

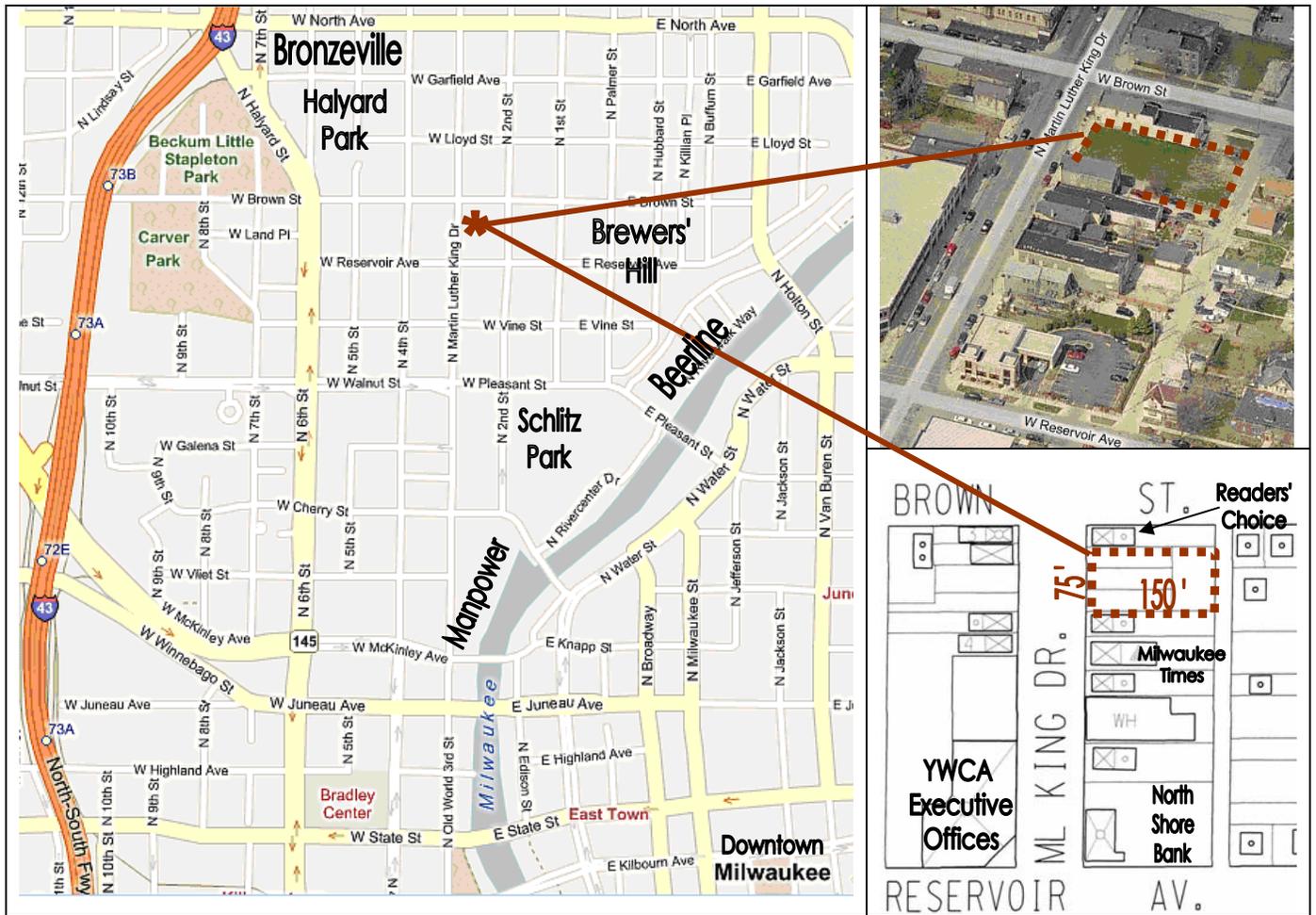


Official Notice # 57290

# Request for Proposal Historic King Drive Development Opportunity

The Redevelopment Authority of the City of Milwaukee (RACM) is seeking proposals for the purchase and development of the parcels at 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown. This site is one of the few remaining vacant sites in the Historic King Drive commercial corridor.

