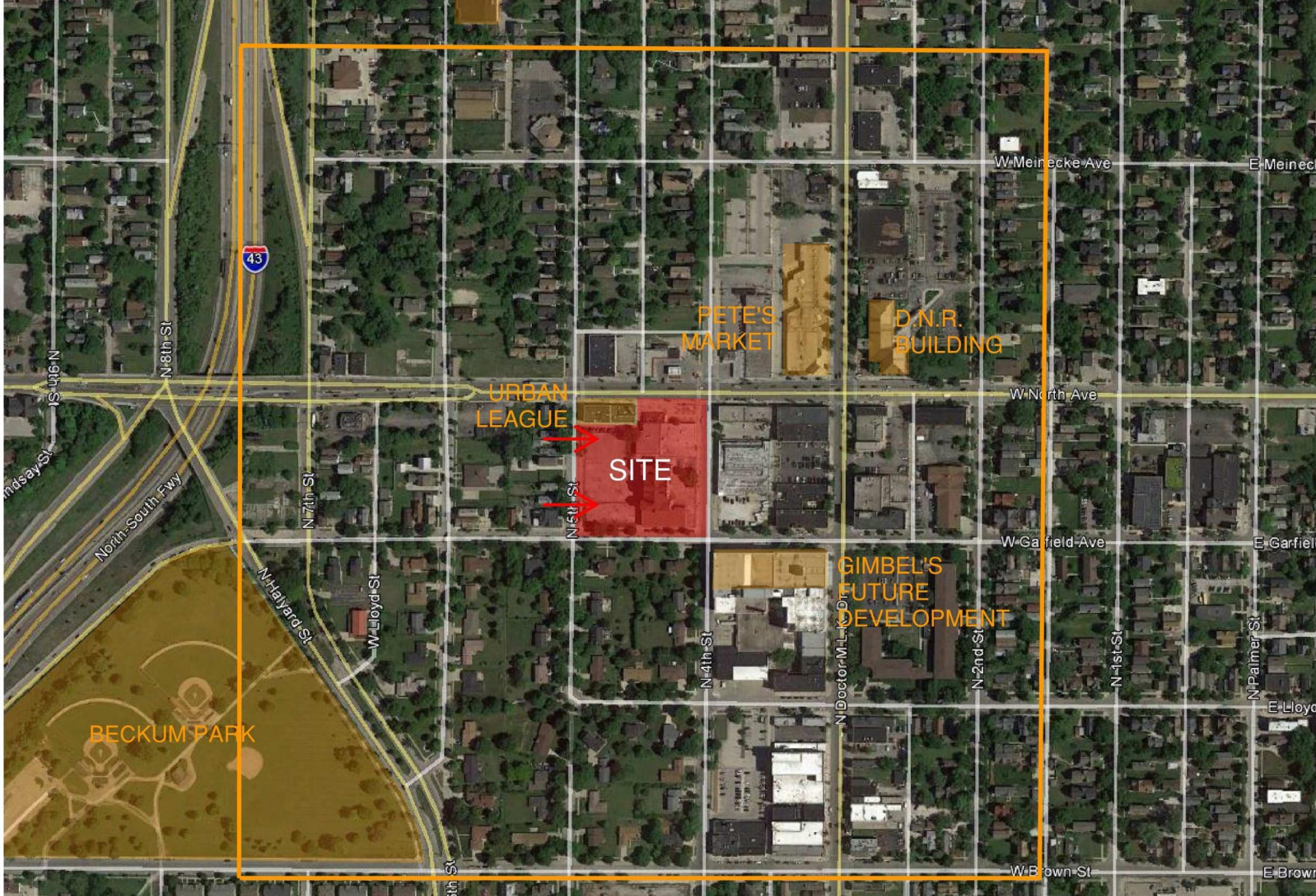
# Project Overview

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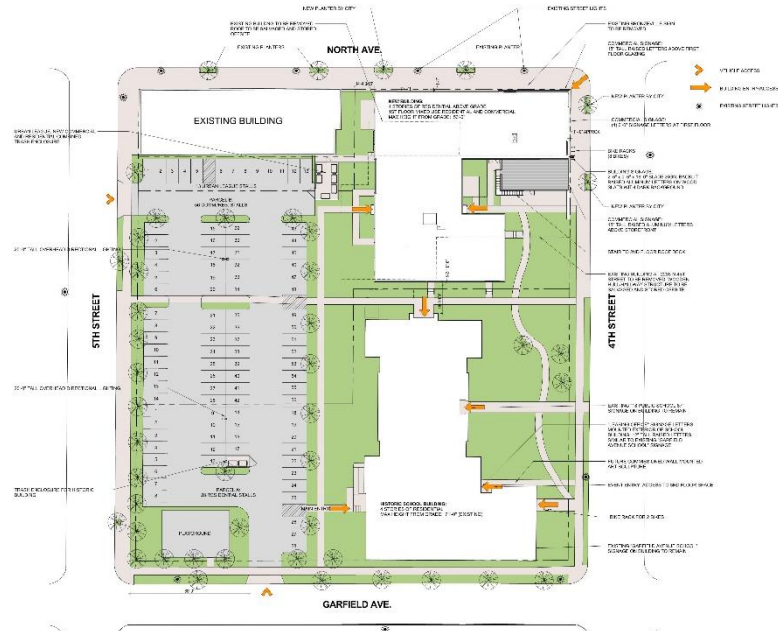
- **New Home of America's Black Holocaust Museum**
- **Full-block Redevelopment**
- **Catalytic project for Bronzeville Neighborhood**
- **Historic Preservation**
- **New Urban Construction**
- **Enhances the Urban Street Life**
- **Mixed-income Residential**
- **Historic Building**
  - 30-units
  - 28 parking
  - \$7.1 million
- **New Building**
  - 41-units
  - 7,900 sf commercial
  - 56 parking, \$9.5 million



