File number 130989
General Planned Development Application
Former Malcolm X Academy
2760 North 1st Street

General Plan Project Description

MPS plans to sell the property to a private developer that will implement a concept that arose from the UWM Community Design Solutions King Drive Visioning Charette conducted in June 2013. The project, a blend of the three schemes envisioned by the charette, is expected to involve partial demolition of the existing school building and redevelopment for three components:

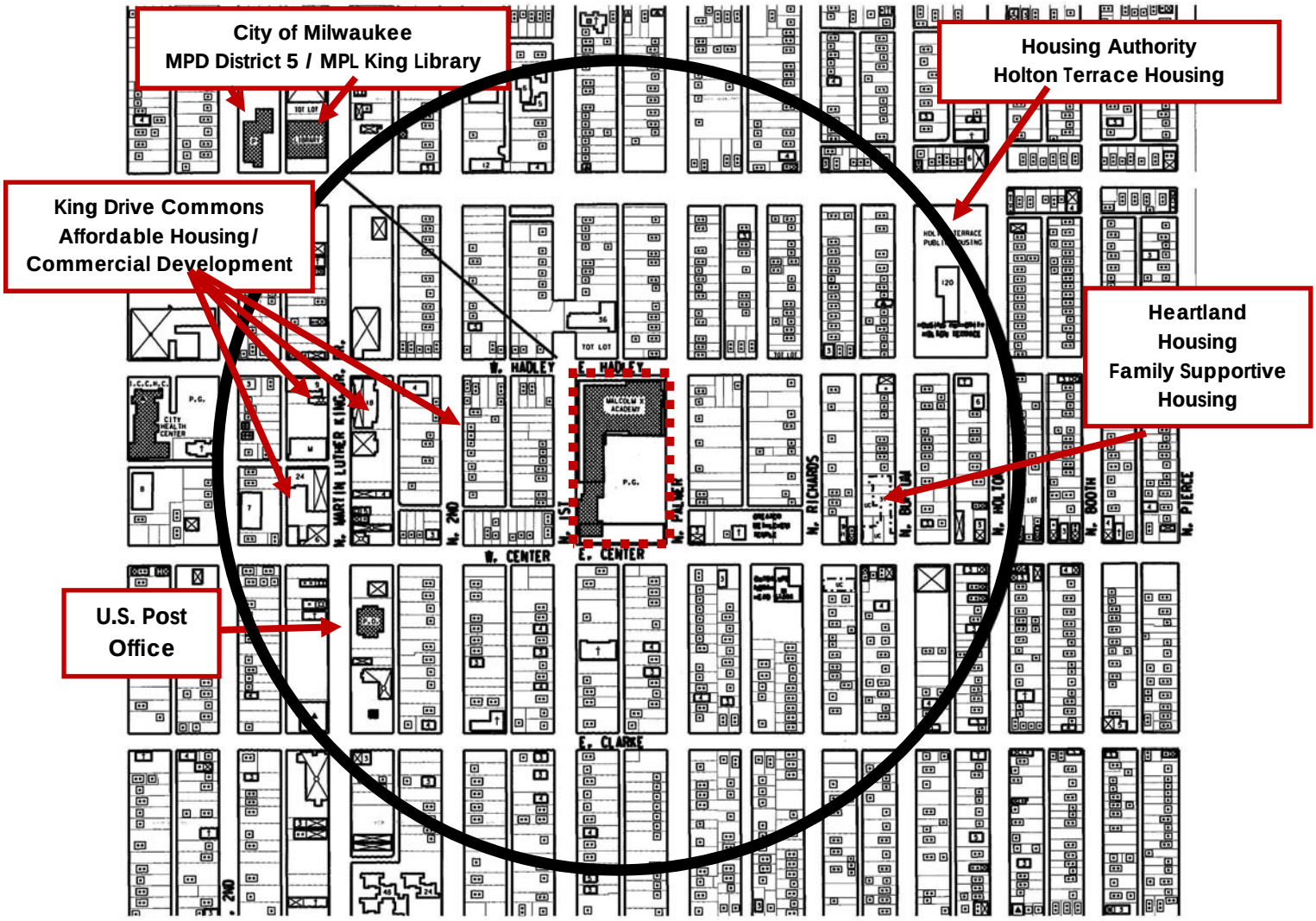
1. Building renovation for a MPS International Baccalaureate Middle and "Community Asset Areas," such as the gymnasium and auditorium;
2. A mixed-use building likely along Center Street and
3. Common amenities including shared parking, ingress and egress points, recreation areas and green space.

