

Detailed Planned Development – Westlawn Revitalization, Phase II  
September 30, 2016

**Project Description and Owner’s Statement of Intent  
Components of Detailed Plan and Supporting Materials**

Westlawn Subdivision in NE ¼ Section 38-8-21 Blocks 1 - 11  
Torti Gallas Project #: 13571.00  
File Number: 160618

Purpose:

The Housing Authority of the City of Milwaukee requests that the zoning for the parcel of land known as the Westlawn Revitalization Development – Phase II, bounded by West Silver Spring Drive to the north, North 64<sup>th</sup> Street to the east, and North 68<sup>th</sup> Street to the west and Lincoln Creek to the south, be changed from a General Planned Development (File No. 100532 and subsequently amended as File No. 160267) to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development. A subdivision plat will be submitted and reviewed under separate cover.

ENUMERATION OF DOCUMENTS:

STATEMENT:

Detailed Planned Development Description and Owner’s Statement of Intent

Exhibit A Statistical Sheet  
Exhibit B Existing Site Context Photos  
Exhibit C Illustrative Site Plan  
Exhibit D Exterior Material Schemes  
Exhibit E Site Work Matrix

DRAWING LIST, dated 09/30/2016:

CIVIL:

T000 - TITLE SHEET

SURVEY

5 OF 8 - PLAT OF SURVEY  
6 OF 8 - PLAT OF SURVEY  
7 OF 8 - PLAT OF SURVEY  
8 OF 8 - PLAT OF SURVEY

CIVIL

C000 - VICINITY MAP  
C100 - EXISTING CONDITIONS  
C200 - OVERALL SITE PLAN

C201 - DETAILED SITE PLAN NORTHWEST  
C202 - DETAILED SITE PLAN NORTHEAST  
C203 - DETAILED SITE PLAN SOUTHWEST  
C204 - DETAILED SITE PLAN SOUTHEAST  
C300 - OVERALL GRADING PLAN  
C301 - DETAILED GRADING PLAN NORTHWEST  
C302 - DETAILED GRADING PLAN NORTHEAST  
C303 - DETAILED GRADING PLAN SOUTHWEST  
C304 - DETAILED GRADING PLAN SOUTHEAST  
C400 - OVERALL UTILITY PLAN  
C401 - DETAILED UTILITY PLAN NORTHWEST  
C402 - DETAILED UTILITY PLAN NORTHEAST  
C403 - DETAILED UTILITY PLAN SOUTHWEST

C404 - DETAILED UTILITY PLAN SOUTHEAST  
C500 - TYPICAL SECTIONS - ROAD  
C501 - TYPICAL SECTIONS - DRAINAGE  
C502 - TYPICAL SECTIONS - STORM WATER QUALITY  
C503 - TYPICAL SECTIONS - STORM WATER DETENTION  
C504 - DETAILS

LANDSCAPING

L100 - LANDSCAPE PLAN  
L101 - LANDSCAPE PLAN  
L102 - LANDSCAPE PLAN  
L103 - LANDSCAPE PLAN  
L104 - LANDSCAPE PLAN  
L105 - LANDSCAPE PLAN  
L106 - LANDSCAPE PLAN  
L107 - LANDSCAPE PLAN  
L200 - TYPICAL LOTS  
L201 - TYPICAL LOTS  
L202 - TYPICAL LOTS  
L203 - TYPICAL LOTS  
L300 - TYPICAL MIXED USE  
L301 - TYPICAL MIXED USE  
L302 - TYPICAL MIXED USE  
L303 - TYPICAL MIXED USE  
L304 - TYPICAL MIXED USE  
L400 - TYPICAL OPEN SPACE  
L401 - TYPICAL OPEN SPACE  
L500 - TYPICAL SECTIONS  
L501 - TYPICAL SECTIONS

L502 - TYPICAL SECTIONS  
L600 - LANDSCAPE BUFFERING/FENCING  
L601 - AMENITIES/SITE FURNISHINGS  
L602 - AMENITIES/SITE FURNISHINGS  
L603 - AMENITIES/SITE FURNISHINGS

