

Site 1: Market and Housing

Site proposal: Korb and Associates

PROPOSAL: RIVERWORKS MARKET LOFTS

Riverworks Market Lofts is a new construction mixed use building to provide multi-generational housing with an emphasis on fresh food. The program includes a 16,800 SF double height market hall, 1,600 SF commercial kitchen, public art space on the first floor, along with 29 stalls of commercial parking. Second floor includes 16,400 SF of residential parking to service the three stories of multi-generational housing totaling 69 units.

Exterior program includes a 2,600 SF public plaza, creating a place for social gathering and direct interaction with the market hall. The second floor roof provides private courtyard space for the residents, as well as a green roof for sustainable stormwater management.

In addition, there are two designated locations for large graphic signage with views from Doctor MLK Jr. Drive to the east, and from 7th Street to the west.

Possible sources of financing include: New Market Tax Credits, Low Income Housing Tax Credits, Federal Home Loan funds, City and County Trust Funds, and grants.

COMMUNITY FEEDBACK SUMMARY

The initial proposal included six stories of residential housing over ground floor retail. The community expressed concern about the large size of the building and impact on the neighbors and the intersection. The height did not fit with the residential nature of the neighborhood to the north. The architects reduced the residential to three stories for their final proposal and integrated the design of the building into the neighborhood.

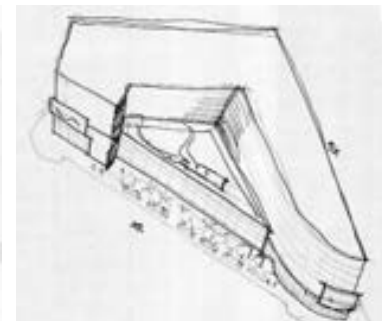
The community expressed strong support for a grocery market focused on fresh food.



Korb and Associates working with attendees



concept sketch of corner



concept sketch showing public plaza

Site 1: Market and Housing

Site proposal: Korb and Associates



rendering of elevation along Keefe Avenue

Site 1: Market and Housing

Site proposal: Korb and Associates



first floor plan



floors four and five



third floor



second floor

Site 1: Market and Housing

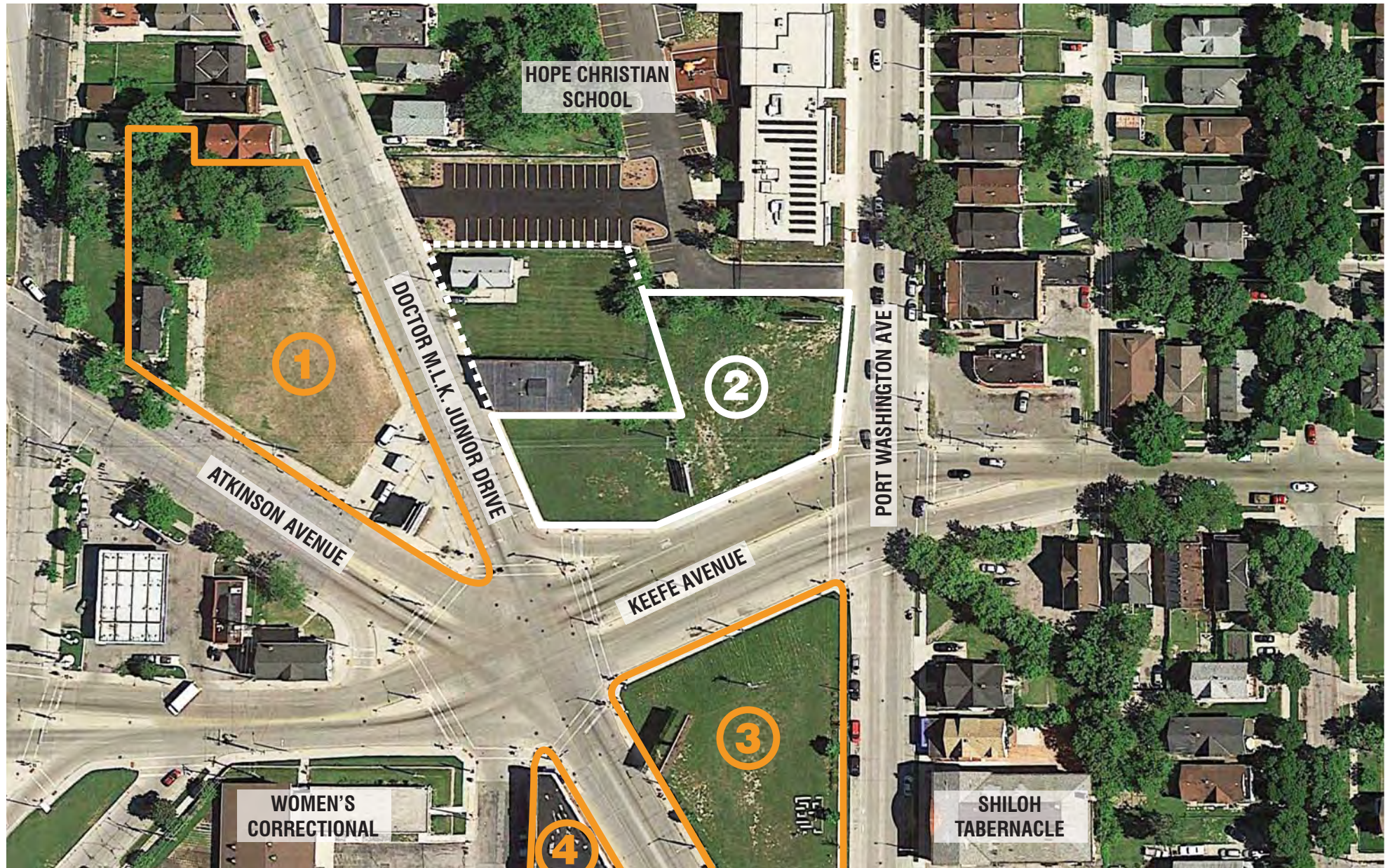
Site proposal: Korb and Associates



rendering of market place interior

Site 2: Former Gas Station

Satellite view



25,741 SF
(0.59 acres)

Site 2: Former Gas Station

Site summary



view looking east across 6th street

SITE SUMMARY

This site originally contained a gas station. Currently, the site is vacant but well maintained. There are a series of colorful community artwork boards located on the south portion of the site neighboring the busy intersection. Next to them is a large billboard addressing traffic on Keefe Avenue. The site borders Keefe Avenue, Doctor M.L.K. Jr Drive, and 6th Street.

