File Number 131582 (Establishment of GPD – FN 130989)
General Planned Development Application
Former Malcolm X Academy
2760 North 1st Street

Purpose for Amendment

The purpose for an amendment to the established GPD submittal involves the Southern portion of the school. The 12,000 square foot 1-story (D Wing) building located at the far South of the building will no longer be fully demolished and will be part of a future development. A partial demolition of the building will include a 10 foot wide portion of the North side of the 1-story building. The South wall of the 3-story school will be infilled with masonry to match and repaired. The property line bifurcating the site as part of a Certified Survey Map will be located 5 feet from either building.

Established 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:

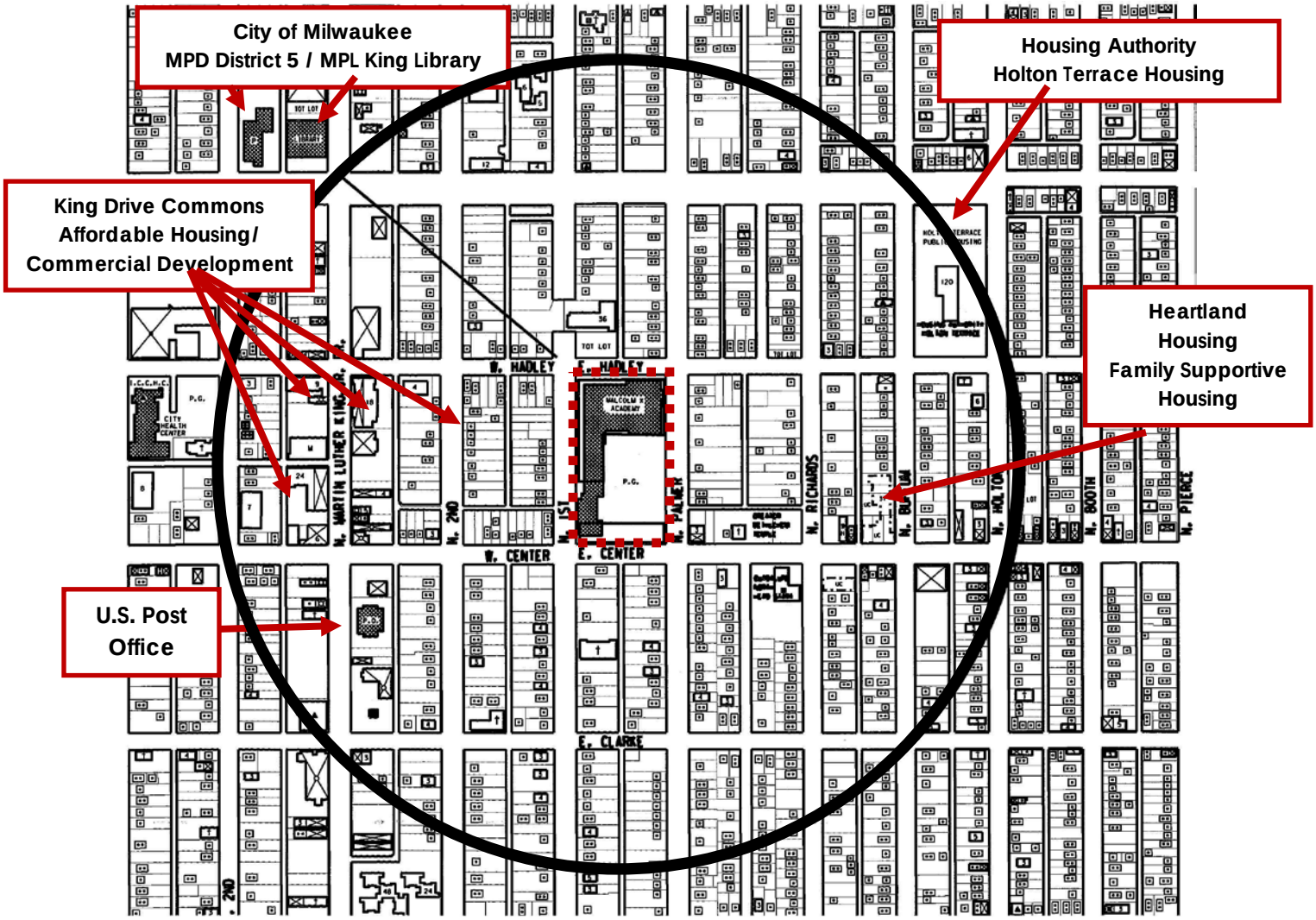
1. Building renovation for a MPS International Baccalaureate Middle and "Community Asset Areas," such as the gymnasium and auditorium;
2. A mixed-use building likely along Center Street and
3. Common amenities including shared parking, ingress and egress points, recreation areas and green space.

The 3-story school and Northern portion of the site will be renovated first, followed by the mixed use development and Southern portion of the site at a later date.

