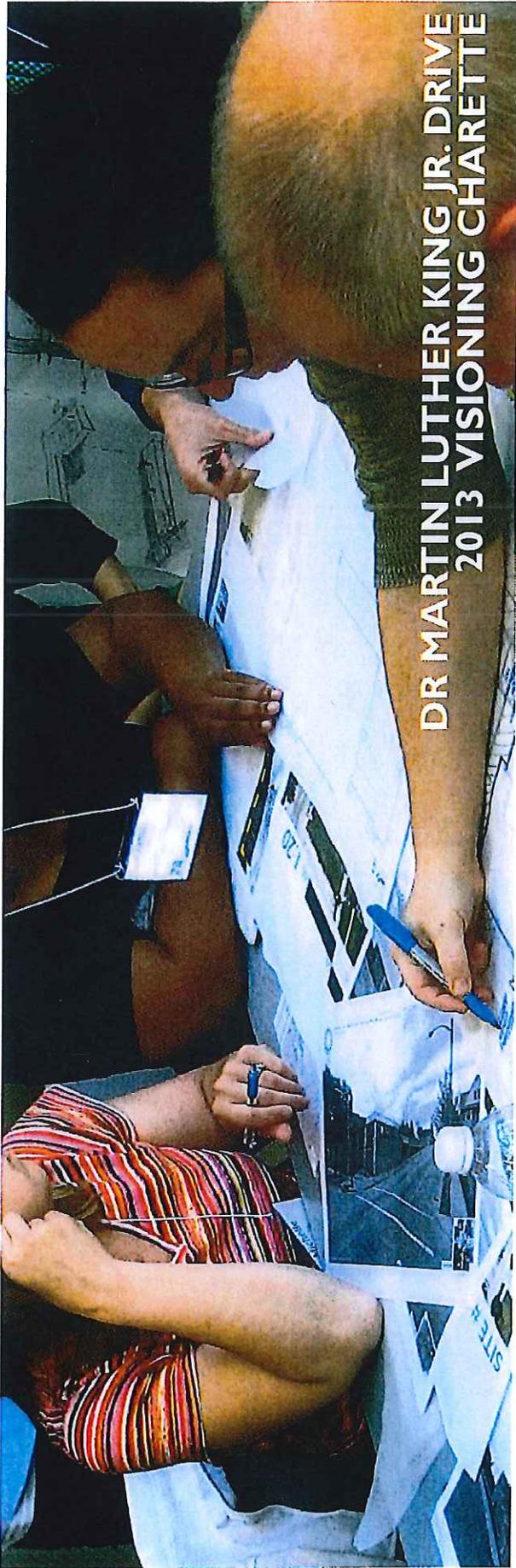


(ATTACHMENT 2) ACTION ON A REQUEST FOR A CLOSED SESSION TO DISCUSS STRATEGIES REGARDING THE POTENTIAL SALE OR LEASE OF THE PROPERTY LOCATED AT 2760 NORTH 1ST STREET, MILWAUKEE, WISCONSIN (THE FORMER MALCOLM X ACADEMY) AND FOR AUTHORIZATION TO SUBMIT A REVISED REQUEST TO THE CITY TO SELL THAT PROPERTY



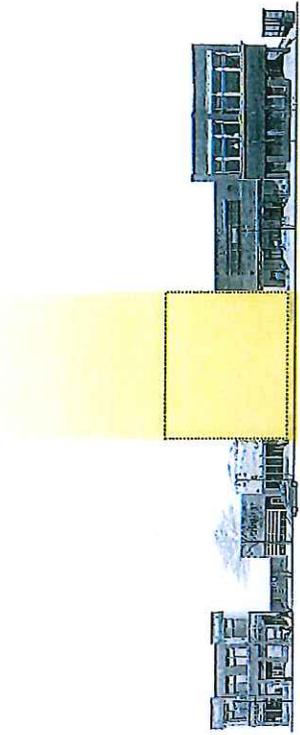
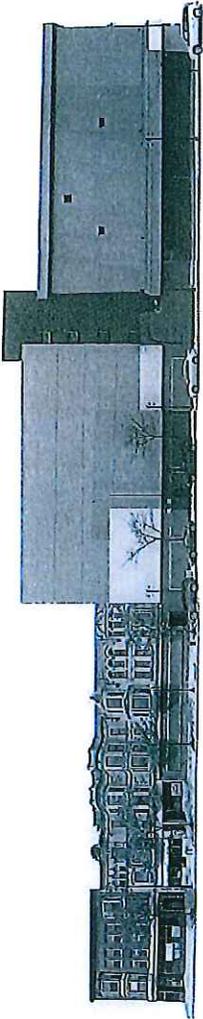
A charette is a process of gathering information from various groups and working collaboratively to develop a feasible design and development solution that will spur additional investment in a neighborhood or community. The approach is both educational and creative, and includes interactive discussions amongst key stakeholders to address design, policy, economic development, and social issues.

