

# General Planned Development Graphic Supplement

 HOUSING AUTHORITY OF THE CITY OF MILWAUKEE  
TORTI GALLAS AND PARTNERS

 ENTELECHY  
KINDNESS ARCHITECTURE & PLANNING

This booklet serves as a graphic supplement to assist in continued discussions with the various stakeholders and agencies involved with the General Planned Development approval for the overall Westlawn Redevelopment. The project submitted it's preliminary application on August 23rd, 2010 and this booklet is being submitted in addition to the various drawings and narratives required by the General Planned Development Checklist as part of the final City Plan Committee submittal deadline of October 1st, 2010.

# WESTLAWN REDEVELOPMENT





# Acknowledgements

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## Design Process and Schedule

### Overview

The design effort for the revitalization of the Westlawn has occurred over the course of a year, involving a large number of stakeholders, city agencies and consultants. In August of 2009, a week long design charrette was held that was the culmination of a number of earlier resident meetings in which their concerns and desires were voiced and discussed. The charrette itself and subsequent meetings helped refine the vision into a consensus based vision that served as the backbone for the subsequent designs for the Westlawn neighborhood. This original vision also served as the basis for applications by the Housing Authority of the City of Milwaukee (HACM) for funding from both federal and state sources. While ultimately unsuccessful in acquiring HOPE VI funds, the project did receive a large amount of Low Income Housing Tax Credits from the state which allow for the first phase of the project, the half of the neighborhood east of 64th Street, to commence.

In order to kick start this second round of design, a design workshop was held the first week of August 2010 that included a more focused group from the Housing Authority and design team. This workshop's intention was to adjust the design to reflect new survey and programmatic issues, as well as to delve deeper into sustainability goals and strategies. The drawings on the facing page show some of the master plan ideas from the charrette, while the later Master Plan section of this booklet reflect the most current thoughts from the more recent workshop.

It is these more recent designs that serve as the basis for a General Planned Development application for the overall Westlawn site as well as a Detailed Planned Development application for the majority of the eastern half of the site. This booklet serves as a graphic supplement to assist in continued discussions with the various stakeholders and agencies involved with the General Planned Development approval for the overall Westlawn Redevelopment. The project submitted it's preliminary application on August 23rd, 2010 and this booklet is being submitted in addition to the various drawings and narratives required by the General Planned Development Checklist as part of the final City Plan Committee submittal deadline of October 1st, 2010.



Photos from Resident Meetings and Charrette







# Current Neighborhood

## Westlawn Site

The existing Westlawn Neighborhood includes 726 units on a 75 acre parcel bound by W. Silver Spring Drive to the North, Lincoln Creek to the South, N. 60th St. to the East and N. 68th St. to the West. The site is bifurcated in the middle by N. 64th St. Along N. 64th St. sits the combined Silver Spring Neighborhood Center and Browning Elementary School (A), both of which serve as anchors for the community. Just south of this facility lies a paved Schoolyard (B). To the north of this facility is the neighborhood Maintenance and Management facility (C) at the corner of W. Silver Spring and N. 64th Street. N. 64th Street and these facilities serve to delineate the neighborhood into two distinct areas, the West and East Side.

Units are situated along both external and internal streets that divide the site into a number of large blocks. At the core of these blocks are large semi-public/semi-private open spaces (ex. D) onto which units have rear access and patios. Units are located in strings of two to six. Parking is handled primarily on street, with a couple of large shared lots also available to residents (ex. E).



Existing Site Conditions





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



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



**Typical Housing and Layout**



**Silver Spring Neighborhood Center / Browning Elementary**



**Lincoln Creek**



**Surface Lot**



**Context - Typical Housing**



**Context - Typical Neighborhood Street**



**Context - Typical Alley**

## Westlawn Features

The photographs on this page help give a sense of the character and features of the Westlawn Neighborhood. Units front onto both internal and external streets. Along W. Silver Spring Drive the neighborhood includes a frontage road separated from the main road by a median. There is a limited amount of retail located across from the corner of W. Silver Spring Dr. and N. 60th St.

In many cases, end units enter off of the side, often at paths that access the large semi-public/semi-private open spaces to the rear of units.

At the core of the neighborhood lies the combined Silver Spring Neighborhood Center and Browning Elementary School. Along the southern edge of the eastern side of the neighborhood lies Lincoln Creek, although it is currently screened by a chain link fence and plantings.

Parking is handled on street, although a couple of large surface lots are also located in the neighborhood for overflow parking.

