

TID 102: Schuster's Building





2153 North Dr. Martin Luther King Jr. Drive



The Big Eazy

Brewers Hill Apartments

CH Coakley

N Doctor M.L.K. Jr Dr

W.R. Phillips Ave

W Carfield Ave

Skybox Sports Bar

Geel's Clippers



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Gee's Clippers

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W Lloyd St

N Deodar MLK Jr Dr

W Garfield Ave

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Box Sports Bar

N Doctor M.L.K., Jr Dr

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The Big Easy

N Doctor M.L.K., Jr Dr

W Garfield Ave

Vel R. Phillips Ave

W Lloyd St

Vel R. Phillips Ave



Photo: OnMilwaukee

SEVENTH AND WINNERS STREETS

WISCONSIN.

THIRD AND HARMON STREETS.

PHOTO COURTESY OF
—MILWAUKEE CO. HISTORICAL—
SOCIETY



PHOTO COURTESY OF
MILWAUKEE CO. HISTORICAL
SOCIETY

THE HEADQUARTERS STORE ON THIRD STREET





19. S/W Corner - Garfield

Photo: Milwaukee Public Library (1976)



Photos: Wisconsin Historical Society



Photo: OnMilwaukee



Photo: OnMilwaukee



Photo: OnMilwaukee



Photo: OnMilwaukee

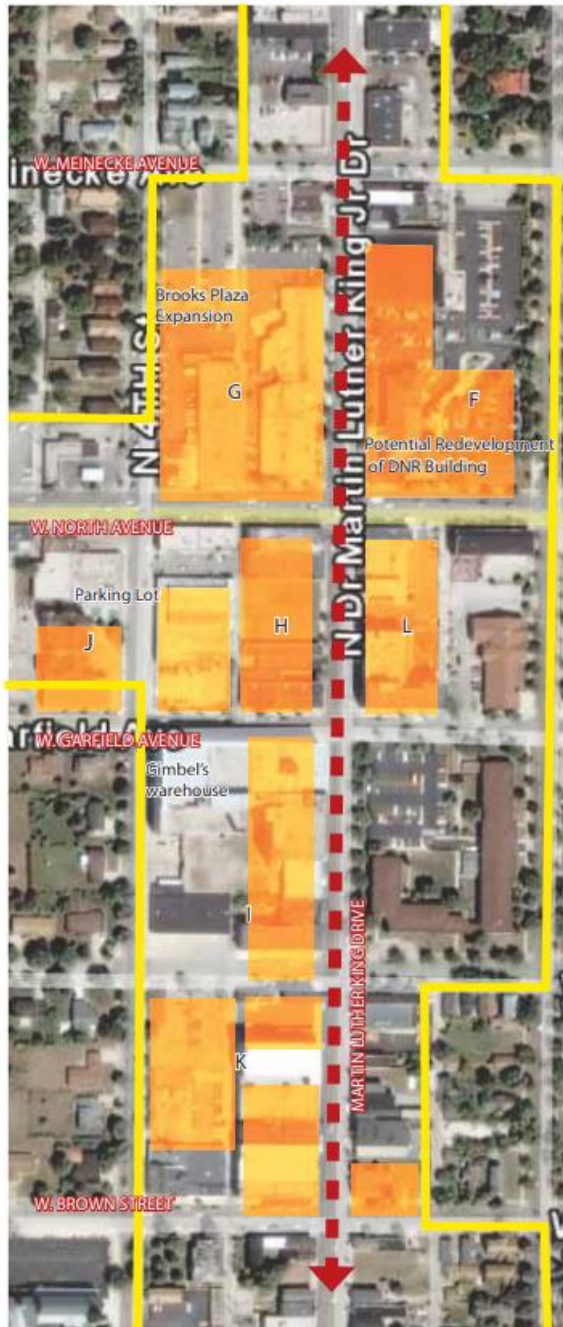


Photo: Urban Milwaukee (2015)

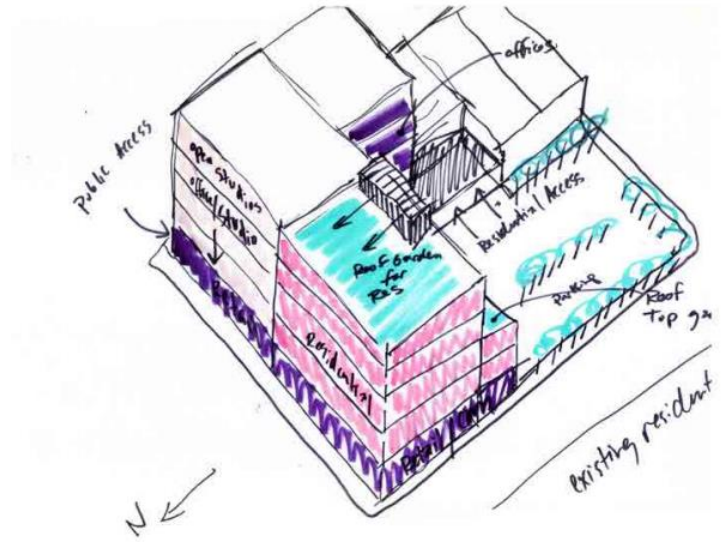


Photo: Urban Milwaukee (2015)

