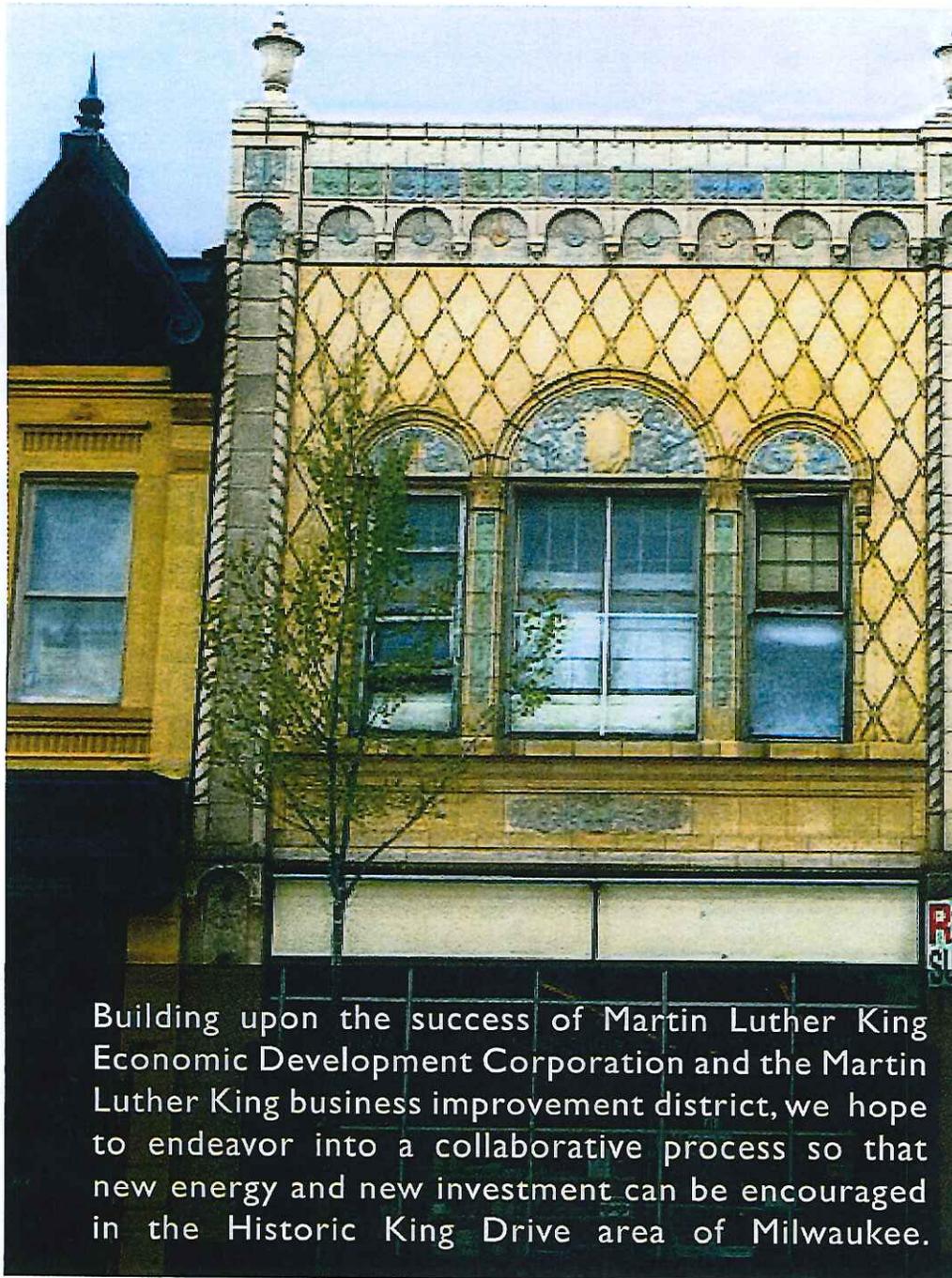




**DR MARTIN LUTHER KING JR. DRIVE
2013 VISIONING CHARETTE**





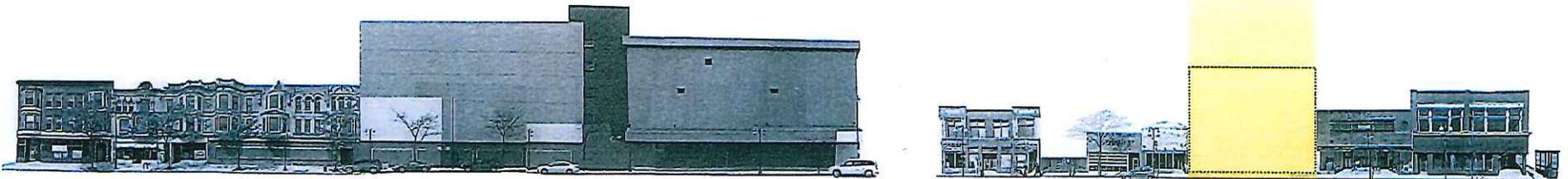
Building upon the success of Martin Luther King Economic Development Corporation and the Martin Luther King business improvement district, we hope to endeavor into a collaborative process so that new energy and new investment can be encouraged in the Historic King Drive area of Milwaukee.

A charette is a process of gathering information from various groups and working collaboratively to develop a feasible design and development solution that will spur additional investment in a neighborhood or community. The approach is both educational and creative, and includes interactive discussions amongst key stakeholders to address design, policy, economic development, and social issues.