## Surrounding Context

The neighborhoods around Westlawn are typically arranged along a rectilinear grid of tree-lined streets. Houses are of either one or two stories and are typically single family detached. There are also examples of small apartment buildings as well as "duplexes" that include a pair of stacked units on a single lot. Many blocks include alleys that allow access to dedicated parking and utilities.

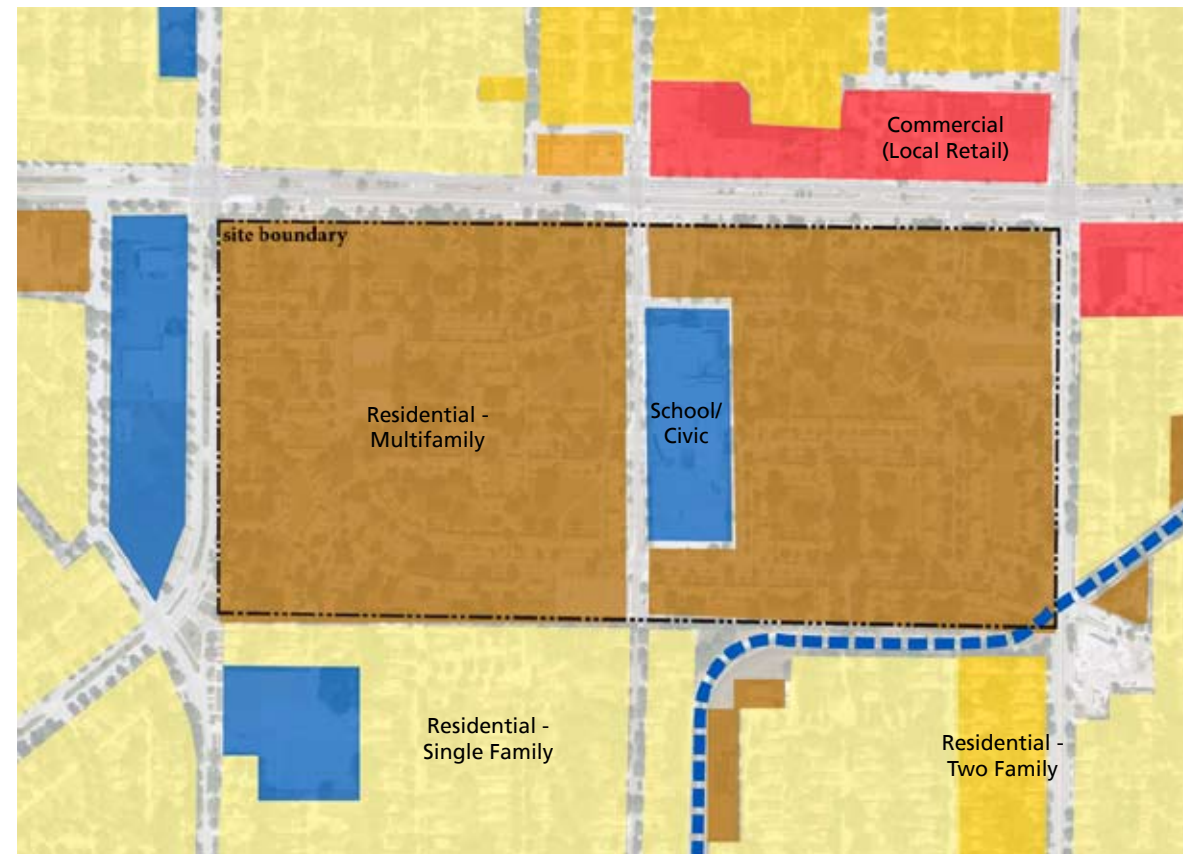








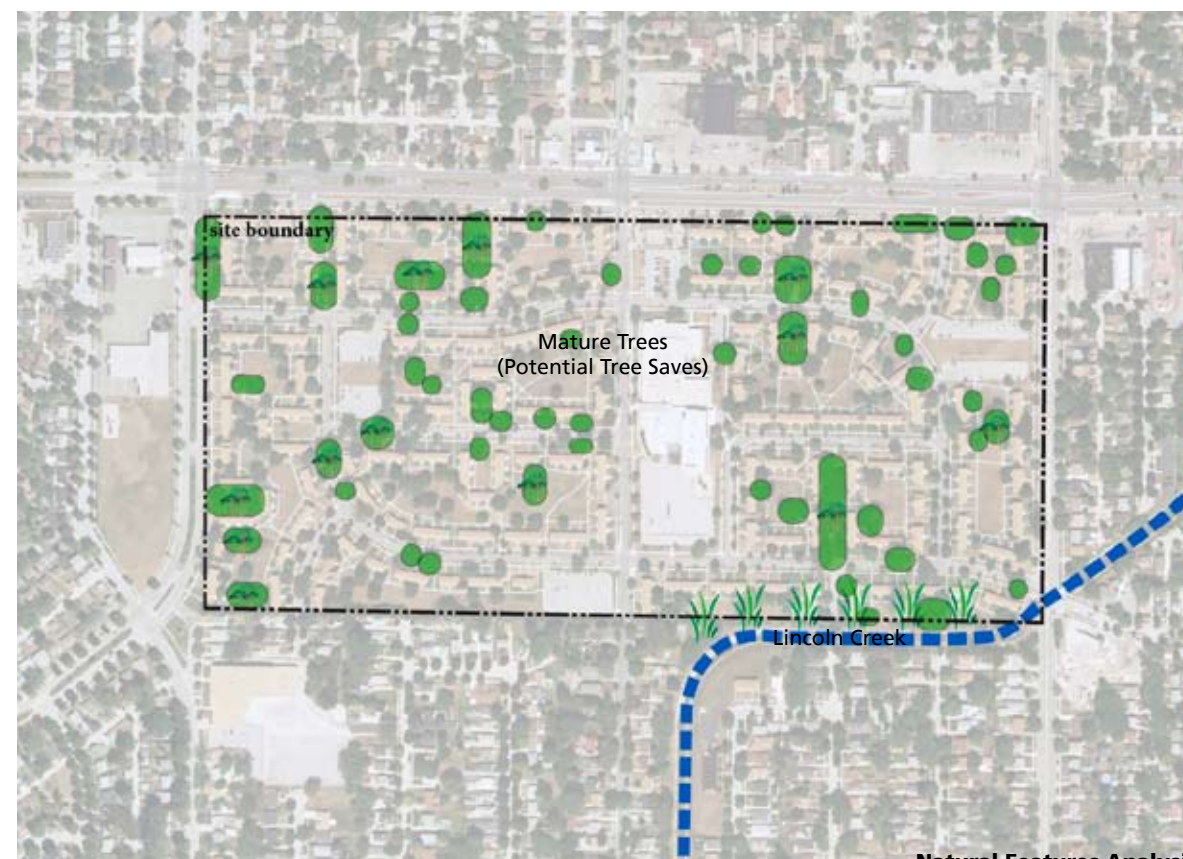
Site Constraints



Zoning Analysis



Open Space Analysis



Natural Features Analysis

## Site Constraints

This diagram illustrates some of the challenges to be faced with the site. Silver Spring Drive and its associated retail offer services and access but bring noise and traffic. The large sites for SSNC/Browning and the Catholic church/school to the west pose challenges relative to making connections to the east and west. Silver Spring Drive to the north and Lincoln Creek and dead end streets to the south challenge connections to the north and south as well.

## Zoning Analysis

The Westlawn site is zoned Residential-Multifamily, but this diagram illustrates that the majority of the context is zoned Single Family. There are a few areas zoned Two Family and there is some Commercial along Silver Spring. A handful of schools are highlighted in blue representing Civic uses.

## Open Space Analysis

This diagram shows that there are currently a number of open spaces throughout the site. Vegetated areas are highlighted in green and are primarily comprised of the large semi-public/ semi-private areas at the center of the residential blocks. There are also a number of Paved areas highlight in grey that are primarily surface parking lots, but which also includes a couple of schoolyards.

## Natural Features Analysis

The Westlawn Neighborhood features a number of mature trees thanks to the age of the current development. These are often individual trees but in some cases, clusters can be found, particularly in some of the existing courtyards. Although not currently embraced by the neighborhood, Lincoln Creek also provides a natural amenity to the south.



