

**619 East Dover Street
Detailed Planned Development
File Number 140165**

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619 East Dover Street
Detailed Planned Development Project Description
Owner's Statement of Intent

PURPOSE/BACKGROUND

Milwaukee Public Schools (MPS) in conjunction with the Greater Milwaukee Committee (GMC) have been researching and collaborating ways to attract and retain new teachers. This research resulted in various strategies, one of which was the desire to develop teacher housing. This type of development has been completed in Baltimore and by indications - nearly one hundred percent occupancy and a current waiting list - is very successful. The teacher housing concept provides amenities to encourage peer collaboration and support along with affordable housing units.

This new generation of teachers often wants to be in a community that has easy access to public transportation, is walk-able, and has a variety of local restaurants and local shops. When assessing those needs, the Bay View community met all the criteria and was considered desirable for this type of development. Bay View is an attractive neighborhood for many new professionals starting their careers. Once the community was selected, MPS staff identified the vacant Dover Elementary School in the Bay View neighborhood as a potential site for "Milwaukee TeachTown" and issued a Request for Proposal (RFP). Two community meetings were held by MPS. A meeting held on October 9, 2013 introduced the TeachTown concept and informed the community about the merits of teacher housing. Another meeting was held on November 19, 2013 to solicit input on building and land uses specific to the redevelopment of the Dover Property.

MPS released a RFP in conjunction with the City of Milwaukee Department of City Development (DCD) to convert the Dover Elementary School property at 619 East Dover Street into a residential use that provides teachers with quality and affordable housing that fosters an environment for peer collaboration and mentoring. Dover, LLC, a new company to be formed by CommonBond Communities, Inc., Maures Development Group, LLC and Seawall Development, was subsequently selected as the developer.

Based on the proposed term sheet and property disposition report approved by the Milwaukee Board of School Directors, the developer is required to apply for a Detailed Planned Development zoning to institutionalize the uses outlined in the RFP. As such, Dover, LLC requests that the zoning for the property at 619 East Dover Street be amended to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

PROJECT OVERVIEW

Dover, LLC will deliver 75 residential rentals by 2016 with the cost of development of approximately \$11.9 million in a single phase.

Dover, LLC will adaptively reuse the empty Dover Elementary School ("Dover building") converting it into 43 residential apartments targeted for teachers with amenities that are conducive to an environment that fosters peer interaction and mentoring. The amenities include a fitness center, lounge areas, teacher workspaces with computer, printer, scanner and copy machines as well as community spaces that can be reserved by the residents and community organizations. The Dover building unit mix includes three studios, 34 one bedroom units, and 6

two bedroom apartments. The amenity space will be set aside for partner organizations such as City Year, Teach for America, or MPS to provide related trainings, seminars, and events. This space will be located throughout the building with the bulk of the space situated on the lower level. The amenity space will be at a minimum 5,000 square feet. The nonresidential spaces are available to foster teacher interaction and collaboration. The principle use of the existing building is residential. All other uses are functions accessory to and related to the principle use. The site improvements will also include improvement on Parcel B, for St. Lucas use.

The easterly approximately one-third of the site, Parcel B at 0.86 acres or approximately 36,000 s.f., will be made available to the St. Lucas Church and School to accommodate their continued non-exclusive use for a school playground and parking area for the Church, and School. This area of the site will be subject to a public access easement. The non-exclusive nature of St. Lucas' use means the public will have use of the play area for general use when St. Lucas is not using it as a play area or for special events. The easement will also provide for pedestrian access across the site to allow people to cross the site between Dover and Potter. 15 parking spaces will be made available to residents of the apartments. The parking spaces shall be available on an evening basis pursuant to an agreement that is acceptable to St. Lucas and development team

St. Lucas is required to submit a minor modification or amendment to specify the specific work to be completed on Parcel B not limited to landscaping, screening, fencing, and signage. At a minimum, Parcel B will be brought up to code and will generally be consistent with landscaping on the balance of the site.

Dover, LLC will construct (2) 2-story buildings on a portion of the site east of the Dover building, consisting of 32 residential rentals. The new buildings will offer one bedroom and two bedroom units.

The site will provide a total of 95 residential parking spaces of which approximately 20 spaces will be enclosed within the existing Dover building and 24 spaces in garages in the newly constructed buildings and the remaining 51 are surface spaces that will be situated off of the existing westerly north-south alley and in the center of the block accessed from Dover Street.

The redevelopment is designed to incorporate Bay View's vision of pedestrian friendly projects, quality housing, sustainability and integrating well within the immediate neighborhood.