The redevelopment is to occur in multiple phases. The school will be renovated first, followed by the mixed use development at a later time.

Statistical Information

1. Gross land area is 191,840 SF or 4.4 acres
2. Maximum amount of land covered by principal buildings will range from 65,000 to 85,000 SF for the School/Community Assets building and from 18,000 to 21,000 SF for the mixed-use building for a total range of 83,000 SF (43%) to 106,000 SF (55%).
3. 85,840 SF (45%) to 108,840 SF (57%) would remain for open space, recreation, parking, access, etc.
4. Minimum landscaped area would be 10,000 SF (5%) for of gardens, landscaping and recreation areas.
5. The maximum residential density is 55 units or 12.5 units per acre. Total non-residential area would be no more than 106,000 SF.
6. Two buildings are planned under the blended concept of the charrette development schemes.
7. Maximum residential density is 55 units. The charette envisioned 36 to 48 units and the final amount will be determined by project feasibility, design considerations and parking demand.
8. Unit mix will be one, two and three bedrooms units and would be determined based on a market study.
9. Parking would be shared between the school and mixed-used building. The maximum number of parking would be 55 spaces for the residential uses and 73 spaces for the School/Community Assets building. The final number of parking will be lower because of shared arrangements. Bicycle parking will be available for residents and visitors, and will be noted more specifically as part of the Detailed Planned Development.

