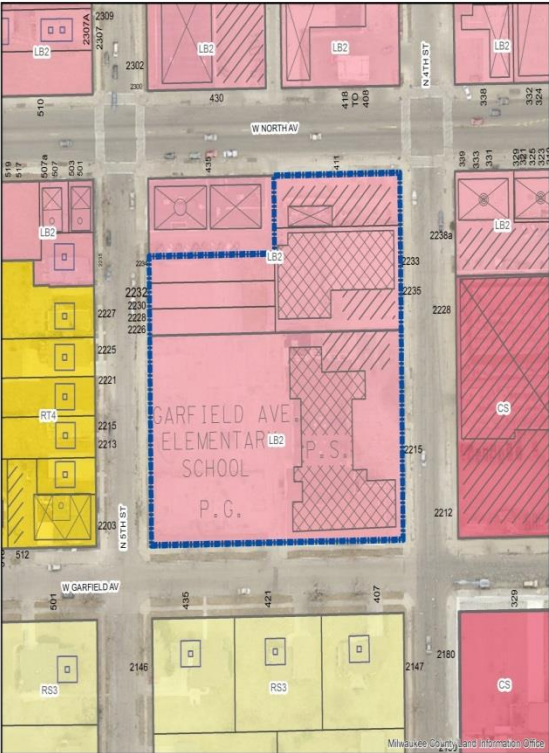


Garfield/North Redevelopment

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 4th Street and 2226-2234 North 5th Street, on the south side of West North Avenue, west of North 4th Street, in the 6th Aldermanic District.



File No. 160390
 LB2 to DPD
 October 2016

- Legend**
- Zoning Change Boundary
 - Zoning**
 - 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 Of
 - Special - Parks
 - Special - Institutional
 - Special - Planned Development
 - Special - Redevelopment Distr