The Partners/Developers

Dover, LLC will be the developer of the Dover redevelopment. Dover, LLC will be made up of two partners, CommonBond Communities and Maures Development Group, LLC. Seawall Development will act as a consultant for both phases. Maures, CommonBond, and Seawall have joined together to carry out the request from the Milwaukee Public Schools (MPS) to realize a shared vision to create a community that focuses on teachers and urban professionals that offers a mix of housing options and amenities to promote the long-term sustainability of the housing for its surrounding Bay View neighbors. To that end, the development team brings a wealth of experience and the capabilities to pull together all the necessary resources, including financing, to realize the Dover redevelopment.

CommonBond: For the past 43 years, CommonBond has been building homes, hope and community with a mission to build stable homes, strong futures, and vibrant communities.

CommonBond is the Upper Midwest's largest nonprofit provider of housing with on-site resources and services. CommonBond owns and manages over 5,500 units in approximately 104 housing communities, located in some 47 cities and towns, in Minnesota, Wisconsin and Iowa. Over 8,700 people – working adults, families and seniors – call CommonBond home. CommonBond is a nationally-recognized leader and innovator in the housing industry. It owns and operates properties with community space on-site and has the capacity and experience to bring planned developments to fruition.

CommonBond has built its reputation by demonstrating the effectiveness of its mission driven business approach, return on investment measured by resident success and community revitalization. Cities, public agencies, faith communities, community organizations and for-profit and non-profit owners seek out CommonBond because they offer a specific set of housing and community development competencies and experience. Their expertise includes:

- Deep and diverse real estate development capabilities
- Advantage Services that deliver stability, advancement and independence for residents
- Comprehensive property management services
- Community engagement expertise and commitment
- Exceptional reputation as a trusted partner
- Entrepreneurial approach to their social mission

CommonBond believes that every person should have a dignified, quality home that supports independence and advancement within a flourishing community.

CommonBond Property Management will be the property manager

Maures: Maures is a local, Milwaukee based, real estate development firm that remains committed to the strength and prosperity of the City of Milwaukee. In that effort, Maures has earned the reputation as an innovative, creative, and resourceful company whose projects reflect value and social consciousness. The firm is known for being one of the premier real estate developers in Milwaukee with a mission to contribute to the betterment of communities through socially conscious developments that go beyond bricks and mortar.

Maures has enjoyed great success in realizing its mission and continues to expand its scope and reach. The firm was founded in 2006 by its President, Melissa Goins, after completing Marquette University's Associates in Commercial Real Estate (ACRE) program, which sought to create diversity in the industry through networking, training and placement. After receiving her certification in ACRE, she used her passion for real estate development to undertake her first project in one of Milwaukee's central city neighborhoods. In its inaugural year, Maures became the first for profit, woman and minority owned firm to receive an allocation of Low Income Housing Tax Credits (LIHTC) in the history of the program being administered by WHEDA. Maures has developed and owns over 225 units of apartment residences with an aggregate development total of nearly \$45 million.

Seawall: When Thibault Manekin returned from South Africa after running a program there called "Peace Players International," he approached his father, Donald Manekin, who had built a notable career at Manekin Corp., to help him establish a socially conscious real estate company focused on urban infill sites. The result is the Seawall Development Company, which Thibault Manekin runs with colleagues Evan Morville, John Constable and Dal Daubert.

The company launched in 2007 and to date has completed two mixed-use projects in Baltimore, Miller's Court and Union Mill, creating 100 units of housing primarily for teachers and 64,000 square feet of office space for non-profits. The first was a structure built to house the Center for Urban Families in Baltimore. The second, also in Baltimore, involved the renovation of a long-abandoned factory. The building now includes affordable apartments for teachers who move to Baltimore, as well as office space for several nonprofit organizations working to help the city school system. The company's founders sought to replicate these successful projects in Philadelphia. They have partnered with D3 Development, a Philadelphia-based developer of mixed use projects, to realize their vision in Philadelphia. Seawall continues to pursue teacher-focused redevelopments across the country expressing interest to expand the idea of "Centers for Educational Excellence" to Detroit, New Orleans, Washington and Milwaukee.

The Property

The redevelopment consists of one parcel, 619 East Dover Street. Dover, LLC has approval from the MPS Board of Directors to purchase the property and is awaiting approval from the Common Council. The overall site consists of 3.22 acre-lot which includes an existing building, the former Dover Street School. The Property is currently zoned RT-4.

The Residents

Innovation in the area of teaching has expanded outside of the classroom and into the personal lives of educators in America. Housing designed to support teachers can provide a resource to a group that has not seen salary increases in line with rising property prices. Teacher marketed housing also provides a support system and opportunity for mentoring, networking, and idea exchanges between educators.