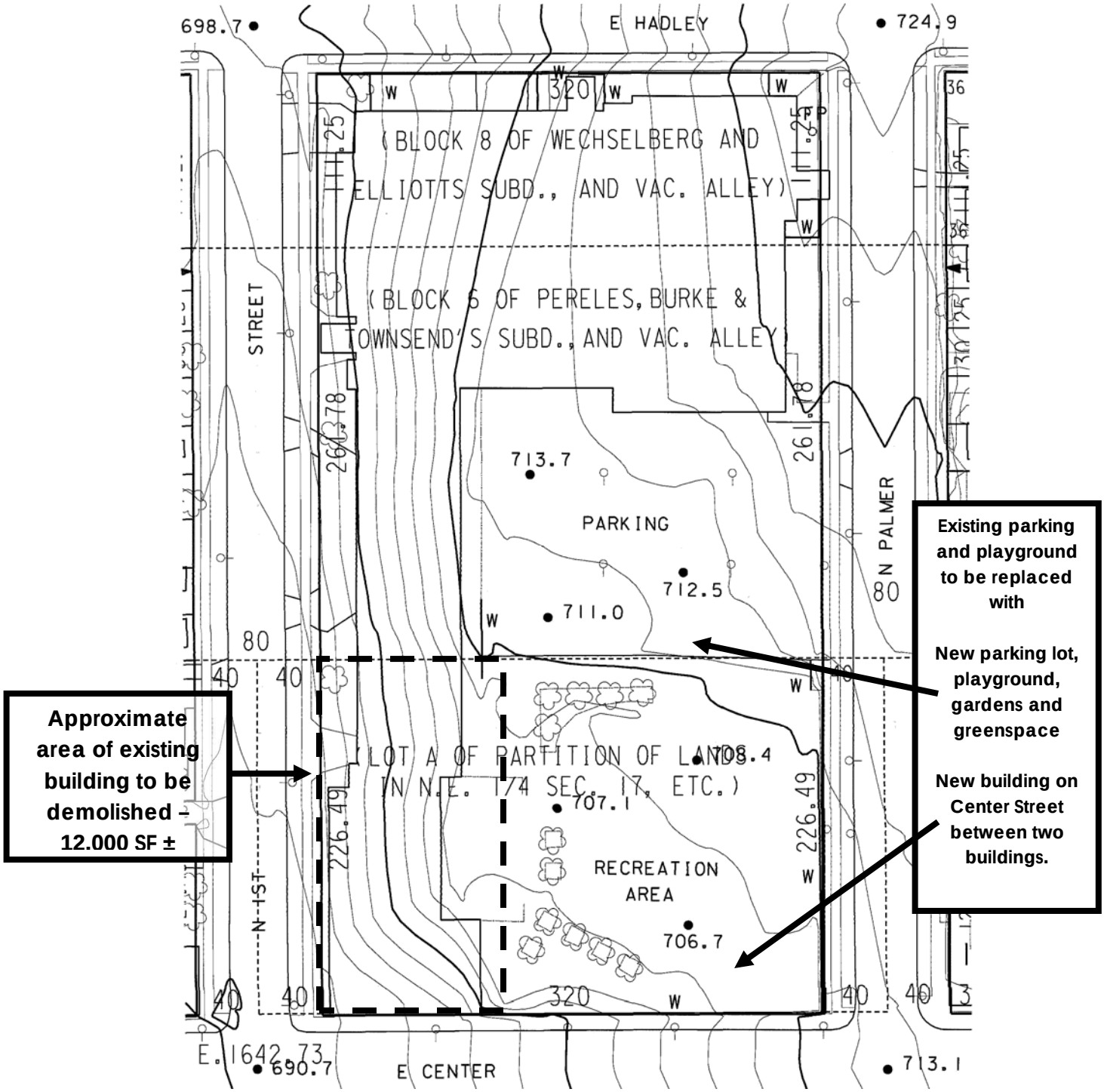
Malcolm X GPD Application
Vicinity Map



Project Tract Boundary

Approximate 1,000 radios of Project Tract

Former Malcolm X Site
Legal Plat / Topogaphic Map



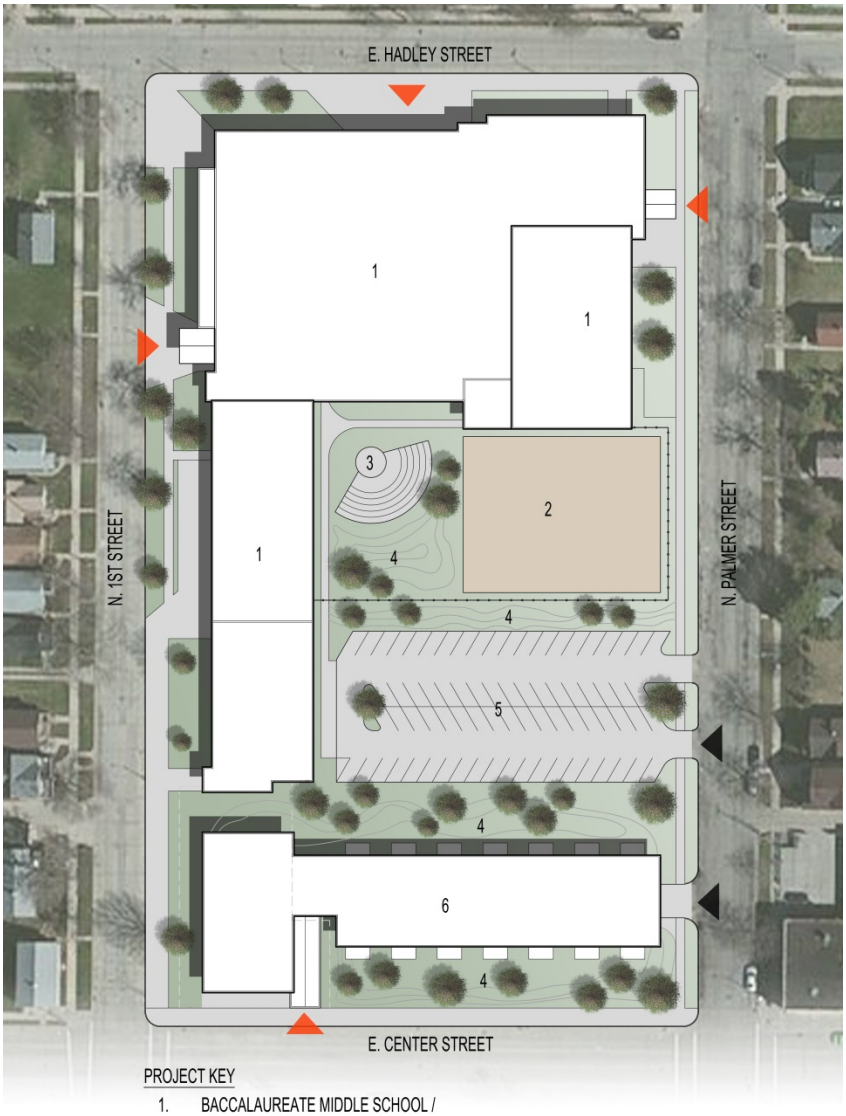
This topographic map shows the large drop in the site from its high point at Hadley and Palmer (725' elevation) to the low point at 1st and Center (691' elevation) -- approximately 34 feet. The gradient is steep along Center Street – approximately 22 feet from the 691' elevation point at 1st Street to 713' elevation point on Palmer.