Community Design Solutions (CDS), of UW-Milwaukee, was approached with the idea of conducting a charette for the Historic Martin Luther King Drive area to encourage new ideas and energy. CDS proposed an innovative approach to the typical charette model, by including all the potential players that will have an impact on what and how the area is developed. Prior to the charette, CDS worked with the Martin Luther King Economic Development Corporation and conducted Focus Groups with city staff, Business Improvement District members, and local lenders. Team members also spoke with elected officials and key property owners to gather input about the obstacles and opportunities of developing in the area.

Based on input from the Martin Luther King Economic Development Corporation and the Business Improvement District, CDS selected key opportunity sites that were discussed in the focus groups and the charette. The following pages summarize how prior studies and investment creates great opportunity for moving the neighborhood forward.

Building upon the success of Martin Luther King Economic Development Corporation and the Martin Luther King business improvement district, we hope to endeavor into a collaborative process so that new energy and new investment can be encouraged in the Historic King Drive area of Milwaukee.

JUNE 18TH 2013 VISIONING CHARETTE



Six teams of architects and urban planners gathered together at the University of Wisconsin Milwaukee, School of Architecture and Urban Planning, to design and discuss development concepts for the eight King Drive area focus sites. Critical for producing solutions that respond to the market, development obstacles, and funding challenges, key participants included: local lenders, local developers, city staff and officials, property owners, and many others who were integral to developing feasible ideas.

Overall goals: 1) emphasize the success of past planning and development efforts; 2) provide a venue for all players to be part of the design development discussions; 3) initiate several new projects based on the proposed solutions. The following pages describe the sites in question and proposed interventions.



The charette was held on June 18th, 2013 at the University of Wisconsin Milwaukee, School of Architecture and Urban Planning. Facilitated by Community Design Solutions (CDS), the all day event was broken into two separate design sessions with the teams presenting their solutions mid-day for suggestions from other participants. Final proposals and “next steps” were presented at the conclusion of the day.

2013 VISIONING CHARETTE _ INVITED PARTICIPANTS

MARTIN LUTHER KING ECONOMIC DEVELOPMENT CORPORATION

Welford Sanders, Julia Doyle, Marcellius Brown, Tracey Carson, LaMarr Franklin, Ben Johnson, Jeanette Johnson, Eloise Luckett, Jim Milner, McArthur Weddle

MARTIN LUTHER KING BUSINESS IMPROVEMENT DISTRICT

Jerome Knapp, Joe Dahl, Sam Denny, Pam Brown, Larry Roffers, Dave Rotter Dans Zens, Susan Kissinger, Mike Coakley

MILWAUKEE DEPARTMENT OF CITY DEVELOPMENT

Rocky Marcoux, Vanessa Koster, Janet Grau, Greg Patin, Rhonda Manuel, DeShea Agee

CITY OF MILWAUKEE

Alderwoman Milele Coggs, Mayor Tom Barrett

MILWAUKEE PUBLIC SCHOOLS

Gina Spang, Michelle Lenski, Larry Miller

DEVELOPERS

Barry Mandel & Mandel Group, Maures Development Group, General Capital, Impact Seven, WI Redevelopment Inc, Gorman

LENDERS

LISC Milwaukee, WHEDA, Seaway Bank, Community Bank, BMO Harriss, PNC Bank, Associated Bank, Northshore Bank, US Bank

