



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE ADVISORY COMMITTEE

JOHONNA DUCKWORTH - CHAIR

NATASHA DOTSON - VICE-CHAIR

Terri Brookshire, Cyndee Chatham, Robert H. Dodds, Jr., Neva Hill, and George Hinton

**Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
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Wednesday, September 6, 2023

9:00 AM

Virtual Meeting

This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://meet.goto.com/897032821>. You can also dial in using your phone United States: +1 (408) 650-3123 and Access Code: 897-032-821.

1. Call to order.

Meeting convened at 9:04 a.m.

2. Roll call.

Present 6 - Dotson, Duckworth, Hill, Dodds, Chatham and Brookshire

Excused 1 - Hinton

Also present:

Ald. Larresa Taylor, 9th Ald. Dist.

3. Review and approval of the previous meeting minutes from August 2, 2023.

Meeting minutes from August 2, 2023 were approved without objection.

4. Granville Development District redevelopment proposals, RFPs, listings, programs, initiatives, events, grants, plans, activities, or other aspects.

A. 7630 W. Good Hope Rd. Bank of America development for review and approval

Appearing:

Zak Klobucar, IA Interior Architects

Felicia Lewis, Bank of America

Mr. Klobucar presented. A new Bank of America financial center bank branch was proposed to replace the vacant restaurant at the corner of 76th St. and Good Hope Rd. Parking would be on the west, north and east sides. Main entrance would be on the south side on Good Hope Rd. There would be two drive through lanes and an ATM at the back. The current curb cuts on Good Hope Rd. and next to the site would remain. There would be access to the main sidewalk on Good Hope Rd. on the east side to connect the bank and the bus stop. Design of the bank would be consistent with other branches with main entry, offices, seating, bank setting, large storefront visibility, signage, stucco facade, and ACM panels.

Ms. Lewis presented. The financial center was one of many planned to be installed in the City. The center would bring investment, financial services, and employment to low and moderate income minority communities in the area. Various financial service offerings would include client service representation, 24-hour ATM, access to specialist services, credit savings, and home ownership. Community banking programs would include Safe Balance, secured cards, community homeownership (\$15 billion investment), Better Money Habits, Pathways Program, and access to capital lending. BOA has a \$2 billion CDFI portfolio and \$2 billion capital investment to women and diverse entrepreneurs. BOA has done \$5.1 million in matching grants and \$42,000 in volunteer hours in the Cleveland community market. BOA also has their Neighborhood Builders program to equip people with more capital, training, and leadership development.

Members inquired about the project timeline, youth financial programming, and possibility of adding a BOA representative to the advisory committee.

Mr. Klobucar replied. There would be City Plan Commission site plan review. Once approvals were obtained construction would start in 9 months with completion anticipated in the beginning of 2025.

Ms. Lewis replied. There were no direct youth programming. BOA had student leader engagement through their nonprofit group, Cradles to Crayon, and the Boys & Girls Club. There were some young adult mentorship and financial guidance. Leaders would be on the ground and engaged with the community late in 2024 prior to project completion.

Chair Duckworth said that she would like to see direct connection and collaborations made with youth organizations within the district.

Ms. Lewis said she would provide her contact information and communicate further with the chair and Ald. Taylor directly going forward.

The committee voted unanimously to approve the proposal for a new financial center at 7630 W. Good Hope Rd. for the Bank of America. There was no objection.

B. 8482 N. 76th St. non-subsidized market rate apartments development for review and approval

C. 7300-7500 W. Dean Rd. Sycamore Place update

Items B. and C. were taken together.

Appearing:

Mike D'Amato

Getzy Fellig, AB Asset Management

*Eric Mayne, Rinka Chung Architects
QianQian Liu, Rinka Chung Architects*

The development team presented. The committee had previously approved the Sycamore Place project to convert from a solely senior assisted living facility into an intergenerational living facility (with a portion dedicated only to seniors) with market rate apartments. Since then Sycamore Place has had success in making many improvements to the building, provided programming for its residents and seniors, and gain the support of residents. Sycamore Place improvements would include new amenities, bike parking, remodeled and welcoming main lobby, anticipated new lobby furnishings, free popcorn at the reception, amenities for seniors (sewing and arts and crafts rooms), secured mail room, multiple community rooms, community events (i.e. back to school), free or low entry fee dinners and monthly events (i.e. painting, yoga, exercise), upgraded corridors, security cameras, secured access (access controls, secured entries, intercoms), and better branding and wayfinding. There was ongoing commitment to make residential unit improvements, which was challenging due to the unique air conditioning system of the building. Occupancy at Sycamore Place has increased to 72%. The exterior of the building would be repainted. More community services would be explored. Future improvements would include converting the dining hall into a large gym, game room, and community space. The outside space at the northwest would be landscaped with a dog park, community gardens, and children's playground to coincide and be shared with the future development.

There were plans for a new multi-family development project to the northwest 4.12 acre green portion of the site. They have had excellent meetings with the local alderwoman on Sycamore Place and the new development. They have done a market analysis that resulted in demand for housing diversification, more specifically for non-age restricted market rate housing for young professionals and families on the City's northwest side. The district was well served with affordable and senior housing units presently. The new development would require approvals from the City's City Plan Commission and Common Council processes.

