

## Final Master Plan Document

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE  
TORTI GALLAS AND PARTNERS

ENTELECHY  
KINDNESS ARCHITECTURE & PLANNING

## WESTLAWN REVITALIZATION





A watercolor illustration of a residential neighborhood. In the foreground, there are several trees with green and yellow leaves. In the middle ground, there are several houses with brown roofs and white walls. In the background, more trees and houses are visible. The overall style is soft and painterly.

## Acknowledgements

### **Housing Authority for the City of Milwaukee**

Antonio Perez, Executive Director

Bobbi Marsells

Warren Jones

Maria Rodriguez

David Flores

### **Westlawn Resident Leadership**

Ellene Parks, Westlawn Resident Council

Jim Wahl, Westlawn Seniors Group

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## Introduction

In order to assist with a HOPE VI application for the Westlawn Revitalization, the Housing Authority for the City of Milwaukee contracted Torti Gallas and a larger team to facilitate a charrette process to generate a master plan, conceptual architecture, a market analysis, a cost estimate and exhibits and attachments specific to the HOPE VI application. This book contains the drawings generated for the master plan and architecture. The other documents are included in a separate Appendix.



# Charrette Process and Schedule

## Overview

The Westlawn Charrette is part of a larger process based around resident and stakeholder feedback and consensus building. Below is a detailed schedule that shows where the charrette fits into this larger process.

The charrette occurred over the course of four days and was held on site in the cafeteria of Browning Elementary School. This was critical to provide context to the team and to make sure the process was accessible to the residents of Westlawn. Three of the four nights included a presentation to the residents to share with them our progress and garner feedback. The team was also able to meet with key city agencies and officials during the day, and in general, residents were encouraged to also drop by while the team work on the designs.

## Overall Schedule

- Team Introduction/Intake ..... June 22, 2009
- Coordination Meetings ..... Late June - Mid July 2009
- Torti Gallas Research and Analysis ..... Mid June - Late July 2009
- Resident Presentation & Intake ..... July 27, 2009
- Charrette ..... 1st Week of August 2009**
- Prepare Application for HOPE VI ..... August - November 2009
- Submission for HOPE VI ..... November 2009

	Day One Monday, August 3rd	Day Two Tuesday, August 4th	Day Three Wednesday, August 5th	Day Four Thursday, August 6th
9am – 3pm	Team Set-up and Site Walk	Drop-In Design Work Session <b>(Residents Welcome)</b>  Meetings with City Agencies & Officials	Drop-In Design Work Session <b>(Residents Welcome)</b>	Drop-In Design Work Session <b>(Residents Welcome)</b>
3pm – 6pm	Drop-In Design Work Session <b>(Residents Welcome)</b>  Meetings with City Agencies & Officials	Drop-In Design Work Session <b>(Residents Welcome)</b>	Drop-In Design Work Session <b>(Residents Welcome)</b>	Closed Work Session to Prepare for Presentation of Final Master Plan
6pm – 8pm	<b>Charrette Kick-off Meeting</b>	<b>Interim Progress Presentation</b>	No Meeting	<b>Presentation of Final Master Plan</b>

Charrette Schedule



Photos from Resident Meetings and Charrette




### QUESTIONS & COMMENTS FROM 7.28

**THE PROCESS:** WILL IT HAPPEN IN PHASES?  
 WHERE DOES \$ COME FROM?  
 WHAT WILL HAPPEN TO THE RENT?  
 WHO PAYS FOR UTILITIES?  
 WHO CAN COME BACK?

**THE NEIGHBORHOOD:**  
 COURTYARDS - TOO BIG  
 NOT DEFINED  
 SOMETIMES NOT SAFE  
 NEED GOOD LIGHTING  
 NEED TO SLOW DOWN TRAFFIC  
 NO DEAD ENDS  
 NEED PLAYGROUNDS (SAFE & PARK SPACE FOR ALL AGES)  
 GOOD SCHOOL & NEIGHBORHOOD CENTER  
 NEED A LIBRARY

**HOUSE TYPES:**  
 WANT A MIX  
 MOST PEOPLE WANT THEIR OWN HOUSE  
 SOME SENIORS WANT A SEPARATE BUILDING  
 " " " " WANT THEIR OWN HOUSE



**HOUSES:** BASEMENTS ARE A PROBLEM  
 THEY LEAK  
 BAD PLUMBING  
 BAD DRAINAGE  
 BAD WIRING  
 -NEED INTERNET & CABLE ACCESS  
 WANT CLOSETS  
 WANT A LAUNDRY ROOM  
 SENIORS WANT A BELL-IN (WALK-IN) SHOWER  
 -BATHROOM ON THE FIRST FLOOR  
 -BEDROOM ON THE FIRST FLOOR  
 WANT OUT DOOR SPACE - PATIO - PORCH

**SURROUNDING NEIGHBORHOOD:**  
 BAD RETAIL !!  
 WANT GROCERY STORE  
 PHARMACY  
 SIT-DOWN RESTAURANT  
 BUS SERVICE COULD BE BETTER

PUBLIC MTG. 28 JULY 09  
 MONDAY, AUG 3rd -> 6th  
 BRIDGING - 9AM-6PM  
 PUBLIC PRESENTATIONS - TUES. 6 PM  
 THURS.  
 MONDAY

**TRAFFIC**

? HOW DOES IT HAPPEN? - PHASES.  
 ? " " FUNDING WORK? - REALISTIC MARKET PLAN - DIFFERENT \$ SOURCES.