DEVELOPMENT IDEAS: NEW CONSTRUCTION

- Health and community
- Offices
- Public space
- On-site parking



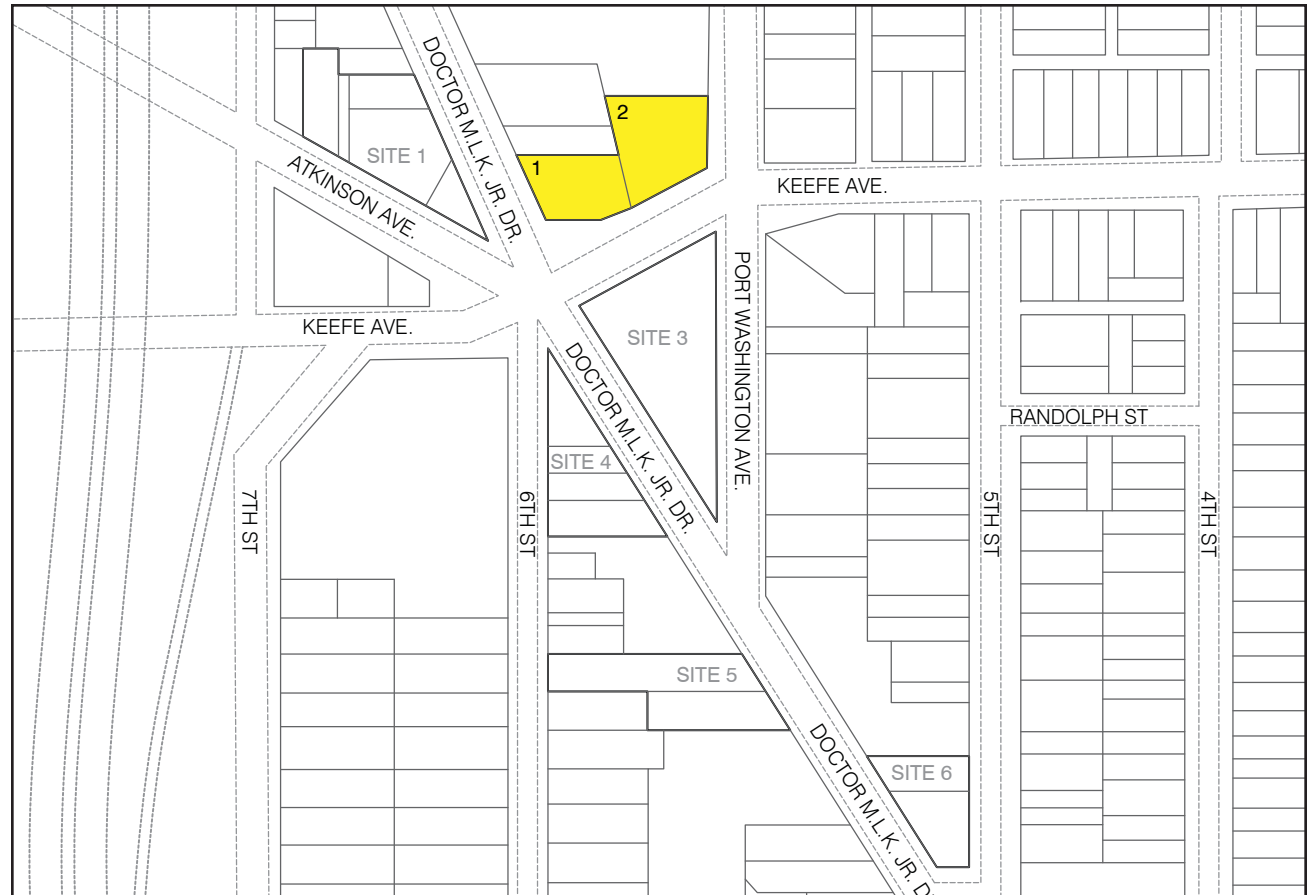
artwork on site by intersection



view looking northeast at billboard on north end of site

Site 2: Former Gas Station

Site details



LOT	OWNER	ZONING	ADDRESS	LOT SQUARE FEET
1	Riverworks Development	LB2	3512 N Doctor M.L.K. Junior Dr.	9,453
2	Pak Rental & Construction	LB2	3511 N Port Washington Ave.	16,288
				25,741 (0.59 acres)

Site 2: Former Gas Station

Birds eye view



Site 2: Health + Wellness Center

Site proposal: Galbraith Carnahan Architects

PROPOSAL: COMPREHENSIVE HEALTH AND WELLNESS CENTER

The concept of preventative care and tending to health needs before they become major issues that require costly clinic and emergency room visits is gaining traction in the United States as an important component of the health care system. This site offers access to major transportation routes and proximity to vital communities that are underserved by traditional health care delivery systems.

The components of this 24,000 SF building could include a 1,200 SF community café, 2,500 SF greenhouse, 2,000 SF meeting space, 1,200 SF of educational classrooms, 3,000 SF fitness center, 5,000 SF of clinic exam rooms for preventative visits, 1,000 SF dental clinic, 500 SF laboratory space, and a 6,500 SF roof garden. Also included is a south facing, outdoor space accessible for café users and the public.

While the tangible descriptions of the spaces define a physical outline of the building, the architects developed a series of patterns to guide the design and its relationship to the urban context and community. The degree to which this building supports the life and vitality of the neighborhood hinges on physical interaction of space and activity.

A welcoming entry is used to fulfill the mission of supporting the health and wellness of the surrounding neighborhood. The current neighborhood has many physical gaps and vacant lots, so the architects felt it was crucial to define the street by relating to the existing structures and building up to the lot lines on most faces. In addition to a welcoming entry, there is a sun filled terrace that acts as a place of refuge among the nearby traffic. It was also important to showcase the mission by putting activities on display. The architects located active elements such as the café and fitness center in highly visible areas that will be seen by pedestrians. Due to the sensitive nature of health care, the building is organized with a privacy gradient, placing the clinic spaces on the second level with a dramatic stair connecting the levels. The

shielded parking is tucked behind the building and screened by landscaping and fencing.

For profit health care organizations are potential partners and funding sources on a development such as this. Additional partnerships with groups such as Shalem Healing, 16th Street Community Health Centers, or Hope School for community programs are viable strategies on the operations and grant funded side. Riverworks Development Corporation owns one of the key parcels and could act as a catalyst for coordinating resources. Representatives from Shalem Healing attended the charrette and expressed a strong interest in this project, extending their model of holistic care to the community.

COMMUNITY FEEDBACK SUMMARY

The community participants wondered why the optional parcels were not considered in the design. The architects claimed they had enough space for their program and that the optional space would be adjacent to the program most likely to expand in the future.

Community members were enthused by the concept of a holistic wellness center and asked for the inclusion of a greenhouse to supplement the educational portion.

The primary concern was funding and ownership, the architects provided some feasible options.



site plan sketch



Galbraith Carnahan reviews concept with resident



Galbraith Carnahan working with attendees



concept sketch showing cross section

Site 2: Health + Wellness Center

Site proposal: Galbraith Carnahan Architects



rendering of elevation along Keefe Avenue looking northwest

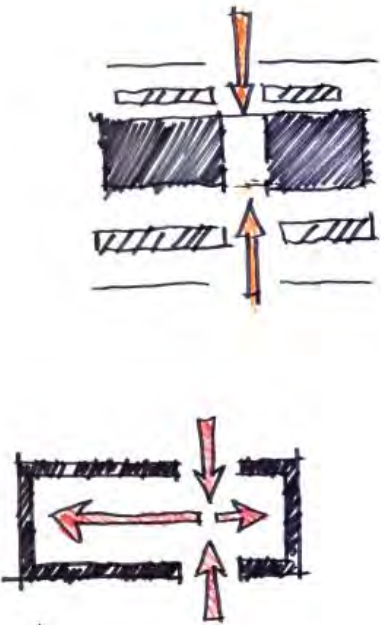


Site 2: Health + Wellness Center

Site proposal: Galbraith Carnahan Architects



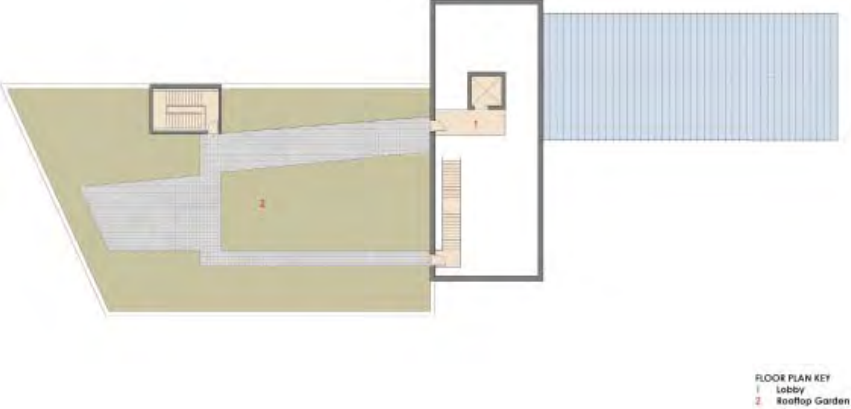
site plan, first floor



diagrammatic sketches for building entrances and connections



second floor clinic uses



roof and outdoor garden patio

Site 2: Health + Wellness Center

Site proposal: Galbraith Carnahan Architects



rendering of elevation along Keefe Avenue looking northeast



Site 3: Middle Triangle

Satellite view



30,173 SF
(0.69 acres)

Site 3: Middle Triangle

Site summary



view looking east across Doctor M.L.K. Jr Dr.



south corner of the site containing public artwork

SITE SUMMARY

This large triangular site is in the middle of the Five Points exchange. It is not occupied by any buildings and is well maintained. There is a large billboard to the north at its busiest corner and some small scale community art projects to the south where traffic is less intense. The site is defined along its edges by Dr M.L.K. Jr Drive, Port Washington Avenue, and Keefe Avenue. Pedestrian access to the site is made difficult by the high traffic levels around it.

