

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



New East Library opening November 22, 2014



Interior view of Villard Square Library that opened in 2011

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

The library received two conceptual “Request for Interest” proposals in the first step towards replacing the Forest Home 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 responses include refined versions of these 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 Forest Home Library. There is also an online public survey available at <https://www.surveymonkey.com/s/DY6GVJX>

# 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 2, 2014 at 5:30 PM at the Forest Home library.**
- You may also submit questions to the development teams via the online survey.

## Two RFP Concepts submitted

### **Cardinal Capital / Journey House**

- 1135 S. Cesar Chavez Drive currently Dental Associates site (demo)
- 16,500 sq. ft. library
- Library parking: 44 outdoor
- 51 units affordable housing (24 for youth aging out of foster care)
- Possible other tenants could include a coffee shop space and office for Clarke Square Initiative
- Would apply for funding by Low Income Housing Tax Credits, conventional debt, and possibly New Markets Tax Credits
- \$21 Million project. (The project also includes other housing rehabilitation in neighborhood.)
- .~ 8 mile from existing site

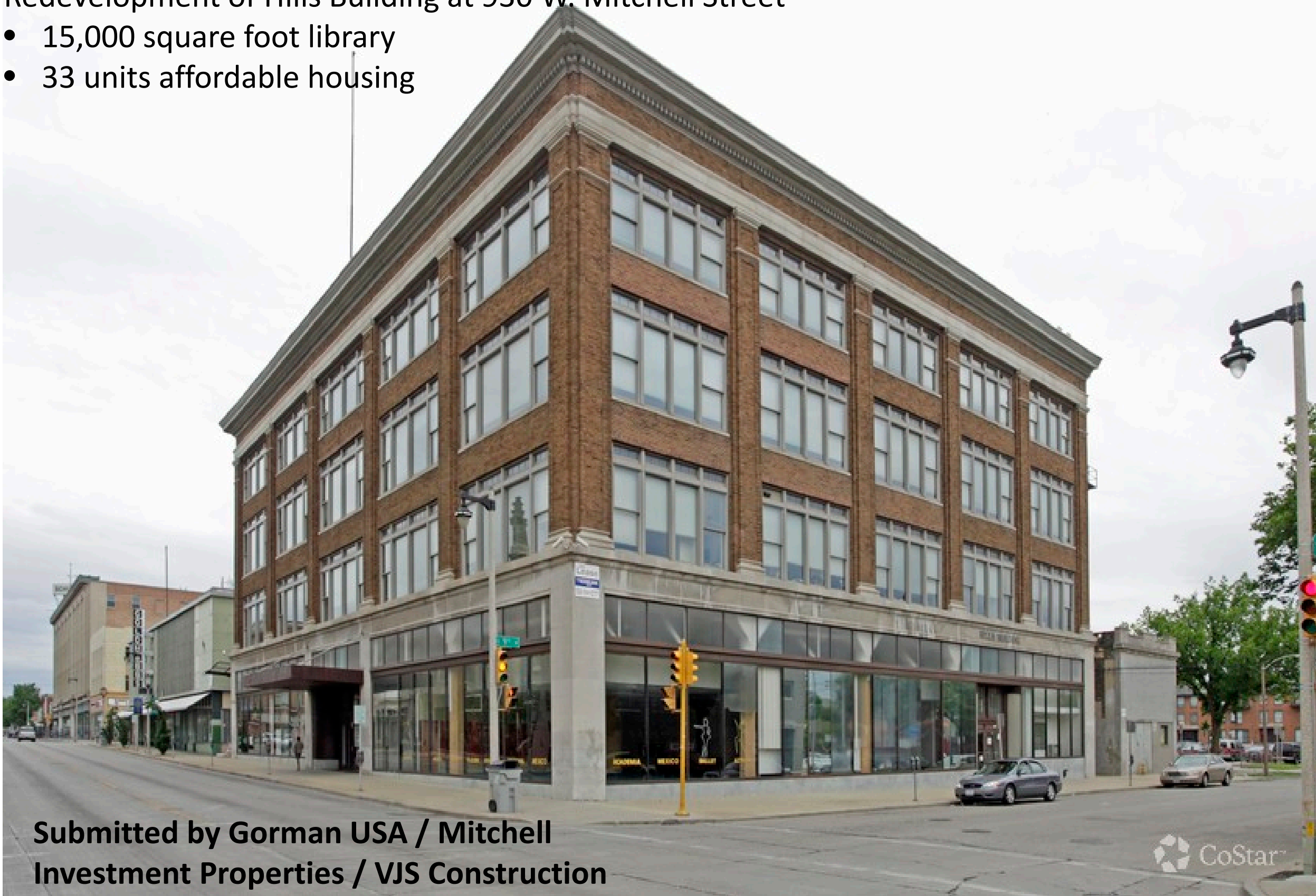
### **Gorman USA/Mitchell Investment Properties/VJS Construction**

