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November 26, 2013

**CHANGES AND CLARIFICATIONS
REQUEST FOR PROPOSAL
REDEVELOPMENT OPPORTUNITY
DOVER ELEMENTARY SCHOOL TEACHER HOUSING**

The following information was discussed during the Community Meeting that was held on November 19, 2013 at the Humboldt Park Pavilion and MPS is providing this information 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

Milwaukee Public Schools and Milwaukee Ald. Tony Zielinski hosted an early evening meeting on Tuesday, November 19, at the Humboldt Park Pavilion to give the community an opportunity to provide input to developers as they respond to MPS and the Milwaukee Department of City Development’s Request for Proposals (RFP) to redevelop the former Dover School site into an innovative, first-in-the-region teacher housing facility. Approximately 140 individuals attended the meeting.

After a brief presentation, individuals were asked to provide input on the following ideas/topics related to the RFP. Individuals were given three colored dots to register what they considered to be the top three ideas presented or the top three items that were most important to them. The number following each topic below indicates how many times individuals selected each as one of the top three items that they would like to see implemented relative to the RFP:

- Fitness area (1)
- Concierge service for residents (1)
- Green space (33)
- Tot lot (39)
- Community space (23)
- Community garden (18)
- Parking (64)
- Sustainable building features (18)
- Pet friendly (5)
- Bike storage/sharing (5)
- Building maintenance: grass cutting/snow removal (13)
- Classroom supply exchange (11)
- Car sharing station (1)
- Electric car charging station (1)
- Security features (3)
- WiFi building-wide (6)
- Business center for residents (2)
- Resident application process (13)
- External elements: lighting/fencing/landscaping (24)
- Other (275)

Individuals were also able to provide feedback on the forms provided at each idea station. Specific comments on the feedback forms for each idea included the following:

- Concerns that a gym or fitness facility or concierge services for residents could take away from neighboring businesses as well as an opinion that any fitness center inside the facility should be open to the public.

- Support for expanded green space, reduced paved space and continued public access to the play area on the property with some hoping to see improvements to that play space/landscaping; questions raised included the possibility of a green space area for dogs, the size of the play area and ensuring St. Lucas will continue to have access.
- Mixed response to the concept of community space at the site; some say it would be nice to have meeting space and that there is a lack of it in the community, others say there is existing space in the community that is not used to capacity.
- Mixed support a community garden, with one saying it would be an important addition and another saying there is enough existing space; one person recommended rain gardens.
- Parking is a critical issue: neighbors want to ensure there is off-street parking, St. Lucas wants to ensure access for its use with some expressing concern that it would need to be available beyond the set school day including weekends and evenings.
- Mixed response to the idea of a pet-friendly building.
- Neighbors are interested in improvements to the building's exterior appearance including fencing and landscaping improvements as well as lighting that does not negatively impact nearby residents; community members said MPS is doing a good job maintaining the property and they want to see that continue.
- Community members have questions about how residents would apply: Would it be open only to teachers? Only to MPS teachers?; in addition, residents have differing ideas about how residents should be selected: one recommended requiring teachers to have a minimum of 5 years of experience, a proven track record and be seeking a degree; another suggested that new teachers could come in and would have to move on to make room for others.
- Some residents expressed concern that a business center for residents could take away business from other local firms.
- Support for WiFi in the building.
- One neighbor suggested additional security and patrol – extra “eyes” – as a means to benefit the full community.
- Some support for a classroom supply exchange, an idea floated in the community earlier, in which teachers or others could drop off unused school or craft/project supplies for use by the teachers.

(Other input included a question about who would manage the property and support for the project in general; some community members raised questions about the project competing with landlords, others who support St. Lucas said that school should be able to purchase the property, one resident wanted to see a tutoring center at the school.)

As indicated above, there were 275 dots registered for the “other ideas” section. The following represent the range of input on the 37 feedback sheets that were submitted for the “other ideas” section:

- Concern that the proposed development would provide competition for local Bay View landlords.
- This project will be great for Bay View. The investment and people it will bring to the area and its businesses is needed.
- Do not sell the property to St. Lucas.
- More detail on the possibility of additional housing along Dover and Potter Streets is necessary in order to give an opinion.
- Restore the building as a treasure of Milwaukee/Bay View's past and make it a tutoring center in the spirit of the lighted schoolhouse. The property should be sold to a corporation of Bay View residents so the school and playground can remain under local control.

- Many of the feedback sheets for this section indicated the property should be sold to St. Lucas for a variety of reasons including the building would continue to be used for its original purpose.
- Subdivide or rezone property to meet the needs of St. Lucas and Teach Town.