ARCHITECTURAL

A100 - 3D AERIAL VIEW  
A101 - SINGLE FAMILY BUILDING 1 ELEVATIONS  
A102 - SINGLE FAMILY BUILDING 6 ELEVATIONS  
A103 - SINGLE FAMILY BUILDING 8 ELEVATIONS  
A104 - SINGLE FAMILY BUILDING 11 ELEVATIONS  
A105 - SINGLE FAMILY BUILDING 13 ELEVATIONS  
A106 - SINGLE FAMILY BUILDING 14 ELEVATIONS  
A107 - SINGLE FAMILY BUILDING 19 ELEVATIONS  
A108 - MULTI-FAMILY BUILDING 2.1 ELEVATIONS  
A109 - MULTI-FAMILY BUILDING 2.1 ELEVATIONS  
A110 - MULTI-FAMILY BUILDING 2.2 ELEVATIONS  
A111 - MULTI-FAMILY BUILDING 2.2 ELEVATIONS  
A112 - MULTI-FAMILY BUILDING 2.3 ELEVATIONS  
A113 - MULTI-FAMILY BUILDING 2.3 ELEVATIONS  
A114 - MULTI-FAMILY BUILDING 5.1-5.3 ELEVATIONS  
A115 - MULTI-FAMILY BUILDING 5.1-5.3 ELEVATIONS  
A116 - MULTI-FAMILY BUILDING 3.1 ELEVATIONS  
A117 - MULTI-FAMILY BUILDING 3.2 ELEVATIONS  
A118 - MULTI-FAMILY BUILDING 3.3 ELEVATIONS

DETAILED PLANNED DEVELOPMENT DESCRIPTION

Project Overview:

The second phase of the redevelopment for the Westlawn Neighborhood is planned within the portion of the site bound by W. Silver Spring Drive to the North, N. 64th St. to the East and N. 68th St. to the West. See Exhibit C for an illustrative site plan. All infrastructure within this western half of Westlawn has been studied and a strategy to reuse as much of the exiting utility network as possible is being adopted. The Stormwater network is being improved to integrate with the new overall system that was started as part of the work on the eastern half of the neighborhood. Select streets are being reconnected with the surrounding street network (see illustrative site plan). The architecture for the buildings in the second phase includes a mixed use market rate rental apartment buildings and affordable apartment buildings, affordable rental family units, market rate rental family units, and home ownership family units. The Silver Spring Neighborhood Center/Browning Elementary building and grounds are also not included in the Westlawn Redevelopment project. Existing uses of Browning Elementary School and Silver Spring Neighborhood Center shall remain. Any future expansions or alterations of these buildings shall follow RM1 zoning requirements. The western half of Westlawn will include up to 585 residential units.

The residential units will include a mix of one and two bedroom multifamily units as well as family units of two, three, and four bedrooms in a combination of townhouse, side-by-side and bungalow types. These units will front a network of new streets, rebuilt streets, and new neighborhood parks that sit within a combination of existing and proposed rights of way and will also have access from the rear to new alleys that will handle off-street parking and service needs. The site will also utilize a mix of existing and new infrastructure including a new large central park that will incorporate a central lawn / seasonal skating rink, a gazebo and other informal areas for gathering and play. In general, denser building types, such as the multi-family and mixed use multi-family units will be located along Silver Spring Drive and along North 64<sup>th</sup> Street. The density tapers from longer townhouse strings of three and four down to side-by-side buildings and single-family detached houses.

1. USES:

Uses as listed in the General Planned Development, File No. 160267.

2. DESIGN STANDARDS:

Building Materials:

The exterior materials for the proposed buildings will consist of a combination of the following materials:

- Face brick: modular, standard or utility
- Cementitious siding and panels
- Metal panel
- High pressure laminate composite panel
- Vinyl and fiberglass windows and doors
- Tinted, Low E glazing
- Aluminum storefront at retail or commercial spaces
- Clear, Low E glazing
- Precast concrete, stone, or cast stone veneer
- Decorative concrete masonry units

- Spandrel panel, limited to use in commercial and mixed use buildings.
  - Balconies – wood, composite of metal decking, paint or stain.
  - Metal or wood railing at balconies
  - Metal garage doors. With or without glazing. Where provided in residential uses,
- the doors will be set back a minimum of 4'-0" from setback lines.
  - Asphalt shingles
  - Metal roofing
  - Membrane roof