Malcolm X Redevelopment - GPD Conceptual Site Plan

Existing School Building - No modifications to existing height or setback. Southern 12,000 SF to be demolished.

Proposed Mixed-Use Building - 36 to 55 residential units
Ground floor commercial / possible interior parking
Three to Four Stories – 60 foot maximum height
Zero to twenty foot setback from Center Street with a landscape buffer
Zero to twenty foot setback from 1st and Palmer Street

The building will be constructed with high quality building materials, including but not limited to masonry, stone, and metal panel. EIFS should only be used as an accent material and not on the ground level. Glazing will be transparent. Facades will not be blank, and will be articulated and modulated.



PROJECT KEY

1. BACCALAUREATE MIDDLE SCHOOL / MIXED USE COMMUNITY FACILITY
2. OUTDOOR PLAY AREA
3. OUTDOOR INSTRUCTION/ PERFORMANCE AREA
4. STORMWATER MANAGEMENT/ GREEN SPACE
5. SURFACE PARKING +/- 70 STALLS
6. NEW MIXED USE BUILDING/ APARTMENTS OVER PARKING AND LOCAL TENANT RETAIL

Malcolm X Redevelopment
GPD Submittal
Project Description and Owner's Statement of Intent

Uses

The existing school building will be used for secondary educational purposes. The Community Asset components of the building will also be used for recreational, educational and community purposes including a community center, cultural institution, theater, gymnasium and offices.

The mixed-use/multi-family portion of the property will include housing on the upper levels. The ground floor commercial area could be used for general retail establishments, a sit-down restaurant, general offices, business services, social service office, bank or other financial institution, medical office or health clinic. Interior parking may be in the building.

The open area between the buildings will have accessory parking and gardens. This space may be used for a seasonal garden or market and recreation.

Sign Standards

Signage will include up to two monument signs identifying the overall project site. Signs will be Type A (only letters and logos illuminated) and constructed with high quality building materials that match the building. Signs will not exceed approximately 6 feet in height, including base, and 60 square feet overall.

Building signage will include up three wall signs (two on the school and one on the mixed-use building) not to exceed 32 square feet each. Signs will consist of individual letters and will not be illuminated. Ground floor commercial tenants of the mixed-use building are permitted to have one Type A wall sign per 25 lineal feet of storefront, each with a maximum of 50 sq ft of display area.

Screening

Utilities and dumpster areas will be screened or placed out of view from the public right-of-way. Screening shall consist of decorative walls, fences, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.

Open Spaces

All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.

Circulation, Parking and Loading

Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of the zoning code. If applicable, private streets shall be constructed to comparable public street standards.

General Landscaping Standards for buffers and parking lots

Parking lot landscaping will follow Type B landscaping, per 295-405 of the Zoning Code, at a minimum.

All required vegetation and plantings in the interior areas shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

Lighting

Lighting regulations noted in s. 295-409 of the zoning code are applicable to this site.

Utilities

All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view. This requirement may be waived by the common council upon finding that utilities on adjacent properties are located above-ground.

Malcolm X Redevelopment
GPD Submittal

Existing Property

MALCOLM X ACADEMY