Milwaukee Public Schools has done well recruiting new teachers to meet the demand created by retiring staff. Unfortunately, those young teachers participating in programs like Teach for America and City Year as well as educators in "choice" and "charter" schools have reported difficulty finding quality housing they can afford in their desired neighborhoods in Milwaukee. Finding housing in a neighborhood with easy access to public transportation, local entertainment, shopping, and a facility that offers desirable amenities cost more than many teachers are able to spend.

In addition, extensive research by the Greater Milwaukee Committee and their TeachTown MKE initiative suggests that there will be a growing population of entry level teachers entering the Milwaukee Public School system. It is projected that 80-90% of new educators in Milwaukee will be millennials. Millennials were born between 1982-2002, and are becoming the largest generation, second only to the Baby Boomers.

Dover, LLC will target marketing efforts towards all teachers who meet CommonBond's rigorous resident screening criteria (including criminal, credit, rental histories and ability to pay rents). Teachers from MPS, St. Lucas, other choice or charter schools, Montessori and other educational programs will be included in the marketing campaign.

Uses

The proposal is for primarily multi-family residential use with ancillary space for residents to be filled with amenities appropriate to the TeachTown concept. The Dover building has significant common area space which will be converted into amenities designed to attract and retain the targeted professionals such as lounges, a fitness center, collaborative and resource spaces with computers, printers, scanners, and copying machines- particularly useful for teachers' curriculum prep work - as well as event/meeting rooms.

Additionally, the portion of the site that will be leased to St. Lucas will be used for accessory /'principal' parking and as open space for the church and school, as it currently is being used. Parking will be available for staff, faculty, members and visitors of the church and school. Occasionally, short term, church and school-related special events may occur on the site, including but not limited to church festivals, etc. All appropriate permits, etc. will be obtained for such events. This area is also subject to a public access easement.

St. Lucas Church will apply for a minor modification or amendment to the DPD zoning only related to Parcel B at a later date, once it has specific plans for improving their area of the site.

DESIGN STANDARDS

The development is the adaptive reuse of the Dover Elementary School into 43 apartments. The existing building is three stories in height. The lower level of the building and the old gym on the top floor will include amenity spaces for the residents. The lower level will also include enclosed parking. Floors 1 through 3 will contain residential units. The exterior façade is in very good condition and the existing windows are relatively new. Exterior changes on the existing building will be minimal. A new elevator will be added to connect all the levels of the building. Internally, the large scale windows and the hardwood floors will define unique and attractive apartments.

The new construction will be (2) two story buildings with 32 apartments. The new buildings will be townhome-style two story walk-up buildings designed to relate to the scale and character of the existing residential neighborhood with gables, porches, and entry doors fronting the streets. The new buildings will incorporate clapboard siding of different dimensions blending in a material way with homes on the street. The building facing Dover will have 13 units while the building facing Potter will have 19 units.

The St Lucas parcel will include decorative fencing along the street edges and site improvements including parking and play space.

Sustainable features will include:

Location and Neighborhood Fabric

- Infill development with proximity to public transportation
- Walkable pedestrian neighborhood/reduced automobile dependence
- Tree-lined streets and neighborhood schools
- Compact development at 23.3 units per acre
- Resident bicycle storage

Site Improvements

- Stormwater management plan
- Construction activity pollution reduction
- Construction waste reduction
- Water efficient landscaping/irrigation reduction
- Existing building reuse, historic resource preservation and adaptive reuse

Water Conservation

- Water conserving appliances and fixtures including toilets, showerheads, kitchen faucets and bath faucets
- Irrigation reduction

Energy Efficiency

- Energy Star rated washers, dryers, dishwashers and refrigerators
- Daylighting in residences and common rooms
- Daylight sensors in common spaces
- Energy modeling with annual savings goal of 25% of baseline
- Light pollution reduction

Beneficial Materials

- Low VOC paints, adhesives, caulks and sealants
- CRI Green Label certified carpet
- Energy star bathroom exhaust fans
- Power vented kitchen exhaust fans to exterior
- Passive radon system if required
- Smoking prohibited
- Recycled building construction materials
- Sourcing building construction materials from local or regional sources

Operations and Maintenance

- Building maintenance manual
- Occupant recycling program
- Handbook for residents about building, neighborhood and green tips
- Demonstration of mechanical equipment, recycling, etc...
- Green cleaning products program

Density

75 residential units total or 1,870 s.f. of lot area per dwelling unit.

Setbacks

The new buildings are set back approximately 20 feet along Potter Avenue and Dover Street. The existing Dover building is set back 42 feet from the existing westerly north-south alley, and the St. Lucas setbacks for parking (will need landscape buffer of at least 5 feet).