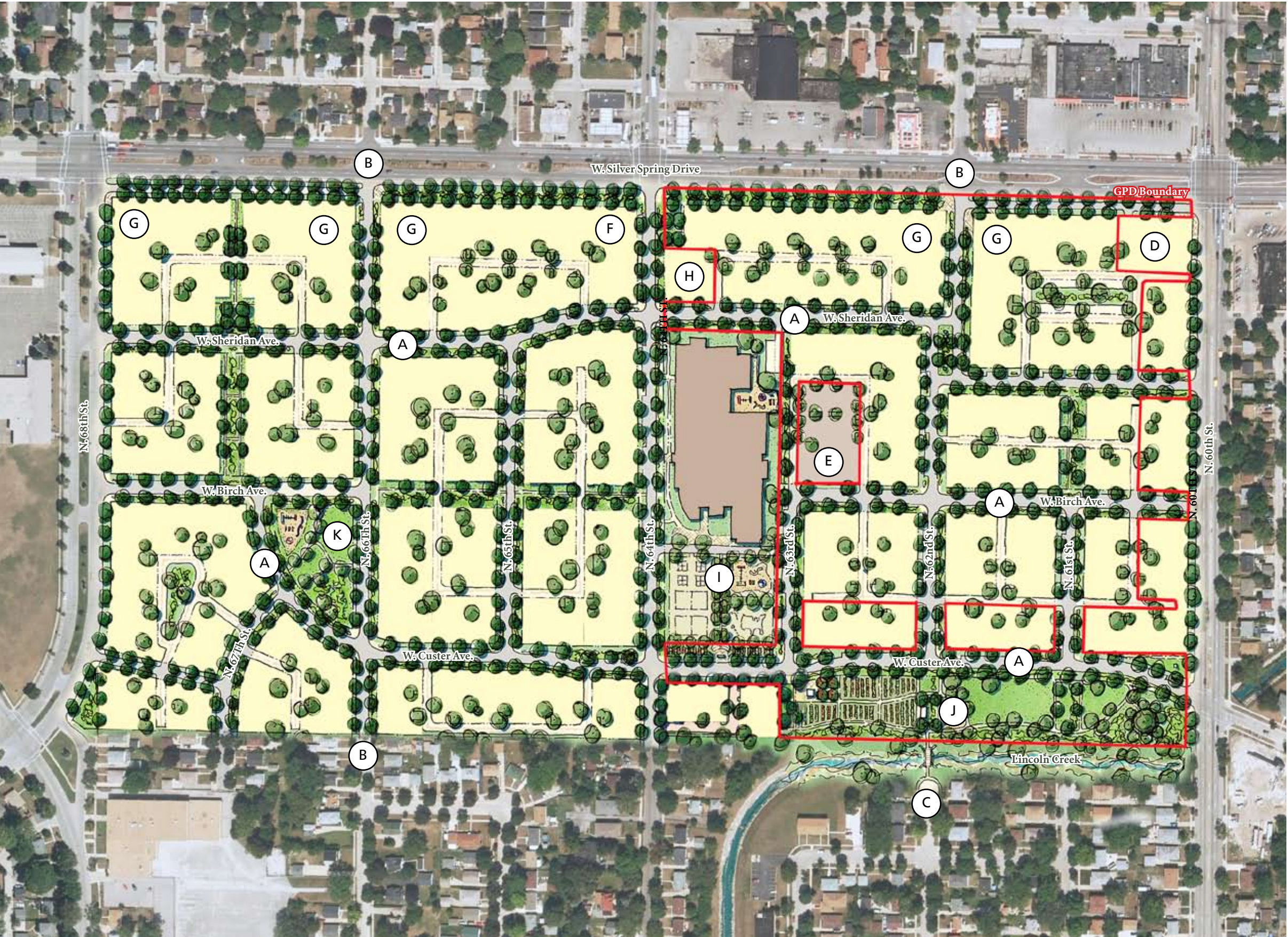
# Master Plan

The following pages include a number of diagrams to illustrate the proposed master plan for the redevelopment of the Westlawn Neighborhood.

A rectilinear pattern of streets is included in keeping with the larger Milwaukee fabric, but major portions of Sheridan, Birch and Custer Avenues have been retained, including the curved portion of Custer (A). New north/south street connections/alignments are made at 66th Street and 62nd Street (B) including a potential future pedestrian crossing over Lincoln Creek (C).

This overall plan includes as many as 950 units, of which roughly 390 are east of 64th Street and roughly 560 of which are west of 64th Street. In general, a mix of residential types are to be included to serve a range of income levels and household types.

This scheme also includes parcel intended for a future mixed use building at Silver Spring and 60th (D), a future maintenance/management building within the neighborhood (E) and future communal or incubator retail space in a series of "flex" buildings that include residential units above at Silver Spring and 64th (F). A handful of apartment buildings are included along Silver Spring, focused at major intersections and across from existing retail in some locations (G). This plan also includes a parcel for a future small senior apartment building adjacent to an intimate gateway space at Silver Spring and 64th (H). A newly configured school yard for Browning Elementary is conceived (I) that could create linkages to a new linear park featuring community gardens along Lincoln Creek (J) that serves as the main open space for the eastern half of the site. Another large space (K) is also included on the western half of the site as well.