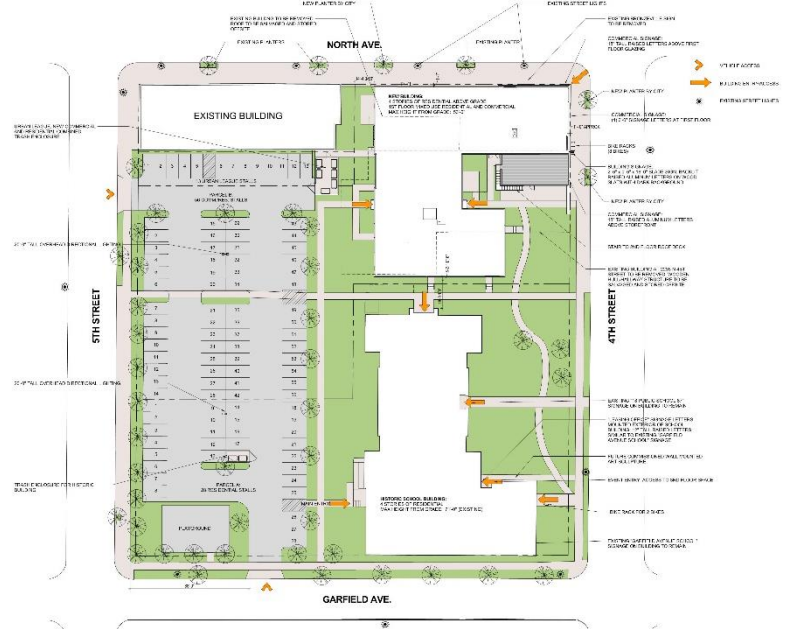










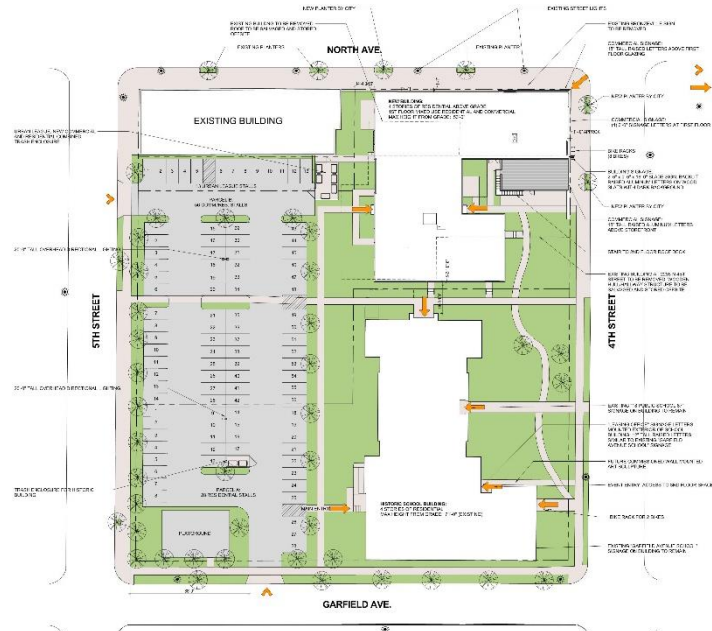


SURROUNDING COMMERCIAL

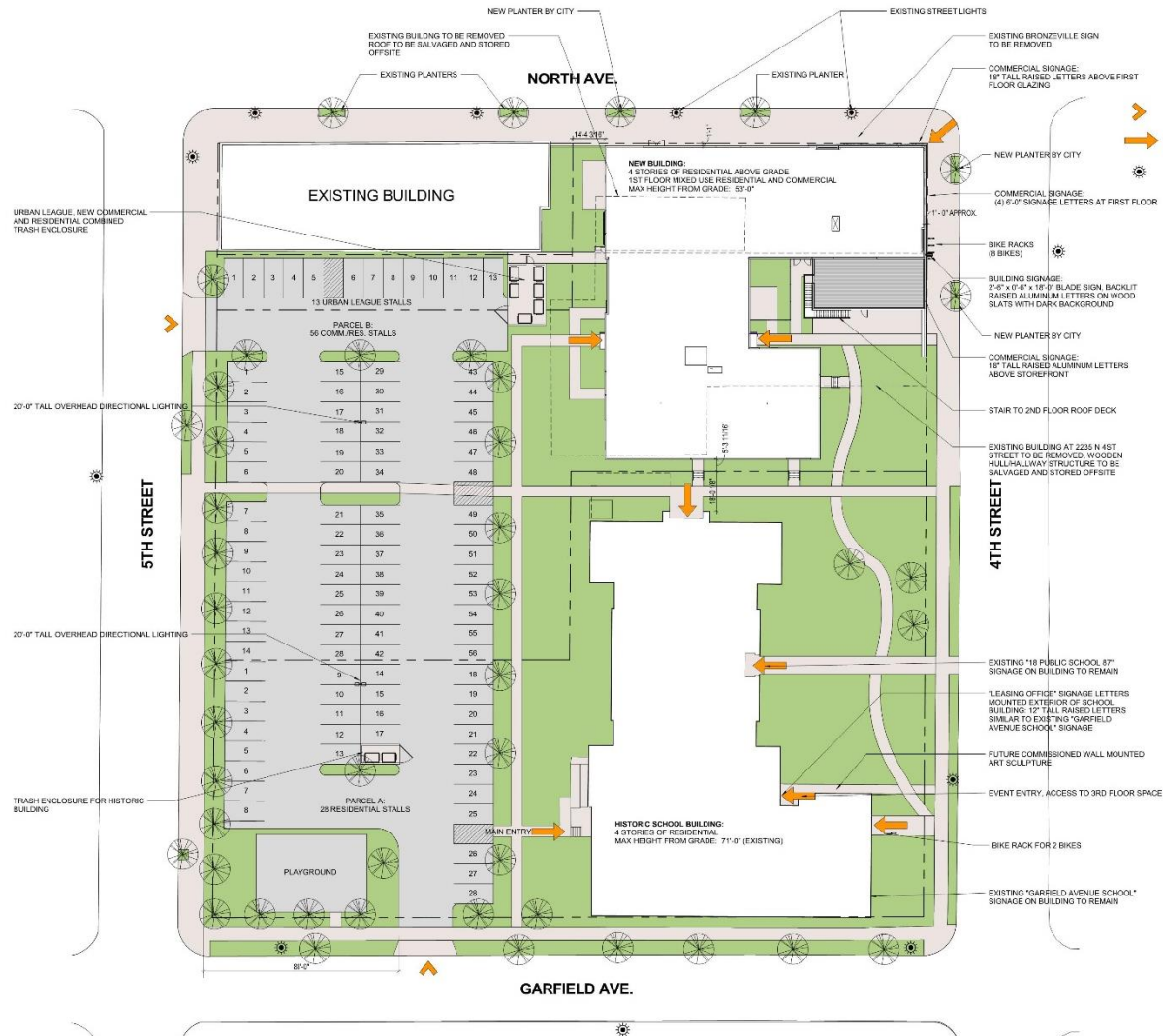
THE GRIT APARTMENTS | MILWAUKEE, WI











	Parcel A Garfield	Parcel B New Bldg.
<b>Gross Land Area</b>	50,620	49,092
<b>Building Coverage</b>	16,035	14,725
<b>Parking Area (sf)</b>	9,803	18,374
<b>Surface Parking #</b>	29	56
<b>Enclosed Parking #</b>	0	0
<b>Open Space (sf)</b>	24,333	12,757
<b>Apartment Units</b>	30	41
<b>Total SF</b>	49,363 sf	59,984 sf
<b>Total Non-residential Retail/Commercial</b>	3,733 sf	7,918 sf





