

**Project Description
and
Statement of Owners Intent**

for

**Bishop's Creek Phase II
4763 N. 32nd Street, Milwaukee, WI 53209
Tax key # 230-0328-100-0**

Submitted by:

Bishop's Creek Community Development Corporation

Bishop's Creek Phase II

Development Concept

Bishop's Creek Community Development Corporation is proposing a major renovation and redevelopment of a former two city-block tannery complex. The project is anticipated to be completed in 4 to 5 Phases. Environmental and demolition activities are ostensibly completed. Phase I, a 55 unit low income housing structure is currently under construction on the site via our co-development partners, Common Bond Communities. Phase II, a proposed 40 bed dormitory and adjacent parking will be completed in the summer of 2010 and is the subject of this Statement of Intent. Phase III, IV and V are anticipated to be completed by summer 2012. Separate Detailed Plan Development submittals will be prepared for subsequent phases. When completed, the Bishop's Creek project will incorporate a youth dormitory, office and general retail, an artist's studio, community arts center, conference center, restaurant's, a hotel and associated parking facilities.

Project Overview, Phase II, Student Dormitory

The Proposed Holy Redeemer Christian Academy (HRCA) is located on the southwest corner of North 32nd Street and West Hampton Avenue. It is bounded by an active rail line to the west, Lincoln Creek to the south, N. 32nd Street to the east and W. Hampton Avenue on the north. Access is proposed from both Hampton Avenue and 32nd Street. An existing 5 story, 23,875 square foot masonry building will be renovated to accommodate the proposed dormitory. A five story 2,200 square foot addition with a stair tower and laundry facilities is proposed on the west, and a five story 1,500 square foot addition with a foyer and elevator lobby is proposed on the east of the building. The existing building is concrete beam and column construction with brick walls and a concrete slab on grade. The existing exterior brick masonry will be cleaned and tuckpointed to the greatest extent practical. Areas where the brick has deteriorated beyond repair will be covered with EIFS. The first floor of the additions will be constructed of concrete block with face brick to match existing. Floors 2 through 5 will be steel stud construction with EIFS exterior.

Each floor, with additions, will be approximately 5,800 square feet. The first floor will include a cafeteria, kitchen, main lobby area with security, and a learning/recreation center. Floors 2 through 5 will include 5 double occupancy student rooms per floor, accommodating 10 students, one bedroom for a resident advisor, a commons area and laundry facilities. Each student room will have a shared bathroom. The dormitory will accommodate up to 40 students.

Bishop's Creek Phase II

Plan Submittal

- Plat of Survey w/Vicinity Map
 - The Plat of Survey shows the existing site improvements and lot lines. A Certified Survey Map will be prepared to combine Lot 3 of CSM 8099 and Lots 1-12 of North Milwaukee Townsite Company's Addition No. 2 into one lot.
- Site Engineering Plans
 - Site Plan
The site plan indicates the existing buildings, proposed parking and building additions and site amenities for Phase II. A student play area is included on south side of the dormitory and a concrete entry plaza on the northeast.
 - Grading Plan
The grading plan depicts the extent of grading in Phase II, proposed retaining walls and erosion protection at Lincoln Creek
 - Utility Plan
The Utility Plan includes utilities to accommodate Phase II as well as future phases.
 - Landscape Plan
The Landscape Plan indicates the location and species of all proposed trees and shrubs to be planted. The plan includes temporary plantings along 32nd Street and Hampton Ave to provide some screening effect until the retail buildings in future phases are constructed.
- Site Lighting Plan
 - The lighting Plan meets the requirements of City ordinance 295.409
- Building Elevations
 - Building elevations indicate areas of the existing building where existing brick is to be cleaned and restored. EIFS is proposed for those areas where existing brick has been damaged. Proposed additions are shown to incorporate face brick on the lower level that matches the existing brick, with EIFS on the upper floors.
- Site Photographs
 - Photos of the site have been provided.

