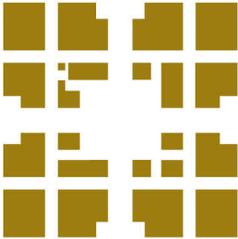




WESTLAWN REDEVELOPMENT



Detailed Planned Development, Phase I

TORTI GALLAS AND PARTNERS



Project Description and Owner's Statement of Intent



File Number: 100531



October 1, 2010 Rev 10/19



Detailed Planned Development
October 1, 2010

**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 #: 08265.01
File Number: 100531

Purpose:

The Housing Authority of the City of Milwaukee requests that the zoning for the parcel of land known as the Westlawn Revitalization Development, bounded by Silver Spring to the north, 64th Street to the west, 60th Street to the east and Lincoln Creek to the south, be amended 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 10/1/10:

PLAT OF SURVEY

CIVIL:

C000 VICINITY MAP
C100 SITE UTILITY PLAN
C101 UTILITY PLAN 1
C102 UTILITY PLAN 2
C103 UTILITY PLAN 3
C104 UTILITY PLAN 4
C105 UTILITY PLAN 5
C106 UTILITY PLAN 6

C203 DETAILED SITE PLAN NORTHWEST
C204 DETAILED SITE PLAN NORTHEAST
C205 DETAILED SITE PLAN SOUTHWEST
C206 DETAILED SITE PLAN SOUTHEAST
C207 OVERALL GRADING PLAN
C208 DETAILED GRADING PLAN NORTHWEST
C209 DETAILED GRADING PLAN NORTHEAST
C210 DETAILED GRADING PLAN SOUTHWEST
C211 DETAILED GRADING PLAN SOUTHEAST
C212 TYPICAL SECTIONS
C213 DETAILS

C201 EXISTING CONDITIONS PLAN
C202 OVERALL SITE PLAN

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

L201 TYPICAL BUILDING TYPES

L202 TYPICAL BUILDING TYPES

L203 TYPICAL BUILDING TYPES

L204 TYPICAL BIOSWALE

L301 STREET SECTION

L302 STREET SECTION

L303 STREET SECTION

L304 STREET SECTION

L401 LANDSCAPE BUFFERING/FENCING

L402 SIGNAGE

L403 LIGHTING

ARCHITECTURAL:

A101 SINGLE FAMILY SAMPLE 1 ELEVATIONS

A102 SINGLE FAMILY SAMPLE 1 ELEVATIONS

A103 SINGLE FAMILY SAMPLE 2 ELEVATIONS

A104 SINGLE FAMILY SAMPLE 3 ELEVATIONS

A105 SINGLE FAMILY SAMPLE 4 ELEVATIONS

A106 SINGLE FAMILY SAMPLE 5 ELEVATIONS

A107 SINGLE FAMILY SAMPLE 6 ELEVATIONS

A108 SINGLE FAMILY SAMPLE 7 ELEVATIONS

A109 MULTI-FAMILY SAMPLE 1 ELEVATIONS

A110 MULTI-FAMILY SAMPLE 1 ELEVATIONS

A111 MULTI-FAMILY SAMPLE 2 ELEVATIONS

A112 MULTI-FAMILY SAMPLE 2 ELEVATIONS

DETAILED PLANNED DEVELOPMENT DESCRIPTION

1. USES:

Uses as listed in the General Planned Development, File No. 100532.

2. DESIGN STANDARDS:

Project Overview:

The first 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, Lincoln Creek to the South, N. 60th St. to the East and N. 64th St. to the West. See Exhibit C for an illustrative site plan. All infrastructure within this eastern half of Westlawn will be completed in the first phase, as will those units shown within the DPD boundary (see illustrative site plan). The architecture for the buildings outside of this boundary, which include future senior apartments, a future mixed use building, a future management and maintenance building and future market rate family units, will be submitted in a separate phase(s). 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 eastern half of Westlawn will include up to 390 units, and the first phase will include 275 new residential units.

The residential units will include a mix of one bedroom multifamily units as well as family units of two, three, four and five bedrooms in a combination of townhouse, side-by-side and bungalow types. These units will front a network of new streets 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 and includes a large linear park along Lincoln Creek that will incorporate community gardens and 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. The density tapers from longer townhouse strings of three and four down to side-by-side buildings and single-family detached houses.