Members questioned whether there were Sycamore Place residents present to testify in having their concerns met (there were opposition previously), rent pricing for the new development, and tenant advertising for Sycamore Place.

Ald. Taylor said that she has visited Sycamore Place and had received positive input from the appointed resident liaison there.

Mr. D'Amato, Getzy, Mayne, and Ms. Liu replied and further presented as follows:

They did not recruit residents to provide testimony today. Previous concerns from residents have been met. They would invite anyone to visit their facility and to meet with residents. The market study called for per square foot pricing at market rate. Based on a half mile study, the market rate for the northwest side of the city was just below \$2 per square feet, which was lower than the downtown rate (\$3/sq. ft.) and suburbs (about \$2.50/sq. ft.). Average rents would range from an estimated \$1000 to \$1800 based on size. Sycamore Place was representative of the ratio demographics of the City. By nature residency at Sycamore Place included residents within the area and some from neighboring suburbs such as Menomonee Falls and Brown Deer. Advertisement was being made.

The new development would require a rezoning from single family residential to multi-family residential. The new zoning would fall in line with the surrounding area all

zoned multi-family residential. Density for the new development was being explored. There was a 20 foot drop in elevation from one end to another that would provide for natural amenities. Design of the new development would be typical of the high end standards of their other developments with lush landscapes and courtyards. Although allowed up to 500 units, the new development would be a total of 225 units, be comprised of two buildings both with central courtyards, underground parking, a 1.5 parking ratio, and a retention pond at the south. They felt it made more sense to have lesser units than what was allowed. The new development would be integrated with Sycamore Place, and both sites would enjoy the shared outdoor amenities between them. The new development fits with the Granville Plan.

Member Hill moved approval, seconded by member Chatham, of the proposed multi-family market rate development at 8482 N. 76th St. by AB Asset Management. There was no objection.

D. 8633 W. Brown Deer Rd. Granville Connection update

Appearing:
Mary Hoehne, Granville BID

Ms. Hoehne gave an update. The site was the old JoAnn Fabrics store. Grand opening of the Granville Connection market hub was now anticipated to be April 2024 after Easter due to going construction. The roof needed replacement, and flooring was being redone. The BID would take on the roof cost. The quality of vendors has improved. The market concept has evolved with a coffee shop, four restaurants, 200 seating, and possible dance studio, African dance/drum lessons, Tuesday night bingo, a furniture vendor. Local businesses were designing the restaurants with a February 2024 anticipated completion. The site would be a regional and local hub for the community and entrepreneurs. Hours of operation would be flexible with Sundays as optional. The restaurants would be open 6 days a week. The retailers and gym would be open at their own discretion. They would apply for temporary occupancy to operate 4 weekends during the holidays. They have successfully held events on the parking lot of the strip mall such as the Blues and Jazz Fest and the upcoming Harvest Fest on October 8th.

Members inquired about potential parking operation and/or patron issues with neighboring businesses, renderings of the project, the responsible party to do the roof repair, delayed construction, city code compliance, marketing for the project, and security.

Ms. Hoene replied. Their hours would not be at late evening times and would be for the day time. Their operation would not conflict with the operations of neighboring businesses such as Mr. B's and the new banquet hall. Their operating hours would sync well with Mr. B's. There would be ample parking to coexist. The Granville Connection would have busy hours on Fridays from 4-8 pm and Saturdays from 10 am - 6 pm. Closing hours would be a 8 pm mostly, but they were asking for 10 pm closing hour just in case it was needed. There were renderings but she did not provide any today. Members were welcomed to visit the site. The BID felt it was fair to front the costs of the roof replacement due to being a tenant of the unit free of rent for three years. The BID only was responsible for utilities. COVID impacted construction. The BID has not sat idle for the past three years. The BID has held various pop events and vendor fairs there in those years and now is ramping up the construction. All building maintenance inside the building from electrical, plumbing, to fire were up to code with the renovations completed thus far. Marketing (radio and billboard) would be

the same as with their festivals and events. They had ample security at their festivals and events without issues. There would be 20 cameras and more in the building. There would be a dressed down security and greeter at the entrance. Security would be added, if needed. Security would be low key in an effort to be inviting to guests. Key Fob access would be required for everyone. The interior layout of operations would be in such a way as to make grab and go difficult. The perception of crimes or issues at the strip mall were less than imagined in her opinion. Support was needed for this new project.

Chair Duckworth said that security was important for the Granville Connection due to it becoming a permanent fixture as opposed to having pop up events only.

E. Discussion on neighborhood conditions and concerns

There was no discussion.

5. Public comments.

Marty Wall testified in support of the new development at 8482 N. 76th St. and in opposition of the new Cudahy Farms redevelopment proposal. He was concerned with the City Plan Commission moving the Cudahy Farms proposal forward despite the local alderwoman's request to hold it and the Cudahy Farms project plan to cut own native trees there.

Ald. Taylor asked Mr. Wall to contact her office further.

6. Announcements.

There were no announcements.

7. Next steps.

A. Agenda items for the next meeting

To be determined.

B. Next meeting date and time (Wed., Oct. 4, 2023 at 9 am)

8. Adjournment.

Meeting adjourned at 10:46 a.m.

*Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office*