



Milwaukee Public Library Branch Redevelopment Plan

Replacing the Forest Home Branch
with a project on Historic Mitchell Street

Public Works Committee
May 11, 2016



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Sam McGovern-Rowen
Project Manager
Milwaukee Public Library



The Development Team:

Gorman & Company is the developer

- Gorman led the Historic Preservation Tax Credit application process and the process to acquire New Markets Tax Credits for the project
- Gorman was the developer for the Villard Square library project our first mixed-use building; opened in 2011
- HGA Architects is the library architect
- HGA was the architect for the East Library Branch that opened in 2014.

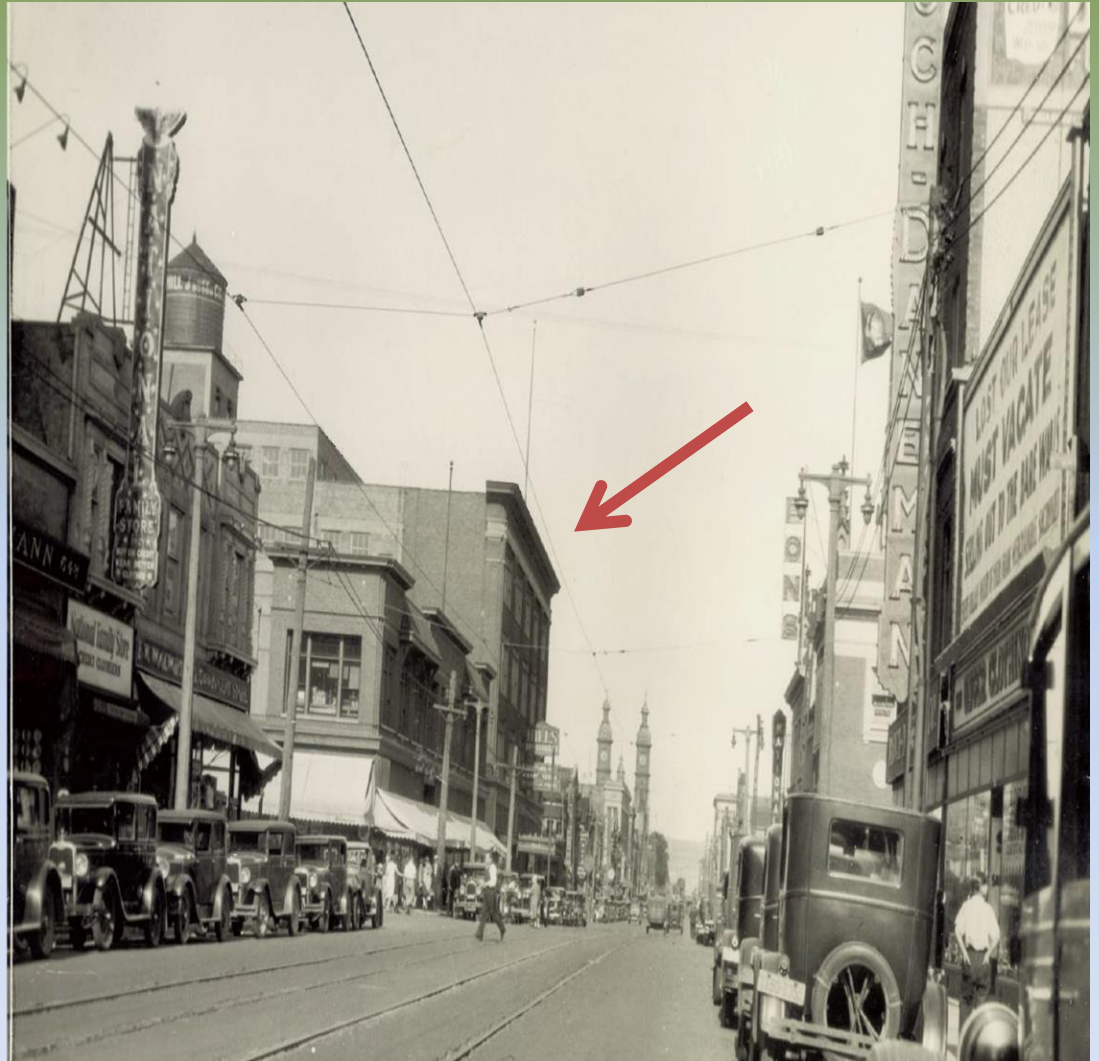


The Hills Building

1919 Department Store building opened as the Lion Store at the NW Corner of Mitchell and what is now 9th Street.

Building has had many uses:

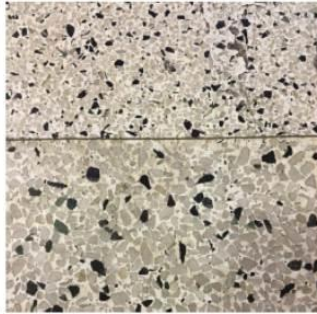
- Was the Hills Department Store until 1963
- National Hardware
- Home to social service and state offices.
- There was even a punk-rock nightclub in the early 80s on the top floor.



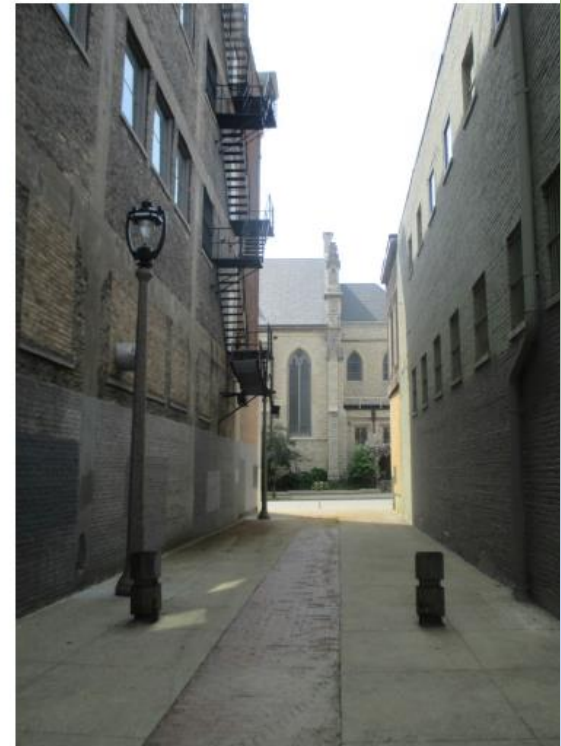
1931 view of Mitchell Street from MPL collection

The Hills Building is a hidden gem.

- High ceilings
- Large storefront glass
- Beautiful historic features that will be restored and revealed including columns, terrazzo floors, metal railings, and a mezzanine overlooking the first floor currently hidden behind a wall.



Photos by HGA Architects and onmilwaukee.com



ALLEY

Included in the Historic plan is to add windows to the west side of the first floor facing Mitchell street and the new Ignace Health Clinic (former Goldman's Store).



Our plan will open the first floor space. We will celebrate the historic features, maximize daylight, and create the wide-open and flexible space that our new branches are known for. The new views into the library and features will excite passersby and draw them into the library.

The original mezzanine railing will be restored and returned to use.



Mezzanine wall will be demolished and columns restored.





Community involvement:

MPL has hosted well-attended community meetings on the project regarding the design and programming of the space.

It has been exciting to have meetings in the space that will be redeveloped.

We will have another design meeting next month.



Project Schedule:

Close on Financing	May 26, 2016
Demo/construction begins on core and shell of library	June/July 2016
Library Design Development continues	June 2016
Design update community meeting	TBD June 2016
MPL Board Approves Library Design	July 26, 2016
Build-out library	Nov 2016 – May 17
Library opening	May 2017

The Project and Plan

- 60 market rate apartments includes rooftop terrace garden units and townhouses in small north building.
- 22,500 square foot library on three levels:
 - 1st floor, mezzanine, and lower level Flex Room for possible Maker / classroom space



Term sheet discussion with Deputy City Attorney Mary Schanning

\$5.3 million City loan consists of:

- \$800,000 contribution from the Developer
- \$4.5 million budgeted for the library branch

All \$5.3 million used for completion of the Library Unit

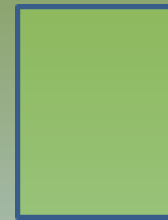
SBE / RPP requirements for Library portion of the project

PILOT on the parking lot for the apartments

Developer will pay property taxes on the Library Unit while it is leased to MPL

City acquires Library Unit after 7 years for \$5,000 or less

Parking plan



Apartment
Parking



Library Parking

Piece
of lot
to be
sold.