Community Design Solutions (CDS), of UW-Milwaukee, was approached with the idea of conducting a charette for the Historic Martin Luther King Drive area to encourage new ideas and energy. CDS proposed an innovative approach to the typical charette model, by including all the potential players that will have an impact on what and how the area is developed. Prior to the charette, CDS worked with the Martin Luther King Economic Development Corporation and conducted Focus Groups with city staff, Business Improvement District members, and local lenders. Team members also spoke with elected officials and key property owners to gather input about the obstacles and opportunities of developing in the area.

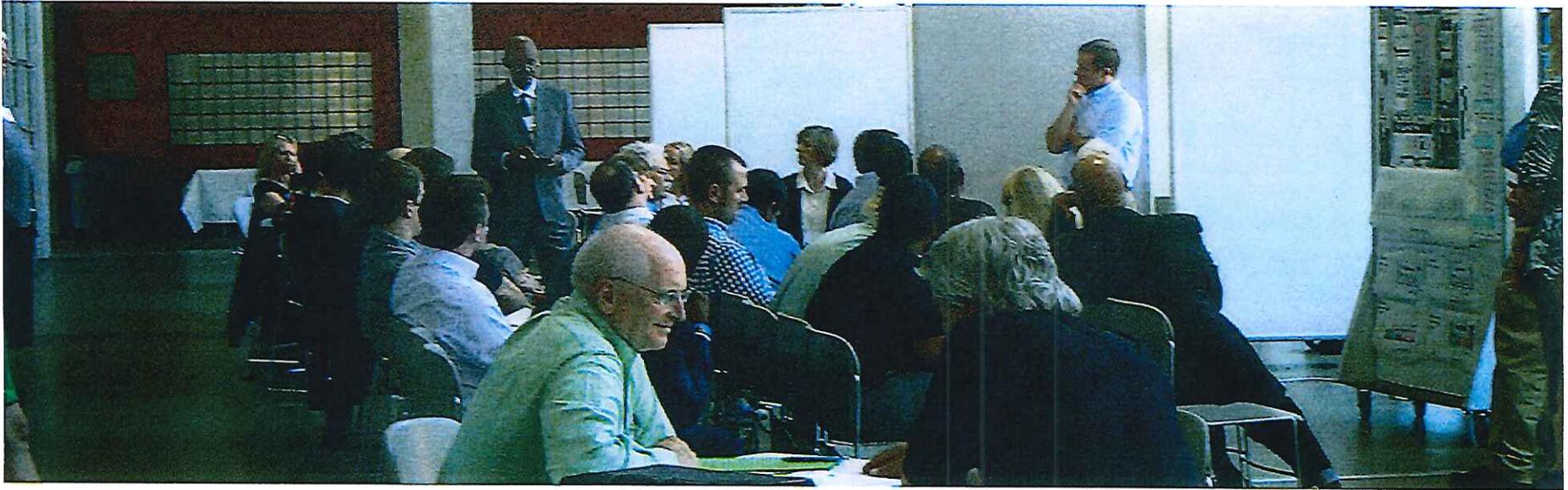
Based on input from the Martin Luther King Economic Development Corporation and the Business Improvement District, CDS selected key opportunity sites that were discussed in the focus groups and the charette. The following pages summarize how prior studies and investment creates great opportunity for moving the neighborhood forward.