The site offers great access to Downtown Milwaukee, I-43 and the Bronzeville Cultural and Entertainment District. This redevelopment will join YWCA Executive Offices, North Shore Bank, Reader's Choice Bookstore, and the Milwaukee Times Newspaper as anchors for the area. Additionally, the site is in close proximity to downtown Milwaukee, Brewers' Hill, Halyard Park and The Beerline neighborhoods.



### ASKING PRICE

The asking price is \$22,000. No brokerage fee will be paid. The property will be sold "as is and where is".

## PROPERTY

11,250 square feet vacant lot, with approximately 75 feet of King Drive frontage and a depth of 150 feet. Located in King Drive Business Improvement District, this site may contain old building foundations and rubble. Buyers must budget for extraordinary excavation. Access will be granted for geotechnical testing.

## ENVIRONMENTAL

The following reports and correspondence are available on our website (click the links):

- [Phase I Environmental Site Assessment](#), November 17, 1999, prepared by the City's Environmental Scientist.
- [Responsible Party Letter](#), December 20, 2004, Wisconsin Department of Natural Resources (WDNR).
- [Site Investigation Report \(revised\)](#), October 3, 2005, prepared by Giles Engineering Associates (Giles).
- [Groundwater Monitoring and Remedial Action Plan \(RAP\)](#), December 14, 2005, prepared by Giles.
- [Site Investigation and RAP Approval Letter](#), March 14, 2006, WDNR
- No additional environmental investigation will be conducted by the City.

RACM makes no representation concerning findings, information or opinions in the environmental reports.

The Buyer, at its sole expense, shall be required to update and implement the RAP based on its project. The RAP may involve management of soils impacted with Polynuclear Aromatic Hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals that are disturbed during construction or hauling and disposing of such soils. After construction, the Buyer will be responsible for obtaining WDNR closure that may involve registration on WDNR's geographic information system. The WDNR Responsible Party Letter will be assigned to the Buyer at closing.

All geotechnical testing will be the Buyer's responsibility and costs, and should be conducted as soon as possible after selection and approval. Buyer is also responsible for all costs associated with utility relocation, and/or construction if any, and for a Certified Survey Map (CSM) to combine the lots.

## PROPERTY USE

RACM is seeking a mixed-use development or commercial/retail use that:

- Positively impacts the Historic King Drive Commercial District
- Contains a ground-floor commercial use
- Creates or retains jobs
- Provides a traditional storefront design to complement surrounding King Drive properties
- Uses high-quality materials and presents an attractive design
- Increases the City tax base, and is fully taxable

Commercial Service is the preferred use for the ground floor. Residential use is preferred on the upper levels, but full commercial occupancy may be permitted. Additional use and development controls are placed on the property by the LB2/Local Business zoning. Check the City zoning code at <http://www.mkedcd.org/czo> for additional requirements related to the site.

Prohibited uses include churches, convenience stores, check-cashing facilities, cigarette or cigar shops, community centers, day care centers, gas stations, gun shops; social service facilities, pawn shops, liquor stores, payday or auto-title loan stores, automotive parts store, surface parking as a primary use, second-hand retail outlets, taverns (unless food service is the major component) and all tax-exempt uses. For additional preferred and prohibited uses see the [Bronzeville Redevelopment Plan](#).

## PROPERTY REDEVELOPMENT

Building construction and site improvements must meet the attached [New Construction Standards for Historic King Drive](#). Key requirements include:

- Two to five story building placed at the King Drive property line with zero setback
- Traditional storefront design on the ground floor
- High quality materials that includes a brick façade
- One or more sustainable or "green" elements in the building or site improvements is preferred

Special attention must be given to the Wisconsin Building Code regarding construction in proximity to neighboring buildings. Check requirements regarding class of construction, firewalls, allowed openings near property lines, acceptable exit distances and handicapped accessibility. If a submitted proposal is not compliant with code requirements, identify your strategy for overcoming building code challenges.