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
- Vinyl windows and doors
- Tinted, Low E glazing
- Aluminum storefront at retail or commercial spaces
- Clear, Low E glazing
- Precast concrete
- Decorative concrete masonry units
- Spandrel panel, limited to use in commercial and mixed use buildings.
- Metal or wood railing at balconies
- Metal garage doors. Where provided in residential uses, the doors will be set back a minimum of 4'-0" from setback lines.
- Asphalt shingles
- Metal roofing

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: 11 units/acre
- DPD Area: 10 units/acre

4. SPACE BETWEEN STRUCTURES

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

5. SETBACKS:

- Setbacks required per the GPD, File No. 100532.

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 (L401) 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 and the proposed Housing Authority maintenance facility located between Birch Avenue and Sheridan Avenue. 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 access to the backs of residential units from their assigned parking space and provide an inviting alley character;

screening between the parking and residential units will be limited to a low hedge (Shrub Type C) and 3' tall residential transparent fence with an open mid-level landscape (See C-4 City Standard where alleys abut parking areas). Internal islands with parking lots will utilize taller, Shrub Type D species to visually separate large expanses of parking.

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 six areas throughout the site:

- Silver Spring Drive Greenway between 62nd Street and 64th Street (L101)
This 62' wide greenway replaces the existing frontage road between 64th and 62nd Street and consists of a 10-foot wide multi-use path with seating areas, pedestrian scale lights, trees, and ornamental plantings/bioswale areas. At the southeast corner of Silver Spring Drive and 64th Street the space widens to create a entry greenspace. This space will include the primary entry signage feature (L402), a bosque of trees, landscaping and walks with a program related to passive activities.
- Pinwheel intersection at Sheridan Avenue and 62nd Street (L102)
The pinwheel open space provides a bioswale, trees and border vegetation. The space serves as a neighborhood character focal point but is not intended for active use. Vegetation will be kept to the low (Shrub Type C) and high level (Trees/Ornamental Trees) planting heights, the mid-level being kept open for vehicular views through the space. The configuration also greatly contributes to vehicular traffic calming in the neighborhood.
- 61st Street Greenway between Birch street and Sheridan Avenue (L104)
The 61st Street greenway provides pedestrian access from the area south of Sheridan Avenue to the future commercial area to the north. The 40-foot wide greenway will have a 10' wide multi-use path, pedestrian scale lighting, bioswales to improve stormwater quality, trees and lawn.
- Community garden at the south end of the school yard along Custer Avenue (L105)
By 'jogging' Custer Avenue, an extension of the school yard is created that provides a linkage to the linear park along Lincoln Creek. Community gardens in this location will provide an educational use for the school and allow greenspace for the neighborhood while maintaining the utility easement under this area.
- Community garden along Lincoln Creek (L105)
The community gardens along Lincoln Creek will be neighborhood plots with a central gathering area, shelter, tool shed and walking paths. Quality existing trees will be saved in this location as deemed practical in response to gardening needs and growing conditions.

- Linear park along Lincoln Creek (L106)
As the largest of the greenspaces in the development, this area south of Custer Avenue will directly connect to the community gardens creating a continuous green buffer along Lincoln Creek. The vision for the park includes a shelter, playground, informal sports fields that double as stormwater detention facilities, paths, bioswales and ornamental landscaping. The hope is to maintain most of the existing trees in this area that are in good condition. A focal heritage tree will be preserved and understory landscaping will be added to enhance this area. At the east end of the park, on the north side of Custer Avenue, there will be a small open space which will have a low wall and entry sign. The primary function of this area is to set the general neighborhood character and welcome visitors and residents.