① WEST DEMOLITION ELEVATION  
SCALE: 1/8" = 1'-0"



② NORTH DEMOLITION ELEVATION  
SCALE: 1/8" = 1'-0"



























# Community Engagement

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- City of Milwaukee

  - Bronzeville District Planning Efforts

  - Bronzeville Charrette

- Additional Support Partners

  - Bronzeville Advisory Committee

  - Friends of Bronzeville

  - Halyard Park Neighborhood Association

- Artist Focus Group

  - An artist focus group will be formed to inform the design of the three additional amenity spaces and the artistic theme of the interior spaces.



# Artist Housing

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- Design elements of Garfield that will be amenities for Artists:

Artist targeted through direct marketing efforts

Historic Building amenities/features target artists:

- Wide Corridors – Allow for large pieces of materials/artwork to move in and out
- Tall Ceilings – Open living spaces allow for flexibility
- Natural Lighting
- Hardwood Floors

Programmable/ Flexible Spaces

- Community Rooms – flexible space for gallery/performances
- Gymnasium – large community space for programming

# Human Resources + Sustainability

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## Human Resource Agreement

- 12 New Hires
  - 25% Minimum SBE
  - 40% RPP
  - Partnership with Northcott
    - Provides on-the-job workforce development training in the construction industry
    - Aimed towards the unemployed and underemployed residents of the City of Milwaukee

## Sustainability

- Investing Solar through the Environmental Collaboration Office
- Working with Franklin Energy for various Focus on Energy rebates
- Wisconsin Green Built for Homes Certification

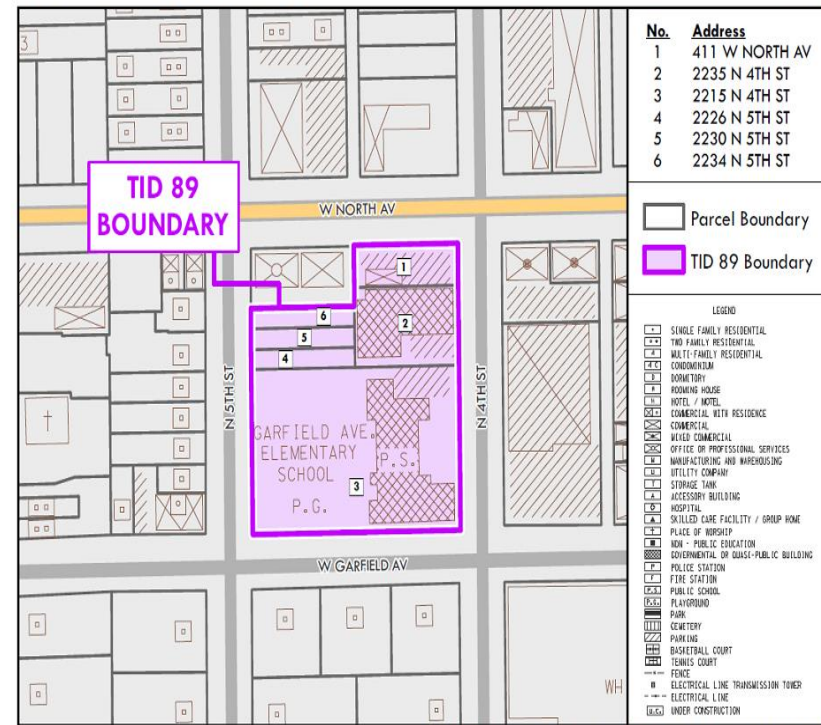


# Properties to be conveyed: new TID 89

- 2215 North 4<sup>th</sup> Street:  
former Garfield Avenue Elementary School
- 2235 North 4<sup>th</sup> Street:  
former America's Black Holocaust Museum
- 411 West North Avenue:  
former Grant's Soul Food restaurant
- 2216-28 North 5<sup>th</sup> Street
- 2230-32 North 5<sup>th</sup> Street
- 2234 North 5<sup>th</sup> Street