JUNE 18TH 2013 VISIONING CHARETTE



Six teams of architects and urban planners gathered together at the University of Wisconsin Milwaukee, School of Architecture and Urban Planning, to design and discuss development concepts for the eight King Drive area focus sites. Critical for producing solutions that respond to the market, development obstacles, and funding challenges, key participants included: local lenders, local developers, city staff and officials, property owners, and many others who were integral to developing feasible ideas.

Overall goals: 1) emphasize the success of past planning and development efforts; 2) provide a venue for all players to be part of the design development discussions; 3) initiate several new projects based on the proposed solutions. The following pages describe the sites in question and proposed interventions.



The charrette was held on June 18th, 2013 at the University of Wisconsin Milwaukee, School of Architecture and Urban Planning. Facilitated by Community Design Solutions (CDS), the all day event was broken into two separate design sessions with the teams presenting their solutions mid-day for suggestions from other participants. Final proposals and “next steps” were presented at the conclusion of the day.

SITE 3_5TH STREET SCHOOL



EXISTING SITE CONDITIONS

Most recently utilized as a community health center, this property has a number of amenities that deem it feasible for renovation/reuse. There is a large parking lot to the east of the building currently being utilized by Mount Moriah Baptist Church. A number of new single family homes were completed in 2013 on the streets adjacent this property.



FOCUS GROUP INPUT

Developer Thoughts:

- Housing/Senior Housing
- 4% Bond - Tax Credit
- Market Rate Historic Tax Credit

Lender Thoughts:

- New Market (Clinic Focus)
- Campus Approach
- Expense of Rehab
- Senior Housing

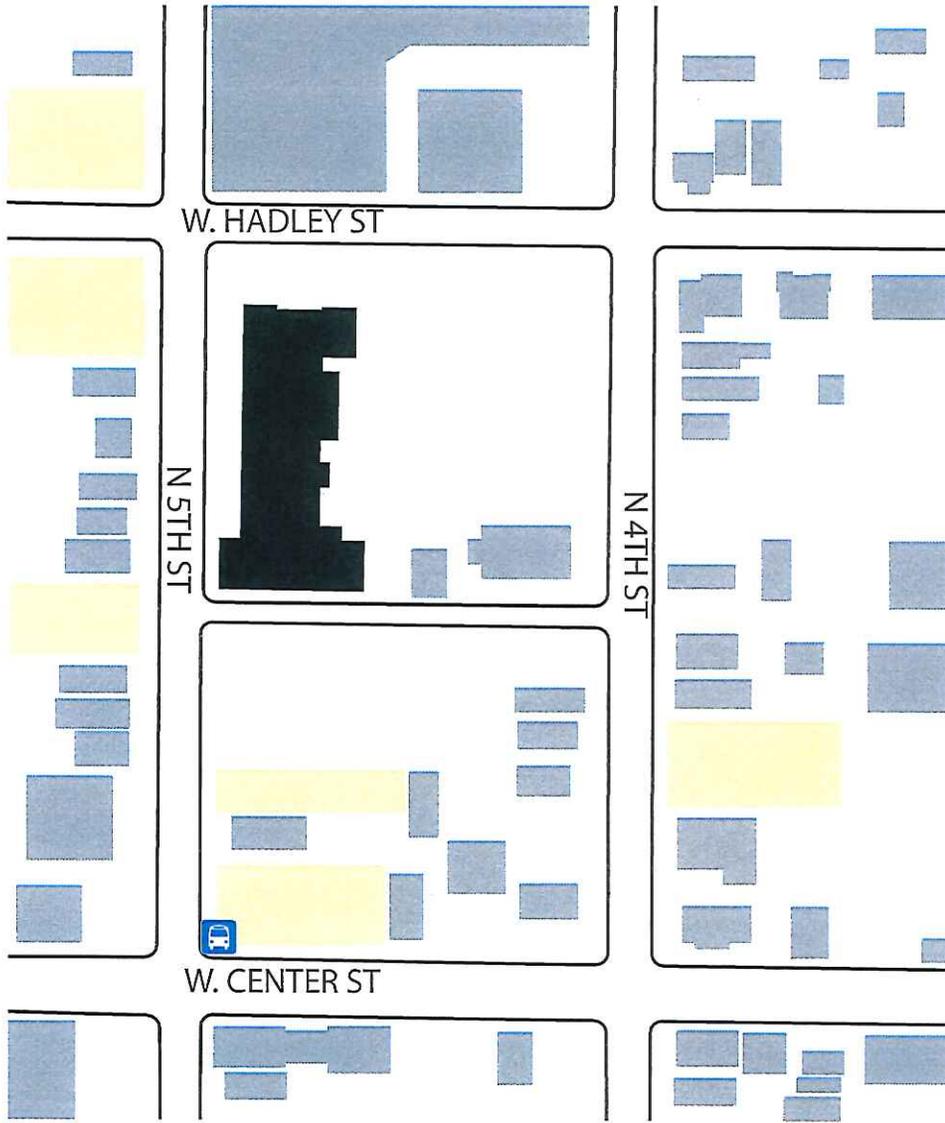
Base Program:

- Reuse
- Housing
- On-site public space
- On-site parking
- Maintain Church

Zoning Information (RT4):

- 48' max. height
- 2 parking spaces for every three dwelling units

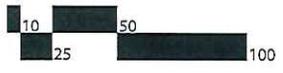
SITE 3_5TH STREET SCHOOL



- CITY OWNED VACANT PROPERTY
- PRIVATELY OWNED VACANT PROPERTY



| Owner | Address | Value | Lot Size | Zoning |
|-------------------|---------------|--------|----------|--------|
| City of Milwaukee | 2770 N 5th St | \$0.00 | 79841 | RT4 |

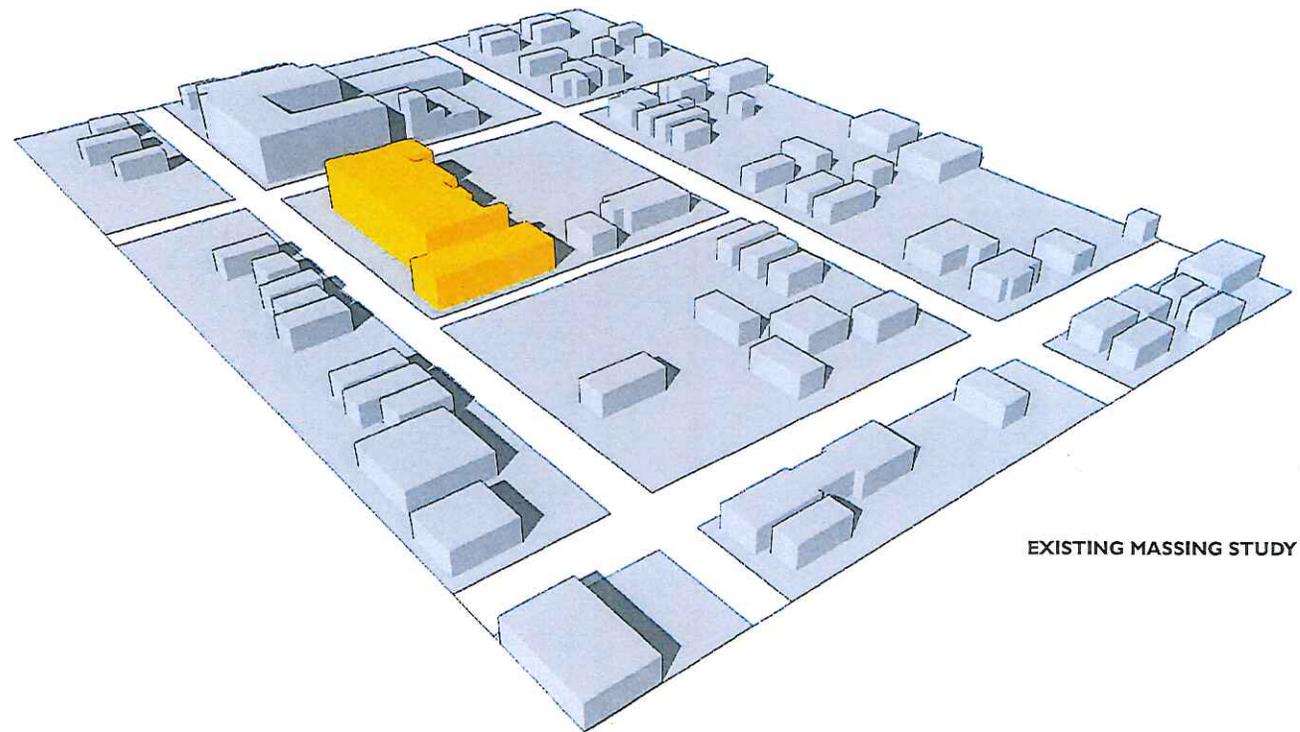




EAST ELEVATION_FROM 4TH ST

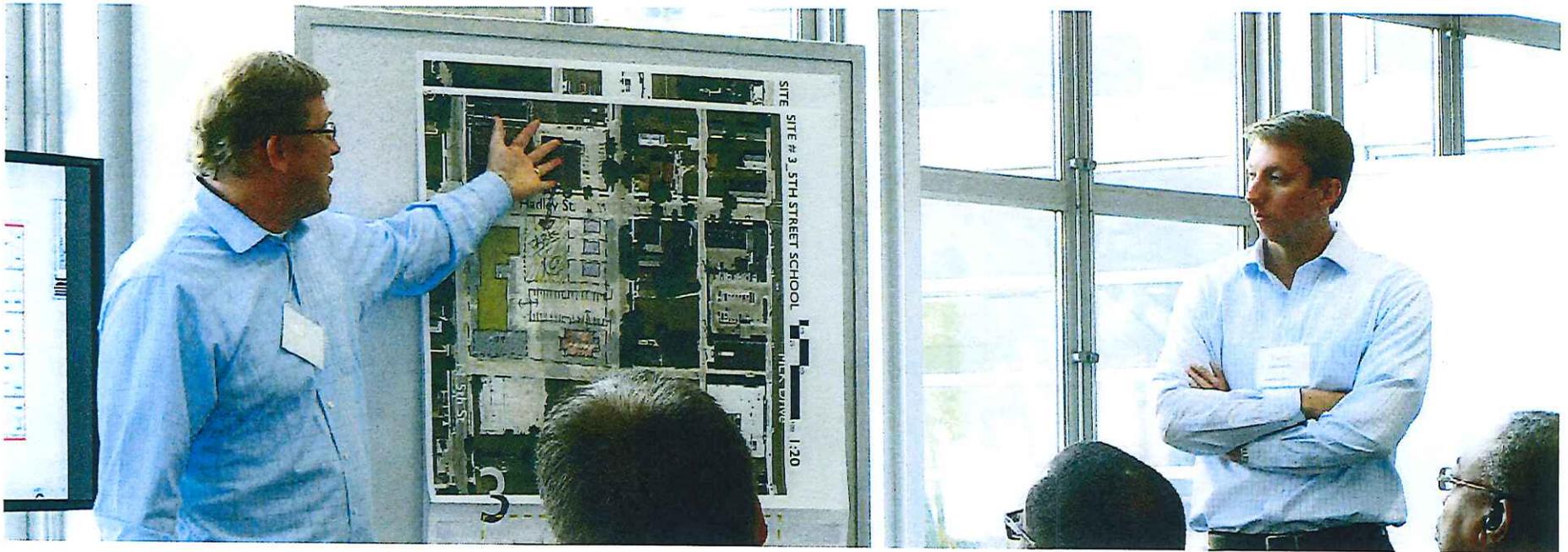


SOUTH ELEVATION_FROM HADLEY



EXISTING MASSING STUDY

SITE 3_5TH STREET SCHOOL_CONTINUUM ARCHITECTS

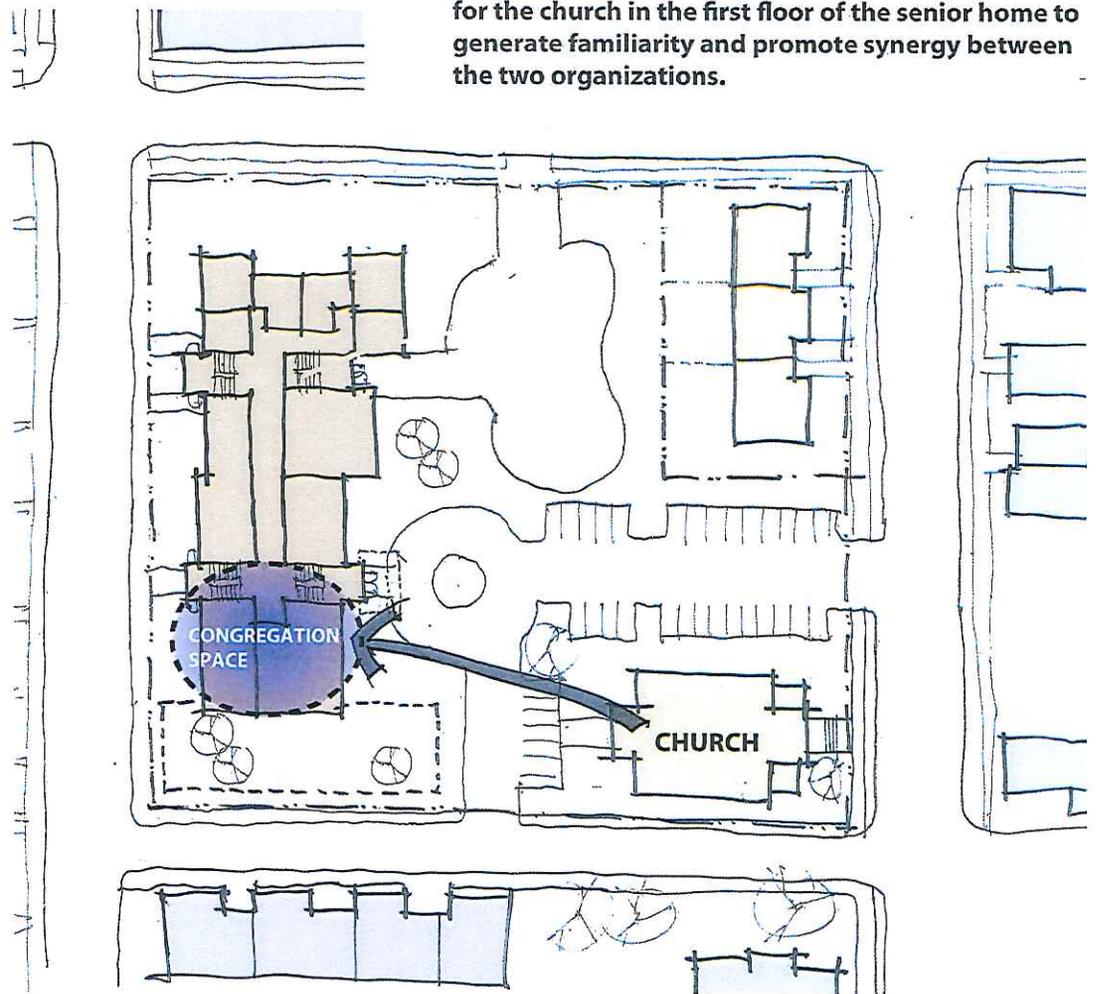


DESIGN CONSIDERATIONS & STRATEGIES

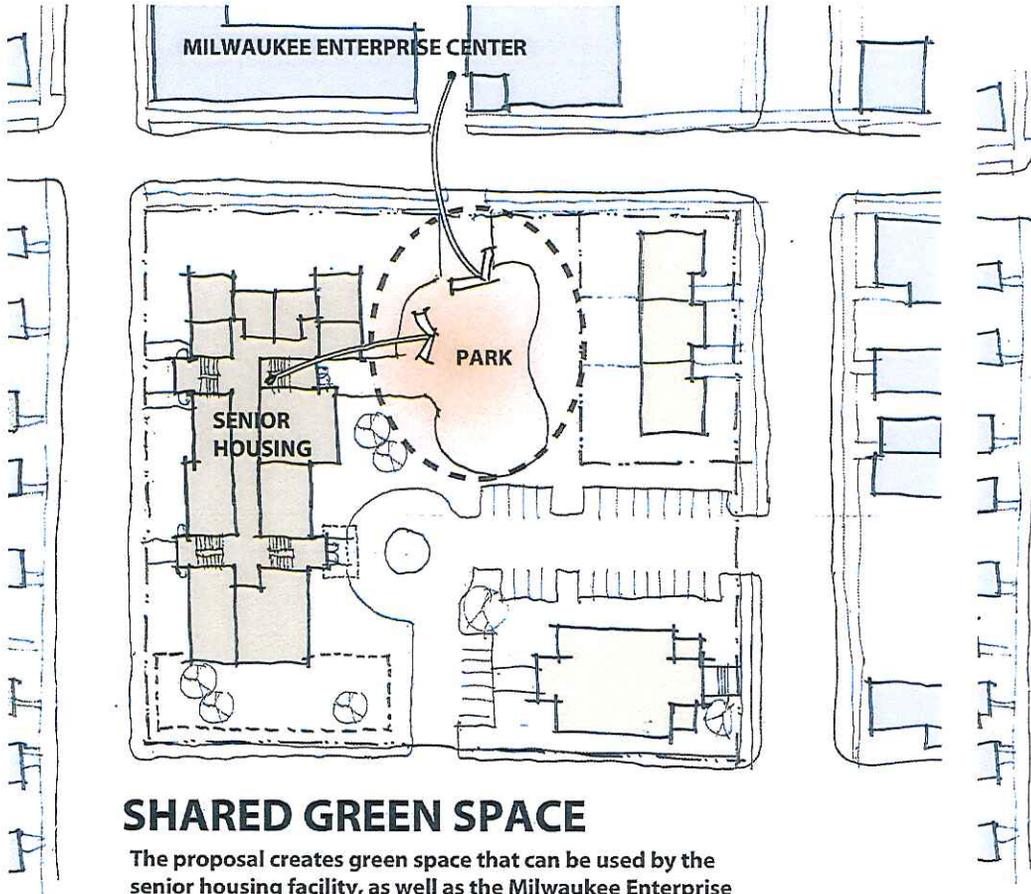
This strategy calls for utilizing tax credits to create a shared community space on the first floor of the building that could also be used by Mount Moriah Baptist Church. The upper two floors are proposed as 37 units of senior housing. The remainder of the block could be developed into single-family homes, public space, and shared parking with the intent of increasing the overall neighborhood value.

