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**PRE-DEVELOPMENT CONFERENCE QUESTIONS & ANSWERS  
REQUEST FOR PROPOSAL  
REDEVELOPMENT OPPORTUNITY  
DOVER ELEMENTARY SCHOOL TEACHER HOUSING**

The following questions were raised during the conference and MPS is providing responses that are available to all interested parties. This document – posted on the website as “Changes and Clarifications” is posted to explain or correct the original Request for Proposal and is hereby made a part of the RFP

**QUESTION:** *“What is the relationship between the MPS property and St. Lucas Lutheran Church which is located across the street from the Dover property?”*

**ANSWER:** While the Dover St. School was open, MPS allowed St. Lucas to use the parking lot on the weekends for parking for church services. MPS also allowed St. Lucas to use the playground. Since the building has been closed, MPS has continued to allow St. Lucas use of the playground and parking area and would like to continue to maintain space for their use as part of the redevelopment. Therefore, the following assumptions should be used for the purposes of identifying the parking and playground space to be shared with St. Lucas:

1. The developer shall allow for parking on the weekends for church services and 20,000 square feet of playground area. The playground can be hard surface, soft surface or a combination of the two.
2. Overflow parking during Christmas and Easter services was also previously used by St. Lucas; however there is no exact quantities to provide. Each developer shall identify how they will maximize space to be used for both regular church services as well as overflow parking as part of their response.

**Q:** *“In the RFP language, it indicates that there are prohibited uses. The note regarding retail or office use for rent to third parties is our team's concern. The Baltimore models rely on retail/office users to provide teacher support. In addition, the compatible users also aid in the financial viability of the Baltimore developments. Will MPS allow lease to third parties as long as the user does not diminish the annual average number of pupils in MPS?”*

**A:** Because the property was residentially zoned until recently and is primarily surrounded by single and two-family homes, any inclusion of traditional retail or office uses is a concern. Residential neighbors would suffer additional traffic and local businesses on South Kinnickinnic Avenue may suffer adverse impacts with loss of customers. Including retail as an allowable use may jeopardize approval of the zoning change and property sale; therefore the language in the RFP shall remain.