

The Department of City Development (“DCD”) received several questions relating to the 6<sup>th</sup> and North Avenue Request for Proposal. Below are the questions and DCD’s response to the questions. In addition to the questions and DCD answers, DCD is providing a general overview of the other approvals that will likely be needed for the selected developer.

### Questions and responses pertaining to the 6<sup>th</sup> and North Bronzeville RFP.

1. Site Access (p. 6) - *DPW does require that any driveways be located at least 15 feet from the end of the radius at the intersection corner.* - Does this mean driveways only allowed 15 feet or greater from 7th and North or 6th and North corners?
  - **On North 7th Street, the property is so far away from West North Avenue, that there is no concern. In other words, a driveway approach anywhere in the property frontage on North 7th Street is acceptable.**
  - **On North 6th Street, any curb cut should be 25 feet north of the north edge of the sidewalk on West North Avenue.**
2. Can an exception be made for the *75% of frontage being built out* requirement, if the space is used for ground floor amenity space?
  - **Adherence to the development goals and guidelines will be a significant factor in selecting the preferred proposal. The intent of the build-out requirement is to create a consistent pedestrian friendly street edge which enhances the character of the district. Large gaps in the street wall can detract from the character of an area and the image of the street as an urban and walkable place. Ground floor amenity spaces located within the building are acceptable in the frontage area provided appropriate commercial storefront windows are used. Outdoor amenity spaces may be located between the building frontage and the sidewalk. In cases where this site layout results in a reduced percentage of the frontage being built out, an explanation should be provided as to how the proposed building layout further engages public sidewalk, adds pedestrian interest and/or activity, and contributes to the image an identity of the district. The frontage build-out percentage may not be reduced to allow additional surface parking adjacent to the street frontage.**
3. Please elaborate on the requirement that *No blank building façades are permitted along the street frontages at the first floor.* What are considered blank building facades? If only 60% of frontage is required to consist of storefront windows, wouldn't the remainder be considered "blank building facade"?
  - **Ground floor facades along street frontages should avoid long expanses of blank unarticulated walls. Individual sections of flat, blank wall surface should not exceed 25' in length on North Avenue or 50' in length on side streets.**
4. Is street/curb parking allowed on North Avenue?

- **On-street parking is encouraged on most streets to provide a buffer for pedestrians on the sidewalk and for convenience for district residents and visitors. On-street parking restrictions are determined by the Department of public works. Currently, parking appears to be permitted on West North Avenue for approximately nine automobiles except for during the peak hour parking ban. Parking on West North Avenue is prohibited between 3:30 PM to 5:30 PM.**
5. Is the purchase price on the land negotiable, below the asking price suggested in the RFP?
    - **The offer price is one of the criteria used to evaluate and score each submittal.**
  6. May the city owned parcels along North Ave between 5<sup>th</sup> & 6<sup>th</sup> Streets be included in the RFP response?
    - **The Department of City Development (“DCD”) is only listing the City of Milwaukee (“City”) and Redevelopment Authority of the City of Milwaukee (“RACM”) properties for sale in the 600 Block of West North Avenue for sale at this time. The City and RACM parcels located within the 500 block of West North are not included in 600 Block of West North Avenue RFP. The disposition of the 500 block (City and RACM) parcels may be determined at future date.**
  7. May the RFP response date be extended beyond October 7th?
    - **No.**

**Other Approvals:**

*The selected Buyer will be asked to provide a presentation describing the proposed development before the Bronzeville Advisory Committee prior to the sale file proceeding to RACM and the Common Council for consideration. If the selected proposal requires a zoning change, such a request will be coordinated with the sale authorization. The site is located within the Bronzeville Cultural and Entertainment District Interim Study Overlay. While this interim study overlay is in effect, a new development at this site will require review and approval by the Board of Zoning Appeals (BOZA). The Department will work with the Buyer to obtain such approval as part of the land sale process.*