See Sample Elevations for more information

The colors selections for the Westlawn redevelopment will be a combination of earth tones and neutrals in keeping with the types of colors found in the local neighborhoods. Exhibit D shows a couple of sample schemes that represent potential strategies that are intended to be included. In some instances, buildings will be comprised of a single color strategy, whereas others may utilize breaks in building massing to transition to a complimentary color. The multi-family building example shows how varying materials will likely carry different colors to reinforce this variety. Family style 1 shows a fairly contemporary approach to color in which siding and all trim carry the same color, with projecting bays and special features highlighted. Family style 2 shows a slightly different approach in which basic trim is shown with the same color as the body, but primary elements like doors, windows and porches include a contrasting trim color. Family style 3 includes the most traditional approach to color in which all trim is painted to contrast with the siding. This elevation also shows the potential for including two tone schemes where horizontal banding is included. Final material selections and color schemes to be reviewed at DCD staff level.

### 3. DENSITY:

- Gross: 16 units/acre
- DPD Area: 16 units/acre

### 4. SPACE BETWEEN STRUCTURES

- The distance between structures is 10'-0" between primary structures. Overhangs, porches, entrances, patios and balconies may encroach.

### 5. SETBACKS:

- Setbacks required per the GPD, File No. 160267.

### 6. SCREENING:

Perimeter Landscape and Edge Treatment requirements are based on current zoning district requirements, RM1, in the creation of the Westlawn Planned Development District. Buffer standards and character are per attached sheet (L600) and the following descriptions. Screening strategies are delivered in both softscape (vegetation) and fencing treatments through the Westlawn development.

#### *Standard Parking Lot Landscaping & Residential Buffering*

- There are no industrial uses proposed or existing within, or immediately adjacent to the development. There is limited commercial development in the site which is clustered along



Silver Spring Drive. Parking lots for these uses are tucked behind buildings off of a public R/W internal alley circulation system.

- There is no direct visibility of the parking lots from either the Silver Spring Drive arterial or the internal local streets. Due to the nature of these internal areas, commercial users and designated residential parking occur directly adjacent to each other. The residential parking spaces will be located off of public alleys for ease of access to corresponding building units. In an effort to create visual linkages into these internal areas, allow residents safe access to the backs of residential units from their assigned parking space and provide an inviting alley character; there will not be screening between the parking and residential units.

#### *Landscape Object Screening*

- This screening element will be required to separate utilitarian objects such as mechanical equipment. Screening elements will take the form of an opaque wooden fence (1' min. ht. above tallest point of object, 9' max. ht.), or through low (Shrub Type C) and mid-level (Shrub Type B) plantings. Gabion rock filled baskets may, at times, be utilized as elements to screen objects.

#### 7. OPEN SPACES:

Open spaces are located and identified in the following areas throughout the site:

- The neighborhood park, at the intersection of W. Birch Avenue and W. Custer Avenue.  
This approximately 1.5-acre park consists of play, gathering space, green space, and gazebo components. The park is characterized by open green space, unprogrammed recreational areas, as well as a large playground. A center open-air pavilion with seasonal warming area is planned for the center of the space. A temporary ice rink is also being explored. The final location of a proposed underground stormwater storage area might result in the open space and playground switching sides.
- North/South Landscape mews between Birch Avenue and West Silver Spring Drive.  
The landscape mews is a 28' wide greenway. It is lined with canopy trees and ornamental planting. Throughout the mews are small seating pockets. The southern end of the mews ends near the neighborhood park. A 32'x 34' plaza at the north end of mews serves as a gateway to the greenway.
- East/West Landscape mews between North 66th Street and North 64th Street.  
The landscape mews is an extension of the linear geometry of W. Birch Avenue. The mews is a 30' wide landscape mall lined with canopy trees that widens at both ends. The east end of the mew is terminated with an approximately 100'x 100' plaza. The space will include a unique paving pattern, juxtaposed to the architectural symmetry of the adjacent buildings. In addition, two stoop seating areas are designed, reminiscent of stoop portions found on original Westlawn buildings. Throughout the mews are seating spaces with ornamental planting and space for sculpture and art.
- The 'Backyard' Park, at the intersection of W. Sheridan Avenue and N. 64th Street.  
This park is designed to emulate the experiences one might find in a backyard residence, but at a larger than life scale. Patio, playscape, lawn, and gardens are found in this small (about a ¼-acre) park.