TID 89: GARFIELD/NORTH, MAP 1  
BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 7/22/2016  
Source: City of Milwaukee Information Technology Management Division



Document Path: E:\GIS\_Data\Projects\2016\Projects\1620-19 TID 89 Map Complement\TID 89 Map 1 - Boundary & Existing Land Use.mxd

# Garfield Avenue Elementary School, America's Black Holocaust Museum and Grant's Soul Food Restaurant

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Historic  
52,800 SF  
Building  
Built in 1887  
Annex  
addition in  
the 1960's



America's Black  
Holocaust Museum  
Acquired by RACM in  
2009 to prevent  
foreclosure



Grant's Soul Food  
Restaurant  
Acquired by RACM in  
2008 for site assembly  
for future development



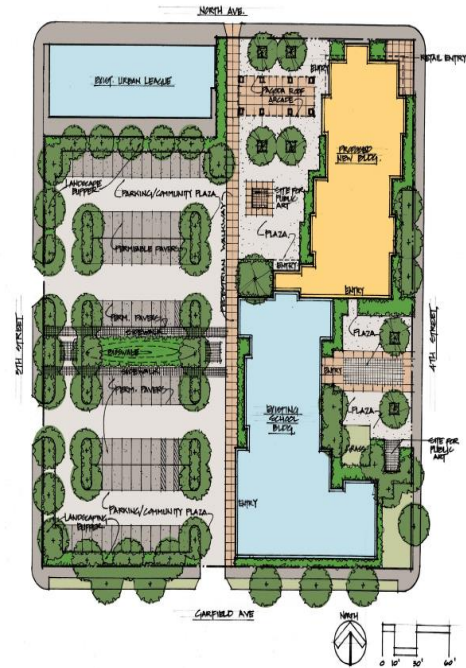
# Charette and the RFP

## Charette: 2013

- Residential housing
- Public plaza
- Arts component

## RFP: October 2014

- Implementation of Bronzeville charette
- Incorporate arts center
- Fully taxable use
- Appropriate historic renovation standar