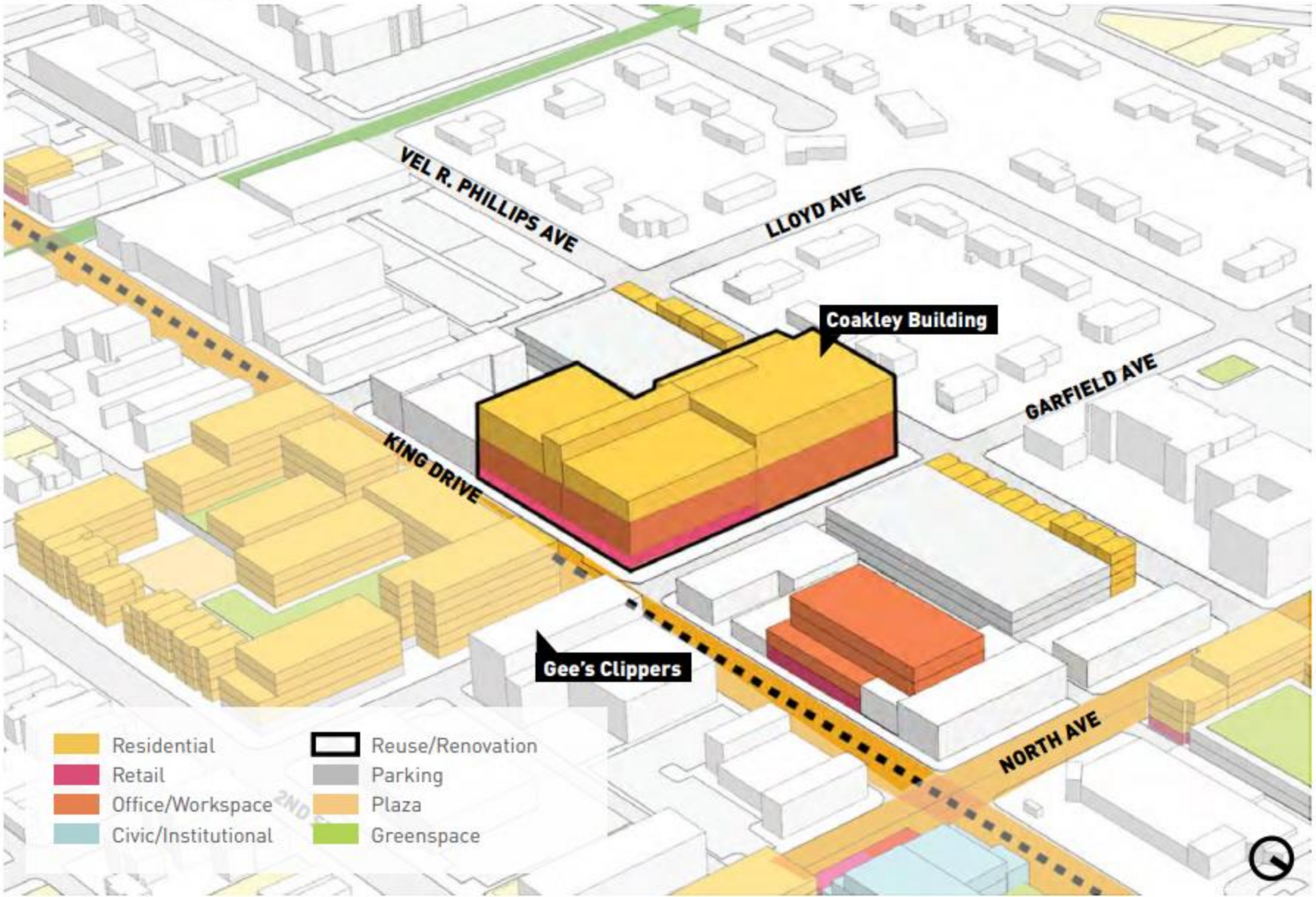
Northeast Side Area Plan (2009)



Bronzeville Area Redevelopment Charette (2013)





POTENTIAL DEVELOPMENT




Equitable Growth Through Transit Oriented Development Plan (2018)



March 2019 Announcement (Photo: Urban Milwaukee)

Join  &  Greater Milwaukee FOUNDATION *greater together*



We, the Medical College of Wisconsin and the Greater Milwaukee Foundation, would like to meet you and have an open dialogue about building up our community and listening to opportunities for revitalizing the historic MLK building that once housed the Gimbel-Schuster's Department Store.

Feel free to stop in anytime during the open house and enjoy a bite to eat with us. There will be a short program at noon. We look forward to this being the start of an ongoing community conversation. Working together is important as we pursue a joint vision of "A Milwaukee that is equitable, healthy and thriving for all."

Saturday MAY 18
11 a.m. to 1 p.m.

America's Black Holocaust Museum
401 W North Ave
Milwaukee

Space is limited, register by May 10 on Eventbrite
<https://gmfoundmcwmeetandgreet.eventbrite.com>
Please contact Dorothy Enriquez, Athena Communications, at 909.908.8806 with questions.

Community Outreach Events/Meetings:

- Garfield Days
- Bronzeville Cultural and Arts Festival
- Halyard Park Annual Block Party
- Brewers Hill, Halyard Park and Harambee neighborhood associations
- King Drive BID

  Greater Milwaukee FOUNDATION *greater together*

Inform how the Greater Milwaukee Foundation and Medical College of Wisconsin partnership will

invest in your neighborhood.

The knowledge, input and leadership of residents from Halyard Park, Harambee and Brewers Hill, will help inform the restoration and redevelopment of a historic building on North Martin Luther King, Jr. Drive, and prioritize the Medical College of Wisconsin and Greater Milwaukee Foundation's related community investments for an equitable, healthy and thriving Milwaukee.

In a neighborhood visioning session, residents identify shared values, define a set of priorities and brainstorm ideas on how to strengthen the community.


Join us for the first of several visioning sessions:
Saturday, Aug. 10
9 a.m. - Noon
Soprismer Family Peace Center
619 W. Walnut St.
Milwaukee, WI 53212

Register at gmfoundmcwmeetandgreet.org/mcw
Questions? 7414.272.8806
www@greatermilwaukeefoundation.org



on the table ^{MKE}
Your voice matters.

LUNCH is on US



Greater Milwaukee Foundation President Ellen Gilligan and Medical College of Wisconsin President Dr. John Raymond invite you to a very special On the Table MKE luncheon conversation.

We want to share updates about the thoughtful ideas we've heard from neighbors and area business owners during recent community visioning sessions about our partnership.

This is also a time to break bread together. To share this moment with you to celebrate and discover how we, when joined in impactful conversation, can create a shared vision for health, equity, and a thriving community.

What issues provide the greatest challenges? The greatest opportunities? How can we connect to one another through positive action steps to be good neighbors and strengthen the community we call home?



Share your voice to not only be a part of the conversation, but also a part of a community legacy we can proudly say we built together.

RSVP: Katie Newcomb at Athena Communications
Katie@athenacommunicationsllc.com by October 7th
Space is limited.

Date:
October 10, 2019

Time:
Noon - 1:30 p.m.

Location:
Jewels Caribbean
2230 N Dr. Martin Luther King Jr. Dr., Milwaukee
A buffet lunch will be served.