- Pocket Parks and Green Spaces.  
A number of smaller pocket parks and green spaces are located throughout the development. Notable is the planned pocket park at the southern end of N. 68th Street; a pocket park to protect an existing, notable oak tree along N. 67<sup>th</sup> Street; an open space at the center of Block 12; and a pocket park at the eastern end of W. Custer Ave. at N. 64th St. The pocket parks are primarily lawn and canopy tree spaces designed as aesthetic and real respites within the development pattern.
- Silver Spring Drive Greenway between 66<sup>th</sup> Street and 68<sup>th</sup> Street  
This 62' wide greenway replaces the existing frontage road between 66<sup>th</sup> and 68<sup>th</sup> Street and consists of a varied width multi-use path with a plaza area, pedestrian scale lights, trees, and ornamental plantings areas.

#### 8. CIRCULATION, PARKING AND LOADING:

- Pedestrian circulation patterns within the western half of the Westlawn development are intended to seamlessly interface with surrounding infrastructure and ensure adequate internal movement.
- The introduction of N. 66<sup>th</sup> Street will be part of the proposed redevelopment. This new road will extend north from residential development immediately south of Westlawn to W. Silver Spring Drive. Modifications to the existing median opening along W. Silver Spring Drive are proposed at this location allowing for a full uncontrolled intersection at this new development entrance. Access to proposed alleys serviced townhouse west of N. 66<sup>th</sup> Street shall be provided between W. Sheridan Avenue and West Birch Avenue.
- The Silver Spring frontage road will remain between N. 66th Street and N. 64th Street, however, removed between N. 68th Street and N. 66th Street. N. 66th Street will be extended North to intersect with Silver Spring Drive. Access to the frontage road at 66th Street will be incorporated within the proposed N. 66th Street improvements. The existing right-in right-out along W. Silver Spring Drive will be closed.
- N. 67<sup>th</sup> ST will be abandoned between W. Sheridan Avenue and W. Custard Avenue and respective median opening with W. Silver Spring Drive will be closed.
- W. Sheridan Ave will maintain its current alignment and access. Several alley access points will be provided along this reconstructed road providing access to townhomes and multi-family (North) north and south of W. Sheridan Avenue between N. 68th and N. 64th streets.
- W. Birch Ave will be extended west to intersect with N. 68<sup>th</sup> Street. A new median opening is proposed along N. 68<sup>th</sup> Street at this location allowing for a full uncontrolled intersection at this modified development entrance point. The reconstructed W. Birch Avenue will provide access to proposed alley that services townhouses North of W. Birch Avenue. Access to additional townhomes and multi-family (north) north and south of W. Birch Avenue shall be provided between N. 68<sup>th</sup> and N. 64<sup>th</sup> streets.
- W. Custer Ave will maintain its current alignment and access. Several alley access points will be provided along this reconstructed road providing access to townhomes north and south of W. Custer Avenue between N. 67th and N. 64th streets.
- Only the west side of N. 64<sup>th</sup> Street will only be reconstructed. Improvements to be made to this existing road area proposed west of existing centerline only.

- N. 67<sup>th</sup> Street will be extended south allowing for connection to residential areas located immediately south of Westlawn development. This extension will also include the addition of a southern right-in/right-out access road to the development along N. 68<sup>th</sup> Street.
- Parallel parking stalls will be placed on one or both sides of West Sheridan Avenue, W. Birch Avenue, N. 67<sup>th</sup> Street, N. 66<sup>th</sup> Street, N. 65<sup>th</sup> Street and N. 64<sup>th</sup> Street.
- Sidewalks for pedestrian access will be located along both sides of all public roads, but not public alleys.
- All existing perimeter sidewalks along N. 64<sup>th</sup> Street and N. 68<sup>th</sup> Street shall remain and will be incorporated within overall development.
- All improvements will be constructed per City of Milwaukee Standards and are subject to the review and approval of the City of Milwaukee Department of Public Works.
- Bike parking will be incorporated at all multi-family and outdoor common areas for use by residents, employees, and visitors.