### EMERGING BUSINESS ENTERPRISES

Emerging Business Enterprises (EBE) is required. RACM's goal is 18% of the total project costs. An EBE agreement with the City is required prior to, or at closing. A [sample agreement](#) is available here. The City's EBE website -- <http://www.milwaukee.gov/ebe> -- is an excellent source for finding qualified contractors.

### PROPOSAL PROCESS

Submit three (3) copies of the following information on or before the **deadline of 2:00 pm on July 28, 2011**

#### ➤ Project Summary & Public Disclosure Statement

The form should be completed fully and should clearly state or discuss:

- Offering price
- Proposed use(s) and its contribution to the commercial corridor and surrounding neighborhoods
- End user and owner's experience. Include a letter of interest if end user is different than purchaser.
- Development team; address the team's experience with Brownfield development
- Project budget (hard and soft costs for building and site improvements); identify source of estimates
- Financing strategy, funding sources, and demonstrate ability to obtain financing; include a letter of interest from a financial institution if available
- Proforma income and expense analysis for property operation
- Business plan, if the project will involve a start-up business
- Emerging Business Enterprises use
- Extent of sustainable or "green" elements
- Job retention and/or creation
- Project schedule

#### ➤ Preliminary architectural plans. The plans should be scaled and identify materials.

- Building elevations that conform to the [New Construction Standards](#) and is compatible with the Historic District
- Site plan must show parking area, fencing and landscaping. A curb cut to King Drive is prohibited.

Proposals three (3) copies must be **received and time stamped** at the 2nd Floor Bid Desk, 809 North Broadway, on or before the deadline. Write "1940-48 MLK RFP" on the envelope. **Proposals submitted after the deadline or to other locations will be returned or destroyed.**

### REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Contribution of the proposed use to the Historic King Drive District
- Quality and attractiveness of the proposed building and site improvements
- Adherence to New Construction Standards, building code and zoning code
- Total project budget, offering price, estimated project cost and tax base to be generated
- Developer's expertise, financial capacity and development experience including Brownfield experience
- Feasibility of the project and appropriateness of the proposed financing strategy
- Level of Emerging Business Enterprise (EBE) participation
- Incorporation of sustainable elements, with additional consideration given to LEED certification
- Level and types of jobs created or retained
- Type of housing to be provided, if applicable
- Project schedule

The selected proposal will be presented to the RACM Board and to the City's Common Council for formal acceptance and authorization of a [Purchase and Sale Agreement](#). Within ten business days of approval, Buyer must submit an executed [Purchase and Sale Agreement](#) and \$1,500 Earnest Money that will be credited toward the purchase price for a timely closing. A sample document is available on our website.

### OPTION PERIOD AND CLOSING

The buyer will be given a six-month contingency period after Council approval to obtain the final construction plans, building permits, firm financing and the CSM to combine the lots. Closing will occur

once all project elements are in place – City approval of final plans, Buyer execution of an [EBE Agreement](#) and [Purchase and Sale Agreement](#), issuance of building permits, CSM approval by the Council and receipt of financing. Final plans must be consistent with the RFP submission and incorporate any changes recommended by City staff. The Buyer will be expected to begin work within 45 days of closing and finish all work within twelve months. RACM will convey title by Quit Claim Deed on an “as is, where is” basis subject to reversionary rights for non-performance. RACM will provide title insurance in the amount of the purchase price. A \$2,500 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

#### **BUSINESS ASSISTANCE AND BID INFORMATION**

The site is also part of The Historic King Drive Business Improvement District and one of City’s Main Street Districts. The future property owner will contribute to the BID through a modest annual assessment. For information on the BID and Main Street, visit their website <http://www.kingdrivebid.com/>.

#### **FINANCIAL ASSISTANCE**

The City of Milwaukee has several business financing tools for commercial properties:

- A Façade Grant and/or Façade Loan may be available from the Department of City Development to assist with storefront renovation, including but not limited to windows, awnings or landscaping. Eligibility requirements and grant conditions are available at <http://www.mkedcd.org/business/busfac.html>.
- The Retail Investment Fund (RIF) is available for first floor retail use. The RIF grant is determined by the size of the retail space, private investment and job creation up to \$5,000 per FTE job. This is a reimbursement program where a grantee is reimbursed for pre-approved expenses. Funds cannot be disbursed until all conditions of the grant contract have been fulfilled, including job creation. See <http://www.mkedcd.org/business/busrif.html> for more information.
- Milwaukee Economic Development Corporation – MEDC – assists businesses in many ways including lending to businesses in conjunction with conventional financing and the owner’s equity. To qualify, the project must include a percentage of owner occupancy. More information is available at [www.medconline.com](http://www.medconline.com).