  Greater Milwaukee FOUNDATION *greater together*

Inform how the partnership can support your neighborhood

Join us for the final visioning session:

Friday, Oct. 11
5 - 8 p.m.
On the Bayou
2053 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212

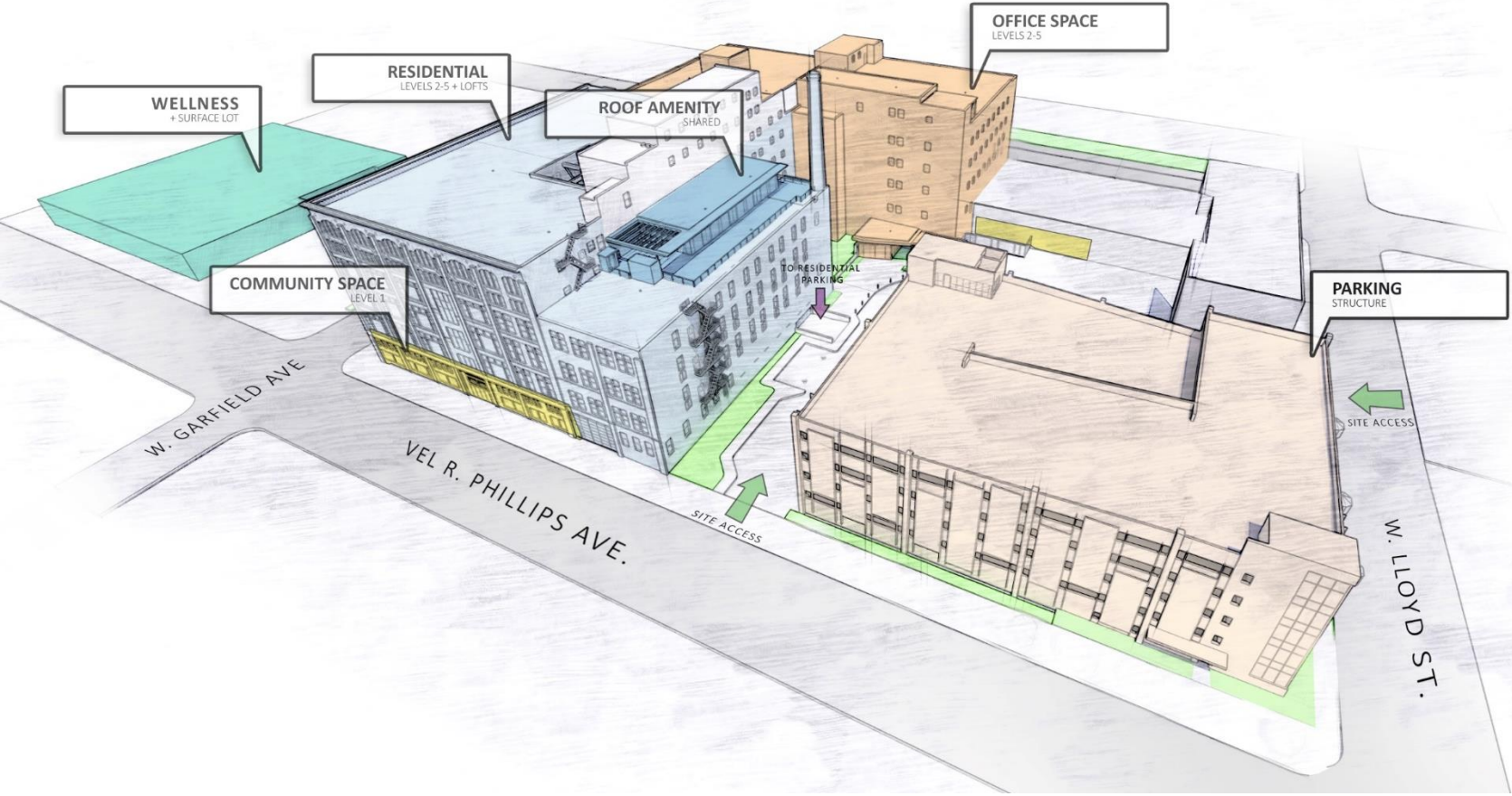
In this meeting we will:

- Provide an update on the building amenities.
- Share how we've incorporated your feedback from the previous two visioning sessions.
- Present the partnerships' commitment to addressing health disparities through employment, housing, education, early childhood education, food and community engagement.
- Department of City Development Commissioner Roddy Marcoux will be present to respond to residents' questions about growth and development in the surrounding neighborhoods.



Register at greatermilwaukeefoundation.org/mcw
Questions? 7414.272.8805

3D SITE DIAGRAM



SITE PLAN + OVERALL SQUARE FOOTAGE

Level 1

- Healthy Living 15,000 GSF
- Early Childhood 11,200 GSF
- Community Space 24,000 GSF - Option 1A [38,000 GSF - Option 1B]

Level 1 Mezzanine

- Office / Admin 5,500 GSF* (*Low head height this area*)
- Community Space 3,400 GSF

Level 2

- Residential 26,209 GSF
- Business 26,405 GSF

Level 3

- Residential 26,209 GSF
- Business 26,405 GSF

Level 4

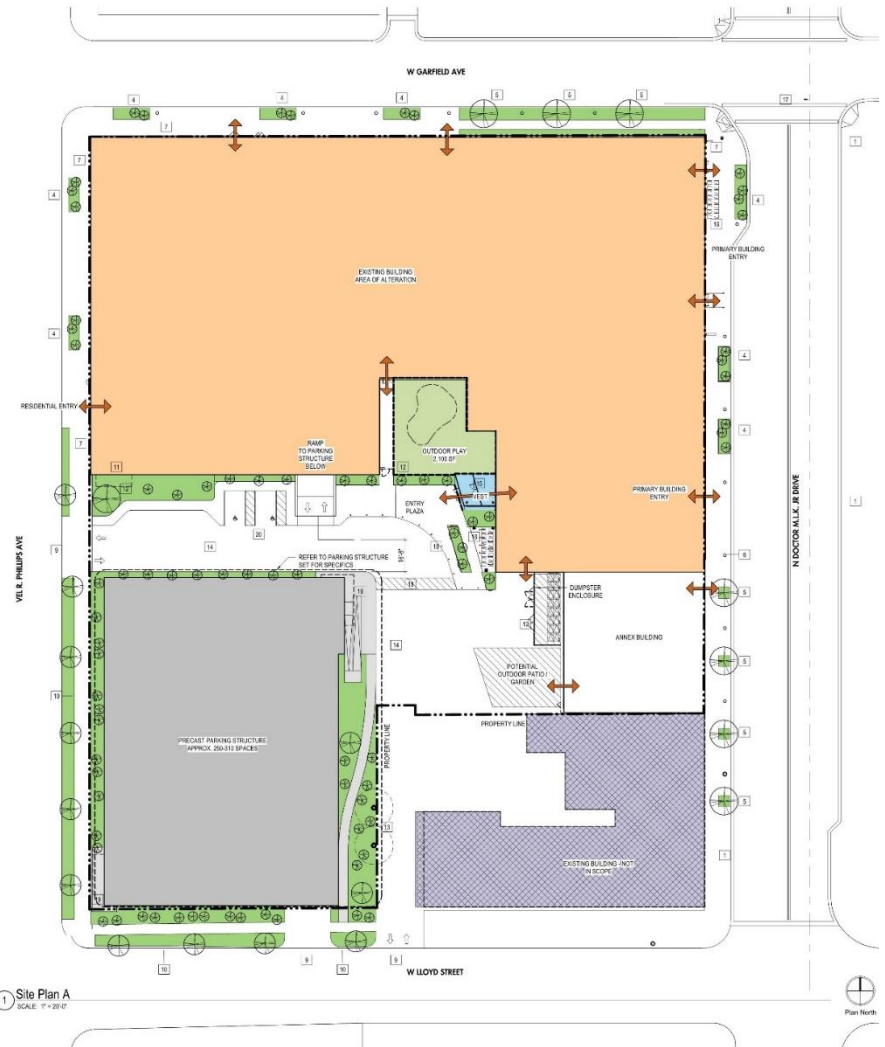
- Residential 26,209 GSF
- Business 26,405 GSF