ARCHITECTS

Continuum Architects & Planners, Quorum Architects, Miller Architectural Group, Engberg Anderson, American Design, Korb Tredo Architects

OTHERS

Kaylan Haywood, Joe Schwenker [Milwaukee Enterprise Center], Larry Witzling [UWM], Vincent Lyles [Boys and Girls Club], Tieg Whaley-Smith [Milwaukee County]



CHARETTE SPONSORED BY:
MARTIN LUTHER KING ECONOMIC DEVELOPMENT CORPORATION
KING DRIVE BUSINESS IMPROVEMENT DISTRICT
LISC MILWAUKEE
MANDEL GROUP
UNIVERSITY OF WISCONSIN MILWAUKEE



SITE 4_MALCOLM X SCHOOL



EXISTING SITE CONDITIONS

Housing a large theatre, NBA size basketball court, and a number of auxiliary gym spaces, this property could become a welcome amenity to the neighborhood. However, in its current unused state it merely acts as an eyesore with the large blank walls facing the neighborhood. Situated on a hill, the building has three levels that all have an at-grade entrance, something that could be a hindrance or an amenity.

FOCUS GROUP INPUT

Developer Thoughts:

- Large auditorium/gymnasium
- Host workshops
- Boys & girls boarding charter school
- Conservation overlay
- Previous housing studies

Lender Thoughts:

- Negative impact on surrounding neighborhoods (vacant building/lot)

General:

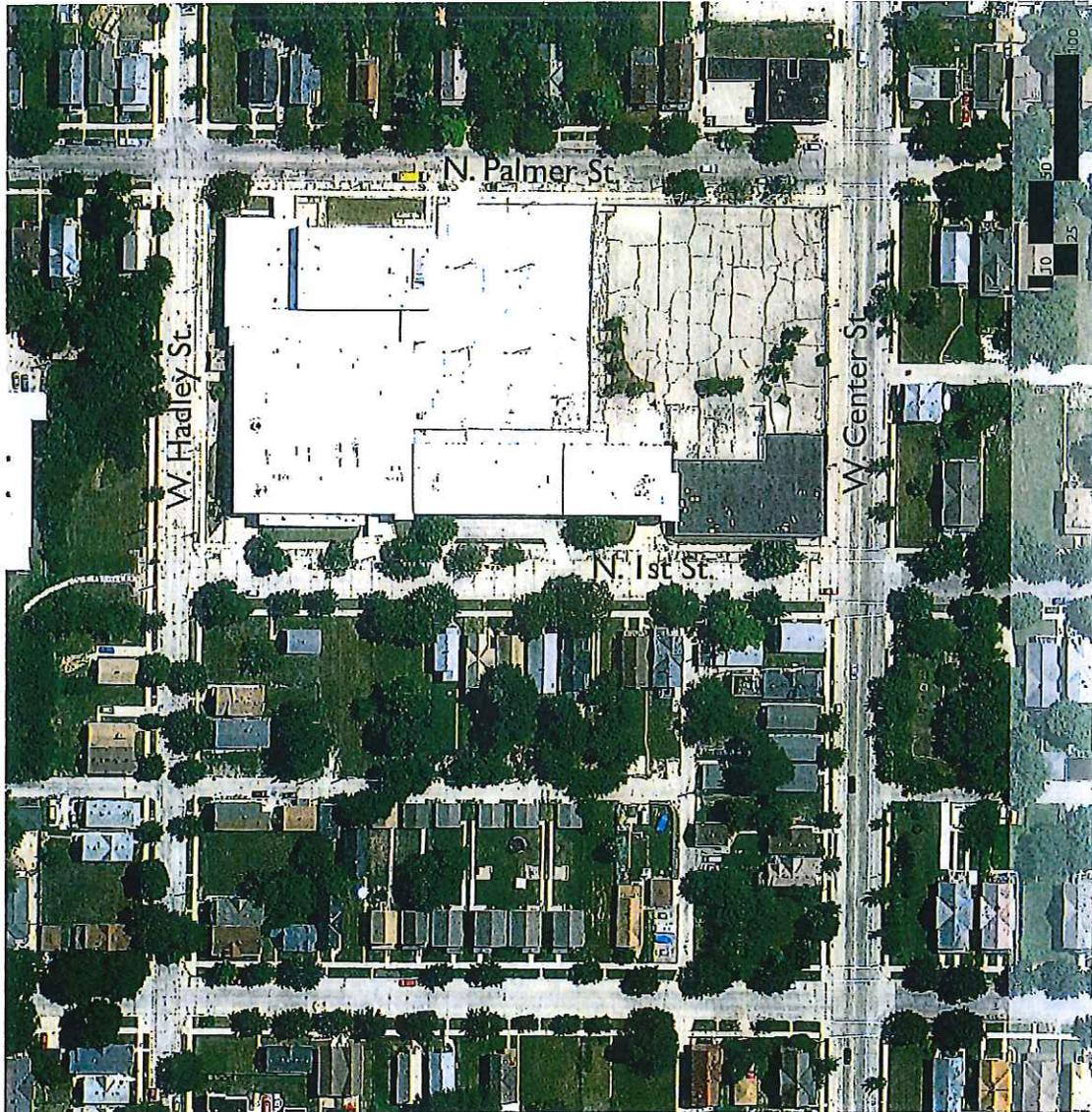
- Major topographic changes
- All three levels have grade access