SHARED COMMUNITY SPACE

The proposal suggests having a congregation space for the church in the first floor of the senior home to generate familiarity and promote synergy between the two organizations.



SITE 3_5TH STREET SCHOOL_CONTINUUM ARCHITECTS

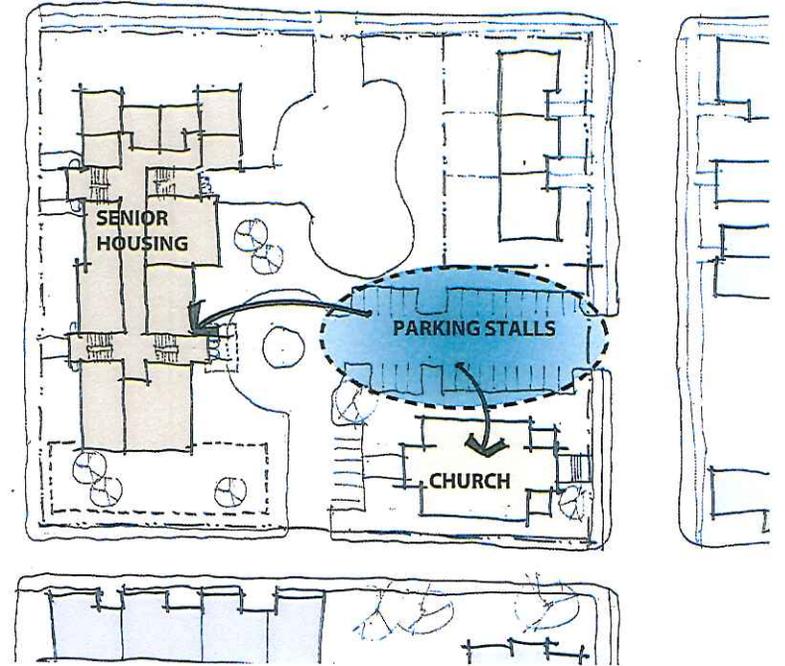


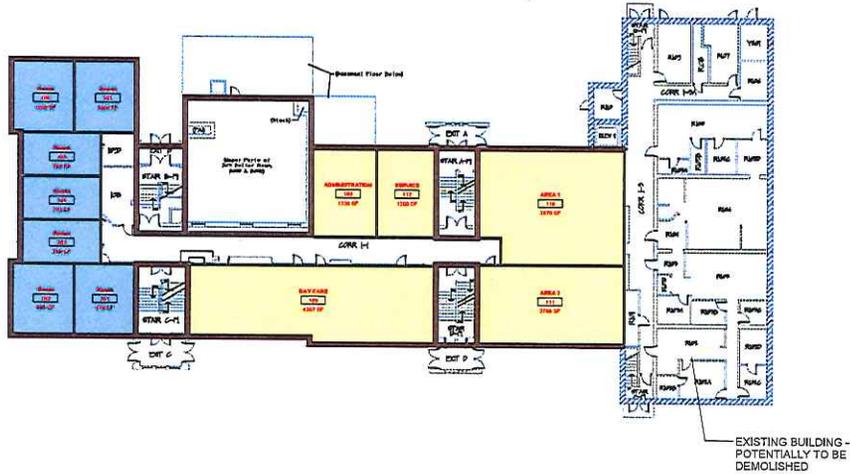
SHARED GREEN SPACE

The proposal creates green space that can be used by the senior housing facility, as well as the Milwaukee Enterprise Center

SHARED PARKING SPACES

The proposal suggests the senior housing program and the church share parking stalls to economize the parking needed on site.