Project Team

- **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



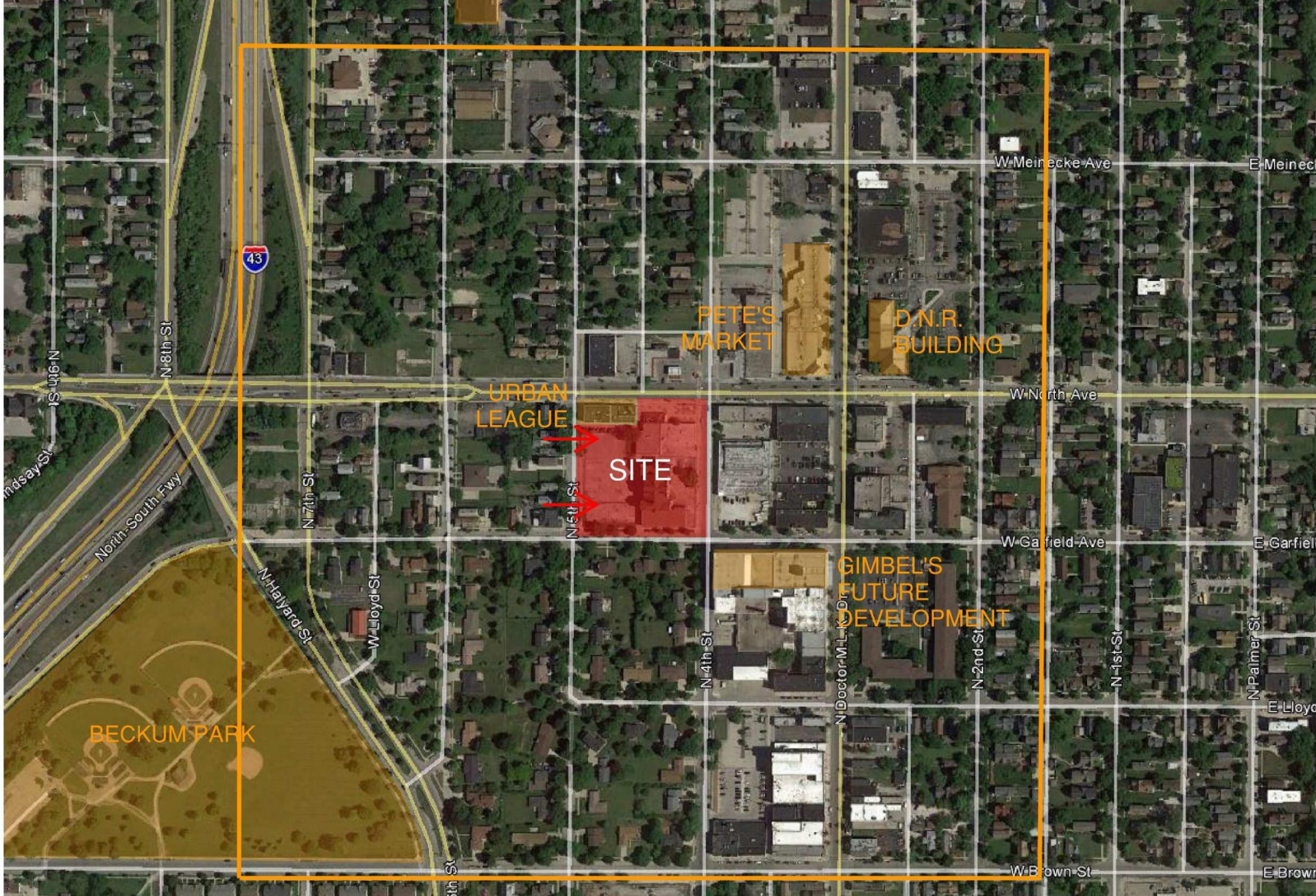
GREENFIRE

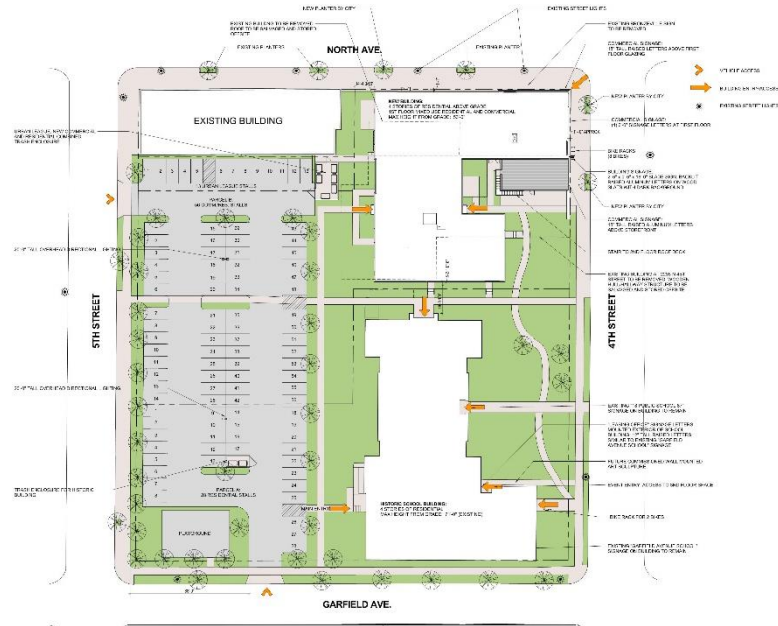


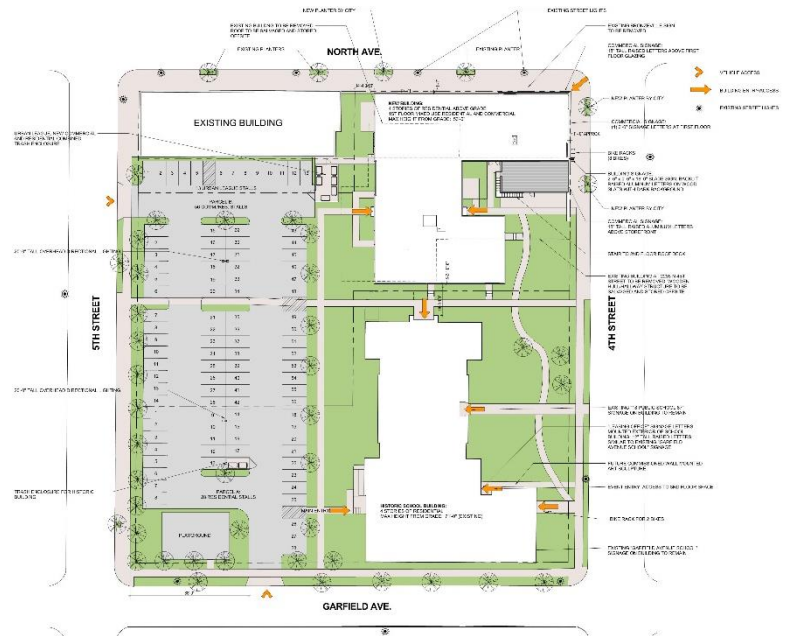
Project Overview

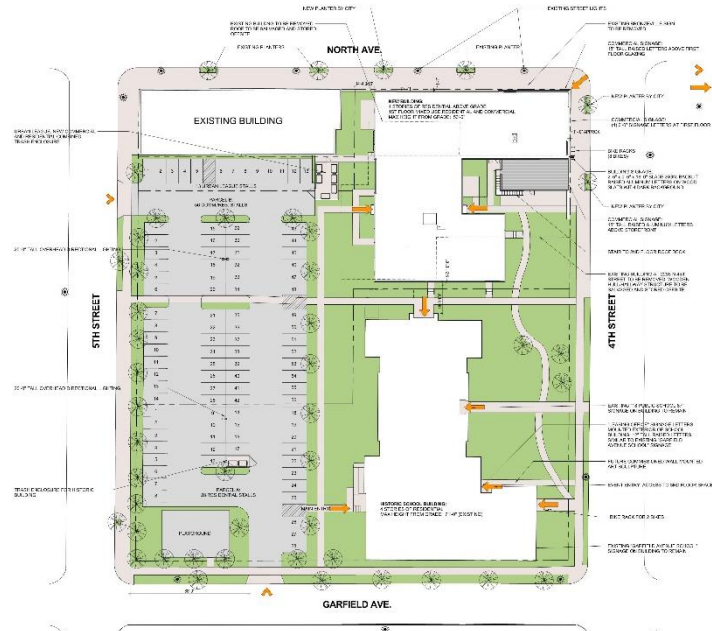
- **New Home of America's Black Holocaust Museum**
- **Full-block Redevelopment**
- **Catalytic project for Bronzeville Neighborhood**
- **Historic Preservation**
- **New Urban Construction**
- **Enhances the Urban Street Life**
- **Mixed-income Residential**
- **Historic Building**
 - 30-units
 - 28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