#### 9. LANDSCAPING:

- The general goal for the landscaping in the Westlawn Development is to provide low maintenance vegetation, a sustainable-focus, and visually cohesive neighborhood aesthetic. In order to differentiate public from the private space, 4'-0" high fencing, to match the fencing installed on the East side, is used to complete the street front facades along the block face, but is not used to separate individual lots within a block. Within the lots the landscape is primarily lawn, highlighted with sustainable foundation plantings and trees around the units.
- The landscaping at the corner of W. Silver Spring Drive and N. 64<sup>th</sup> Street is intended to be more urban in character. The buildings in this corner are expected to be flexible live/work lofts that can accommodate business or living. The landscape in this portion of the site is more urban in character. The designated retail areas will have 3' of specialized paving, those units designated for living will have a 3' vegetative buffer.
- All proposed vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen. All proposed vegetation shall be maintained on an on-going basis.
- See Exhibit E – Site Work Matrix

#### 10. LIGHTING:

- General:
  - The outdoor lighting will be LED and LEED ND compliant.
- Proposed lighting:
  - Site Lighting
    - W. Silver Spring Drive  
The project will use the existing City of Milwaukee lights within the right of way on W. Silver Spring Drive. The existing lights are a combination of the City's standard lantern roadway light and harp pedestrian scale light. These lights will be moved to accommodate changes resulting from the development design.
    - All other roads

Within the rights-of-way of all other roads and alleys, the project expects to use the City of Milwaukee's standard light for residential neighborhoods (American Electric, Autobahn Series ATBS on a concrete pole.). The fixture will have a flat lens instead of the City's standard drop lens to be LEED compliant.

- Open space areas  
The mews, plazas, and the community park will use the same light as the roads and alleys. If budget permits, these landscape areas will be lit for safety with an ornamental pedestrian-scale pole and fixture, meeting LEED ND objectives.
- Multi-Family and/or Mixed Use Multi-Family
  - Uplighting of building, building name and address at canopies
  - Downlighting from signage band for parking entrances, service entrances, retail entrances.
  - Lighting for egress and safety, where required by building code.
  - Wall or railing mounted lighting with cut-off fixture to be provided at balconies at units on each façade.
- Family Architecture (Single Family, Duplex and up to 6-unit strings)
  - Downlighting at front entrance
  - Wall mounted, cut off fixture at rear entrance

#### 11. UTILITIES:

- The reconfigured street layout dictates the need for new sanitary sewers, storm sewers, and water mains to serve the proposed buildings and to replace existing utilities in streets to be abandoned.
- Storm water management facilities shall be designed and constructed to meet storm water management regulations imposed by WDNR, City of Milwaukee and Milwaukee Metropolitan Sewerage District. Peak runoff release rate and volumetric reduction will be obtained through underground detention cells to be constructed under proposed public alley way, open space and/or park areas with a combination of prefabricated modular concrete vault and/or underground enlarged piping system. Runoff discharge quality requirements will be met through the combined use of bio-retention boxes and permeable pavement along public roads and wet cells incorporated within underground detention systems.
- The current approved Westlawn storm water management plan was submitted and approved during phase 1 in 2010. The improvements proposed for phase 2 will require a new submittal, review and revision to the current approved Westlawn storm water management plan. The storm water management plan revision will incorporate all current storm water requirements enforced by the City of Milwaukee, MMSD and State of Wisconsin. Peak runoff release rate and volumetric calculations will be calculated using NOAA Atlas 14 precipitation depths and NRCS MSE3 precipitation distribution. Runoff discharge quality control for this site, as a redevelopment, will be designed to reduce the total suspended solids load by 40%, based on an average annual rainfall, as compared to no runoff management controls. Source areas contributing to the total suspended solids load are to include parking areas and roads, with all

source areas (lawn, sidewalk, roofs, pavement, etc.) contributing runoff to applicable water quality BMPs.