8. CIRCULATION, PARKING AND LOADING:

- Traffic and pedestrian circulation patterns within the eastern half of the Westlawn development are intended to seamlessly interface with surrounding infrastructure and ensure adequate internal movement.
- Starting on the north side of the development, it is proposed that the Silver Spring frontage road will remain in place but modifications will be made to its access points. First, the existing median opening will be closed at 61st Street and a new median opening provided at 62nd Street. Access to the frontage road at 64th Street will remain unchanged. A right-in/right-out egress only access from a parking area in the northeast corner of Westlawn to the access road will be located between 60th and 62nd Street. An alternative would be to remove the entire frontage road and replace its area with greens pace.
- West Sheridan Avenue will continue west from 64th Street to a pinwheel space that is comprised of a series of four two-way 'T' intersections at 62nd Street. At this point it will jog to the south and continue west to 60th Street. A new median opening in 60th Street at Sheridan Avenue is proposed (subject to approval of the City of Milwaukee Department of Public Works).
- The north side of West Sheridan Avenue between 64th Street and 62nd Street will contain two access points leading to a public alley serving units in the northwest corner of the development. The north side of Sheridan between 60th and 62nd Streets will contain two access points leading to a public alley serving the units and buildings at the northeast corner of the development. A right-in / right-out access will be provided from this alley on to 60th Street, just south of Silver Spring.
- 62nd Street will continue south from Silver Spring to the series of four two-way 'T' intersections at West Sheridan Avenue before jogging west. 62nd Street will then continue south to West Custer Avenue. The east side of 62nd Street will contain an access between West Sheridan Avenue and West Birch Avenue leading to an alley serving units in the east central portion of the development. Four way intersections will be located at West Birch Avenue and at an alley serving units in the southern half of Westlawn between West Birch Avenue and West Custer Avenue.
- West Birch Avenue starts at 63rd Street and runs east to 60th Street. A median opening is proposed in 60th Street at West Birch Avenue. West Birch Avenue contains a four way intersection between 62nd and 63rd Street providing access to alleys and a four way intersection at 62nd Street. An alley access point exists on the south side of West Birch Avenue,

- between 61st and 62nd Streets. A four way alley intersection exists between 60th and 61st Streets. There exists a 'T' intersection with 61st Street on the south side of West Birch Avenue.
- 61st Street runs from West Birch Avenue to West Custer Avenue. A four way intersection providing access to alley ways is located between West Birch Avenue and West Custer Avenue. The eastern alley dead ends and does not continue to 60th Street; the western continues to 63rd Street.
 - West Custer Avenue runs from 60th Street to 64th Street. Intersections are located at 61st Street, 62nd Street, 63rd Street and 64th Street. An access point to an alley is located on the south side of West Custer Avenue, east of 64th Street. It is intended that in the future development of the western half of Westlawn that West Custer Avenue will align on either side of 64th Street.
 - Parallel parking stalls will be placed along the following roads: west side of 61st Street, 62nd Street, 63rd Street and the north sides of West Sheridan Avenue, West Birch Avenue, West Custer Avenue. 90 degree parking stalls will be located along both sides of the alleys scattered throughout the project.
 - Sidewalks for pedestrian access will be located along both sides of all public roads, but not public alleys.
 - 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.

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. The lots are all contiguous with 3'-0" high unit separation fence (L401) between lots within a natural green space matrix. Native plantings are to be balanced with manicured lawn areas while providing resident opportunity for additional softscape enhancements. Bioswales are located in long-linear ribbons so as to not appear unintended. The Landscaping Plans (L101-L106), the Typical Lot Plans (L201-L204), and Typical Bioswale Planting Details (L205) for the site show the location, number, size and type of all plantings included in the development. 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: Proposed outdoor lighting complies with current lighting regulations for planned development districts.
 - The lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such that no light source will be visible from an adjoining property. In all other circumstances, the maximum illumination at a property line or public right of way shall be 5 foot-candles; and where adjoining properties are zoned residential, the maximum illumination at the property line shall be one foot-candle.

- Proposed lighting:
 - Site Lighting
 - Within the right-of-way
 - Lighting within the right-of-way will be designed by the City of Milwaukee Department of Public Works with input from the design team. The street will be illuminated with a combination of the city's standard lantern roadway light (26' pole-150 W max. HPS) and harp pedestrian scale light (15' pole-70 W HPS). Alleys will be illuminated with the lantern roadway light. These lights will provide sufficient light for the parking spaces located off the alleys so no lights outside of the right-of-way will be required. Multi-use paths will be lighted using the harp pedestrian scale light.
 - Outside the right-of-way
 - Site lighting outside of the right-of-ways will be for illuminating the neighborhood entry feature signs (L402), and parking lot areas (L101-L106). The lantern roadway fixture will be used for all parking lot locations.
 - 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.
- The minimum required construction includes approximately 2200 LF of sanitary sewer, 5900 LF of storm sewer, and 3850 LF of water main. The storm sewer total includes approximately 3225 LF draining proposed alleys and parking lots.
- The minimum required sewer construction assumes that all existing sanitary and storm sewers 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 nonreinforced concrete pipe installed in 1951 except for the 12-inch and 15-inch sewer from N. 61st St. and W. Sheridan Ave. to the MIS outlet at N. 60th St. and W. Custer Ave., which was relaid with PVC in 1983. Along W. Silver Spring Dr., the 18" sanitary sewer from N. 64th St. to N. 60th St. is still the original 1951 concrete pipe. All of the existing storm sewers within the project and along W.