DEVELOPMENT IDEAS: NEW CONSTRUCTION

- Public space
- Mixed-use building with active ground floor
- Small building or pavilion
- Streetscape considerations
- Integrate billboard



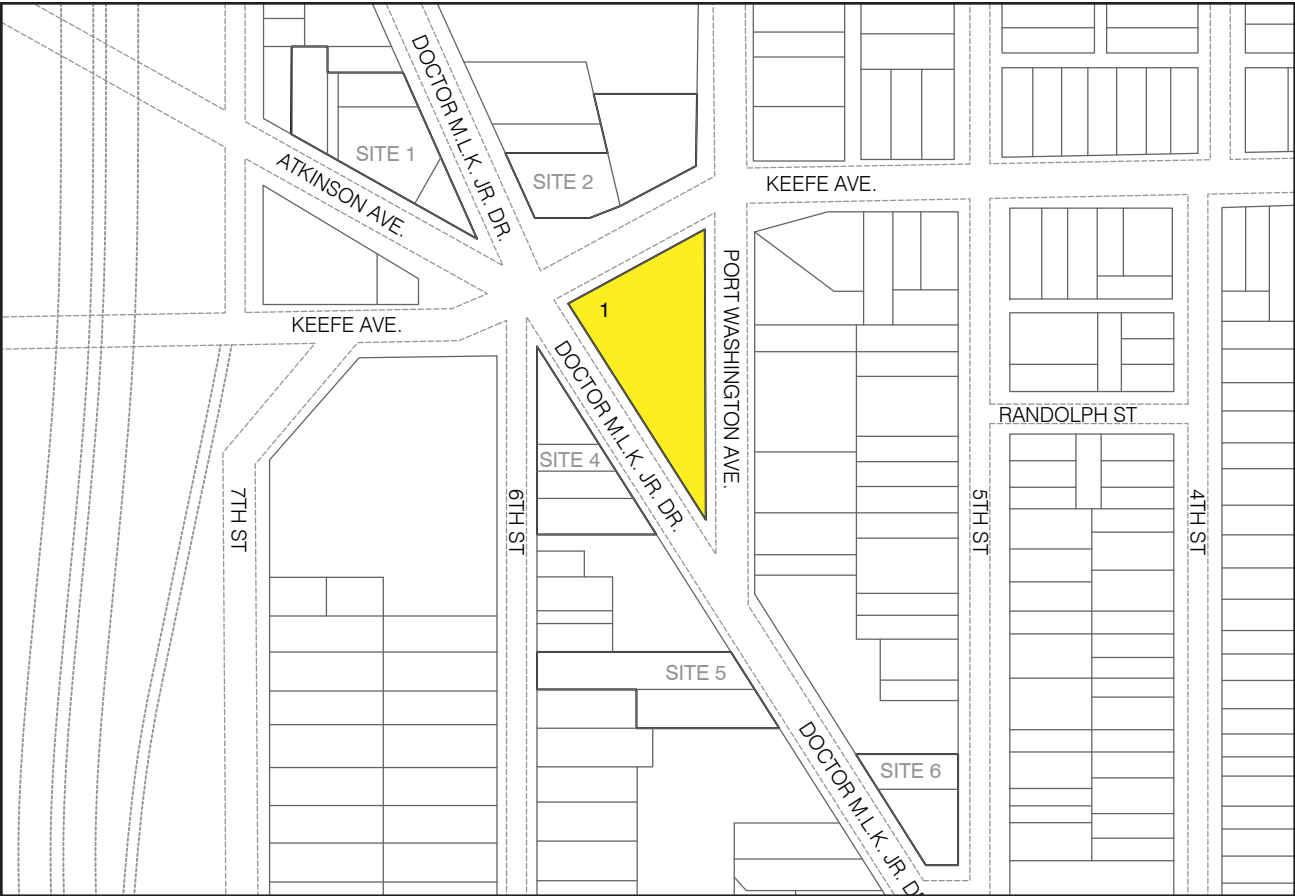
view looking southeast across the intersection of Keefe and 6th



view looking north across Doctor M.L.K. Jr Dr.

Site 3: Middle Triangle

Site details



LOT	OWNER	ZONING	ADDRESS	LOT SQUARE FEET
1	Shiloh Tabernacle	PD	3418 N Doctor M.L.K. Junior Dr.	30,173
				30,173 (0.69 acres)

Site 3: Middle Triangle

Birds eye view



Site 3: Housing + Public Space

Site proposal: American Design

PROPOSAL: MIXED USE LOW DENSITY

The lower density scheme allows for a greater portion of the block to be retained as green space for resident use and neighborhood events.

The building is placed at the northern end of the site to enclose the green space at that edge establishing the space as a focal point. It also allows maximum southern exposure for the green space.

This scheme provides 23 indoor parking spaces accessed from Port Washington Road. 5,400 SF of commercial space on the ground floor extends along Keefe Avenue to the corner of Dr. MLK Jr. Drive with an outdoor terrace to the south. A mix of 24 - two bedroom units and 3 - one bedroom units on four floors with a building entry at the corner of Port Washington Road and Keefe Avenue is included in this design.

To more efficiently use the site the existing 16'x 50' billboard is relocated to a new support pole.

PROPOSAL: MIXED USE HIGH DENSITY

The higher density scheme uses a greater portion of the site for private investment. The remaining green space is configured into two sections. A semi-public raised terrace above the parking garage and a public park at south end of the block.

This scheme provides 36 indoor parking spaces accessed from Port Washington Road. At the corner of Dr. MLK Jr. Drive and Keefe Ave., 1,423 SF of commercial space is provided on the ground floor. South of the intersection along Dr. MLK Jr. Drive an additional 3,062 SF of commercial space is included, providing the potential for outdoor café seating to the west. A mix of housing units are shown, 20 - one bedroom units, 26 - two bedroom units and 3 - three bedroom units on four floors. The building includes a key entry near the Keefe Avenue corner.

The financial packaging for the housing is a local neighborhood issue as well as a business issue in this area. Market rate housing is preferred but unless there is significant philanthropic or special government program subsidy the proforma numbers are a challenge. The higher density scheme adds a wing to the south that could prove to have some economies of scale and reduce costs per unit. The south wing also could be a more attractive for market rate units.

COMMUNITY FEEDBACK SUMMARY

The community desired an active first floor and part of the site remain as public space. First impressions of the initial design were that the building was too big for the neighborhood. Architectural details and connections with the open space were raised as opportunities to include as the team proceeded.