- 930 W. Mitchell St. The “Hills Building” (renovation)
- 15,000 sq. ft. library
- Library parking: 96 outdoor spaces available for entire building
- 33 units affordable housing
- Would apply for funding by Low Income Housing Tax Credits, conventional debt, and possibly other tax credits including Historic (fed and state) and New Markets Tax Credits
- \$10.4 Million project
- ~.4 mile from existing site

# Request for Interest: Option A

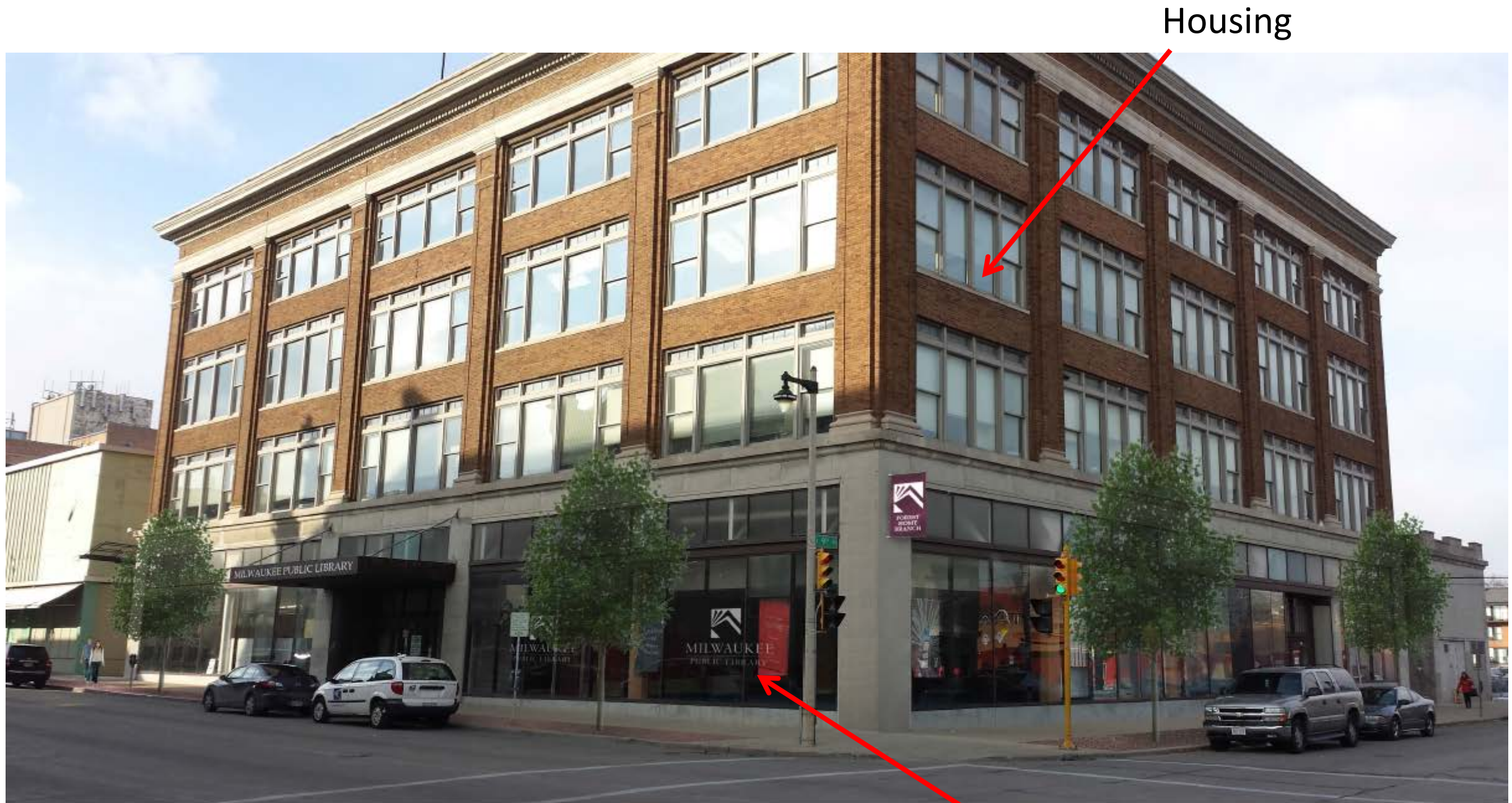
Redevelopment of Hills Building at 930 W. Mitchell Street

- 15,000 square foot library
- 33 units affordable housing



**Submitted by Gorman USA / Mitchell  
Investment Properties / VJS Construction**

# Request for Proposal: Option A



Housing

New library

**Submitted by Gorman USA / Mitchell  
Investment Properties / VJS Construction**

# Request for Proposal: Option A

Conceptual Site Plan Submitted by Gorman USA / Mitchell Investment Properties / VJS Construction



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

**MILWAUKEE PUBLIC LIBRARY**  
910 WEST MITCHELL  
MILWAUKEE, WISCONSIN

SCALE: NTS  
SEPTEMBER 25, 2014

# Request for Proposal: Option B

New Construction at 1135 S. Cesar Chavez Drive

- 16,500 square foot library
- 51 units affordable housing (24 for youth aging out of Foster Care)
- Coffee shop