- The minimum required public main construction includes approximately 3,000 LF of sanitary sewer, 9,750 LF of storm sewer, and 3,600 LF of water main. The estimated abandonment of existing utilities is approximately 120 LF of sanitary sewer, 3,500 LF of storm sewer, and 850 LF of water main.
- The minimum required sewer construction assumes that all existing sanitary and water main in streets to remain can also remain in service. However, HACM has indicated that each single family unit will have its own water meter, so each unit will also have its own sewer laterals. All of the existing sanitary sewers within the project are the original 8-inch non-reinforced concrete pipe installed in 1951. All of the existing storm sewers within the project and along W. Silver Spring Dr. are the original concrete pipe installed in 1951. The sanitary sewers were inspected and evaluated during pre-DPD phase by City of Milwaukee. Based on recommendations provided at pre-DPD application meetings all existing sanitary sewer and water main can remain in their current location and condition and thus are deemed acceptable for providing such service to the proposed structures and improvements.
- Nearly all of the water mains within the Westlawn development have been replaced since the original 1951 construction, including those that will be abandoned with the construction of the new street grid. The only existing water main constructed in 1951 within Phase 2 of Westlawn development is the entire system within N. 64<sup>th</sup> Street right-of-way, W. Silver Spring Drive and the N. 67<sup>th</sup> Street section that extends south from W. Custer Avenue, and main in the intersection of W. Custer Avenue and N. 64<sup>th</sup> Street.
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## 12. SIGNS:

- Site Signage
  - The project has four types of signs;
    - Primary neighborhood entrance sign (two-sided)
    - Secondary neighborhood entrance sign (two-sided)
    - Multi-purpose sign (single-sided)
    - Wayfinding signage
  - The signs will meet the criteria shown on sheet L601.
  - Sign locations as noted on L100.
- Building Signage
  - Multi-Family and Mixed Use Multi-Family
    - The building and commercial tenant signage will be cohesive with one other. The building and tenant signage will either be individual letter or channel letter wall mounted to backdrop on canopies or awnings.
      - Option 1 Wall Signage (Type A Awning): The reverse/halo aluminum metal channel lettering at address sign. The letters will be back lit to provide a glow to the lettering or numbers; or
      - Option 2 Canopy Signage (Type A Canopy): Individually internally lit lettering or numbers

- The building name and address will be incorporated near entrances, at building corners, or incorporated within a canopy.
- For either commercial option the sign size is 3'-0" H X 9'-0" W maximum
- For Building signage the sign size is 4'-0" X 20'-0" maximum (vertical and horizontal orientations are allowed).
- All signs will be illuminated.
- Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance.
- Temporary signs will be installed. Construction signs will be removed within 30 days receipt of certificate of occupancy.
  - Up to 2 signs pertaining to the construction of the buildings will be provided and not exceed 72 square feet. Signs will be equally spaced throughout project site, based on phase size and number of buildings.
- There will be 1 sign to advertise for unit rentals and/or availability. Family Architecture (Single Family, Duplex and up to 6-unit strings)
  - Address signs will be provided for each unit for the family buildings. These signs are not illuminated, have a size of 5" X 16" and wall mounted.
- Temporary signs will be installed. Construction signs will be removed within 30 days receipt of certificate of occupancy.
  - Up to 12 signs pertaining to the construction of the buildings will be provided and not exceed 72 square feet. Signs will be equally spaced throughout project site, based on phase size and number of buildings.
  - One sign per building, not exceeding 36 square feet, will be provided for advertising the rental of the residential apartment units.

### 13. SIGN ILLUMINATION

- Site Signage
  - Only the neighborhood entrance signs will be illuminated using ground mounted, shielded, floodlights. The lights will be located in planting beds that will screen the lights from the street.
  - Multi-purpose signs will not be lighted.
- Building Signage
  - *All signs will be illuminated.*

**EXHIBIT A  
STATISTICAL SHEET**

**295-907. Planned Development District (DPD)**

Proposed Mixed-use Development

Westlawn Revitalization

Proposed Zoning: DPD

		West Parcel/DPD, Gross
2c-1a:	Gross land area	35.8 Acres
2c-1b:	Maximum amount of land covered by principle building	8.9 Acres (24.9%)
2c-1c:	Maximum amount of land devoted to parking, drives, and parking structures.	7.7 Acres (21.5%)
	Count includes the pavement within the site boundary line.	
2c-1d:	Minimum amount of land devoted to landscaped open space, within property lines.	19.2 Acres (53.6%)
2c-1e:	Maximum proposed dwelling unit density:	Gross density not to exceed 20 units/acre
2c-1f:	Proposed number of buildings:	Up to 125
2c-1g:	Maximum number of dwelling units per building:	Up to 75; total number of units is 585.
2c-1h:	Bedrooms per unit (# Bedrooms/# Units):	The overall site will include as many as 585 units. Bedroom mix is to be determined but will include a mix of 1BR, 2BR, 3BR, 4BR and 5BR units.
2c-1i:	Parking spaces provided and ratio per unit: Project is providing one space per residential family unit, and 0.5 space per residential senior unit. Commercial uses will incorporate a shared parking strategy with the number to be included depending on the use.	610 Parking Spaces : 226 are located in ROW 384 are located in backyard/alley