Open Spaces

A courtyard and south facing lawn is located between the existing building and new buildings, and will front onto Potter Avenue. This space is open to residents and their guests. Additional green space is on all sides of the buildings, including a green space in the center of the block. The existing decorative fence along Dover Street will be retained and a new low wall with an integrated sign will define the entry drop-off on the northern edge of the site.

Parking and Circulation

There will be a total of 95 combined indoor and outdoor spaces for the 75 residential units. 23 outdoor spaces are accessed from the existing westerly north-south alley, which minimizes the visual impact from the streets. This is a 1:1.27 ratio (apartment/parking space).

The entry to the approximately 20 spaces of lower level parking at the existing Dover building is accessed from the alley on the west side of the property.

Fifteen overnight spaces will be provided by St. Lucas. Additionally, ZipCar car-sharing is being evaluated as a possible solution for this site as well.

Trash and recycling will be internal to the existing school and new buildings. Trash areas will also be located on the west side of the existing school and in the landscaped median central in the parking area. The trash areas will be appropriately screened with solid enclosures.

Bicycle parking will be available both in the buildings as well as conveniently located near the building entries.

Pedestrian connections are provided via a dedicated pedestrian path off the Dover Street sidewalk that connects a shared common entry and courtyard which then continues to Potter Avenue. A sidewalk will also connect Dover and Potter streets north/south adjacent to St. Lucas's parking and open space.

St. Lucas: the existing pavement in the area that will be made available to St. Lucas will continue to be used in its existing condition for the near future. However, the parking area must be brought up to code with respect to landscape screening per the zoning code within 18 months of the day that an agreement is finalized for this area. St. Lucas will come back for a minor modification to finalize plans for this area at a future date.

Lighting

The new lighting will meet "Dark Sky" standards and the design will be developed at a future time. The "Dark Sky" standard minimizes light pollution to the neighboring properties. All lighting will conform to Ch. 295-409 of the zoning code.

Signs and Signage

a. Temp signs during construction: up to two temporary signs may be in place during construction or redevelopment of the residential buildings. The maximum size would be 4'x8'. The signs would be screen printed on plywood or a similar material. The signs would include a rendering of the project along with text identifying project partners and financial contributors

b. Periodic leasing sign: the residential development may include one rental sign located at building entry. The sign will not exceed 48 sf. Materials will be screen printed vinyl or similar material. The sign will be displayed until units are leased but no longer than 12 months after occupancy permit. After initial lease up, the sign may be displayed no more than two consecutive months and no more than four months in any calendar year.

c. Building signage: A new sign identifying the project is located along Dover at the entry to the parking. The existing sign on the Dover Elementary school will be retained.

Building Materials

The primary building material of the new residential construction will consist of cement panel products (see elevations for locations) relating in scale to the residential neighborhood. The existing building will remain largely unchanged, with the exception of tuck pointing where necessary. The paint on the Dover School will be evaluated and will be removed if necessary to meet Historical Tax Credit requirements or for technical reasons.

Landscaping

Landscaping will consist of plantings along the buffer between the land made available to St Lucas and a combination of turf and specimen trees consistent with the planting around the historic Dover Elementary school building and as required per the zoning code.

Surface parking for the residential development will be landscaped per the zoning code. St. Lucas: parking areas will be landscaped in accordance with 295-405 of the zoning code. All required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

Utilities

All utility lines shall be installed underground. Transformers and substations shall be screened from view. This requirement may be waived by the common council upon findings that utilities on adjacent properties are located above-ground.

Statistical Information

1. Gross Land Area: 3.22 acres/140,268 sf.
2. Maximum amount of land covered by principle buildings: 38,867 sf.
3. Maximum land devoted to parking, drives and parking structures: 20,616 sf.
4. Maximum amount of land devoted to open space: 44,017 sf.
5. Maximum proposed dwelling unit density: 23.3 units per acre.
6. Proposed number of buildings: 3; one existing building and two new buildings
7. Maximum number of dwelling units per building: 43 in the existing building and 32 in the new buildings
8. Bedrooms per unit: Dover School: (3) – studios, (34) 1-bedroom, and (6) 2-bedroom units. New Construction:, (8)1-bedroom units and (24)2-bedroom units.
9. Parking spaces provided: 95

Statistical information	Dover School		New building		St Lucas
	Parcel A SF	%		%	Parcel B SF
Gross Land Area	103,500		inc.		36,000
Building Coverage	19,589	31%	19,278	39%	N/A
Parking area Exterior	4,482	17%	16,134	13%	8,500
Parking Exterior #	23		28		26 + 66
Parking Interior #	20		24		N/A
Open Space	44,017	42.5%	inc.		27,500
Apartment Units	43		32		N/A