Statistical Information

1. Gross land area is 192,054 SF or 4.4 acres.
2. North property will be 147,039 SF (76% of Gross) and South property will be 45,015 SF (23% of Gross)
3. Maximum amount of land covered by principal buildings will range from 65,000 to 70,000 SF for the School/Community Assets building and from 24,000 to 34,000 SF for the mixed-use building for a total range of 89,000 SF (46%) to 104,000 SF (54%).
4. 88,054 SF (46%) to 103,054 SF (54%) would remain for open space, recreation, parking, access, etc.
5. Minimum landscaped area for the North portion of the site would be 20,000 SF (13%) and for the Southern portion of the site would be 4,000 SF (9%) for gardens, landscaping and recreation areas. There is currently 0% landscaped area onsite.
6. The maximum residential density is 55 units or 12.5 units per acre. Total non-residential area would be no more than 104,000 SF.
7. Two buildings are planned under the blended concept of the charrette development schemes.
8. 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.
9. Unit mix will be one, two and three bedrooms units and would be determined based on a market study.
10. Parking for the school with be 71 spaces however for community events after school the parking will be available for non-school uses. The maximum number of parking for the residential and mixed use building at the South of the property would be 55 spaces with only 23 of the spaces being surface parking. Bicycle parking will be available for residents and visitors, and will be noted more specifically as part of the Detailed Planned Development.