Base Program:

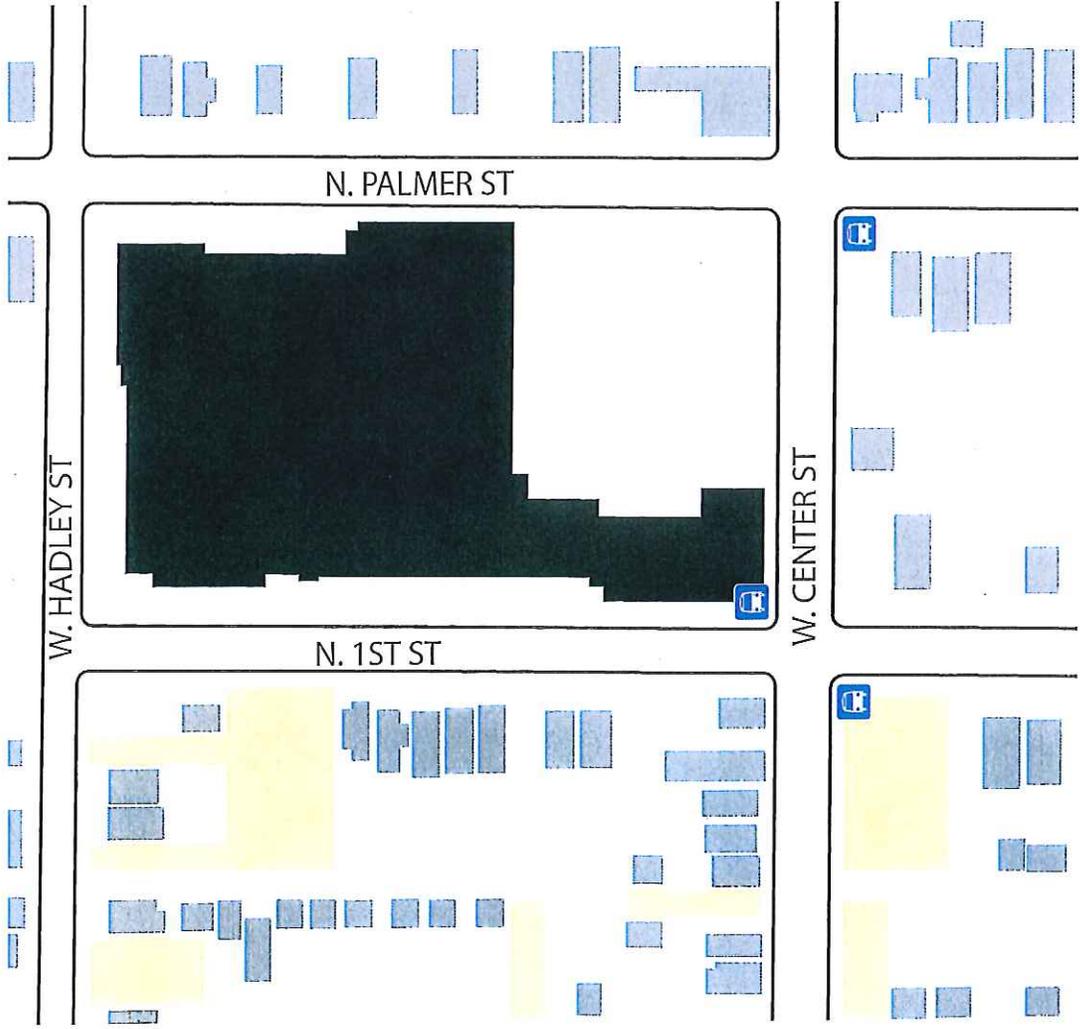
- Community center
- Alternate sports
- Educational space for 200 students
- Outdoor space to serve neighborhood

