

The Milwaukee Public Library's Mill Road branch is going to be replaced with a new facility.



New East Library opening November 22, 2014

Like our other new projects the replacement of the Mill Road library will be part of a catalytic development that improves access to a 21st-century, technology-rich library for residents.

The library received four conceptual “Request for Interest” proposals in the first step towards replacing the Mill Road library branch.

Based on those concepts the Library recommended issuing a Request for Proposal (RFP) for the project. The RFPs were due November 18th. The three RFP responses include refined versions of the conceptual developments.

We want to hear from you!

The public is encouraged to provide input on the concepts. You can provide written comments on forms available soon at the Mill Road library. There is also an online public survey available at:

<https://www.surveymonkey.com/s/JYNTYXZ>

Community Meeting

- **The public is invited to hear presentations from the development teams and submit written comments to the Building and Development Committee on December 9, 2014 at 5:30 PM at the Mill Road library.**
- You may also submit comments via the online survey.

Mill Road: Three proposals

Option A:

Maures Development/Common Bond/Engberg Anderson

- 7717 W. Good Hope Road(city- owned lot) just west of 76th
- 15,000 sq. ft. Library
- Library parking: 63 above ground spaces 103 resident spaces underground.
- 46-82 units affordable housing
- Plan could include a 2,500 sq. ft. commercial space on first floor or increased library size
- Outdoor reading garden, green space, bike racks
- Funding: Would apply for Low Income Housing Tax Credits and conventional debt / 1st Mortgage
- \$13.8 Million estimated project
- ~1.2 miles from current Mill Road library

Option B:

Gorman/Northwest Side CDC/VJS Const.

- 7717 W. Good Hope Road(city- owned lot) just west of 76th
- 17,000 sq. ft. Library
- Library Parking: 57 outdoor spaces for the entire building
- No housing component : One floor of public charter school space above library.
- Rooftop solar panel array
- Outdoor play and reading area
- Partnership would offer to buy the current Mill Road library building for use by public charter school
- Funding: Would apply for New Markets Tax Credits and Renewable Energy Tax Credits.
- \$6 Million estimated project
- ~1.2 miles from current Mill Road Library

Request for Proposal Option A:

New construction at 7717 W. Good Hope Rd

- 15,000 square foot library
- At least 46 units of mixed-income housing
- Could include 2,500 square feet of 1st floor retail space



Submitted by Maures Development/Common Bond/Engberg Anderson

Request for Proposal Option A:

