

Halyard Park, Brewers Hill, & Harambee NEIGHBORHOOD VISIONING SESSION

September 2019



The second Halyard Park, Brewers Hill, & Harambee Neighborhood Visioning Session took place at the America's Black Holocaust Museum on Sept. 14, 2019. More than 30 residents and key stakeholders participated in the event, which was hosted by the Greater Milwaukee Foundation in partnership with the Medical College of Wisconsin and Royal Capital Group. The session was facilitated by Piper Anderson, founder and president of Create Forward.

The partnership between the Foundation, MCW and Royal Capital is an investment in people

and place. Our vision is for a Milwaukee that is equitable, healthy, and thriving for all. Achieving this vision requires focusing on places where the investment has been scarce and supporting people of color, who are disproportionately affected by disparities in our community. Guided by community priorities, the partnership will be a catalyst for improved health, equity and economic well-being in Halyard Park, Brewers Hill, Harambee and beyond.

During the session, the voices of residents and key stakeholders were uplifted and given center stage in a conversation held to better understand the priorities and ideas being used in the creation of our new community-based partnership, restoration, and redevelopment of the former Gimbels-Schuster's Department Store. The building will house the Foundation, offices for MCW, and the partnership.

The session began with a welcome from Janel Hines, the Foundation's senior director of grant programs and strategic initiatives. MCW President and CEO Dr. John Raymond, provided an overview of the partnership. Tom Joy, an architect with Engberg Anderson, provided details on the project, specifically about the first floor community space. Royal Capital's Terrell Walter also shared information on the partnership. There was robust discussion in both the small and large groups.

I've lived in this neighborhood for 70 years. I've lived here my entire life. I bought my first sewing machine at the Gimbels-Schuster's Department store and had a lot of other firsts here. I know the people that I'm surrounded by and that's why I love living here.

-Resident and Neighbor



Over the course of the three-hour session, the community focused on ways the first floor space could benefit and strengthen the community and raised questions and concerns about the project. Specifically, they were concerned about displacement and a rise in taxes due to the presence of the partnership. Greg Wesley, MCW's senior vice president of strategic alliances and business development, acknowledged the concerns of the residents and indicated that the partners were working with the City to bring those concerns to the City and the commissioner of City Development will attend the October visioning session to specifically respond to resident concerns. There are efforts underway to develop a set of strategies that would aid in preventing displacement and gentrification which reflect best practices identified in other cities. City of Milwaukee staff are developing these strategies in partnership with resident and stakeholder input.



Each person shared stories about their fondest memories from years of work and play in the neighborhood. The liveliness of discussions only grew as the day went on. It was a beautiful sight of connections and networks being built in a space dedicated to making these relationships grow and flourish.

Afterward, they engaged in a discussion focused on ways that the Foundation and MCW can be good neighbors and also contribute to the existing fabric of the community. From this, residents and key stakeholders were prompted to answer the following questions:

How can the Foundation and MCW be good neighbors?

- Invest in people from the neighborhood
- Be transparent with the community
- Don't raise taxes and/or displace community members
- Stay engaged

What are your ideas for the 24,000 sq. ft. community space?

- Life skills classes
- Integrate opportunities for professionals to share their journey in their career
- Health lectures
- Fitness space
- Education & Tutoring

What are your ideas for how the partnership can support the surrounding community?

- Community calendar

What are your questions or concerns?

- How many residential parking spots will there be?
- Questions about representation in the overall project and gentrification
- Involve the neighbors from the beginning

Through a beautiful display of support and community, energy and dialogue filled the room as every voice and idea was uplifted. This gathering was truly a testament to the fact that we are greater together and knowledge changes lives.



I was contacted in advance and brought up some of the same issues presented during this session. Thank you for coming out to share your ideas. Please know that sharing your thoughts are not limited to the visioning sessions, I can pass along ideas as well. I would like to encourage you all to continue to engage throughout the whole process.

-Alderman Milele Coggs, 6th District



PLEASE JOIN US FOR THE FINAL NEIGHBORHOOD VISIONING SESSION!

Share your ideas on how to redevelop and restore the former Gimbels-Schuster's Department Store on MLK Drive.

Friday, Oct. 11

5 - 8 p.m.

On the Bayou

2053 N. Dr. Martin Luther King Jr. Dr.

Milwaukee, WI 53212

For more details and to register, greatermilwaukeefoundation.org/mcw

About the

GREATER MILWAUKEE FOUNDATION

The Greater Milwaukee Foundation is Wisconsin's largest community foundation and was among the first established in the world. For more than a century, the Foundation has inspired philanthropy by connecting generous people to community needs that align with their interests. The Foundation was founded on the premise that generosity can unlock an individual's potential and strengthen the community as a whole for everyone who lives here. We work in partnership with those who are committed to ensuring greater Milwaukee is a vibrant, economically thriving region that comprises welcoming and inclusive communities providing opportunity, prosperity and a high quality of life for all.



About the

MEDICAL COLLEGE OF WISCONSIN

Every great life-changing discovery begins the same way—with new knowledge. It can change everything, from a single life to the future of entire communities. That's why academic medicine, and the continuous pursuit of knowledge, is at the center of everything we do. The Medical College of Wisconsin brings a synergy between the best medical education, research and patient care. Tomorrow's discoveries happen right here alongside the very people who bring those lessons to our students. Every bit of knowledge, and every advancement, provides our students with an unprecedented, collaborative learning environment, and helps improve the vitality and care of our communities.



About the

ROYAL CAPITAL GROUP

At Royal Capital, having the opportunity to serve our communities in such an intimate and catalytic manner, is a privilege that we carry with high appreciation. From housing, retail, philanthropy, and community services, we are grateful for the opportunity to provide quality experiences that stretch beyond bricks and mortar. With a disciplined strategy and intentional execution, our efforts have led to the development of quality sustainable communities, while achieving the double bottom line for our investors and partners. We are proud to be considered leaders in urban development, and we maintain our excitement to build, create, and be afforded the opportunity to "color outside the box."



This initiative is also part of the Foundation's Thriving Communities efforts.

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