? RELOCATION.

? WHO DOES THE WORK?

- PARKING IS DIFFICULT IN THE AREA - ON-STREET

- LOOK AT WHERE GOV/BIRCH RESIDENTS WILL PARK

- ALLEYS - GOOD OR BAD  
 PERSONAL & PROPERTY SAFETY

? HOW MANY UNITS?

①

PUBLIC MTG 28 JULY.

- REHAB VS. NEW CONSTRUCTION.  
 ? FUTURE HSG AUTHORITY - INVOLVEMENT.  
 ? HOW WOULD MIXED USE WORK

? HOUSING MIX - T.B.D.

**SUSTAINABILITY**  
 - ENERGY STAR  
 - TESTING.  
 - SOLAR?  
 - COMMUNITY GARDENS -

②  
 ③

**BUSES -**

- POSSIBLY VANS FOR TRANSPORTATION
- BUSES O.K. LIMITATION TO WHAT U CAN CARRY
- SAFETY CONCERNS - RECENT ATTACKS ON DRIVERS

**RETAIL**

- GOOD GROCERY STORE
- FAMILY RESTAURANT
- PHARMACY
- LAUNDRY MAT
- CO-OPS? RESIDENT OWNED BUSINESS

**HOUSE TYPES** SINGLE FAMILY ③

- MIXTURE DESIRED
- TOWNHOMES PREFERRED (NOT FOR SENIORS)
- GARDEN APARTMENTS

WESTLAWN RESIDENT MTG 7/27

**MULTIPLE PHASES**  
 1ST PHASE SE CORNER  
 \$\$ (WHERE/HOW)  
 SENIORS - LOCATION?  
 HOUSE TYPE  
 UTILITIES (NEW)  
 COLORS (EXT) / MATERIALS  
 INDIVIDUAL STYLES  
 PARKING (NOT ENOUGH) / PROXIMITY TO UNIT ALLEY  
 TRASH LOCATION / PICKUP

**SUSTAINABILITY - FEATURES**

- FLOODING ISSUES - SEWER BACK UP
- SOUND (BETWEEN UNITS) SMELL
- EXHAUST FANS
- CEILING FANS / LIGHTS
- STORAGE (UNITS)
- BATHROOM LOCATION (1ST FLOOR)

**OPEN SPACE** MAINTENANCE (CUTTING)  
 PLAY AREA

**BUSES** MORE ROUTES / STOPS

**STACKED SENIORS + FAMILIES**

**VARIETY OF RETAIL** (ORGANIC STORE, PHARMACY, RESTAURANT, SITO, CAFE)

WESTLAWN RESIDENT MEETING 7/27

- BASEMENT FUNGUS ARE AN ISSUE
- WATER IN BASEMENT TOO
- 1/2 BATH ON FIRST FLOOR FOR GUESTS
- NEED TO TEAR DOWN EXISTING BASEMENTS
- WOULD LIKE PRIVATE SPACE / REAR YARDS
- SHARED OPEN SPACE / PLAYGROUNDS FOR KIDS
- WILL LANDSCAPE / SUN REMOVAL STILL BE DONE?
- WHERE WILL RESIDENTS GO DURING CONSTRUCTION (PHASE)
- SOME RESIDENTS WOULD LIKE OPTION TO COME BACK - HAVE OPTION
- WILL RENT TO OWN BE AN OPTION?
- CENTRAL AIR

WESTLAWN RESIDENT MTG 7/27

- Will Vision Be Shared? - YES, CHARENTE
- Will Townhouses Be Considered - YES
- Funding? Hope VI is MAJOR SOURCE
- Schedule? Based on Funding
- Garbage Collection - PROBABLY DUMPSTERS - ENCLOSED
- Will Laundry Be Provided - TBD, BUT TYPICALLY CLOSETS INCLUDE
- Unit Types - WHAT OPTIONS FOR 1BR - TBD
- Can Current Residents Return - FIRST OPTION
- New Basements Would Be Nice
- Retail Options, Grocery Closer Would Be Nice
- Drug Store " " " "
- Parking - SHOULD BE CLOSE + SPACE