first floor programmatic sketch



American Design engages residents



American Design working with participants

Site 3: Housing + Public Space

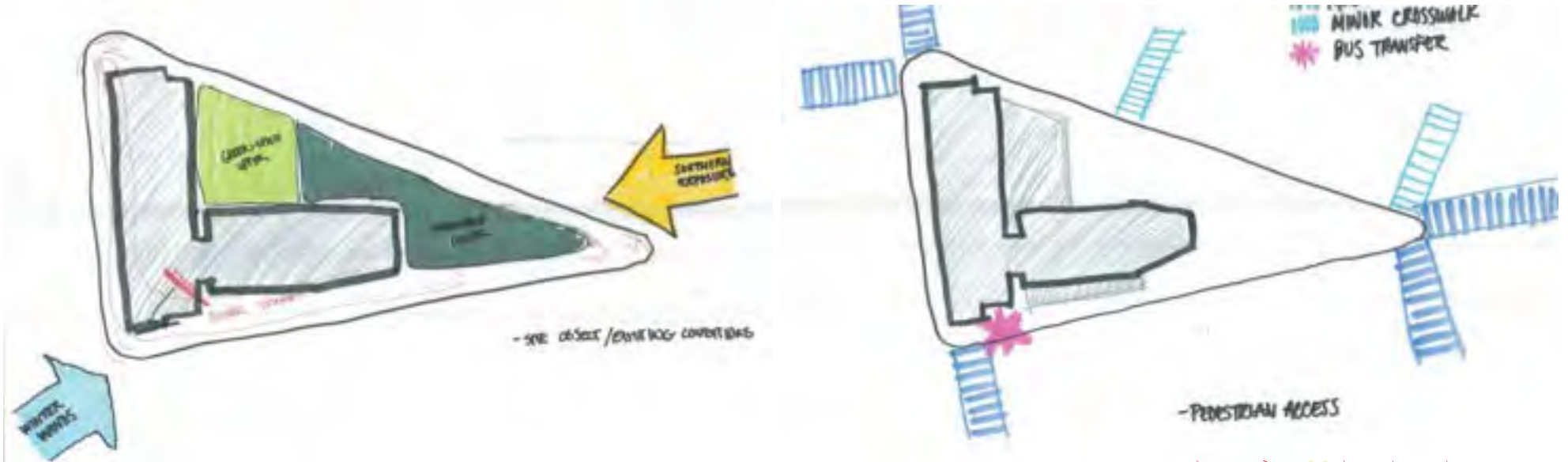
Site proposal: American Design



rendering of high density option from south corner of site

Site 3: Housing + Public Space

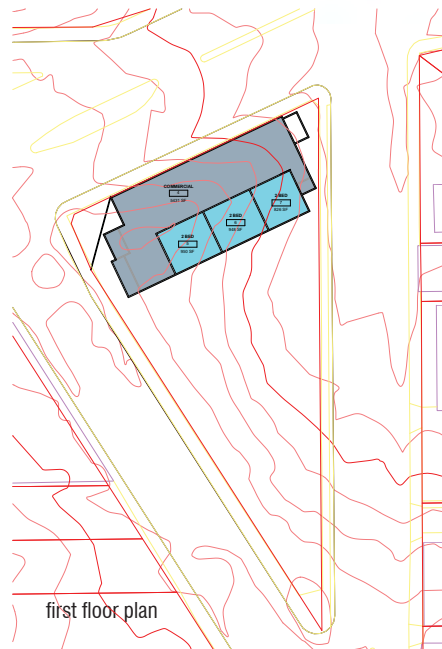
Site proposal: American Design



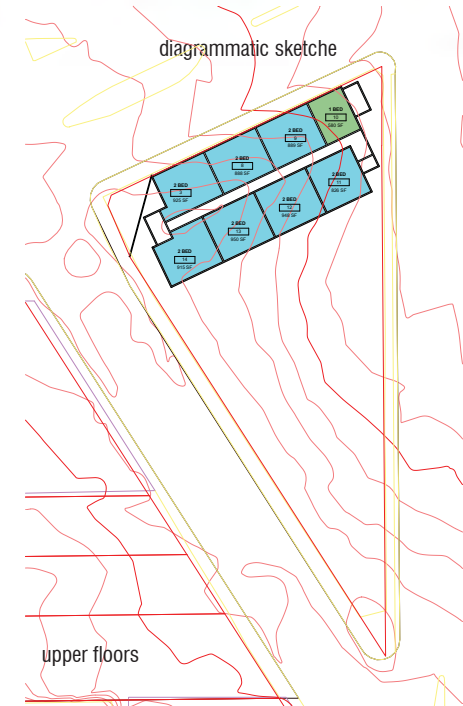
diagrammatic sketch



second floor programmatic sketch



first floor plan



upper floors

Site 3: Housing + Public Space

Site proposal: American Design



rendering of high density option from Keefe Avenue



rendering of low density option from south corner of site



rendering of low density option from Keefe Avenue

Site 4: Corner Grocery and Liquor

Satellite view



19,201 SF
(0.44 acres)

Site 4: Corner Grocery and Liquor

Site summary



view looking south across the Five Points Exchange at the corner building



view looking north at south side of corner building

SITE SUMMARY

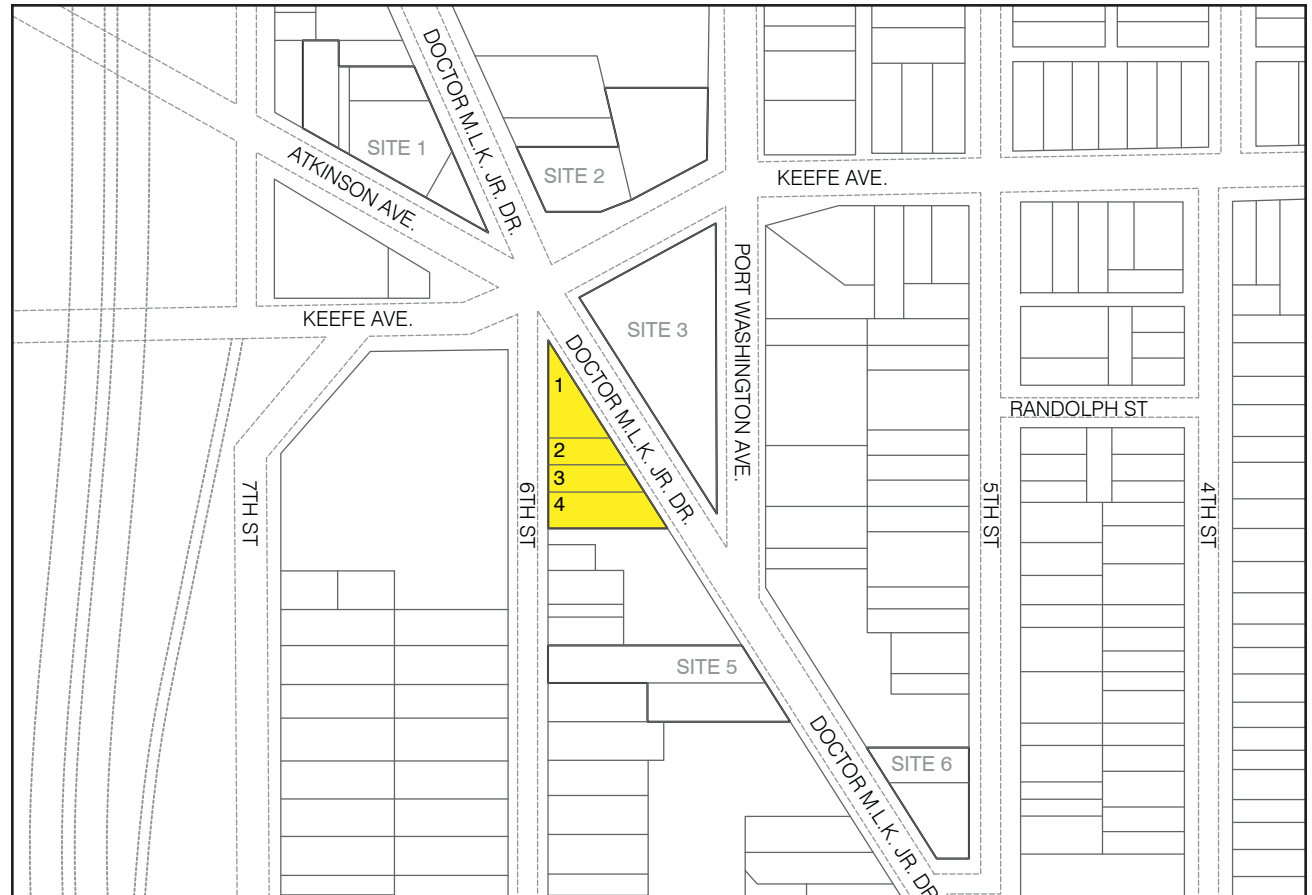
This site currently contains a small but successful corner grocery and liquor store occupying an architecturally interesting two story brick building. The site sits on the corner of 6th Street and Dr M.L.K. Jr Drive. The lot directly to the south is vacant but well maintained and spans from 6th to M.L.K. The vacant lot neighbors the popular King Commons to the south where weddings and events are held. Across 6th Street, to the west is a correctional facility for women.

DEVELOPMENT IDEAS: REUSE, NEW CONSTRUCTION

- Ground floor retail – grocery or restaurant
- Offices
- Housing

Site 4: Corner Grocery and Liquor

Site details



LOT	OWNER	ZONING	ADDRESS	LOT SQUARE FEET
1	Y & K Enterprises LLC	LB2	3439 N Doctor M.L.K. Junior Dr.	5,003
2	City of Milwaukee	LB2	3433 N Doctor M.L.K. Junior Dr.	3,190
3	City of Milwaukee	LB2	3431 N Doctor M.L.K. Junior Dr.	3,980
4	City of Milwaukee	LB2	3427 N Doctor M.L.K. Junior Dr.	7,028
				19,201 (0.44 acres)

Site 4: Corner Grocery and Liquor

Birds eye view



Site 4: Retail + Housing

Site proposal: Engberg Anderson

PROPOSAL: MIXED USE

Both redevelopment proposals on this site seek to restore the existing building facade while adding housing and a new social gathering place in the Harambee neighborhood. The success of any redevelopment is directly related to a careful sensitivity to the pedestrian experience along N. 6th Street and Dr. M.L.K. Jr. Dr. In response to this critical factor, the two proposals highlight new road and sidewalk configurations, building restoration, architectural additions with new proposed uses, and outdoor gathering spaces that create diverse architectural and social experiences along the active pedestrian corridor. The existing narrow sidewalks along the busy street are replaced with a wider hardscaped space accented with greenery on the perimeter.

