



Request for Proposal

Design Criteria

541 North 20th Street



The Redevelopment Authority of the City of Milwaukee (RACM) strives for high-quality design that will improve the neighborhood.

The following criteria must be adhered to when developing plans for multi-family housing:

Building Placement

- Building placement should be approximately 22 feet from the front property line – the approximate average set back of the abutting properties. An exact survey will be needed for permitting.

Building Design

- Building(s) design should be compatible in scale and design with the neighborhood. Building not to be taller than four stories.
- Building facades should be well designed, enhancing the human scale qualities of the building. This can be accomplished through façade articulation, detailing and other enrichments to the building along the street frontage
- Full Windows/glazing must be included on the 20th Street frontage

Building Code

- Pay special attention to Wisconsin Building Code requirements with respect to allowable class construction, required firewalls, allowed openings near property lines, acceptable exit distances and handicapped accessibility. Submitted proposals must demonstrate compliance with the building code. If proposal is not compliant, the proposal must identify the developer's strategies for overcoming the building code challenges.

Materials

- Exterior materials should be finished masonry or other high-quality material

Parking

- On-site parking is allowed and must be accessed from the alley.
- Parking can be incorporated into the ground floor as long as garage is not visible from the street.

Accessibility

- Code required ADA compliance is required based on building code provisions for the classification of structure. However, where building codes do not mandate requirements, "visitability" standards for a portion of the units or all of the units are strongly encouraged.
- Additional "adaptability" is also encouraged.

Sustainability

- Sustainable design practices—such as "green" roofs, on-site storm water management, the use of renewable building materials, pervious paving and an emphasis on energy-efficiency—are strongly encouraged. Check the [U.S. Green Building Council](http://www.usgbc.org) website for more information on sustainable design