Level 5

- Residential 17,460 GSF
- Business 13,618 GSF

Level 6 (Loft Units)

- Residential 3,805 GSF
- Business N/A



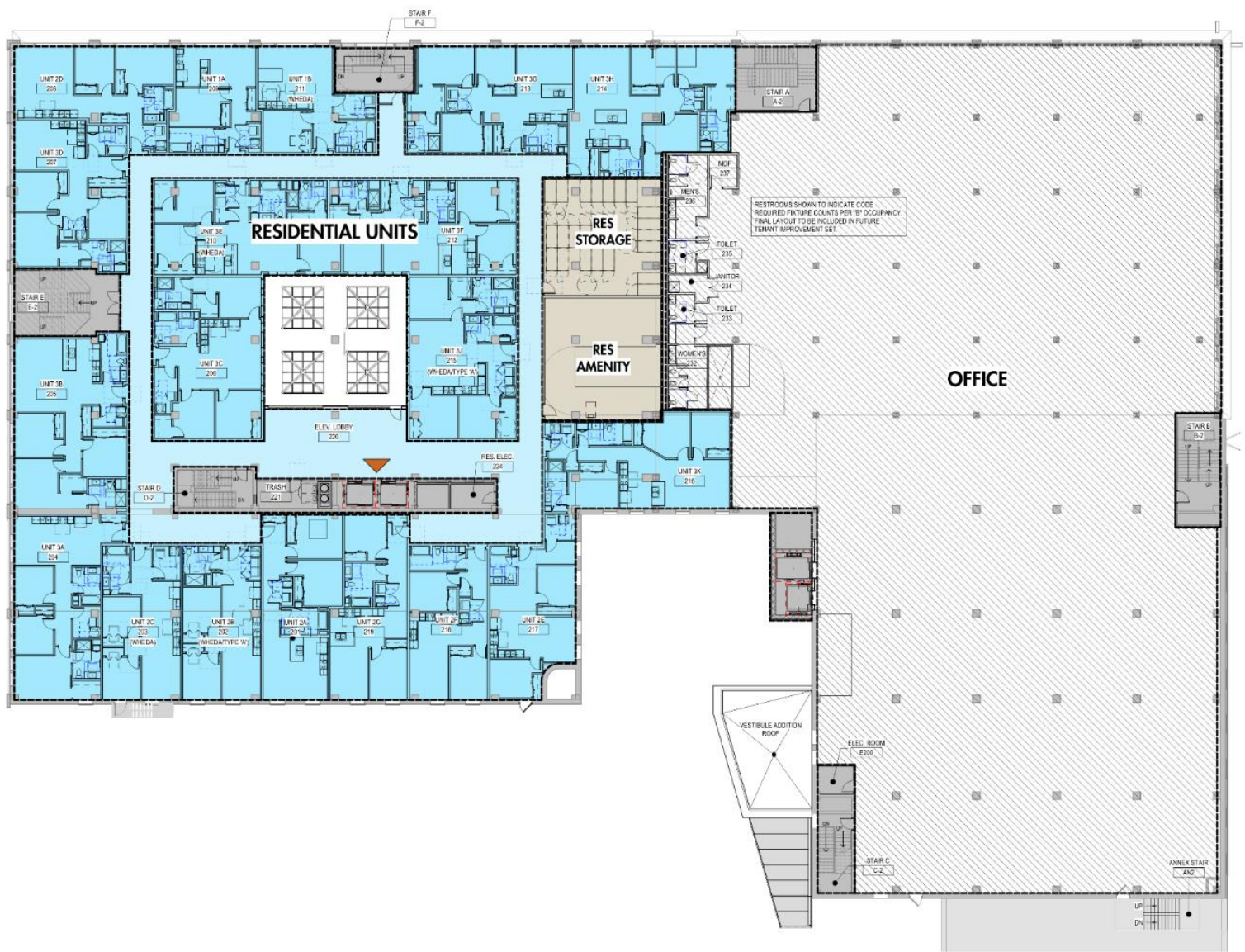
INSPIRATION RENDERING – EXTERIOR ENTRY