RETAIN GROCERY STORE

The first proposal maintains the current grocery use but seeks to restore the historic façade while creating transparency with expansive storefront glazing. A south addition provides the grocer with back of house storage, allowing the existing volume of the grocery to be maximized. The open-to-below lofted second floor of the grocery is dedicated for additional grocery retail or a small deli. Recessed open-air market stalls along the pedestrian corridor allow local residents to sell fresh produce or other goods creating a lively, active street culture along Dr. MLK Jr. Dr. terminating at a recessed plaza adjacent to King Hall. Three floors of residential apartments are proposed featuring a variety of micro units to three-bedroom units. Covered resident parking is accessed off of N. 6th Street and a small residential lobby is accessed off of Dr. MLK Dr. just south of the market stalls.

RESTAURANT

The second proposal maintains the same intent of connecting the existing building to King Hall via an active pedestrian experience. However, the treatment of the existing grocery structure adapts to the proposed use of a bar and restaurant. The existing façade will be restored and maintained with

the addition of openings to allow for visual continuity and pedestrian circulation through the open plaza. With the exception of the existing façade, the full extent of the current grocery will be demolished making way for a new expansively glazed, double height restaurant space, set back from the existing façade. This open air intermediate space between the restaurant and the historic façade will provide a unique seating experience for guests that blurs the lines between indoor and outdoor dining. The expansion of the sidewalk beyond the existing façade provides additional restaurant seating space for a more traditional outdoor dining experience.

COMMUNITY FEEDBACK SUMMARY

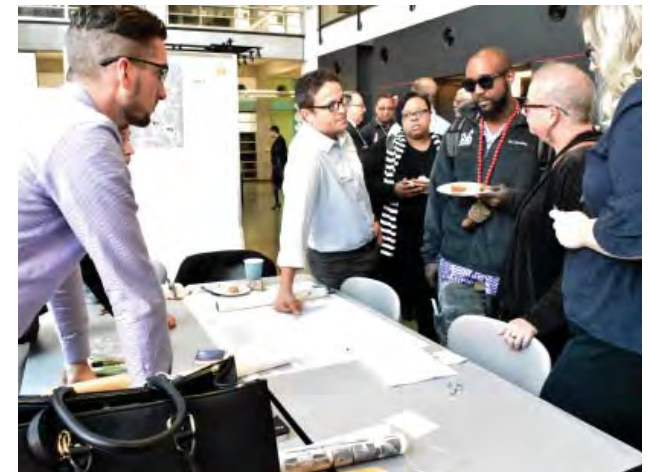
The community stressed the desire for a pedestrian friendly environment. This was achieved by including wider sidewalks and bumpouts to slow traffic. Residents and community members expressed some concern for the openings in the second design option, wondering if the openings could be closed for winter months.



adaptive reuse with new housing sketch



Engberg Anderson engages with the community



Engberg Anderson gets feedback from residents

Site 4: Grocery + Housing

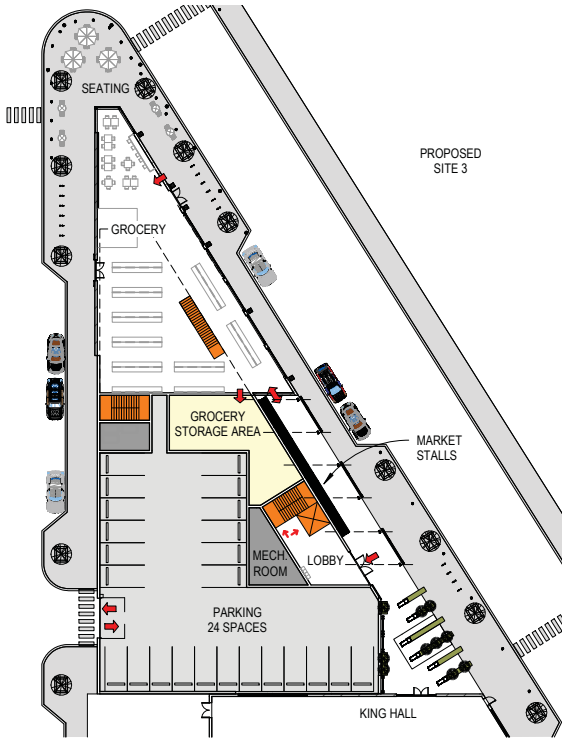
Site proposal: Engberg Anderson



Grocery Retained Option – rendering of elevation along Dr MLK Jr. Drive looking southwest

Site 4: Grocery + Housing

Site proposal: Engberg Anderson



grocery retained option – first floor



grocery retained option – second floor



grocery retained option – third floor



grocery retained option – isometric



grocery retained option – concept sketch

Site 4: Grocery + Housing

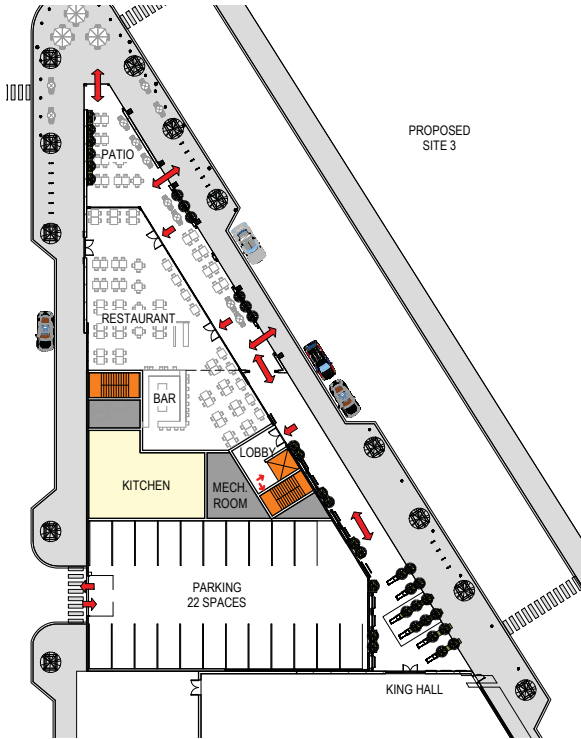
Site proposal: Engberg Anderson



grocery retained option – rendering of elevation along Dr MLK Jr. Drive looking northwest

Site 4: Restaurant + Housing

Site proposal: Engberg Anderson



new restaurant option – first floor



new restaurant option – second floor



new restaurant option – third floor



new restaurant option – isometric



new restaurant option – concept sketch

Site 4: Restaurant + Housing

Site proposal: Engberg Anderson



option 2: rendering of elevation along Dr MLK Jr. Drive looking northwest

Site 5: 3373-3381 N. Dr M.L.K. Jr Drive

Satellite view



20,861 SF
(0.48 acres)

Site 5: 3373-3381 N. Dr M.L.K. Jr Drive

Site summary



panoramic view looking west across Dr M.L.K. Jr Drive

SITE SUMMARY

This site is occupied by a two vacant buildings on the western side of Dr M.L.K. Jr Drive. The site is neighbored to the north by a maintained parking lot kept by the King Commons event hall. The southern building was originally an F.W. Woolworth Co. five-and-dime store.