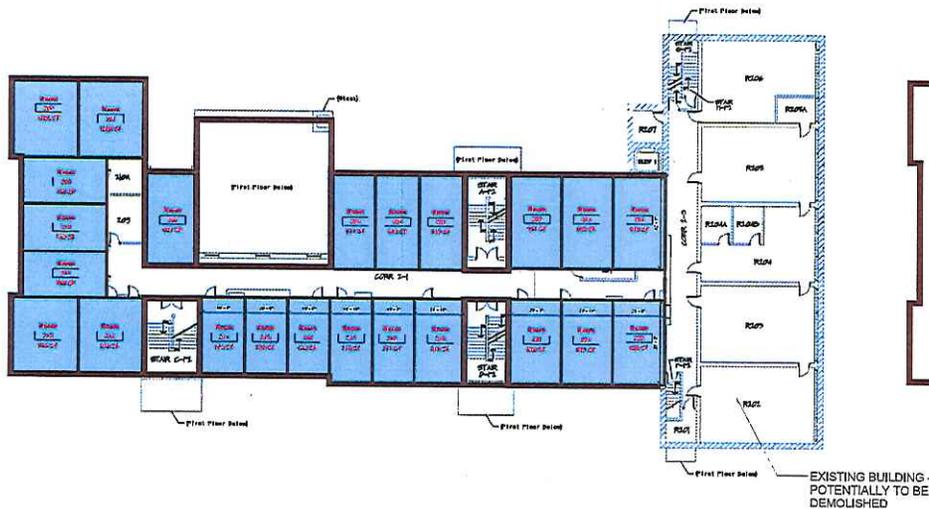




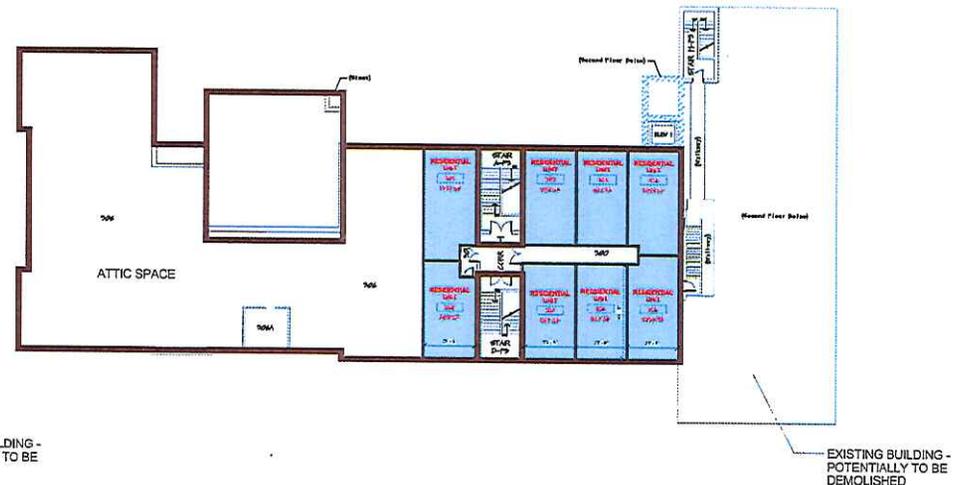
SENIOR HOUSING CENTER
FIRST FLOOR PLAN - 7 UNITS

NEXT STEPS

The Martin Luther King Economic Development Corporation and Business Improvement District should work with the Department of City Development on developing an RFP for this site. The development of senior housing on this site may necessitate the utilization of tax credits, unless it is constructed as market rate housing. Development, site ownership, and maintenance discussions should also include Mount Moriah Baptist Church as a key member of the neighborhood and site.



SENIOR HOUSING CENTER
SECOND FLOOR PLAN - 23 UNITS



SENIOR HOUSING CENTER
THIRD FLOOR PLAN - 23 UNITS