Bishop's Creek Phase II

Statistical Sheet

Statistical data has been provided for Phase I, Phase II and Phase III, IV and V.

Phase I

| | |
|--|---|
| Gross Land Area | 65,720 SF (1.50 Acres) |
| Land Covered by Principal Buildings | 35,660 SF (0.81 Acres) |
| Land Devoted to Parking | 30,060 SF (0.60 Acres) |
| Land Devoted to Open Space | 4,650 SF (0.11 Acres) |
| Proposed Dwelling Unit Density | 1:1.84 (Based on 20,000 SF residential footprint) |
| | 1:1.09 (Based on 60,000 total residential) |
| Proposed Number of Residential Buildings | 1 Building |
| Dwelling Units per Building | 55 Units |
| Surface Parking Spaces Provided | 63 total (1:1.18 at maximum density) |

Phase II

| | |
|---|-------------------------|
| Gross Land Area | 157,223 SF (3.61 Acres) |
| Land Covered by Principal Buildings | 5,800 SF (0.13 Acres) |
| Land Devoted to Parking | 64,868 SF (1.49 Acres) |
| Land Devoted to Open Space | 31,260 SF (0.72 Acres) |
| Proposed Dwelling Unit Density | N/A |
| Proposed Number of Residential Buildings | N/A |
| Dwelling Units per Building | N/A |
| Surface Parking Spaces Provided | 126 |
| Land Devoted to Phase III, IV & V Development | 55,295 SF (1.27 Acres) |

Phase III, IV & V

| | |
|--|------------------------|
| Gross Land Area | 55,295 SF (1.27 Acres) |
| Land Covered by Principal Buildings | To Be Determined |
| Land Devoted to Parking | To Be Determined |
| Land Devoted to Open Space | To Be Determined |
| Proposed Dwelling Unit Density | N/A |
| Proposed Number of residential Buildings | N/A |
| Dwelling Units per Building | N/A |
| Surface Parking Spaces Provided | To Be Determined |

Compliance with District Standards

1. **USES:**
The existing building is proposed to be utilized as a student dormitory. Associated amenities may include outdoor parking, student commons, kitchen, cafeteria, laundry facilities, recreation and lounge, administrative offices and reception area.
2. **DESIGN STANDARDS:**
Design elements have been detailed in the attached drawings and in this narrative.
3. **DENSITY:**
Density for this phase of the project is not applicable.
4. **SPACE BETWEEN STRUCTURES:**
Distances between structures are consistent with building code requirements.
5. **SETBACKS:**
This development is approximately 3.68 acres and therefore not subject to setback requirements for planned developments exceeding 5 acres.
6. **SCREENING:**
Temporary landscape plantings are proposed along N. 32nd Street adjacent to parking. Future phases will have buildings at the property line along N. 32nd Street and W. Hampton Avenue.
7. **OPEN SPACES:**
Open spaces are to be landscape in accordance with the Landscape Plan. All open spaces will be maintained so as not to create a nuisance or hazard. An outdoor play area is also proposed along the west side of the dormitory which will be landscaped and maintained.
8. **CIRCULATION AND PARKING:**
A circulation drive is proposed entering and exiting from N. 32nd Street to accommodate deliveries to the dormitory. Parking has been provided immediately adjacent to the building and within the circulation drive to accommodate future phases.
9. **LANDSCAPING:**
All landscaping proposed will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1) and will be maintained on a regular basis.
10. **LIGHTING:**
Lighting will be consistent with the standards for lighting regulations, section 295-409.
11. **UTILITIES:**
All proposed site utilities will be installed underground. Transformers and substations will be screened from view to the extent permitted by utility providers.
12. **SIGNS:**
No building signage is proposed at this time. Bishop's Creek Community Development Corporation may request dormitory signage in a future phase.
13. **SIGN ILLUMINATION:**
Not applicable at this time.