DEVELOPMENT IDEAS: REUSE, NEW CONSTRUCTION

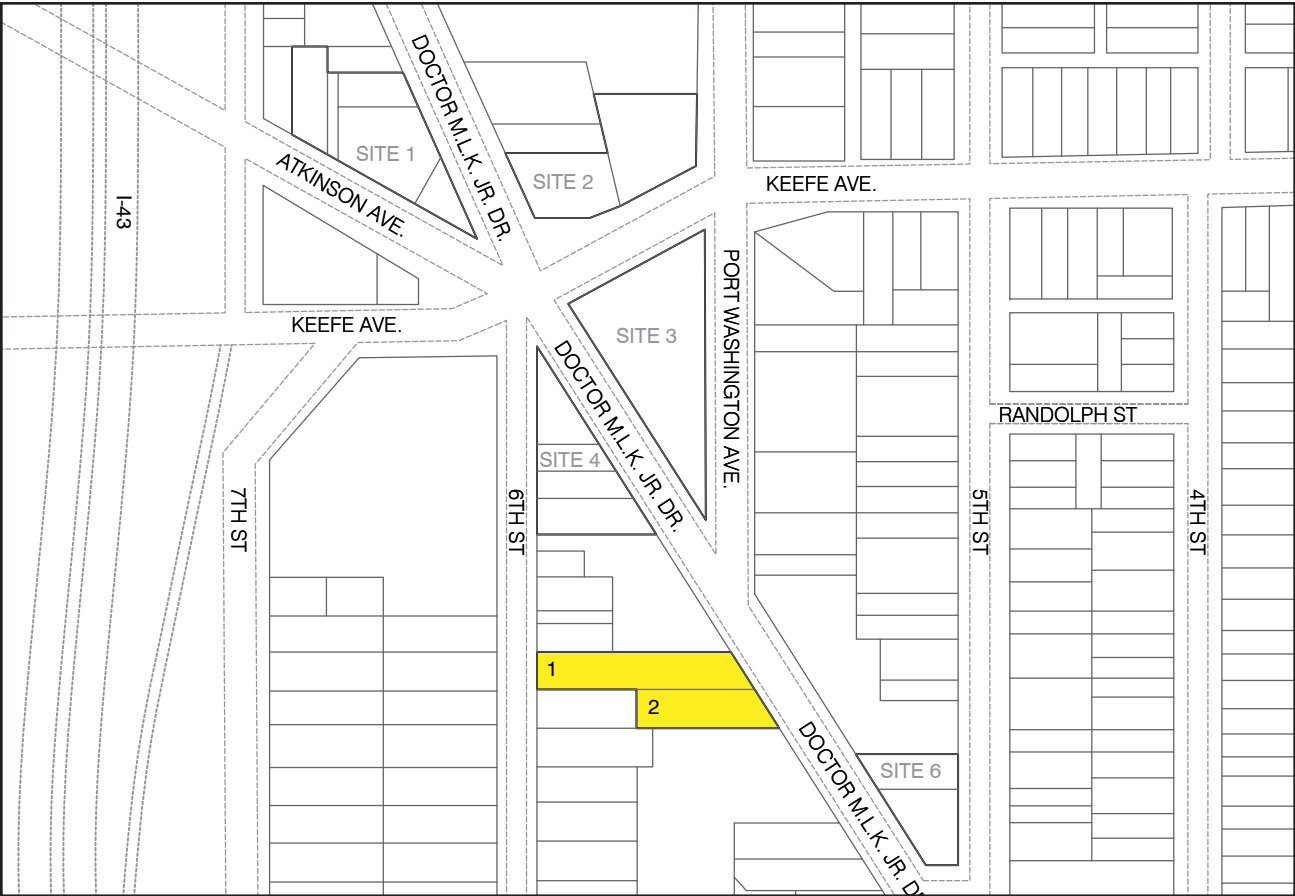
- Small entrepreneurs
- Community
- Youth activity
- Live-work spaces
- Shared green space
- Shared parking with King Hall



view looking northwest

Site 5: 3373-3381 N. Dr M.L.K. Jr Drive

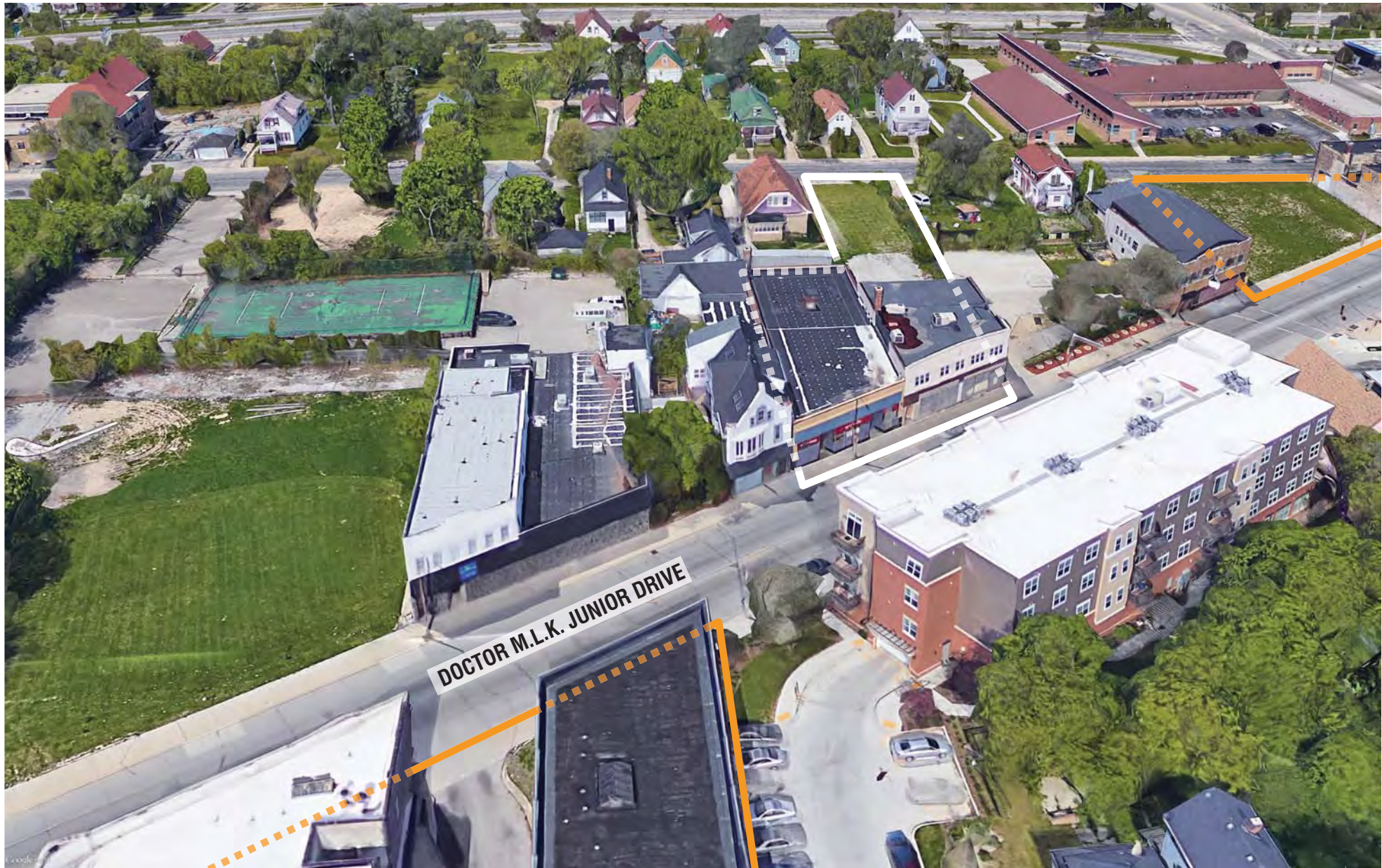
Site details



LOT	OWNER	ZONING	ADDRESS	SQUARE FEET
1	Tribridge Development LLC	LB2	3381 N Doctor M.L.K. Junior Dr.	12,580
2	Jack E Webb	LB2	3373 N Doctor M.L.K. Junior Dr.	8,281
				20,861 (0.48 acres)

Site 5: 3373-3381 N. Dr M.L.K. Jr Drive

Birds eye view



Site 5: Recording Studio + Classrooms

Site proposal: Quorum Architects

PROPOSAL: RECORDING STUDIO

This site consists of two vacant buildings. Providing a location for local youth to gather and learn, as well as adults, was the priority for this site. The architects design opens the two buildings up to one another through an existing opening that has been only recently blocked up for separation. The southern building, which was once an F.W. Woolworth Co. five-and-dime store, has an open concept which allowed the architects to design a recording studio with different uses: large live-performance stage and recording room; classroom setting recording studio with a large teaching area; small staging area; control room; voice recording room; and rentable private recording studio. The old Woolworth building also has space for merchandise sales and reception.

The northern building is a two-story space that has some existing framework which allowed the architects to place certain programs into the existing spaces. On the first floor they created an open plan for a café with window seating, a small stage for spoken word, and an art gallery space surrounding the café. The café is adjacent to a drum and dance classroom and an art classroom, both have access to the rear patio. Upstairs includes computer training space, green screen photo/video studio, a communal lounge and patio, and office/conference spaces. The proposal includes an outdoor performance space, garden area, and shared parking with King Hall.

COMMUNITY FEEDBACK SUMMARY

The community's largest concern for this project was funding. The goal is a for-profit business, but partnerships with non-profit organizations could be considered. A partnership with a local school could expand the educational capacity of the recording studio and allow students to earn credit for school.