Zoning Information (RT4):

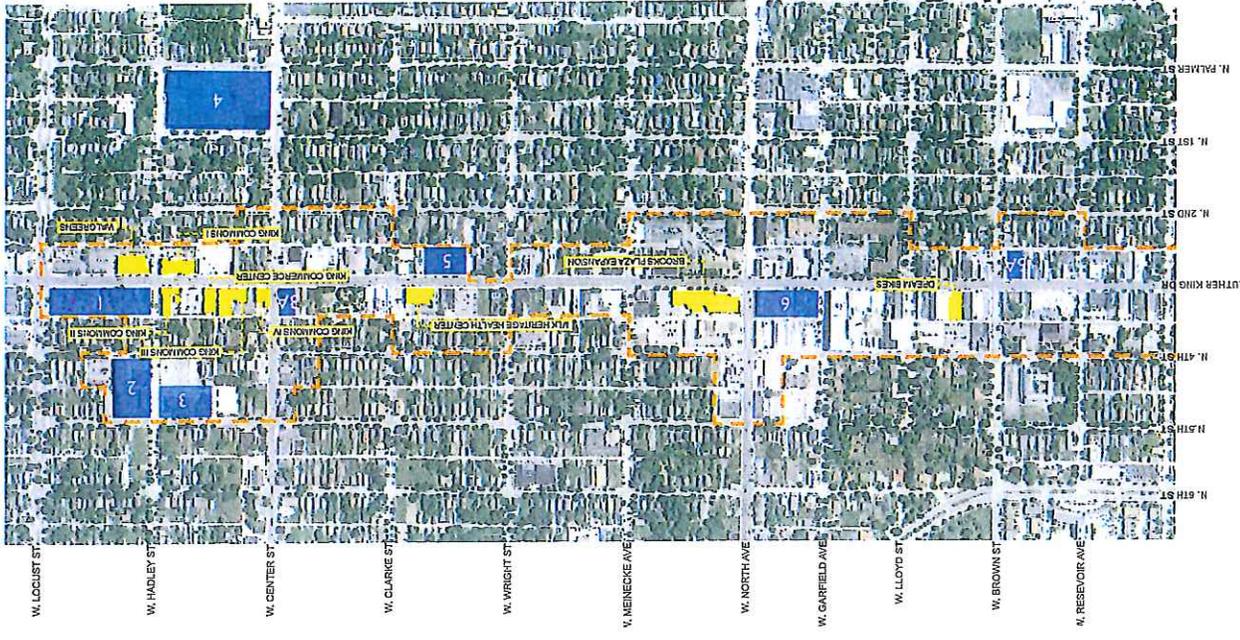
- 48' max. height
- 2 parking spaces for every three dwelling units