**EXHIBIT B  
EXISTING CONTEXT PHOTOS**



**Context – Typical Neighborhood Street**



**Context – Typical Housing**





**Context – Typical Alley**



**Typical Housing and Layout**



**Typical Housing**



**Typical Street with Retail across W. Silver Spring Dr.**





**Frontage Road along W. Silver Spring Dr.**



**Typical Surface Lot**



**Silver Spring Neighborhood Center / Browning Elementary**



**Lincoln Creek**



# EXHIBIT C



Illustrative DPD Master Plan



**EXHIBIT D**



**Color Strategy - Building 2.1**



**Color Strategy - Building 2.2**



**Color Strategy - Building 2.3**



**Color Strategy - Building 5.1 - 5.3**



**Color Strategy - Building 3.1**



**Color Strategy - Building 3.2 (3.3 Similar)**



**EXHIBIT D**



**Color Strategy - Family Style 1**



**Color Strategy - Family Style 1**



**Color Strategy - Family Style 2**



**Color Strategy - Family Style 3**

EXHIBIT E: WESTLAWN REDEVELOPMENT-PHASE 2 - Site Work Matrix

Project: WLR II

Building Type	TYPE 2		TYPE 5		TYPE 6		TYPE 7		TYPE 8		TYPE 9	
	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	Totals	
TOTAL # OF BLDGS.	2		5		11		16		16		14	
UNIT WIDTH	76'		48'		48'		48'		44'		32'	
FRONT YARD DEPTH	15' setback from R/W		15' setback from R/W		15' setback from R/W		15' setback from R/W		15' setback from R/W		15' setback from R/W	
SIDE YARD WIDTH	10'/side		10'/side		10'/side		10'/side		10'/side		10'/side	
REAR YARD DEPTH	STND. >15'   REDUX <15'		STND. >15'   REDUX <15'		STND. >15'   REDUX <15'		STND. >15'   REDUX <15'		STND. >15'   REDUX <15'		STND. >15'   REDUX <15'	
PATIO AREA (10'x10')	175sf/unit		130sf/unit		125sf/unit		125sf/unit		175sf/unit		125sf/unit	
CONCRETE WALKS AND/OR PLAZAS (sf)	830	1660	400	2000	250	2750	225	3600	200	3200	270	3780
QTY. OF 4' FENCE (lf)	15	30	15	75	12	132	12	192	20	320	12	168
SHED (3'x6')	4	8	3	15	2	22	3	48	2	32	2	28
QTY. PERENNIALS/ GRASSES	29	58	36	180	50	550	25	400	25	400	28	392
QTY. SHRUB TYPES A	1	2	3	15	1	11	1	16	1	16	1	14
QTY. SHRUB TYPES B	3	6	3	15	3	33	3	48	2	32	4	56
QTY. SHRUB TYPES C	10	20	20	100	9	99	10	160	19	304	7	98
QTY. EVERGREEN SHRUBS	2	4	8	40	4	44	5	80	5	80	3	42
QTY. ORNAMENTAL TREES	1	2	1	5	1	11	1	16	1	16	1	14
QTY. SHADE TREES, EVERGREEN TREES	0	0	1	5	1	11	2	32	0	0	0	0
QTY. MULCH BEDS (sf)	200	400	250	1250	300	5700	350	5600	400	6400	400	5600