Illustrative Master Plan





## Program Distribution

The adjacent diagram is intended to show the distribution of potential unit types for the Westlawn Redevelopment. A mixture of family types and financing mechanisms are to be utilized but this diagram attempts to simplify this variety into three main categories: mixed use/multi-family units in red, replacement family units in orange and market rate family units in yellow.

In general, denser types such as mixed use/multi-family buildings will be located along Silver Spring Drive, with a tapering down of density from longer townhouse strings of four to six units adjacent to these buildings, down to strings of three and side-by-side buildings at the edges where the neighborhood transitions back to a primarily single family detached context. The location of the majority of the potential future market rate units also coincides with these edges, again to respect the nature of the adjacent context.

Also highlighted here are the existing school/neighborhood center in dark grey, and the area reserved for a future maintenance and management facility (labeled "service") in light grey.

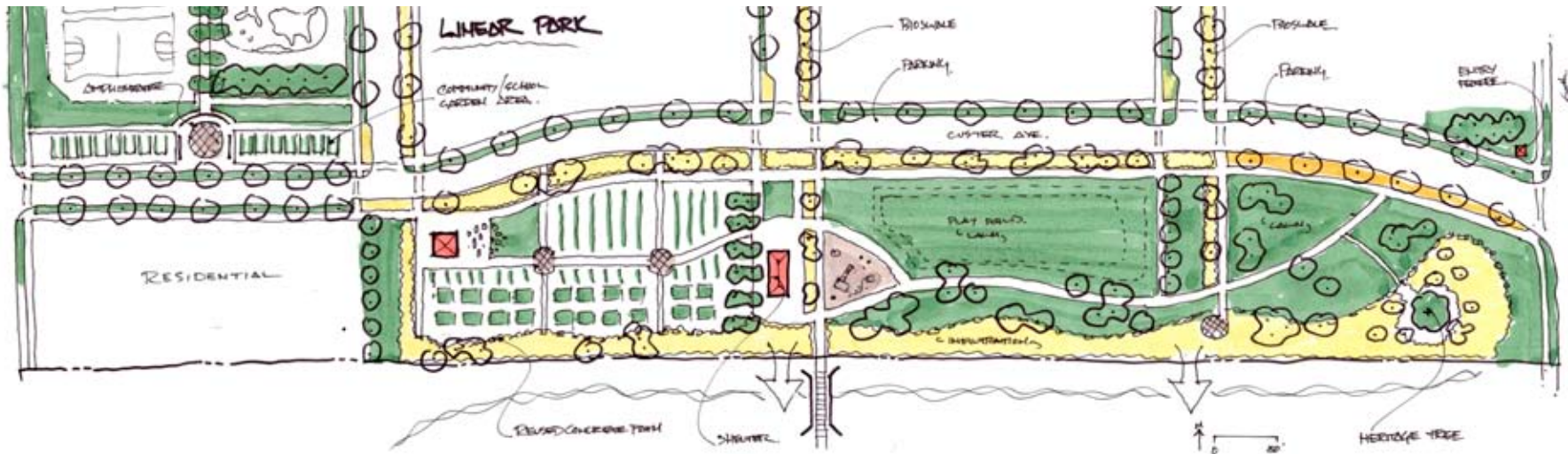


# Open Space Diagram

The proposed Master Plan includes a number of open spaces throughout the neighborhood. At the intersection of Silver Spring and 64th is a Gateway Space (A) that provides a welcoming park at the site of the potential retail and/or community services core. This space also is part of a potential linear park along Silver Spring Ave. within the area that is currently a frontage road. The opposite page shows options for both keeping and removing this frontage road, and further investigation and discussion is needed to determine whether one or both strategies is more desirable and feasible. The Schoolyard (B) associated with Browning Elementary and the Silver Spring Neighborhood Center is retained and connects to a new open space that could be used for Community Gardens. These Community Gardens are part of a Linear Park (D) along Lincoln Creek that seeks to make this natural feature a neighborhood amenity. A large space has also been included on the western half of the neighborhood shaped by the curving street profile of Custer Ave (E). This space is connected back to the school via a through block pedestrian path that also helps break down the scale of the two largest blocks in the neighborhood (F). A similar series of mid-block pedestrian paths are included in other portions of the site as well. In the southwest corner, a small space is created as the result of the setting the units back to align with the neighboring context despite the curving nature of 68th Street at this point (G). And finally, a pinwheel space has been included in the northeast portion of the site to help adjust for the slight misalignment of 62nd Street as it connects to the site from the north and south (H).