Quorum sketching resident and property owner input

Site 5: Recording Studio + Classrooms

Site proposal: Quorum Architects



rendering of elevation along Dr MLK Jr. Drive looking west

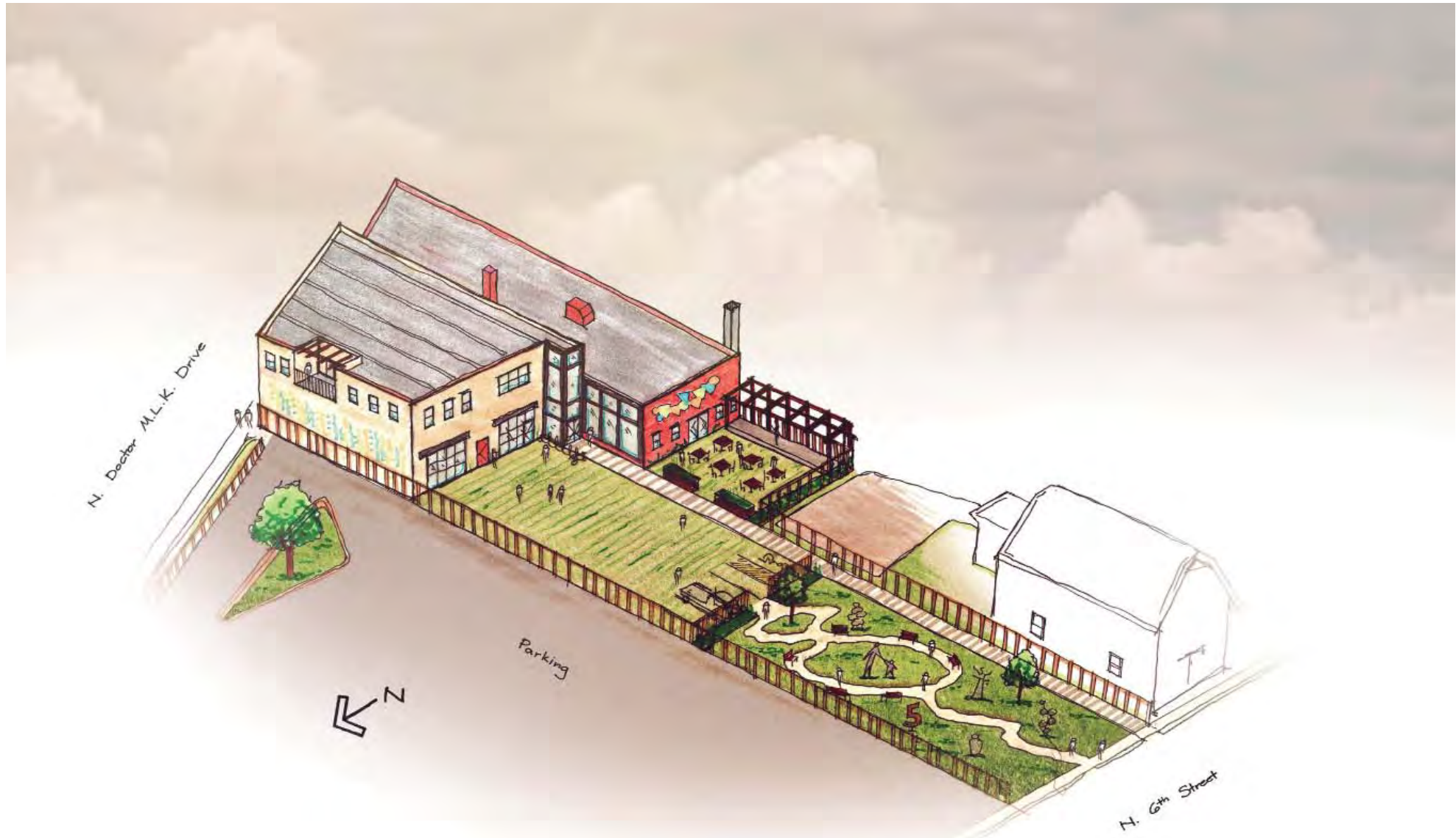
Site 5: Recording Studio + Classrooms

Site proposal: Quorum Architects



Site 5: Recording Studio + Classrooms

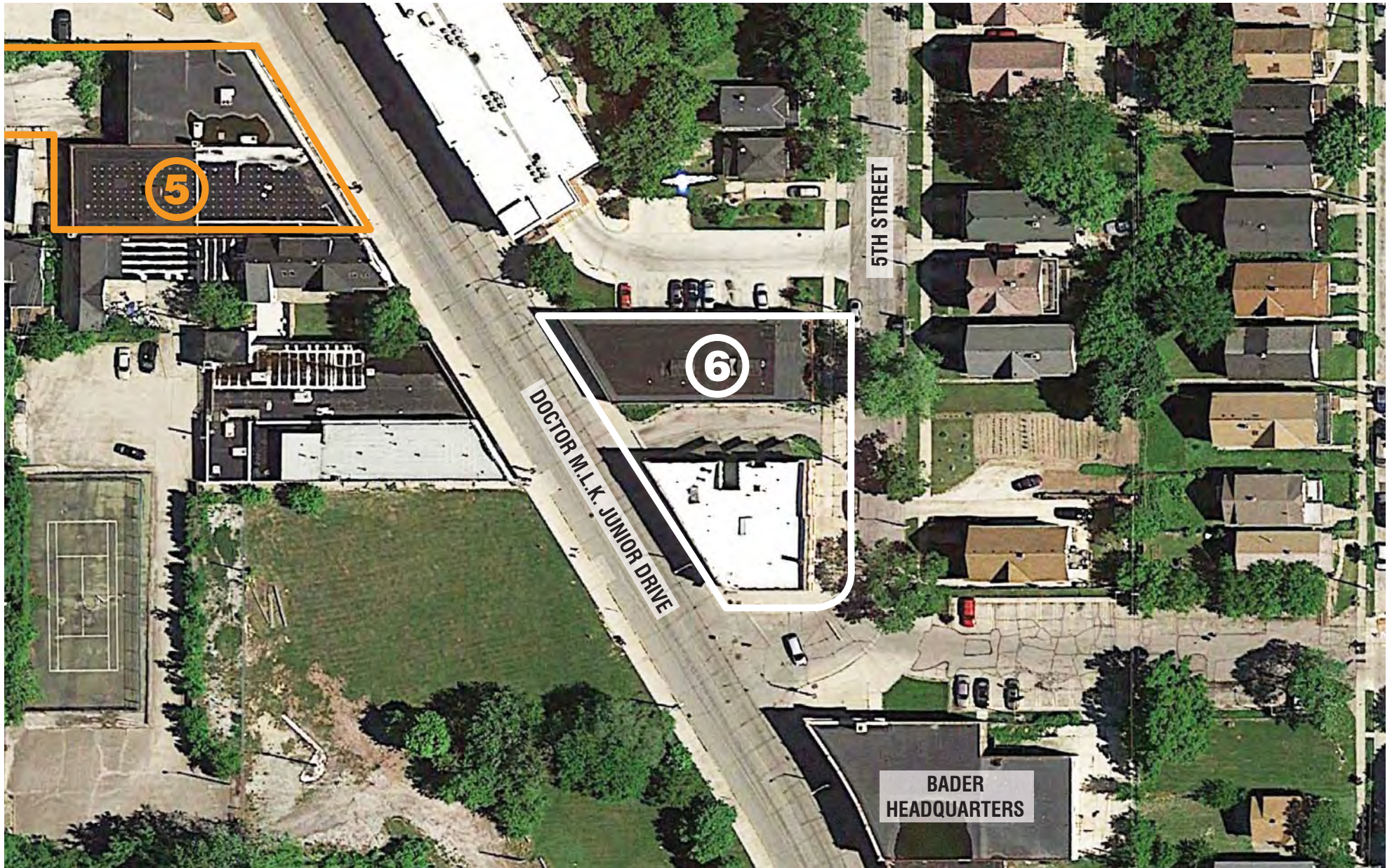
Site proposal: Quorum Architects



rendering of elevation along Doctor Martin Luther King Jr. Drive from south east

Site 6: Former State Bank

Satellite view



13,338 SF
(0.31 acres)

Site 6: Former State Bank

Site summary



view of stone details at corner entrance



view looking at building on south corner of site

SITE SUMMARY

This site is currently under ownership of Bader Philanthropies whose new headquarters is opening its doors in an adaptive reuse project nextdoor to the south. There are two buildings on the site with a small service access drive between them. The building to the south is of nice brick construction and has nice architectural details. It was originally a Merchants and Farmers State Bank