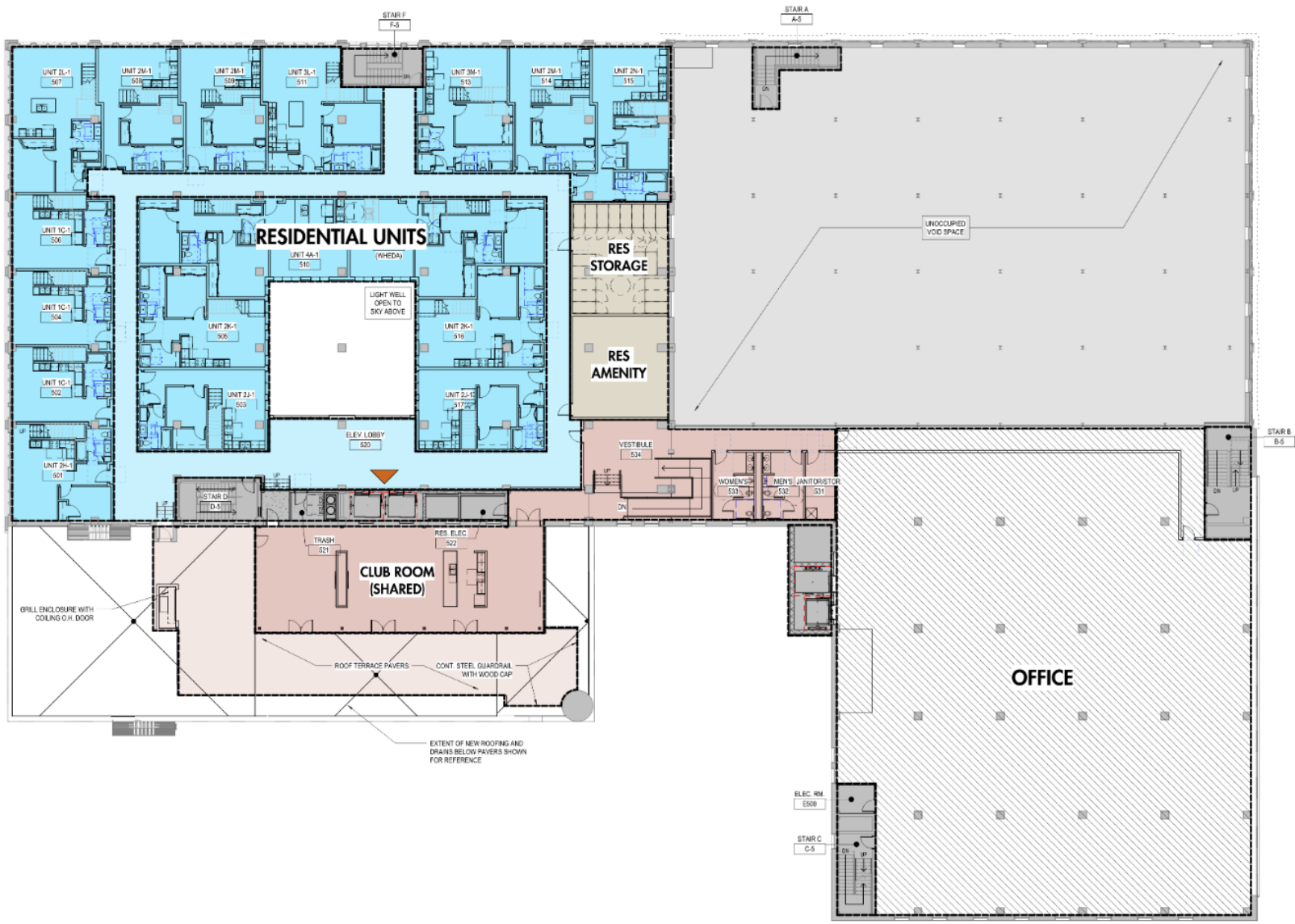
RESIDENTIAL PLANS – FIRST FLOOR



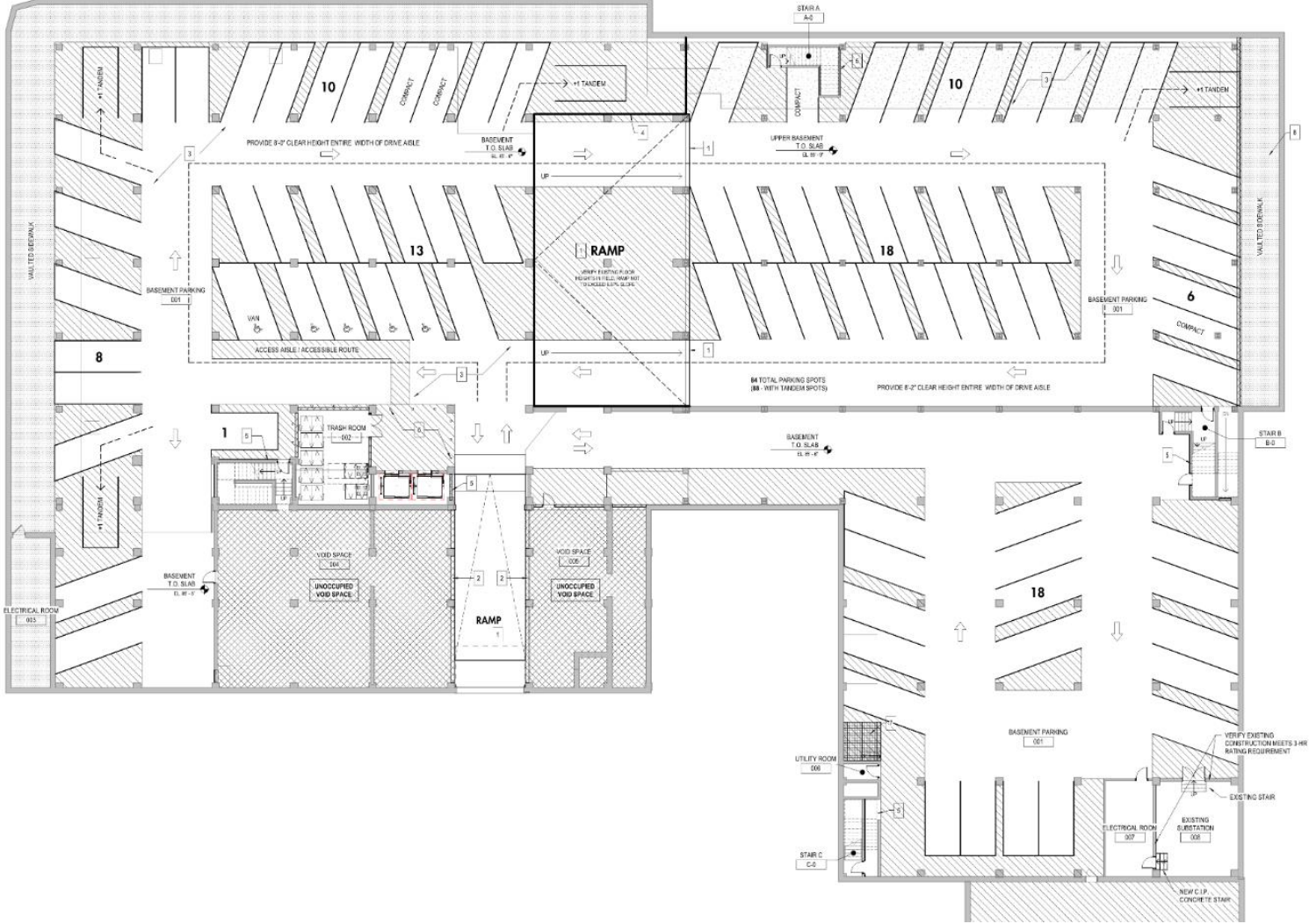
RESIDENTIAL PLANS – TYPICAL LEVEL (2ND-4TH FLOORS)