Conceptual Site Plan 7717 W. Good Hope Road

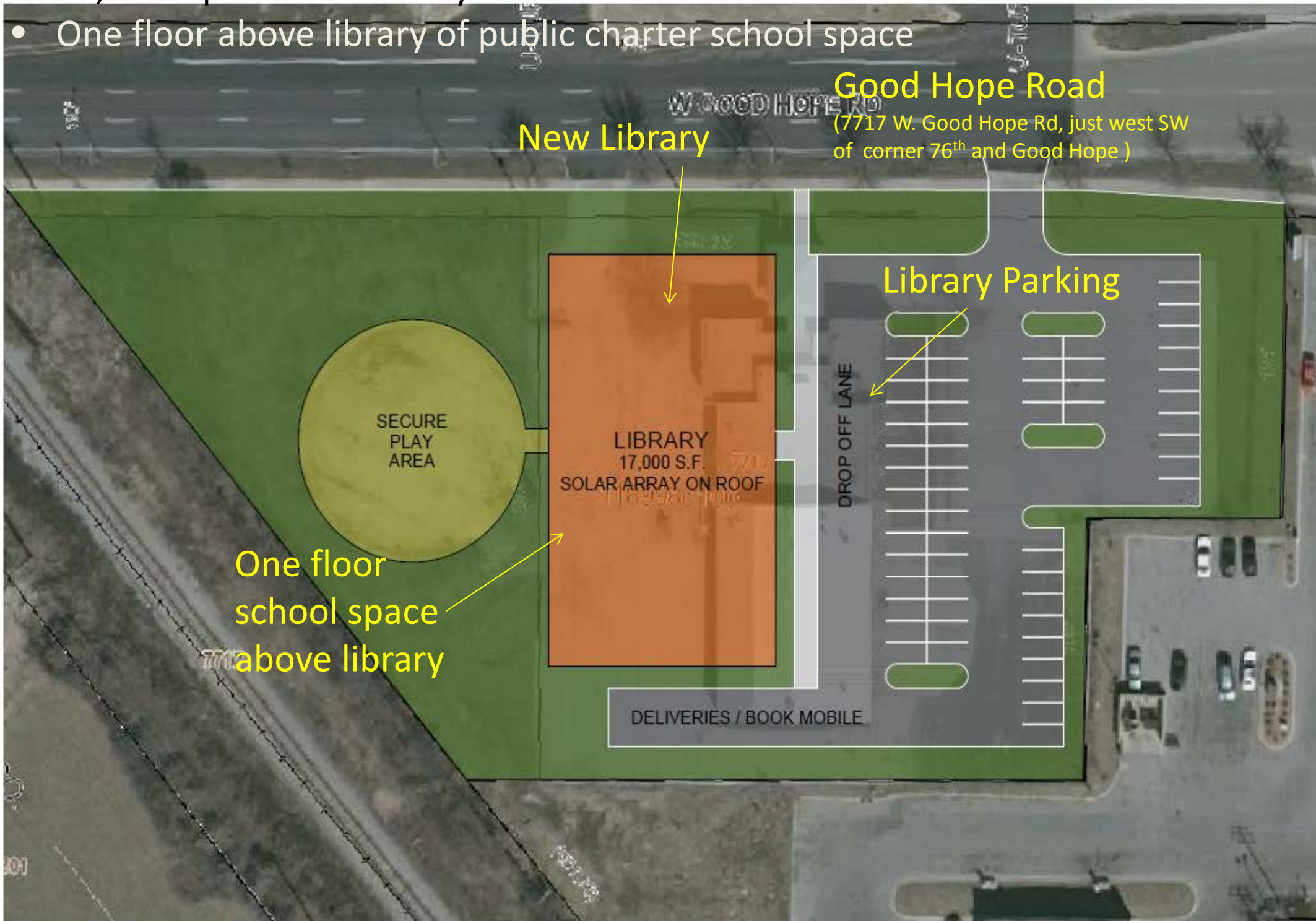


Submitted by Maures Development/Common Bond/Engberg Anderson

Request for Interest: Option B

New construction at 7717 W. Good Road Hope (city-owned lot)

- 17,000 square foot library
- One floor above library of public charter school space



GORMAN
REAL ESTATE DEVELOPMENT
AND MANAGEMENT
200 N. MAIN ST.
OREGON, WI 53575

MILWAUKEE PUBLIC LIBRARY
7717 WEST GOOD HOPE ROAD
MILWAUKEE, WISCONSIN

SCALE: NTS
SEPTEMBER 25, 2014

Submitted by Gorman and Northwest Side CDC

Option C:

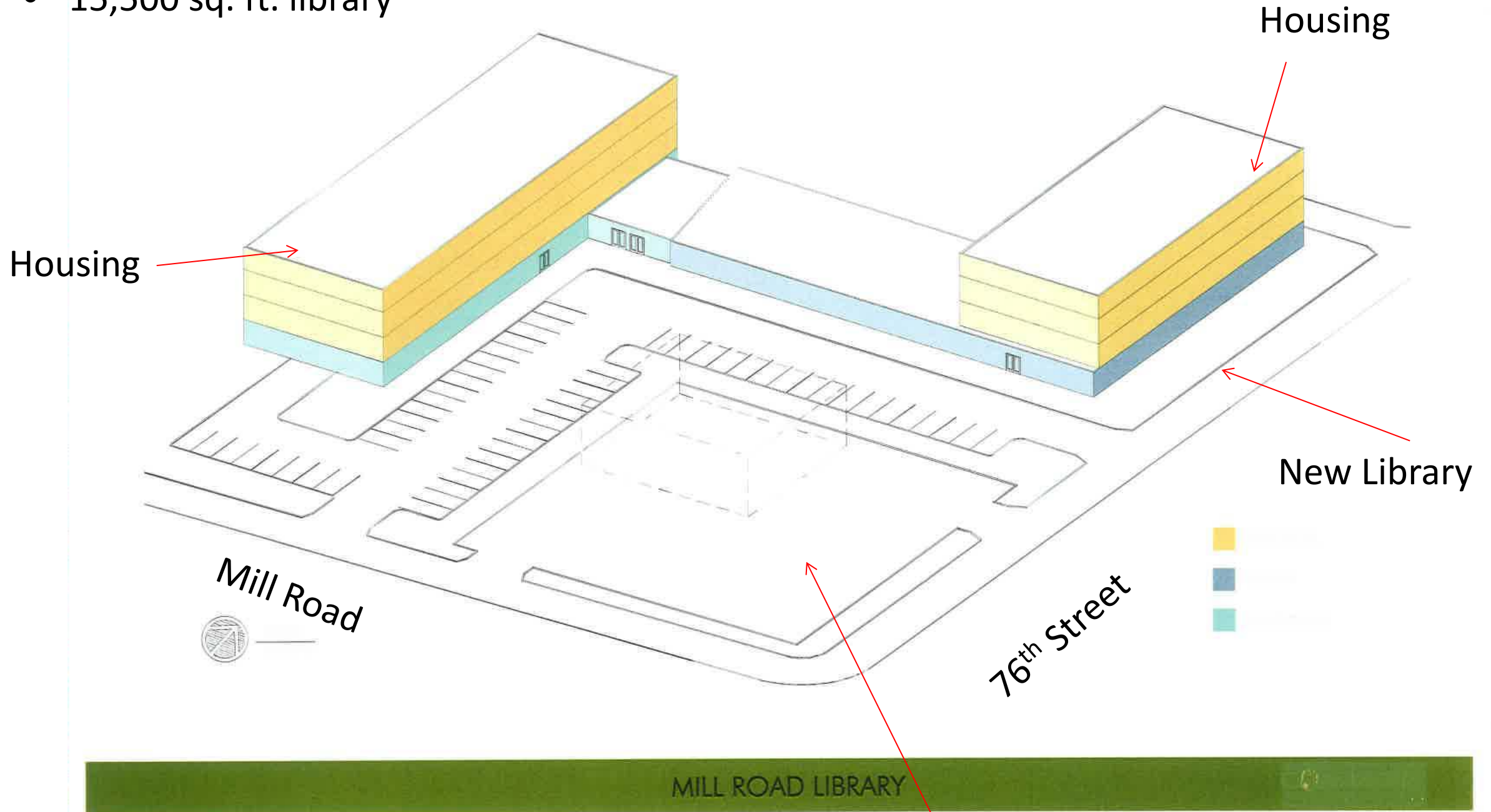
City of Milwaukee Housing Authority (HACM)

- Current Mill Library Road Site (6431 N. 76th St.)
- 15,500 sq. ft. library
- Library parking: 53 outdoor “public spaces” + 11 underground for library and 81 underground for apartment tenants. Total of 145
- 60 affordable units in two buildings
- Development site includes removal of adjacent health department buildings at 7630 W. Mill Road. New space for health department a “one-stop-shop” preventative care programming could be included in new development.
- Green space for new community park, garden, amphitheater, possible ice-rink, and possible space for a vendor to sell light refreshments to park users
- A pedestrian friendly plaza and flexible use parking lot for possible green market or other community events
- Funding: Would apply for Low Income Housing Tax Credits, Federal Home Loan Bank Funds, HACM grants and loans
- \$17 Million estimated project

Request for Proposal Option C:

New construction on current Mill Road Library site and health department site

- 60 Units of Affordable Housing
- 15,500 sq. ft. library



Submitted by the Housing
Authority of the City of Milwaukee

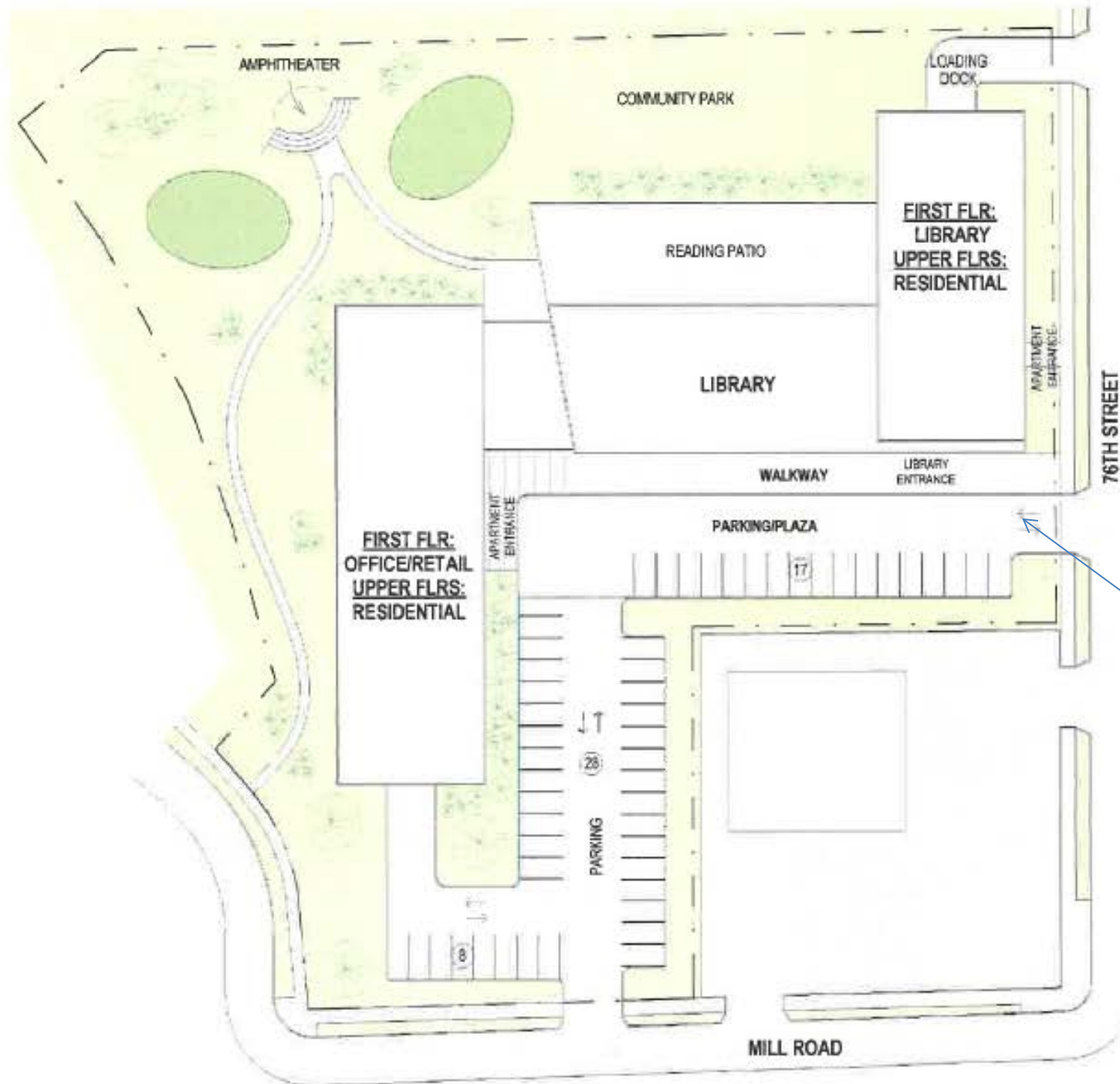
Existing Firestone Tire shop remains

Request for Proposal: Option C

Conceptual Site Plans

| COMMUNITY PARK FEATURES | |
|-------------------------|--|
| - AMPHITHEATER | |
| - ICE RINK | |
| - COMMUNITY GARDEN | |
| - PLAYGROUND | |

| PARKING | |
|----------------------------------|-----|
| INDOOR | 92 |
| PUBLIC | 7 |
| RESIDENT | 85 |
| OUTDOOR | 53 |
| PUBLIC | 53 |
| RESIDENT | N/A |
| TOTAL: 145 CARS | |
| PUBLIC: 75 CARS | |
| RESIDENT: 70 CARS - 1.2 PER UNIT | |



Library
Parking

Submitted by the Housing
Authority of the City of Milwaukee



Mill Road Proposed sites in relation to current location

7717 W. Good Hope site is ~1.2 miles from current site