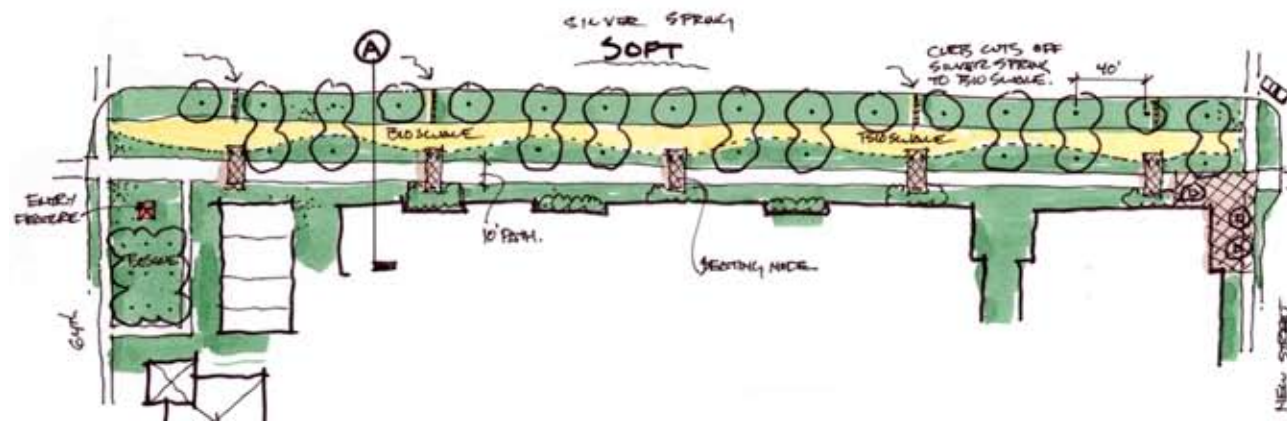


Open Space Diagram

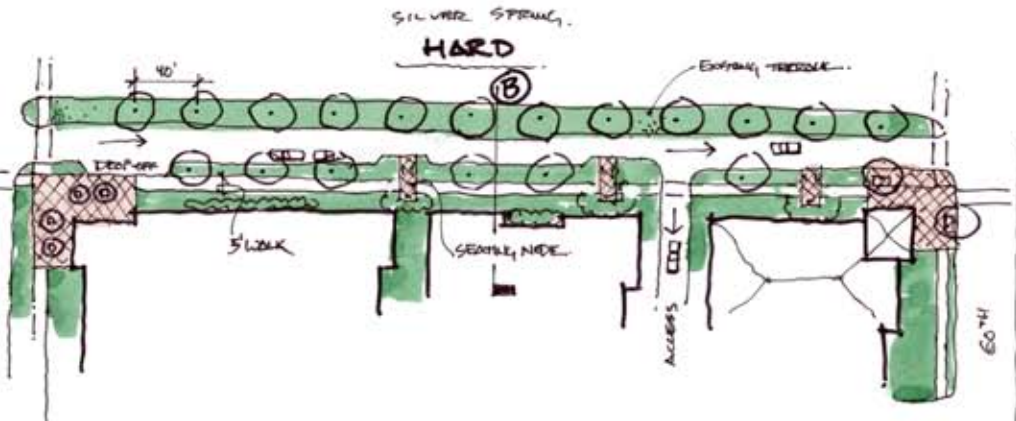


Linear Park at Lincoln Creek

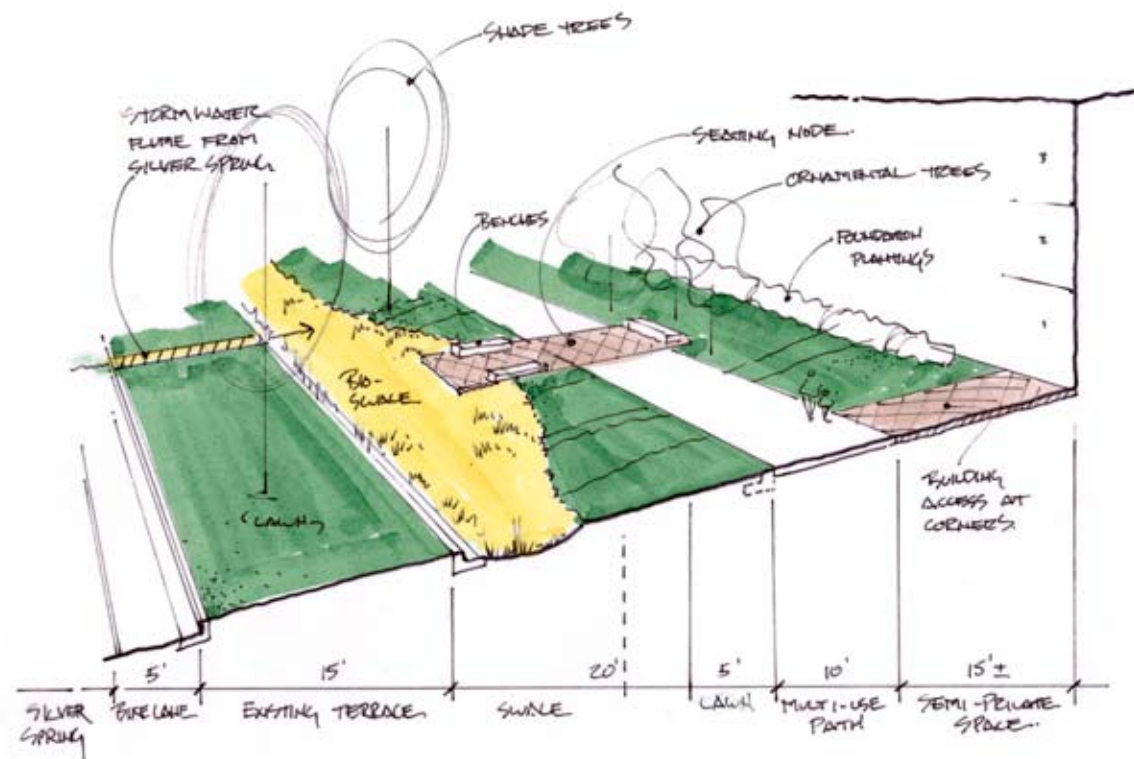




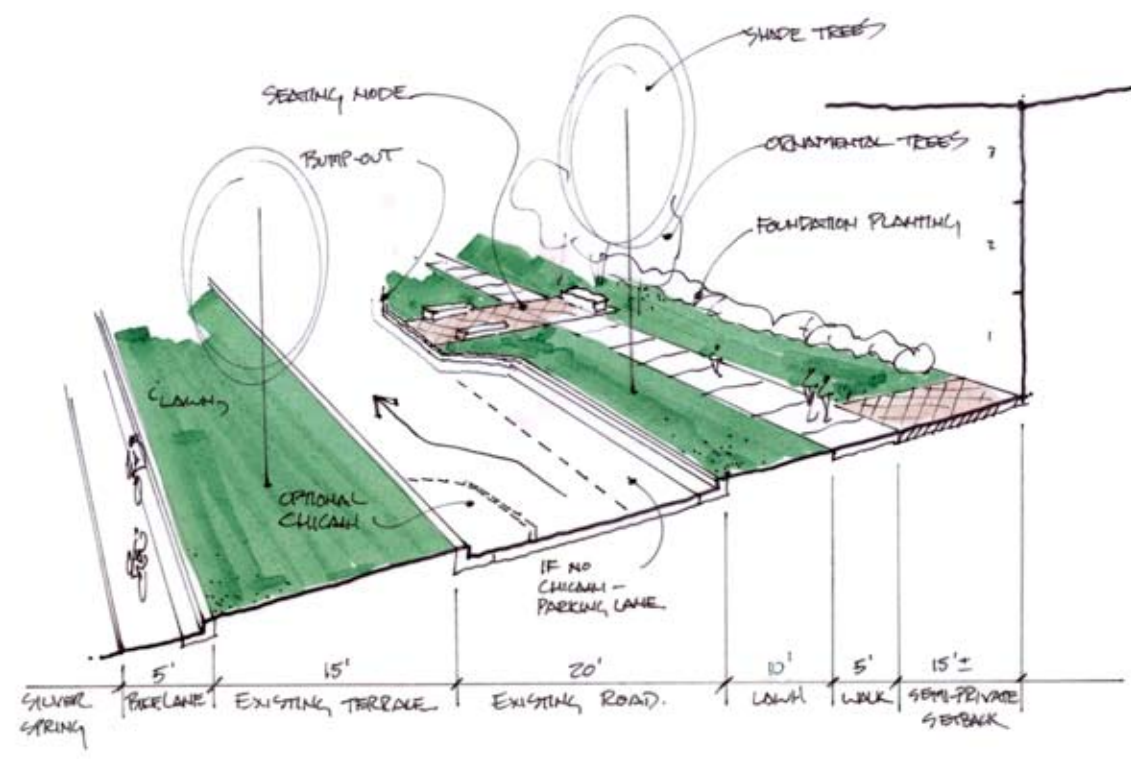
Frontage Road, Soft - Plan



Frontage Road, Hard - Plan



Frontage Road, Soft - Section



Frontage Road, Hard - Section





# Street and Stormwater Management Diagrams

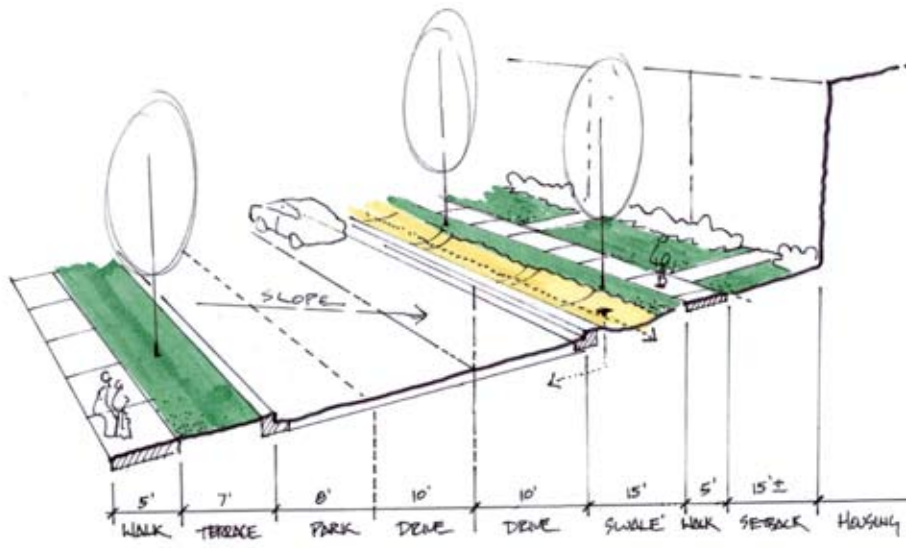
The diagrams on this page show the proposed street network and stormwater