RESIDENTIAL PLANS – 5TH FLOOR



RESIDENTIAL PLANS – BASEMENT PARKING





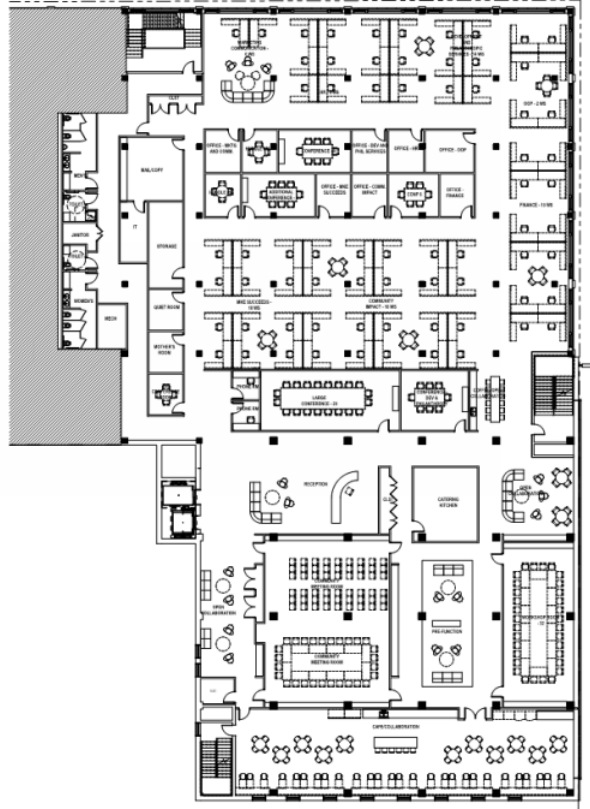
MCW SPACE PLAN PROGRESS

2ND FLOOR



3RD FLOOR





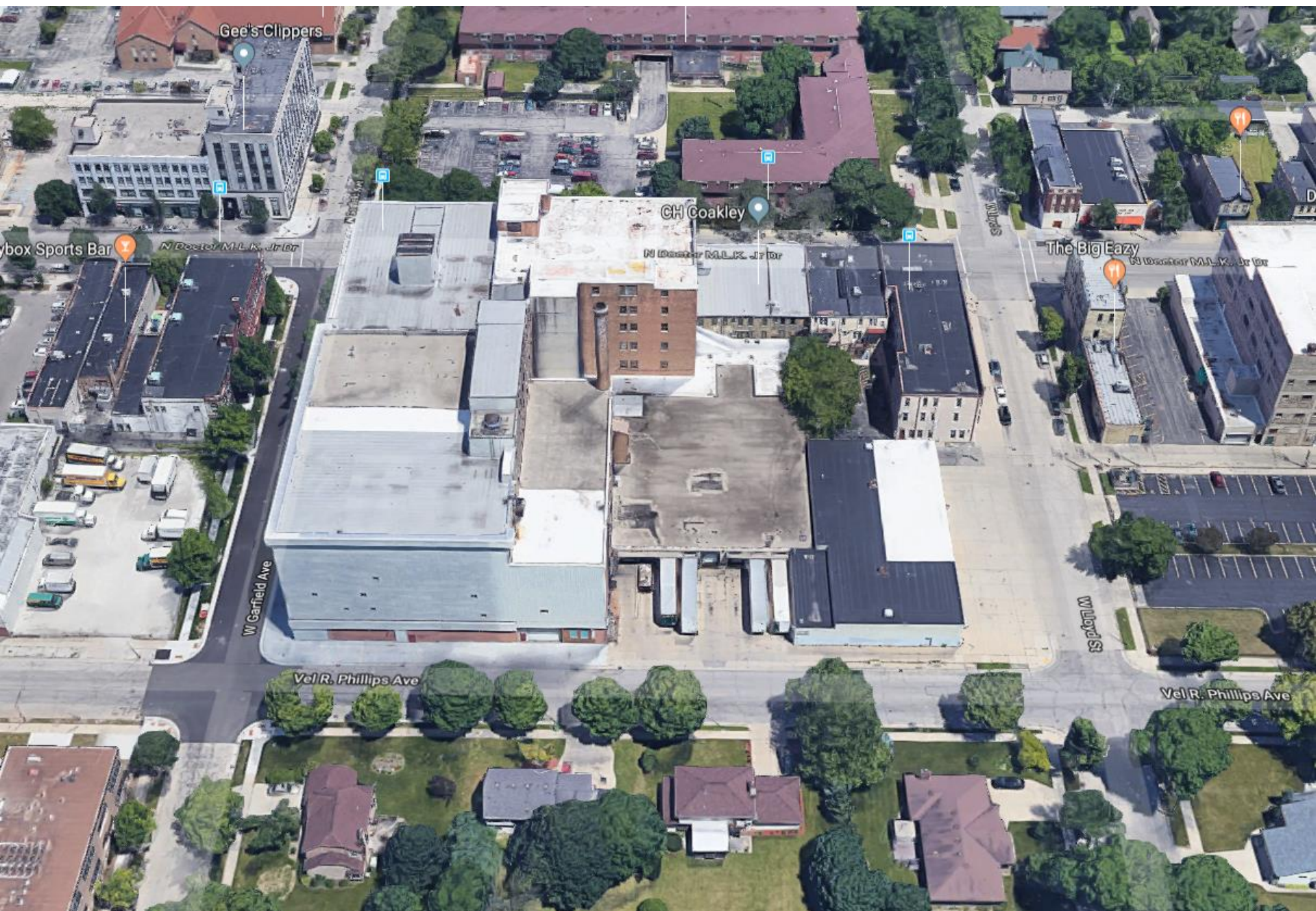
4TH FLOOR - OPTION A

GMF SPACE PLAN PROGRESS



CONCEPTUAL RENDERING FROM MLK





Gee's Clippers

CH Coakley

The Big Easy

W Garfield Ave

Vel R. Phillips Ave

W Lloyd St

Vel R. Phillips Ave

N Doctor M.L.K., Jr Dr

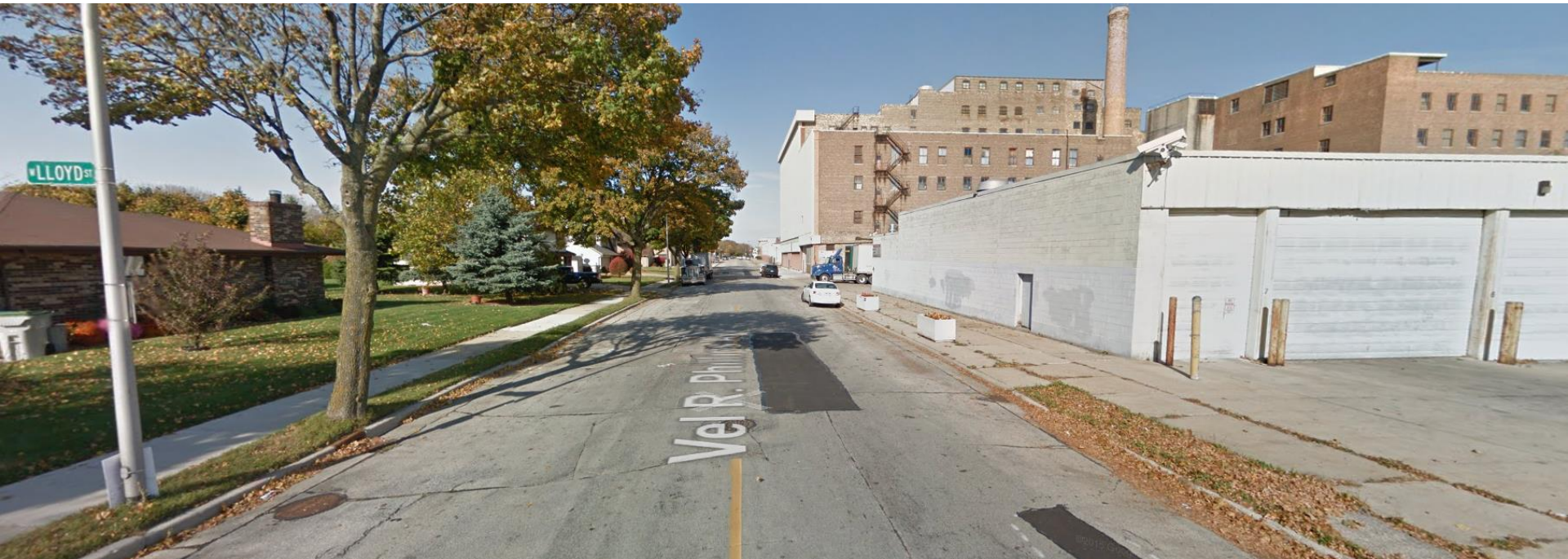
N Doctor M.L.K., Jr Dr

Box Sports Bar

Neighbor Views



Neighbor Views



Neighbor Views



Parking Structure – Inspiration Rendering



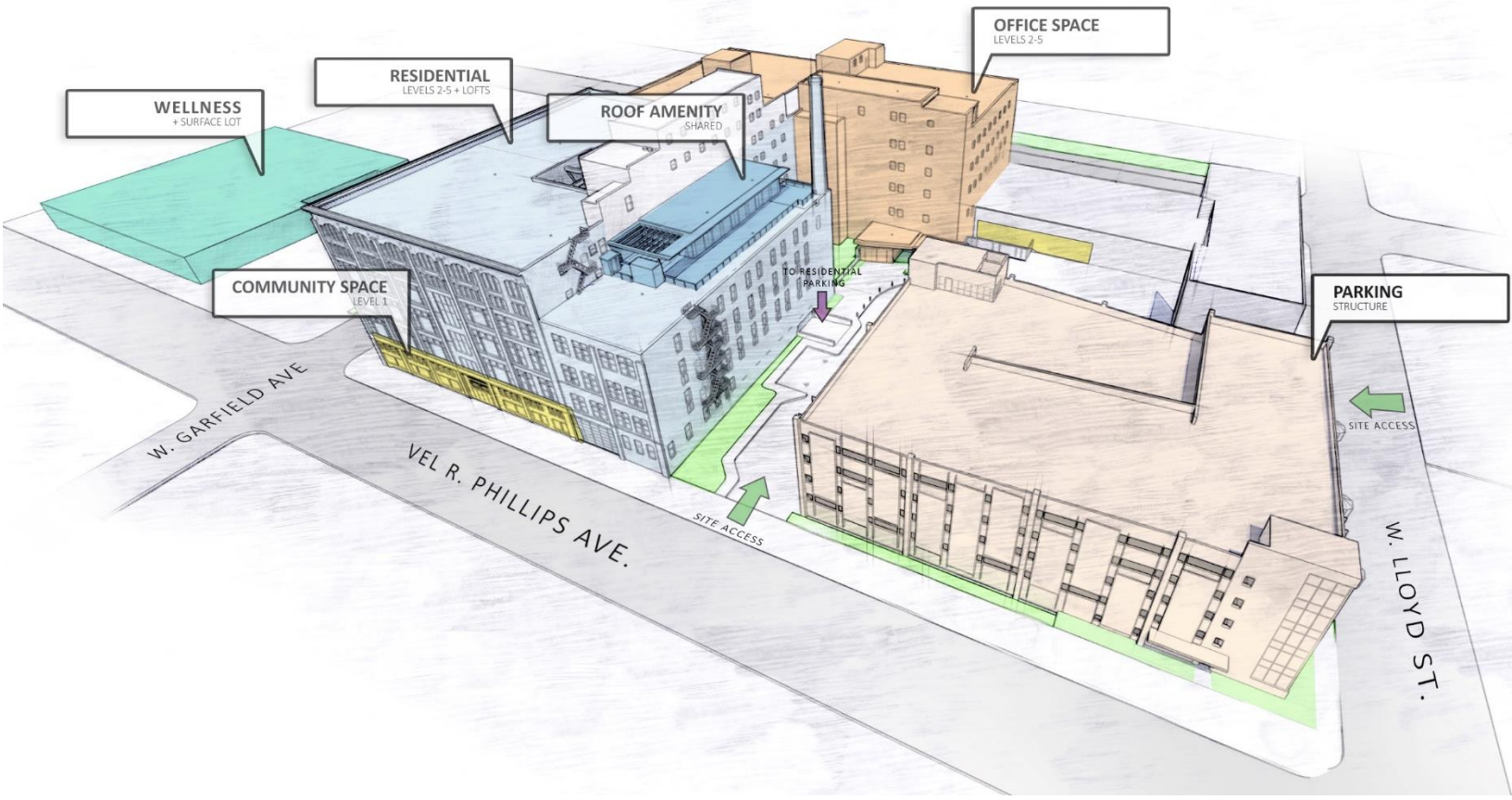
GREEN SCREEN WALL + PUBLIC ART



Neighbor Views



Neighbor Views



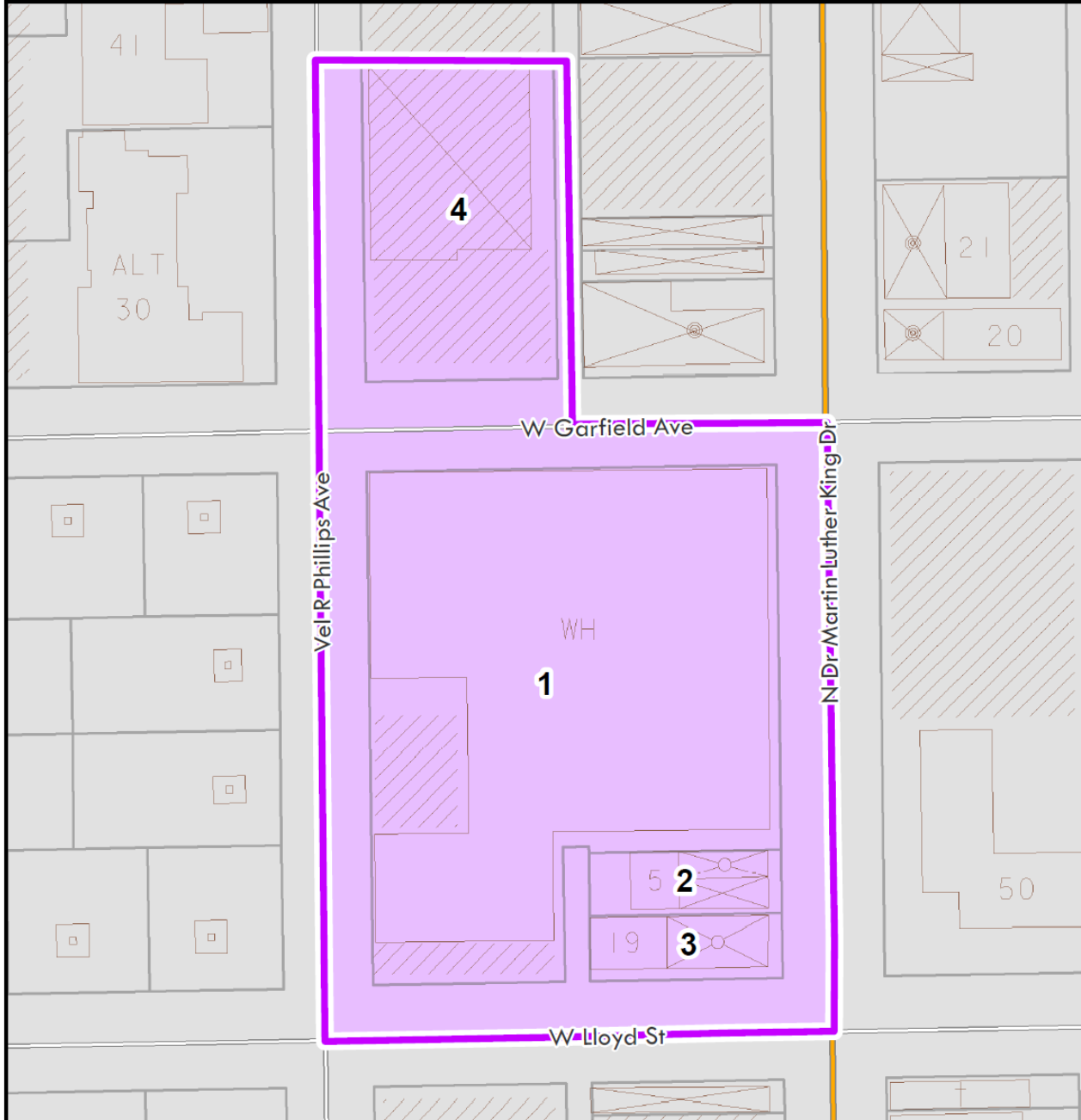
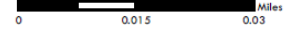
Neighbor Views



Neighbor Views

TID 102: SCHUSTER'S BUILDING, MAP 31



BOUNDARY AND EXISTING LAND USE




































PROPERTY LIST

No.	Taxkey	Property Address