- Silver Spring Dr. are the original concrete pipe installed in 1951. The current condition of these sewers is unknown, as none have been televised in the last 15 years. The sanitary and storm sewers will all be inspected and evaluated during detailed design for structural condition, infiltration, root intrusion, and their estimated ability to withstand new lateral connections that may be as close as 15 ft apart. Based on recommendations by the design team and concurrence by the City, those in poor condition will be replaced, which could add as much as 4600 LF of sanitary and 5300 LF of storm sewer. The total assumes that the 1983 and 1986 sanitary sewers are in good condition and can remain in service.
- 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. Because of the maintenance history experienced with the 1951 mains, Milwaukee Water Works will require that the last 1951 main remaining, on W. Sheridan Ave. east of N. 64th St., also be replaced.

12. SIGNS:

- Site Signage
 - The project has three types of signs;
 - Primary neighborhood entrance sign (two-sided)
 - Quantity: 1
 - Maximum Size: 36 SF (not including base structure)
 - Maximum Height: 6'-0"
 - Secondary neighborhood entrance sign (two-sided)
 - Quantity: 2
 - Maximum Size: 36 SF (not including base structure)
 - Maximum Height: 6'-0"
 - Multi-purpose sign (single-sided)
 - Quantity: 3
 - Maximum Size: 25 SF (not including base structure)
 - Maximum height: 6'-0"
 - All sign types will be entablature style, freestanding monument signs. The signs will meet the criteria shown on sheet L402.
 - Sign locations as noted on L101 – L107.
- Building Signage
 - Multi-Family and Mixed Use Multi-Family
 - The building name and address will be incorporated near entrances and/or incorporated within the canopies. The reverse/halo aluminum metal channel lettering at address sign. Sign size is 6'-0" H X 15'-0" W, maximum. The letters will be back lit to provide a glow to the lettering.
 - Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance.
 - 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
 - Retail tenant signage will be reverse channel backlit individual lettering. The permanent address sign will be illuminated from behind.

**EXHIBIT A
STATISTICAL SHEET**

295-907. Planned Development District (DPD)

Proposed Mixed-use Development

Westlawn Revitalization

Proposed Zoning: DPD

		East Parcel , Gross	DPD Area (See Exhibit C)
2c-1a:	Gross land area	37 Acres	28.0 Acres
2c-1b:	Maximum amount of land covered by principle building	8.4 Acres (22.7%)	4.9 Acres (17.5%)
2c-1c:	Maximum amount of land devoted to parking, drives, and parking structures.	12.6 Acres (34.1%)	9.2 Acres (32.9%)
	Count includes the pavement within the site boundary line.		
2c-1d:	Minimum amount of land devoted to landscaped open space, within property lines.	16 Acres (43.2%)	13.9 Acres (49.6%)
2c-1e:	Maximum proposed dwelling unit density:	Gross density not to exceed 20 units/acre	Up to 10 unit/acre
2c-1f:	Proposed number of buildings:	Up to 125	Up to 110
2c-1g:	Maximum number of dwelling units per building:	Up to 75	Up to 50
2c-1h:	Bedrooms per unit (# Bedrooms/# Units):	The overall site will include as many as 390 units. Bedroom mix is to be determined but will include a mix of 1BR, 2BR, 3BR, 4BR and 5BR units.	For the first phase, 275 units are to be built, of which 94 are one bedroom units, 61 are two bedroom units, 87 are three bedroom units, 29 are four bedroom units, and 4 are five bedroom 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.	535 Parking Spaces : 121 are located in ROW 32 Retail Spaces	404 Parking Spaces: 121 are located in ROW 32 Retail Spaces

**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