SITE 4_MALCOLM X SCHOOL



CITY OWNED
 PRIVATELY OWNED
 VACANT PROPERTY



NORTH

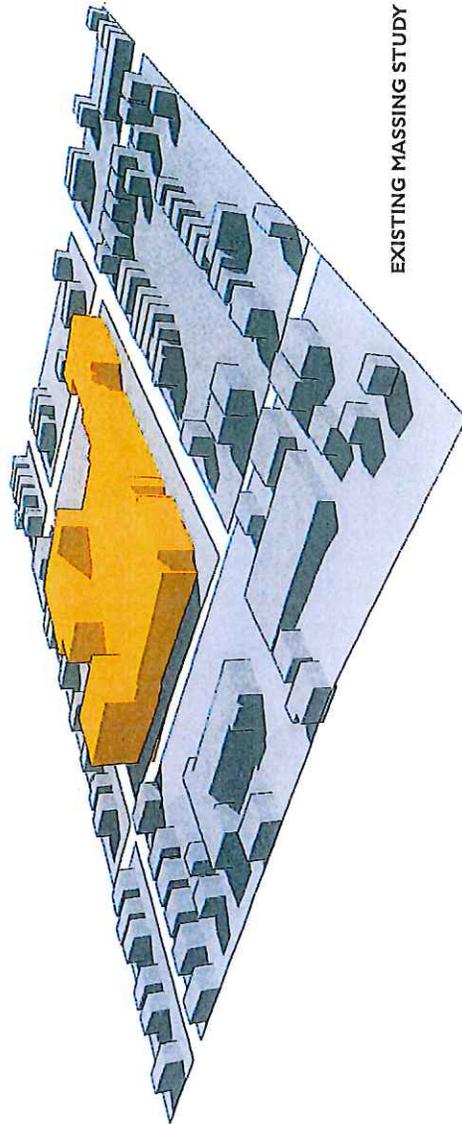


WEST ELEVATION_FROM 1ST ST



NORTH ELEVATION_FROM HADLEY ST

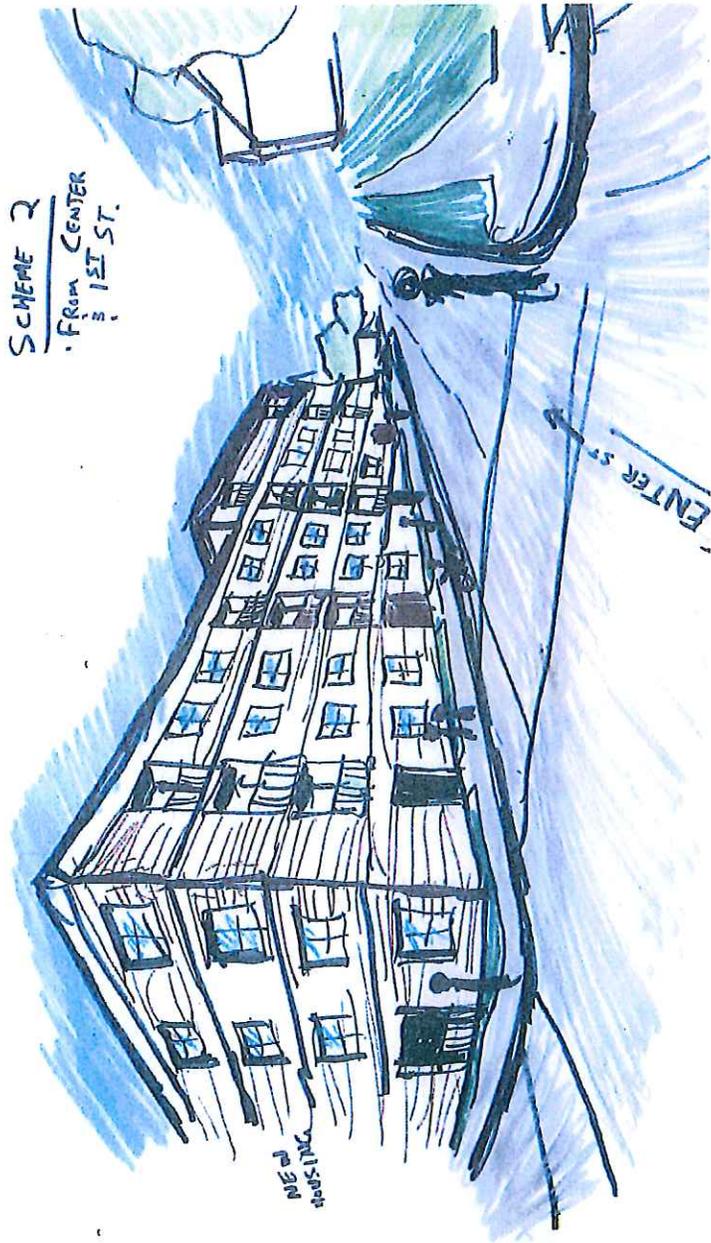
Owner	Address	Value	Lot Size	Zoning
City of Milwaukee (MPS)	2760 N 1st St	\$0.00	191595	RT4