Developer will purchase about half of the existing city parking lot for the cost to resurface the entire city parking lot. The Developer will then convey a section of the lot to the library for patron parking through our condo agreement.

Questions?



The following are some reference slides for any questions about the apartments.



East elevation (9th street façade)

- Apartment entrance on 9th Street
- New iron fence/gate
- New windows on west side of building
- National Parks Service has approved the building alterations.



Eight townhouse apartments in the rear building.

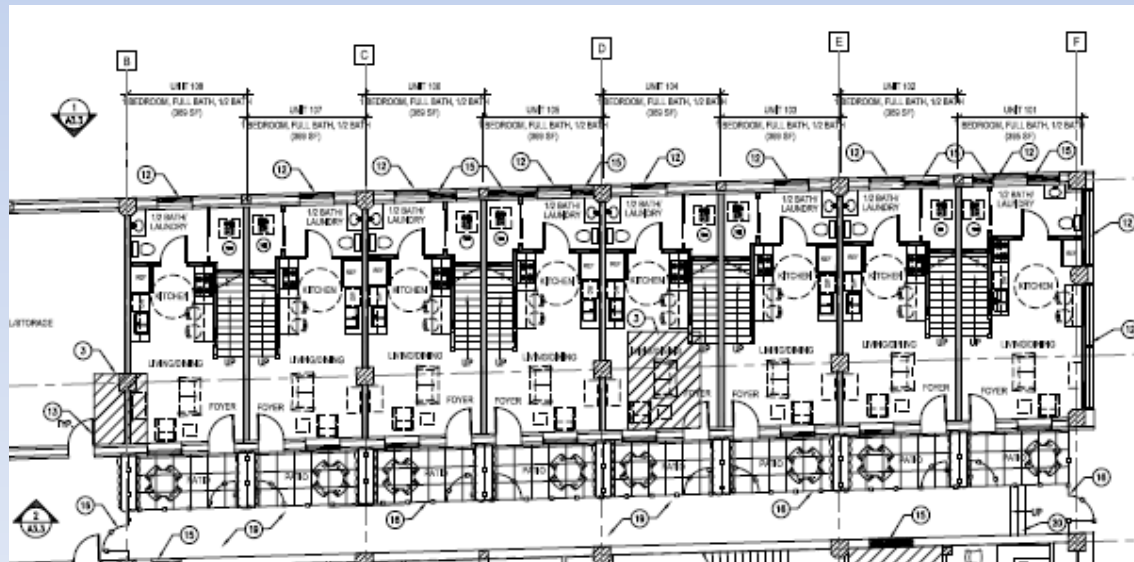
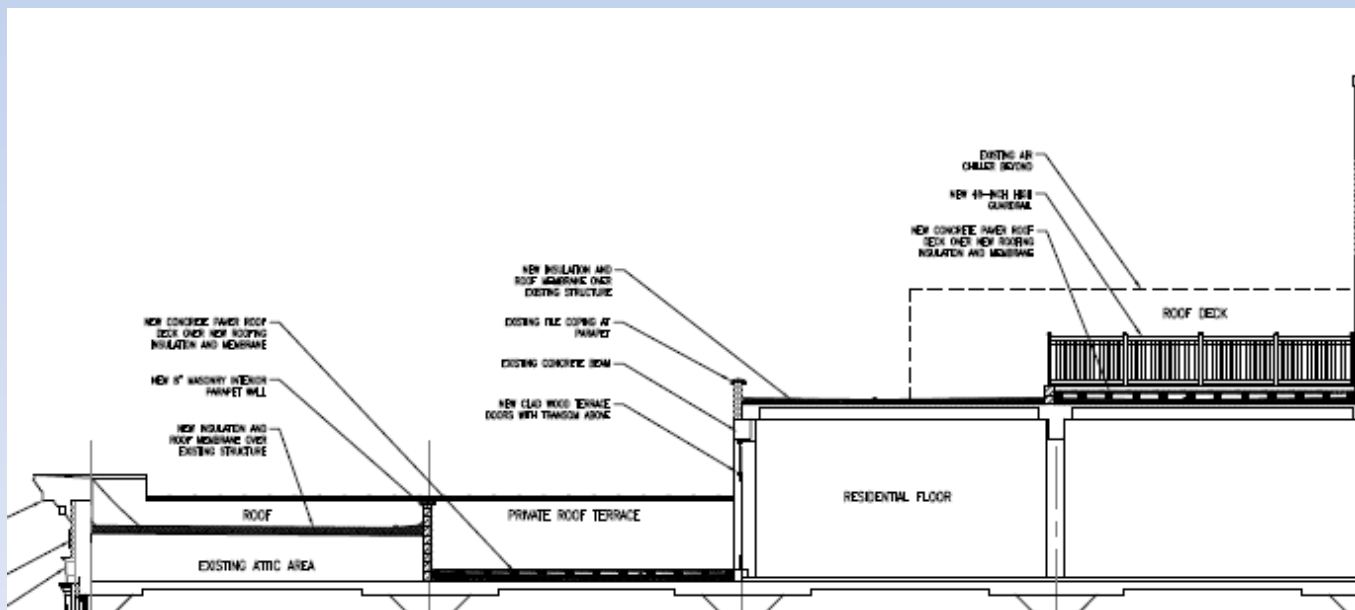
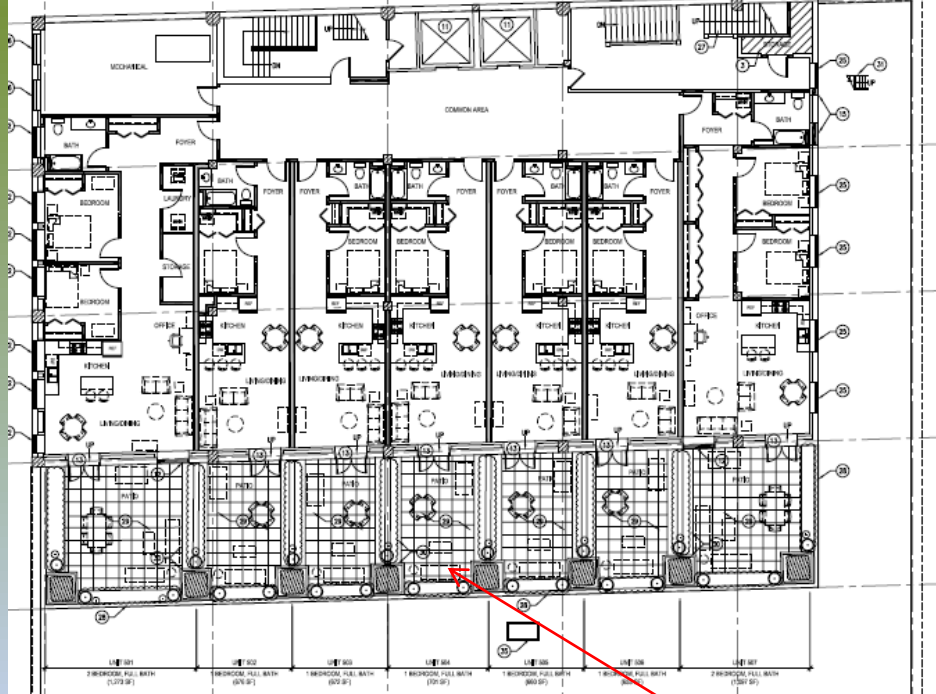




Photo 6 - 12.23.14: Main building roof looking southwest.



Seven top floor
“garden” units with
private roof
terraces.

Rent ranges for
entire building
\$1,100 to \$1,300
per month.