DEVELOPMENT IDEAS: NEW CONSTRUCTION

- Retail
- Housing
- Community
- Restaurant
- Bakery
- Coffee shop



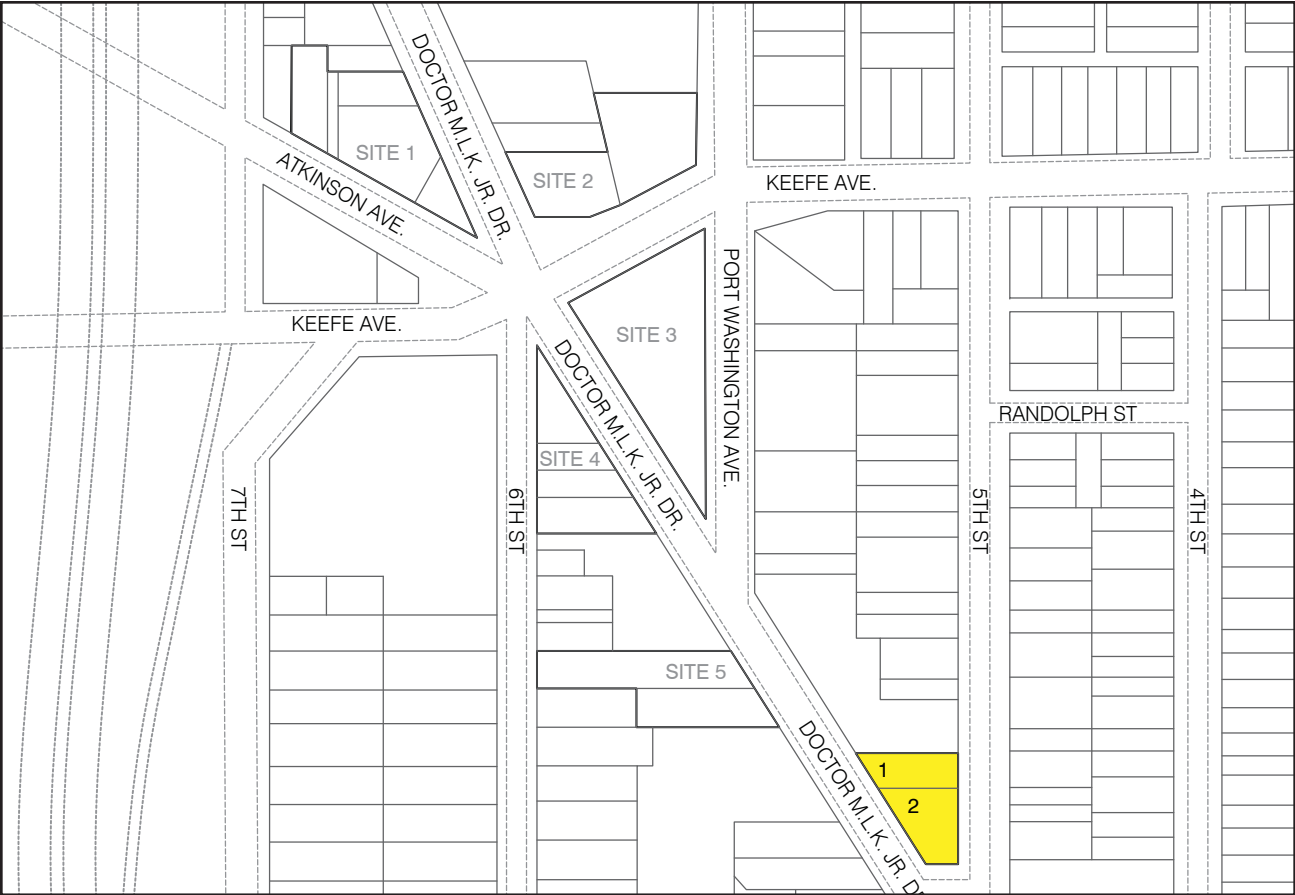
view looking north east at building on north end of site



view looking east across Doctor M.L.K. Junior Drive

Site 6: Former State Bank

Site details



LOT	OWNER	ZONING	ADDRESS	SQUARE FEET
3	MLK LLC (Bader)	LB2	3356 N Doctor M.L.K. Junior Dr.	5,864
4	MLK LLC (Bader)	LB2	3338 N Doctor M.L.K. Junior Dr.	7,474
				13,338 (0.31 acres)

Site 6: Former State Bank

Birds eye view



Site 6: Trade Incubator

Site proposal: Uihlein Wilson Architects

PROPOSAL: NEW CONSTRUCTION TRADE INCUBATOR

The proposed project has three goals. 1) provide assessment, 2) provide training, and 3) provide start-up capital and support for new EBE (Emerging Business Enterprise) trade construction firms. The architects believe there is a strong demand for EBE trade firms in the Milwaukee construction market and envision the facility as a place to connect job seekers with new businesses. A community meeting space could be used by program participants, help connect them to other local trades training programs, and function as a community meeting space. The incubator will serve as a community resource and gathering place.

The current site includes two buildings. The south 2-story former bank building and a 1-story structure to the north. The physical condition of the 1-story building is far more deteriorated and it is proposed that that building be razed for a new parking lot.

For the south 2-story building, a 1,000 SF addition is proposed on the north end of the existing 4,000 SF building, for a total of 5,000 SF on each floor. The first floor includes a meeting room, support space, and a 2,000 SF lease area intended for a Community Bank tenant. The second floor of the building houses most of the incubator functions including a small main office for the operational entity and combinations of private offices, open work areas, and support spaces for the participants. The basement can be used as a classroom and seminar room.

The concept is not intended to replace other skills training programs in the area. Rather it is proposed as a new entrepreneurial center to help start EBE trade contract companies and support them in their early growth. It is intended that this facility will help connect participants with other skills training programs. The concept would require non-profit and philanthropic support. The philanthropic needs are proposed to be reduced by facility fees from participants, lease revenue from the Community Bank tenant, and governmental grant programs.



Uihlein Wilson engaging community feedback

COMMUNITY FEEDBACK SUMMARY

The community challenged the architects concept of an incubator as opposed to a training center. The architects suggested an incubator was needed to help link people who already have the skills from other training options to the people who can employ them in a business.

Participants favored adaptive reuse to retain the historical building within the Five Points area. While the architects propose a new entrance to the north of the building, they hope to maintain the grand architectural entrance at the south corner of the building.

Site 6: Trade Incubator

Site proposal: Uihlein Wilson Architects



rendering of elevation along Dr MLK Jr. Drive looking northeast

Site 6: Trade Incubator

Site proposal: Uihlein Wilson Architects



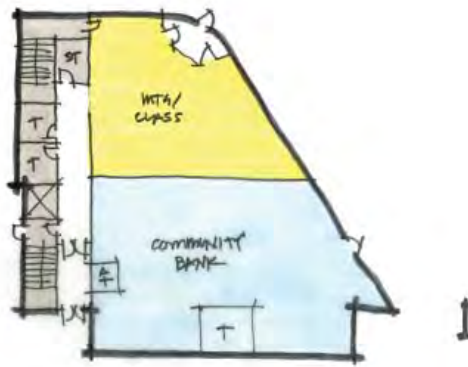
first floor



second floor



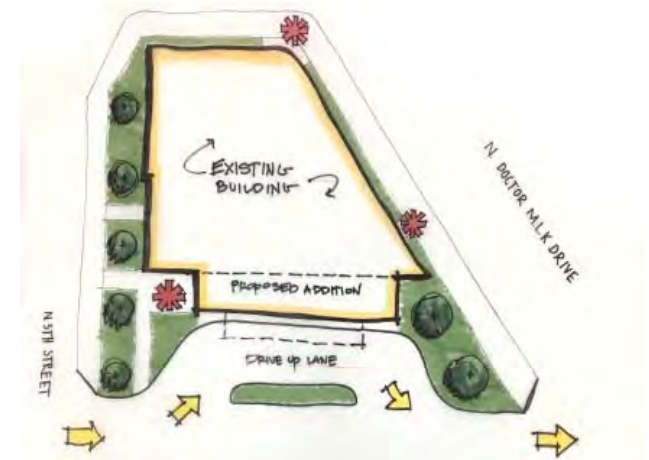
site plan



first floor sketch



second floor sketch



site plan sketch

Site 6: Trade Incubator

Site proposal: Uihlein Wilson Architects



rendering of elevation along Dr MLK Jr. Drive looking southeast

transforming an intersection of neighborhoods