EXHIBIT E: WESTLAWN REDEVELOPMENT-PHASE 2 - Site Work Matrix

Project: WLRH

Building Type	TYPE 18		TYPE 19		TYPE 23		Bldg. 2.1		Bldg. 2.2		Bldg.2.3	
	Totals		Totals		Totals		Totals		Totals		Totals	
TOTAL # OF BLDGS.	6		1		2		1		1		1	
UNIT WIDTH	54'		32'		80'		L' Block ~236'x167'		L' Block ~223'x156'		L' Block ~185'x165'	
FRONT YARD DEPTH	15' setback from R/W		15' setback from R/W		15' setback from R/W		24' setback from R/W		23' setback from R/W		20' setback from R/W	
SIDE YARD WIDTH	10'/side		10'/side		10'/side		36' Silver Spring Dr. 31' 68nd St.		36' Silver Spring Dr. 10' 66th St.		10' Silver Spring Dr. 10' 66th St.	
REAR YARD DEPTH	STND. >15'   REDUX <15'		STND. >15'   REDUX <15'		STND. >15'   REDUX <15'		Varies 15-20'		Varies 15-20'		Varies 15-20'	
PATIO AREA (10'x10')	150sf/unit		100sf/unit		125sf/unit		72sf/unit		92sf/unit		75sf/unit	
CONCRETE WALKS AND/OR PLAZAS (sf)	440	2640	420	420	725	1450	3,000	3000	3,080	3080	2,600	2600
QTY. OF 4' FENCE (lf)	20	120	10	10	30	60	N/A		N/A		N/A	
SHED (3'x6')	3	18	2	2	5	10	N/A		N/A		N/A	
QTY. PERENNIALS/ GRASSES	37	222	28	28	485	970	300	300	300	300	265	265
QTY. SHRUB TYPES A	3	18	1	1	50	100	23	23	23	23	30	30
QTY. SHRUB TYPES B	2	12	4	4	30	60	22	22	22	22	50	50
QTY. SHRUB TYPES C	25	150	7	7	70	140	40	40	40	40	100	100
QTY. EVERGREEN SHRUBS	8	48	3	3	10	20	25	25	25	25	3	3
QTY. ORNAMENTAL TREES	1	6	1	1	3	6	8	8	8	8	6	6
QTY. SHADE TREES, EVERGREEN TREES	1	6	1	1	7	14	4	4	4	4	4	4
QTY. MULCH BEDS (sf)	400	2400	250	250	300	600	600	600	2200	2200	2200	2200

## EXHIBIT E: WESTLAWN REDEVELOPMENT-PHASE 2 - Site Work Matrix

Project: **WLRH**

Building Type	Bldg. 3.1		Bldg.3.2		Bldg. 5.1-5.4		GRAND TOTALS
	Totals	Totals	Totals	Totals	Totals	Totals	
TOTAL # OF BLDGS.	1		1		4		125
UNIT WIDTH	L' Block ~117'x223'		169'		87'-140'		
FRONT YARD DEPTH	15' setback from R/W		15' setback from R/W		20' setback from R/W		
SIDE YARD WIDTH	15' 64th St. 24' 65th St.		Varies 10'-15'		Varies 10'-20'		
REAR YARD DEPTH	Varies 15-20'		40'		10'-25'		
PATIO AREA (10'x10')	75sf/unit		70sf/unit		70sf/unit		
CONCRETE WALKS AND/OR PLAZAS (sf)	2,600	2600	1,500	1500	4,700	18800	<b>58795 sf</b>
QTY. OF 4' FENCE (lf)	N/A		N/A		N/A		<b>1682 lf</b>
SHED (3'x6')	N/A		N/A		N/A		<b>265 ea</b>
QTY. PERENNIALS/ GRASSES	380	380			40	160	<b>6916 ea</b>
QTY. SHRUB TYPES A	50	50			20	80	<b>463 ea</b>
QTY. SHRUB TYPES B	50	50			14	56	<b>573 ea</b>
QTY. SHRUB TYPES C	85	85			7	28	<b>1899 ea</b>
QTY. EVERGREEN SHRUBS	3	3			14	56	<b>714 ea</b>
QTY. ORNAMENTAL TREES	6	6			5	20	<b>171 ea</b>
QTY. SHADE TREES, EVERGREEN TREES	5	5			1	4	<b>107 ea</b>
QTY. MULCH BEDS (sf)	2200	2200	2200	2200	2200	8800	<b>61050 sf</b>

Notes:

1. Lawn total quantities not shown (seed)
2. Alley parking pavement and rear access walk concrete are not included in these numbers
3. Other than tree, the matrix assumes softscape in rear yards is responsibility of owner/resident.
4. Due to slight variation in building placement, perennials/shrub types may vary by +/- 20% per listed quantities