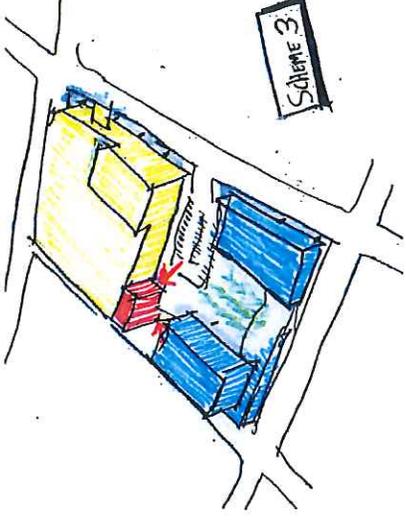
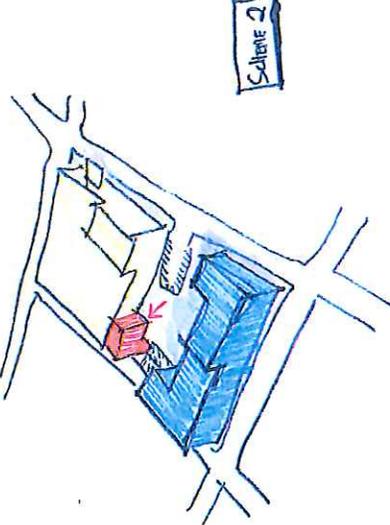
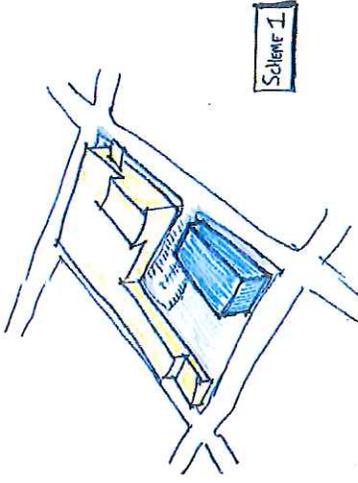
EXISTING MASSING STUDY