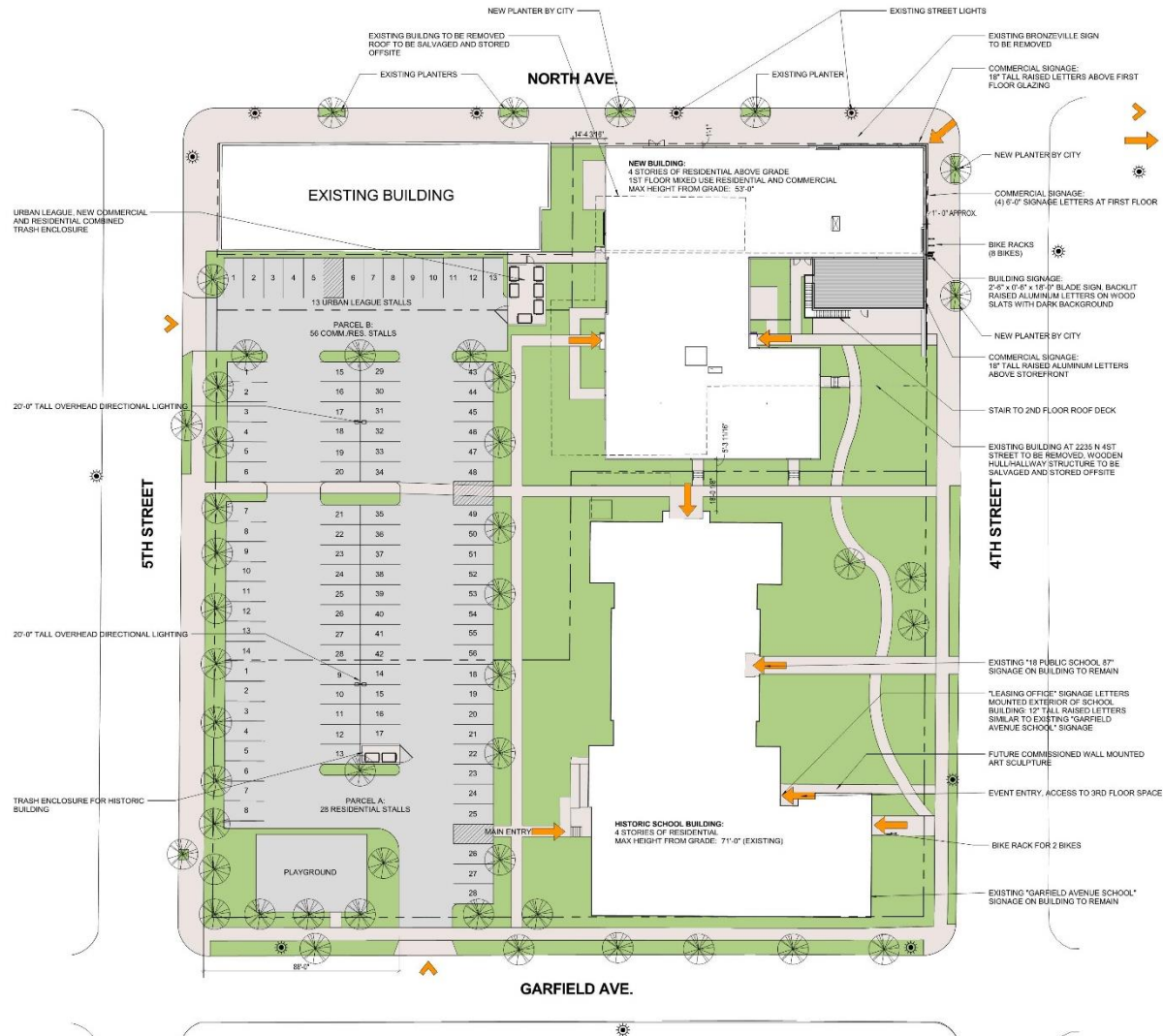












	Parcel A Garfield	Parcel B New Bldg.
Gross Land Area	50,620	49,092
Building Coverage	16,035	14,725
Parking Area (sf)	9,803	18,374
Surface Parking #	29	56
Enclosed Parking #	0	0
Open Space (sf)	24,333	12,757
Apartment Units	30	41
Total SF	49,363 sf	59,984 sf
Total Non-residential Retail/Commercial	3,733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





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



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















Community Engagement

- 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

- 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

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

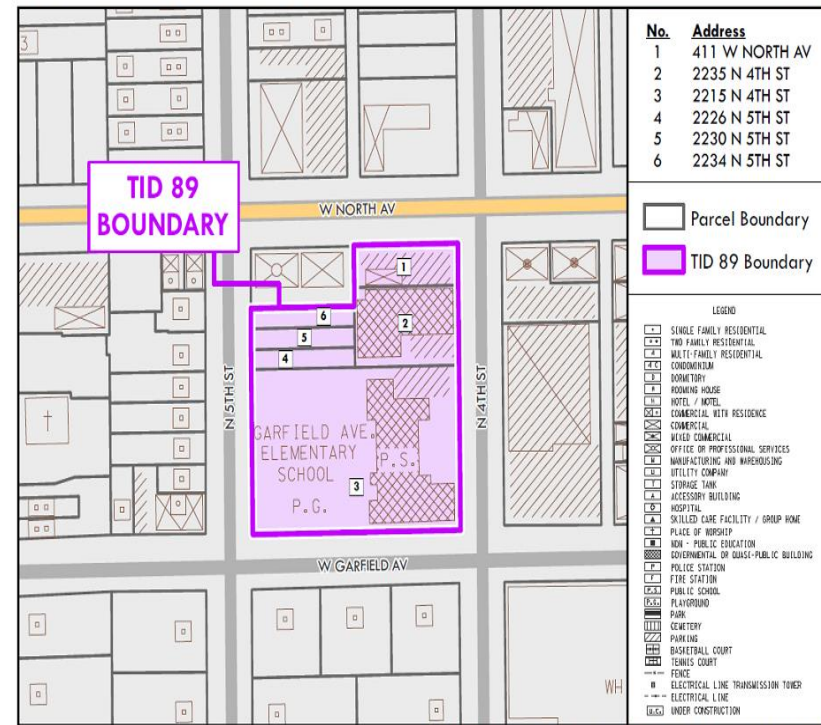
- Investing Solar through the Environmental Collaboration Office
- Working with Franklin Energy for various Focus on Energy rebates
- Wisconsin Green Built for Homes Certification

Properties to be conveyed: new TID 89

- 2215 North 4th Street:
former Garfield Avenue Elementary School
- 2235 North 4th Street:
former America's Black Holocaust Museum
- 411 West North Avenue:
former Grant's Soul Food restaurant
- 2216-28 North 5th Street
- 2230-32 North 5th Street
- 2234 North 5th 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\1620-18 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