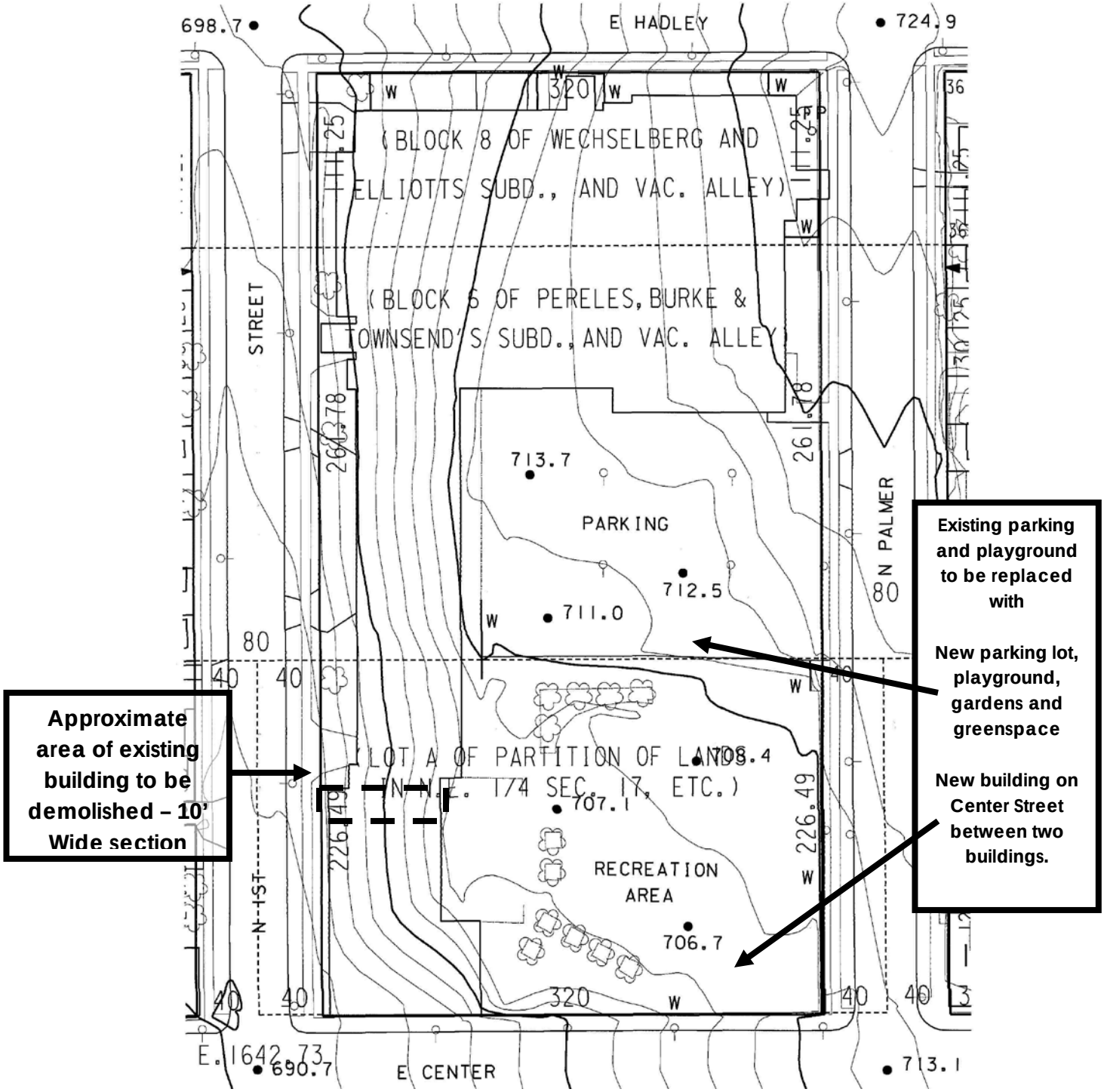
Malcolm X GPD Application
Vicinity Map



Project Tract Boundary

Approximate 1,000 radios of Project Tract

Former Malcolm X Site
Legal Plat / Topogaphic Map



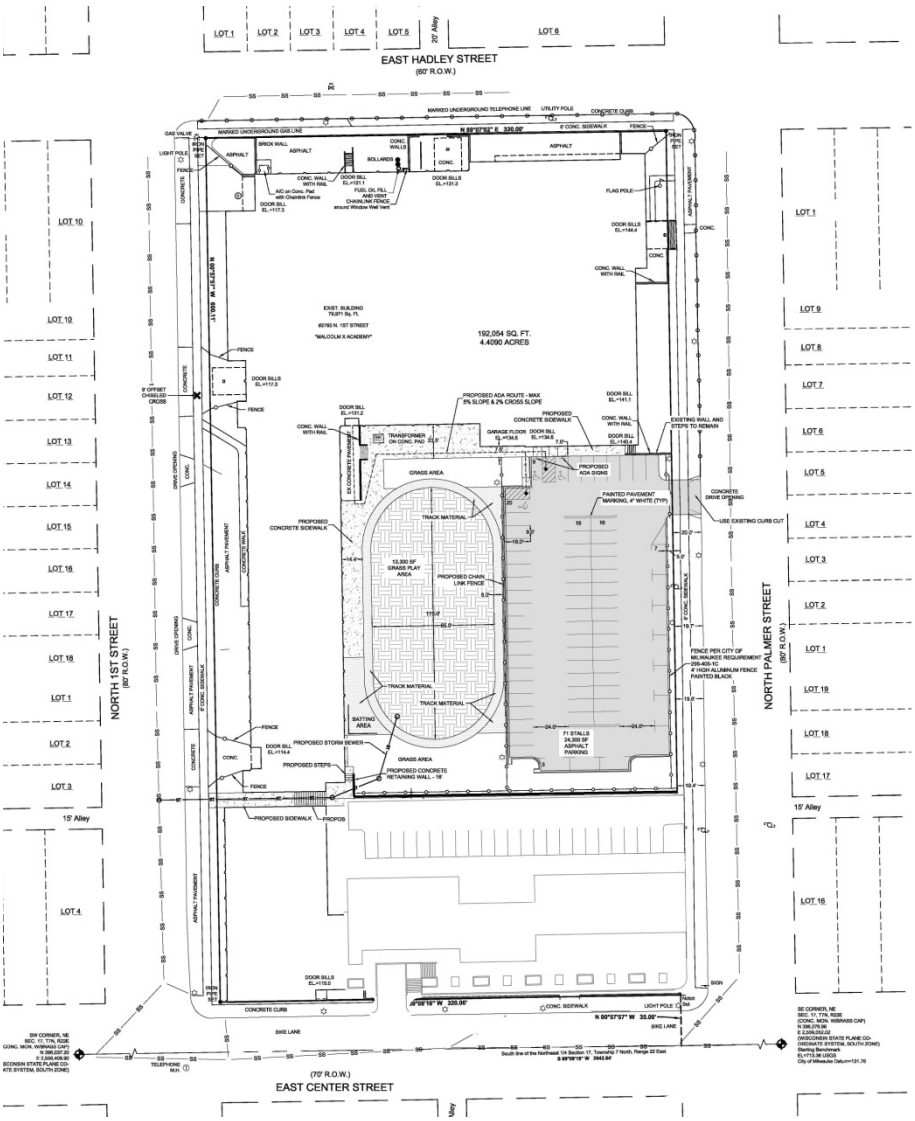
This topographic map shows the large drop in the site from its high point at Hadley and Palmer (725' elevation) to the low point at 1st and Center (691' elevation) -- approximately 34 feet. The gradient is steep along Center Street – approximately 22 feet from the 691' elevation point at 1st Street to 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 1 story (AREA D) portion of the school to be separated from the 3 story school with 10 feet of that building being 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 precast landscape planter as a 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, metal panel & fiber cement siding. 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.



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. One monument sign will be for the school located near the main entrance on East Hadley Street. The other monument sign will be for the Mixed Use building at the South portion of the site.

Building signage will include up to four wall signs (three on the school at each main entrance located at the North, East, and West elevations, 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.

Both the North School and the South Mixed use building may also use temporary signage during construction of each building. Temporary signage will meet zoning requirements and will be used to advertise the leasing, rental or sale of a building or other improved real estate or to advertise for students. All temporary banner signage will be taken down within 6 months of the date of sign permit issue and will meet size requirements of no more than six square feet. There will be no more than 2 temporary signs at a time for both the North and South buildings.

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 strive to the extent possible to follow Type B landscaping, per 295-405 of the Zoning Code. Currently there are no areas of landscape on the property.

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. Any new 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