1	353-0294-112	2153 N MARTIN LUTHER KING JR. DR
2	353-0297-000	2107-2111 N MARTIN LUTHER KING JR. DR
3	353-0298-000	2101-2105 N MARTIN LUTHER KING JR. DR
4	353-0213-000	2212-2228 N VEL R PHILLIPS AVE

MAP LEGEND

-  TID 102 Boundary
-  Parcel Boundary

Current Land Use

-  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

TID 102: Schuster's Building- Terms

- Up to a \$15,000,000 grant (the “Monetary Obligation”) to the Developer for façade restoration, affordable housing and extraordinary costs
- Developer-Financed, 5.5% interest up to 25 years
- Human Resources Agreement: 25% SBE and 40% RPP
- Payment in Lieu of Taxes (PILOT) Agreement
- 50/50 Cost Savings
- Maintain affordable units for 25 years
- Façade Easement

Schuster's Building: Housing Mix

# of Bedrooms	# of Units	% AMI	SF per Unit	Monthly Rent
One	3	30%	785	\$395
Two	9	30%	900	\$465
Three	1	30%	1,150	\$535
One	1	50%	785	\$670
Two	6	50%	900	\$805
Three	2	50%	1,150	\$935
One	5	60%	785	\$815
Two	8	60%	900	\$985
Three	16	60%	1,150	\$1,150
Four	2	60%	1,300	\$1,275
One	1	80%	785	\$1,100
Two	10	80%	900	\$1,300
Three	13	80%	1,150	\$1,475
Total:	77			

Schuster's Building: Project Budget

Property Acquisition and Site Work:	\$11,550,000
Hard Costs/Construction:	\$57,679,000
Architectural/Engineering:	\$1,515,000
Financing Costs:	\$4,702,000
Soft Costs	\$658,000
Developer Fee:	\$5,500,000
Operating Reserves:	\$2,896,000
Total Project Costs:	\$84,500,000

Schuster's Building: Project Sources

Commercial Loans:	\$39,000,000
Historic Tax Credits:	\$16,600,000
Tax Incremental Financing:	\$12,600,000
Equity:	\$7,400,000
Low Income Housing Tax Credit:	\$6,200,000
Deferred Developer Fee:	\$2,700,000
Total Sources:	\$84,500,000

TID 102: Schuster's Building - Budget and Feasibility

Monetary Obligation to Developer	\$15,000,000
Administration (\$7,500 x 18 years)	\$187,500
TOTAL	\$15,187,500

Monetary Obligation estimated to be paid back by 2045 (Year 25)

No capacity for paving projects