

ABOUT THIS OPEN HOUSE

The City of Milwaukee is working with a consultant team* led by Enterprise Community Partners to craft visions for the future of the former **Army Reserve Site** in Bay View to inform an RFP. This project advances the outcomes of the 2023 **Bay View Neighborhood Plan**. As part of next steps, the City is planning to use this Open House to confirm community priorities for development on the Army Reserve site with a **goal of releasing an RFP later this year** (see timeline below).

Why are we having this Open House?

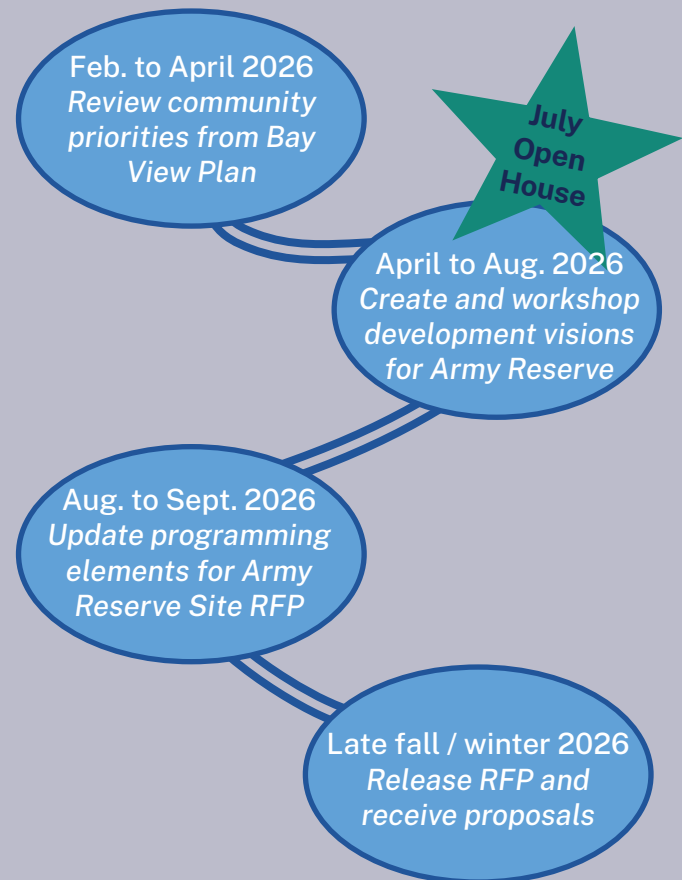
- Refresh outcomes from the Bay View Neighborhood plan
- Present potential development visions for the Army Reserve site
- Gather feedback on priorities and concerns for the Army Reserve site
- Provide information on the RFP process

How is this set up? What will we do?

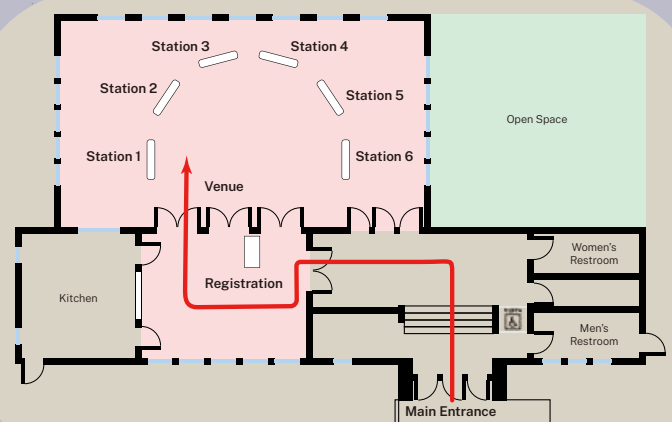
- Start at the registration table where you can learn more about the project
- Move through interactive stations where you can:
 1. Learn more about the priorities of the Bay View Plan and Army Reserve site
 2. Share what you love about Bay View
 3. Understand the housing characteristics of Bay View and how they relate to priorities
 4. Think about the types of neighbors new housing could support
 5. Provide your feedback on the visions
 6. Consider how the development can benefit the Bay View community

How will my feedback be used?

Your comments and input will be used to make refinements to the programming elements that will be included as part of the RFP. This means that what the team hears at this Open House will be incorporated into what the City is requesting from potential developers. Meeting materials will be posted by July 22nd at engage.milwaukee.gov/army-reserve-mtg.



Open House Station Set-Up



About the Project Team

The City of Milwaukee, through its Department of Community Development and Alderwoman Dimitrijevic's office, is leading a collaborate project with support from Enterprise Community Partners, Yard & Company, and Baker Tilly.

Enterprise Advisors: Advisors is the mission-based consultancy of Enterprise Community Partners. Advisors is providing technical advisory services to the City of Milwaukee as part of the philanthropically-funded Land Use Network effort, which seeks to unlock housing by supporting localities with land use and zoning reform. [The EA Milwaukee project includes managing the creation of development visions, community engagement, and supporting the development of RFP content and RFP release for the Army Reserve site.](#)



YARD & CO.

Yard & Company: Yard & Company is an urban growth and development studio that helps communities, cities, and partners turn shared priorities into actionable plans, places, and projects. Our work combines planning, design, engagement, and implementation strategy to support more livable, connected, and resilient neighborhoods. [Yard is supporting scenario design and public engagement materials to help translate community goals into clear development and programming elements.](#)

Baker Tilly: Baker Tilly's Development Advisory practice helps communities, developers, nonprofits, and public-sector clients plan, finance, and implement transformative development projects. By combining expertise in economic development, housing, redevelopment, public-private partnerships, financial feasibility, and capital strategy, we help clients move projects from vision to execution while creating lasting community and economic impact. [Baker Tilly is helping the team understand the financial viability of different types of development on the Army Reserve site to help inform the RFP requirements.](#)



Wait, what is an RFP?

RFP stands for Request for Proposal. It is an announcement that the City issues, inviting qualified developers to propose how they would complete a project. The RFP includes specific goals and requirements so that the process is transparent and competitive. This Open House will help gather input to inform the Army Reserve RFP.