management strategies being considered for the Westlawn neighborhood. The below diagram shows the framework of streets proposed, with existing rights of ways in grey, and new rights of way in brown. The diagram to the right shows a potential strategy for taking care of the site's stormwater through the use of a network of bio-swales, located along the low side of each street within the neighborhood. Bulb outs at intersections and periodically mid block would give other potential locations for bio-swales as well. The street sections on this page illustrate this concept in more detail. In some of the larger open spaces, larger swale areas may also be considered. The team is also considering utilizing a system of pervious paving in the alleys for further stomwater retention.



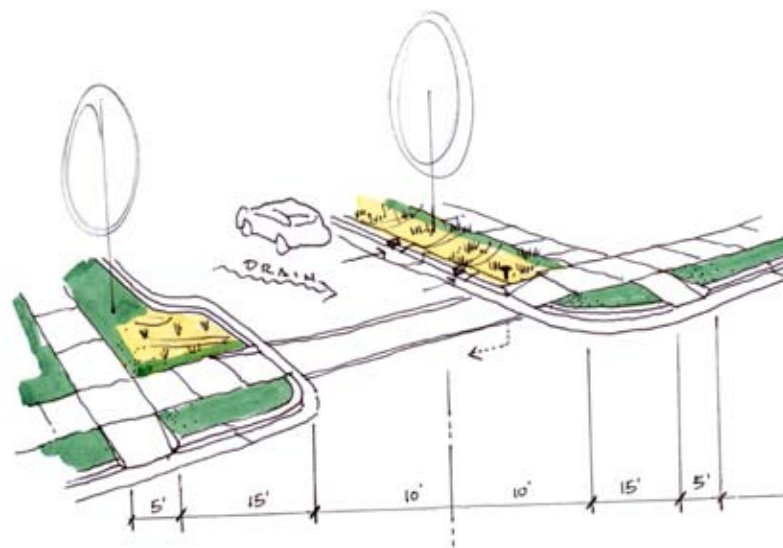
Street Network Diagram



Bioswale Network Diagram



Typical Local Street - Mid-Block Section



Typical Local Street - Intersection Section







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