SITE 4_MALCOLM X SCHOOL_QUORUM ARCHITECTS INC





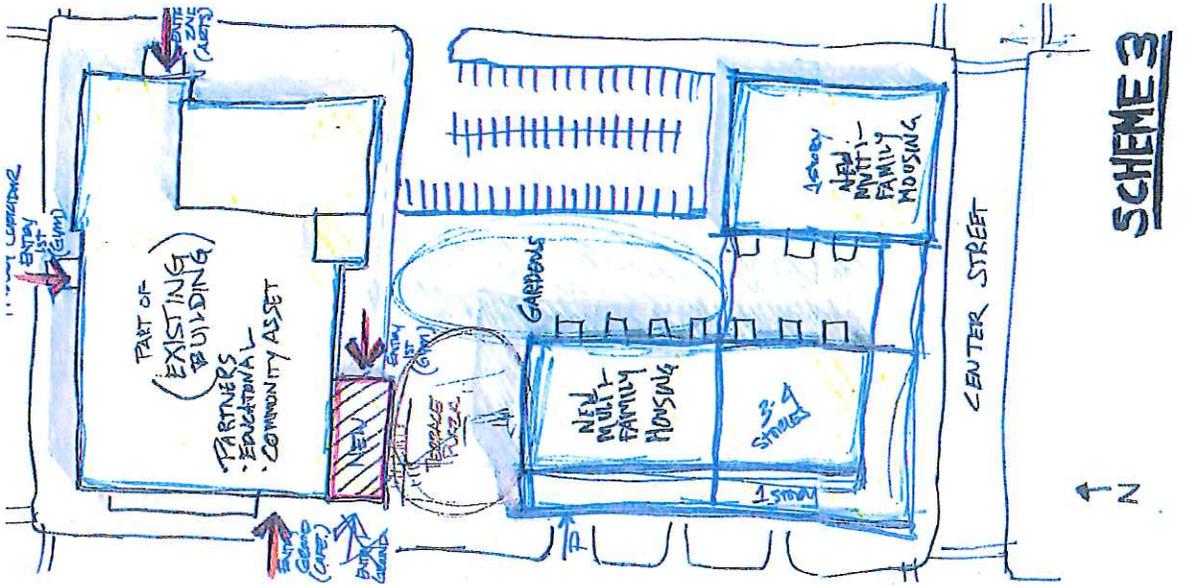
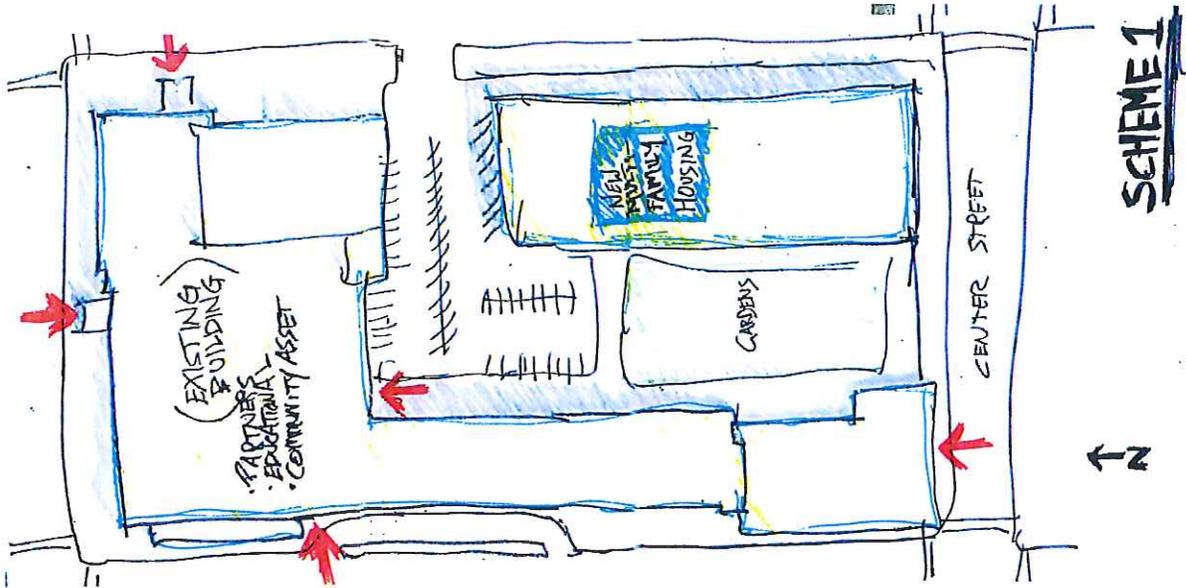
VIEW FROM CENTER & 1ST,
AXONOMETRICS [RIGHT]



DESIGN CONSIDERATIONS & STRATEGIES

By receiving funding from WHEDA, partners, TIF and partial sales of property, Malcom X School could become a signature community center and residential development that redefines Hadley Street and the neighborhood. MPS flex space, along with a variety of sport and performance activities, the building could be used year-round. Demolition of the south portion of the property allows for new housing along Center Street, linking the neighborhood to this once underutilized site.

SITE 4_MALCOLM X SCHOOL_QUORUM ARCHITECTS INC



DIAGRAMMATIC SITE PLANS OF 3 PROPOSED SCHEMES

NEXT STEPS

MPS is currently initiating a neighborhood discussion on the proposed uses to gather resident input. MPS should work with the BID, Martin Luther King Economic Development Corporation and City planning staff on uses and development options. LISC Milwaukee and WHEDA are potential funding partners for this site.



VIEW FROM PARKING LOT



**MILWAUKEE
PUBLIC SCHOOLS**

DIVISION OF FACILITIES AND MAINTENANCE SERVICES

1124 North 11th Street
Milwaukee, Wisconsin 53233
Area 414: 283-4600
Fax 414: 283-4682

**Malcolm-X
2760 North 1st Street
Site 048**

Year Built	1961
Year Closed	July 2007
Square Feet	170,948
Acres	4.92
Number of Classrooms	57
Capacity	1,032
ADA Accessible	Yes