**Submitted by Cardinal Capital/ Journey House**



eppstein uhen : architects

11/12/2014  
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# Request for Proposal: Option B

3 floors of housing



Coffee shop

New library

LIBRARY ON CESAR E CHAVEZ DRIVE

EXTERIOR IMAGE



epstein uher : architects

11/12/2014

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Submitted by Cardinal Capital/ Journey House

# Request for Proposal: Option B

## Conceptual Site Plans

Parking:  
44 library spaces above grade  
60 underground spaces for apartments

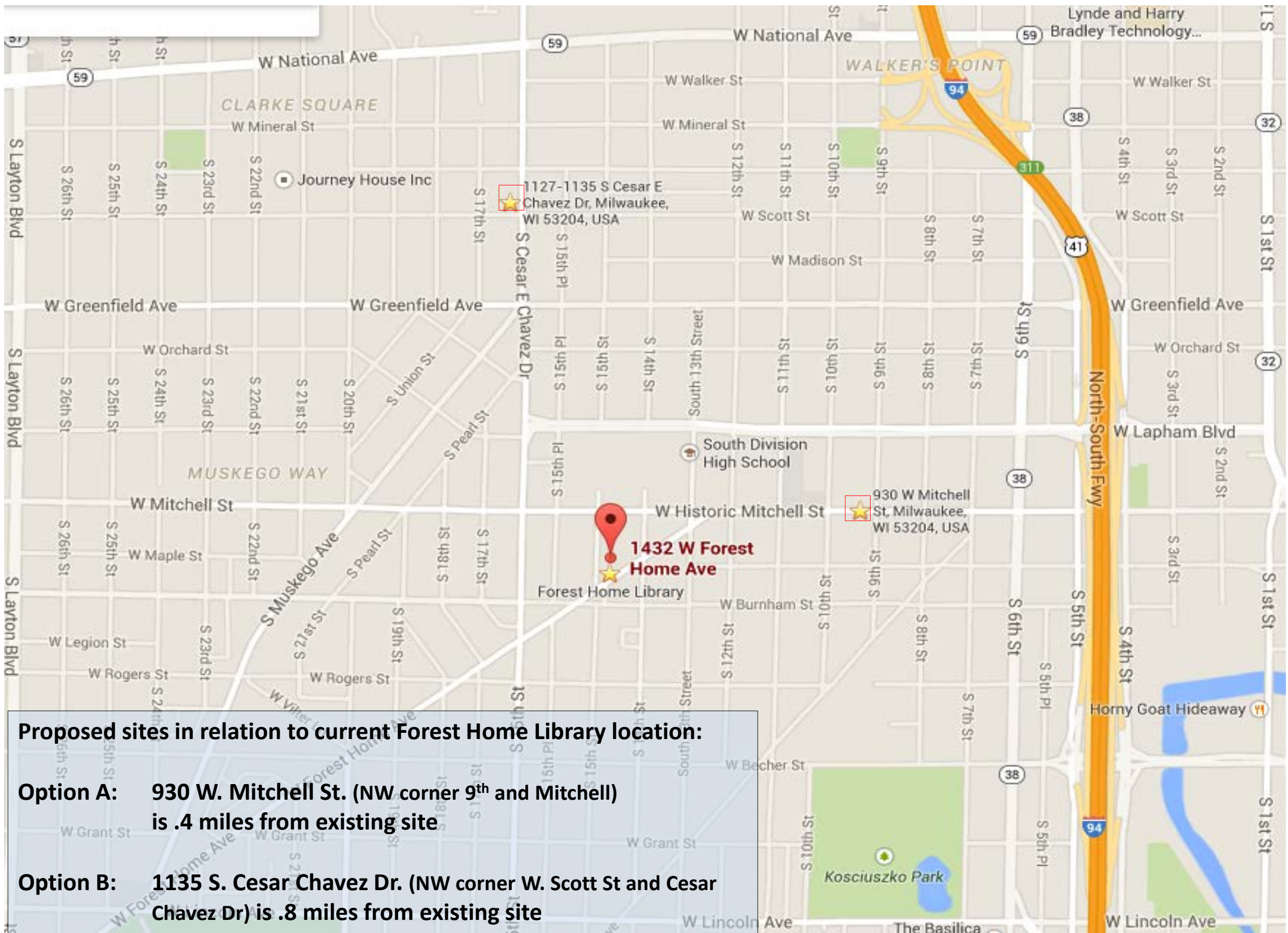


New library



### LIBRARY ON CESAR E CHAVEZ DRIVE GROUND FLOOR





**Proposed sites in relation to current Forest Home Library location:**

**Option A: 930 W. Mitchell St. (NW corner 9<sup>th</sup> and Mitchell) is .4 miles from existing site**

**Option B: 1127-1135 S. Cesar Chavez Dr. (NW corner W. Scott St and Cesar Chavez Dr) is .8 miles from existing site**