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

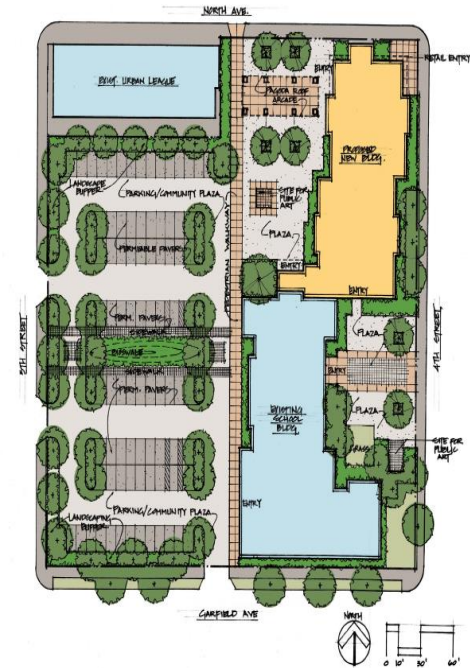
Charette and the RFP

Charette: 2013

- Residential housing
- Public plaza
- Arts component

RFP: October 2014

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



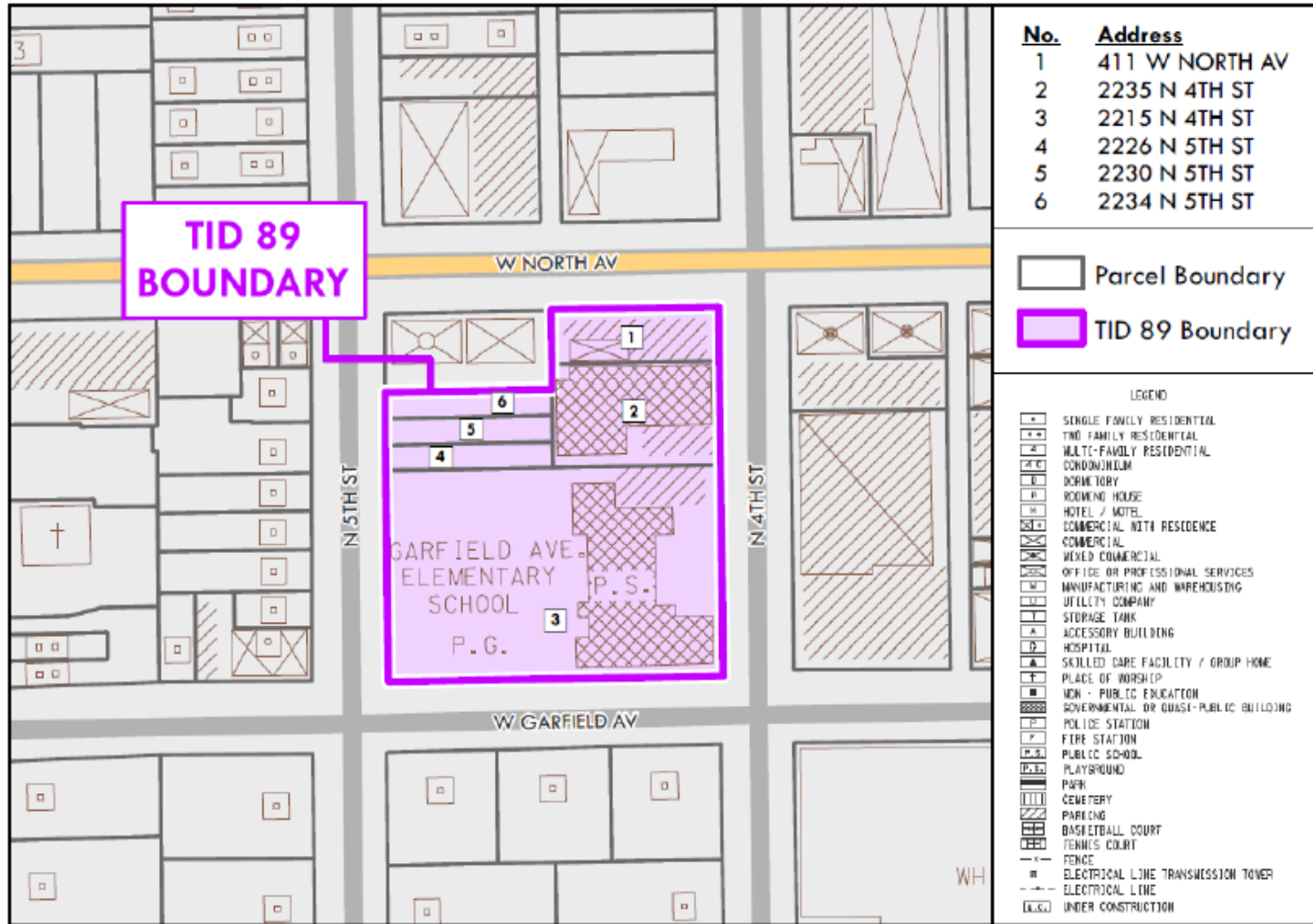
Terms of Conveyance



- 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