The Small Business Administration ([www.sba.gov](http://www.sba.gov)), and its affiliated Women’s Business Center (<http://www.sba.gov/content/womens-business-centers>), are excellent resources providing information on starting, financing and managing a small business.

#### **RACM POLICIES**

Proposals will be rejected from any party (as an individual or as part of an entity) who:

- Has delinquent real or personal property taxes in the City of Milwaukee
- Has had property acquired by the City through tax tax-foreclosure within the previous five years.
- Has an outstanding judgment from the City
- Has outstanding health or building code violations or orders from the City’s Health Department or Department of Neighborhood Services that are not actively being abated
- Has been convicted of a felony that causes concern with respect to neighborhood stability, health, safety or welfare
- Has outstanding offers to purchase or uncompleted performance on a RACM or City sale except upon approval of RACM Executive Director based on history of performance

Tax and court records will also be checked prior to closing. If any of these conditions are found to exist, RACM may terminate the Option to Purchase or Agreement for Sale.

#### **OTHER APPROVALS**

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals for uses or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by RACM does not ensure BOZA approval.

#### **SPECIAL NOTE**

Unauthorized contact, including discussion or disclosure to the media or unauthorized contact with any other City or RACM policy staff, personnel or Department of City Development representatives regarding the RFP or the proposed development of property may result in disqualification.

RACM reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional restrictions, if necessary.

The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

The City and RACM will honor confidentiality requests to the extent possible (subject to Wisconsin's Open Records Law). If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

**CHANGES AND CLARIFICATIONS**

Changes and clarifications will be posted on the [RFP website](#). Emails will be sent to those who have signed up on the [Bronzeville email list](#) when this page is updated. Check the website prior to submitting your proposal.

Contact Deshea Agee at [dagee@milwaukee.gov](mailto:dagee@milwaukee.gov) or at 414-286-0793 if you have any questions.



# Historic King Drive New Construction Standards

## **BUILDING PLACEMENT**

1. The building shall be built close to or at the edge of the sidewalk and should extend along the entire street frontage as far as is practical.
2. The facade shall be oriented to King Drive with the primary entrances and storefronts facing that street.
3. There shall be no porch or covered open area between the front building wall and the sidewalk.
4. Parking shall be located off the rear alley unless otherwise waived in whole or in part by the Authority to achieve better site utilization and building design.

## **SCALE AND MASSING**

1. The building shall be a minimum of two full stories with minimum floor-to-floor heights of ten feet on the first story and nine feet on the upper stories.
2. The facade design and fenestral patterns shall reflect and be compatible with that of the existing buildings. The design emphasis shall be vertical rather than horizontal.
3. Entrances shall be recessed within the facade.
4. The required windows on the upper story facade shall be double-hung, tall and narrow in proportion, and evenly spaced.
5. The first floor facade facing the street shall be designed as a traditional storefront with large areas of glass, wood paneled bulkheads, fully glazed entrance doors and other traditional features.
6. Signage, if installed, shall be located above the storefront and be mounted parallel to the face of the building. If illuminated, it shall be externally lit.
7. The roof shall be flat or gabled with the gable facing the street.
8. The roofline shall be defined by a gable, parapet or projecting cornice.
9. The materials used on elevations visible from the street shall be clad in clapboards or brick of a size, type and color similar to that used on other buildings on King Drive.
10. The color schemes of exterior building surfaces shall be harmonious with one another and with adjacent structures.

## **PARKING/FENCING AND LANDSCAPING**

1. Off-Street parking areas shall be at the rear or to the side and screened from public view.
2. Front and side street frontages shall be acceptably landscaped with trees, shrubs and ground cover and be secured with ornamental fencing.