# Terms of Conveyance

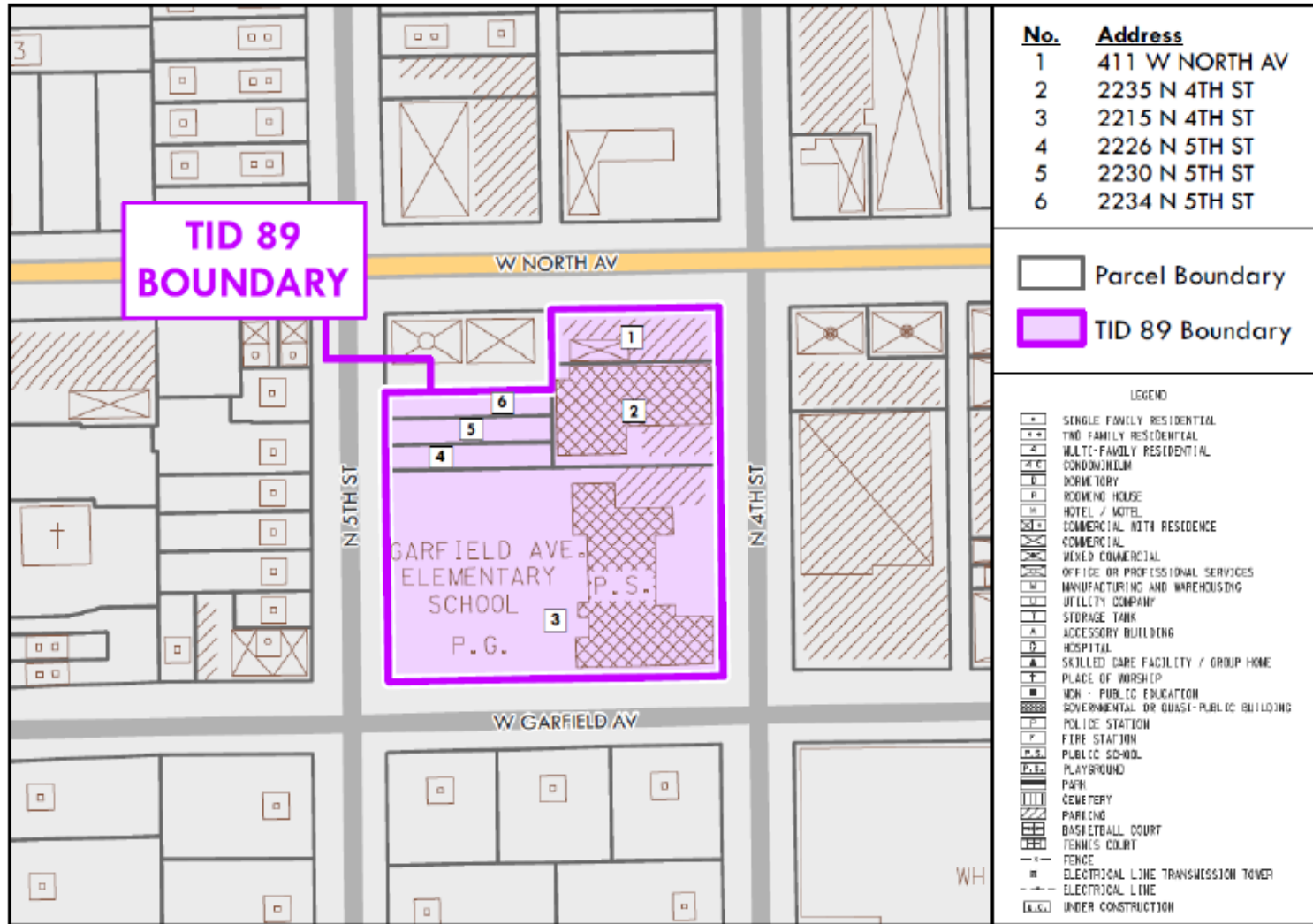


- **Five RACM owned properties conveyed to the City**
- **City conveys 6 total properties for \$6.00 to developers in one transaction**
- **Deed restrictions:**
  - Property must be taxable
  - Property may not be used for a choice, voucher or for-profit school use
  - Closing contingent upon firm financing
  - Agreement will contain performance obligations
  - Use restrictions specified in planned development agreement



# TID 89: GARFIELD/NORTH, MAP 1 BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 7/22/2016  
Source: City of Milwaukee Information Technology Management Division



No.	Address
1	411 W NORTH AV
2	2235 N 4TH ST
3	2215 N 4TH ST
4	2226 N 5TH ST
5	2230 N 5TH ST
6	2234 N 5TH ST

- Parcel Boundary
- TID 89 Boundary

LEGEND

	SINGLE FAMILY RESIDENTIAL
	TWO FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	CONDOMINIUM
	DORMITORY
	ROOMING HOUSE
	HOTEL / MOTEL
	COMMERCIAL WITH RESIDENCE
	COMMERCIAL
	MIXED COMMERCIAL
	OFFICE OR PROFESSIONAL SERVICES
	MANUFACTURING AND WAREHOUSING
	UTILITY COMPANY
	STORAGE TANK
	ACCESSORY BUILDING
	HOSPITAL
	SKILLED CARE FACILITY / GROUP HOME
	PLACE OF WORSHIP
	NON - PUBLIC EDUCATION
	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
	POLICE STATION
	FIRE STATION
	PUBLIC SCHOOL
	PLAYGROUND
	PARK
	CEMETERY
	PARKING
	BASKETBALL COURT
	TENNIS COURT
	FENCE
	ELECTRICAL LINE TRANSMISSION TOWER
	ELECTRICAL LINE
	UNDER CONSTRUCTION

# Tax Incremental District #89 - Terms

- TID contribution of up to \$1.435 million
- 25 year payback
- Garfield School Completion in December, 2017, Griot Completion by April, 2018 - TID pay in at project completion
- SBE – 25%, RPP – 40%
- 50/50 cost savings provision
- Facade easement
- Commercial uses consistent with preferred uses in Redevelopment Plan



# Tax Incremental District #89 Benefits

- \$16.6 million investment - catalytic development for the Bronzeville Cultural and Entertainment District
- Rehabilitation/preservation of historic building
- Partnership with Northcott Training program – training opportunities for Milwaukee residents
- 71 new housing units and new home for America's Black Holocaust Museum

# Garfield/North