- Would Be Nice To Have A Library
- Playgrounds For Kids
- Workout Area / GYM
- Job Center
- Barber Shop
- Traffic Calming - Slow Down CARS, SPEED SIGNS
- Where First Phase? - Maybe Units w/o Porch
- Rent?
- Who Returns - GOOD STANDARD
- Outdoor Space? PATIOS + PORCHES
- Internet Access, How Many Socks
- Who Pays For Utilities - Resident, IMPORTANCE OF EFFICIENCY

Samples of Resident Input from 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

### 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.



Silver Spring Neighborhood Center / Browning Elementary



Lincoln Creek



Surface Lot

### 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.



Context - Typical Housing



Context - Typical Neighborhood Street



Context - Typical Alley



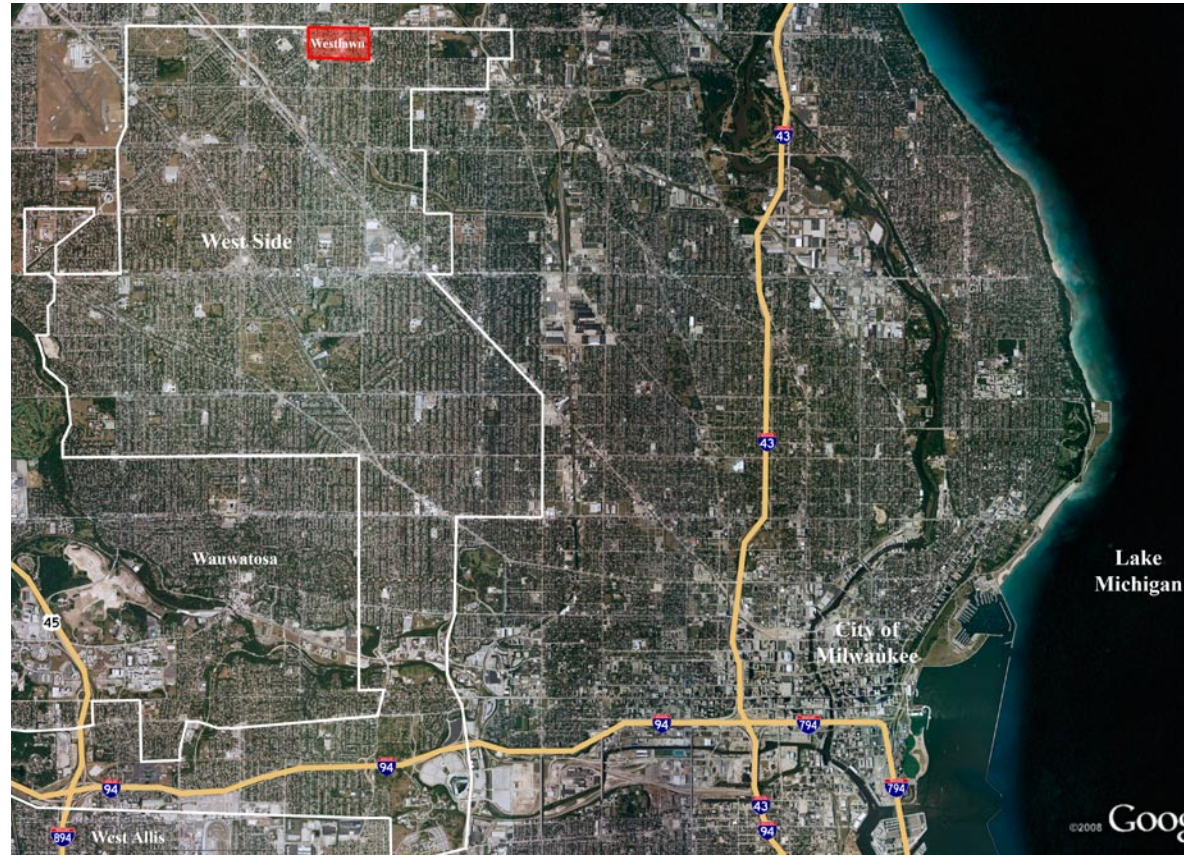
# Site Analysis

## City Context

The Westlawn Neighborhood (highlighted in red) is located roughly 7 miles Northwest of downtown Milwaukee. It sits just within the boundary of the "West Side", a planning area designated by the City of Milwaukee.

## Neighborhood Context

In this diagram, the Westlawn Neighborhood is shown with a circle that represents the distance one can walk from center to edge in 5 minutes, a standard used to define the area of a "neighborhood". The Neighborhood is in close proximity to a number of schools, and can be understood relative to the surrounding neighborhoods of Silver Spring, Havenwoods, Longview, Hampton Heights and McGovern Park.



City Context



Neighborhood Context

## Street Hierarchy Diagram

In this diagram, the network of internal and external streets is highlighted, with colors representing the relative use/traffic load. Red represents major arterial streets, in this case W. Silver Spring Dr. and N. 60th St. Orange represents secondary collector streets, in this case N. 64th and 68th Streets. Yellow represents minor local streets which are the norm, particularly within the neighborhood.



Street Hierarchy Diagram

## Neighborhood Analysis

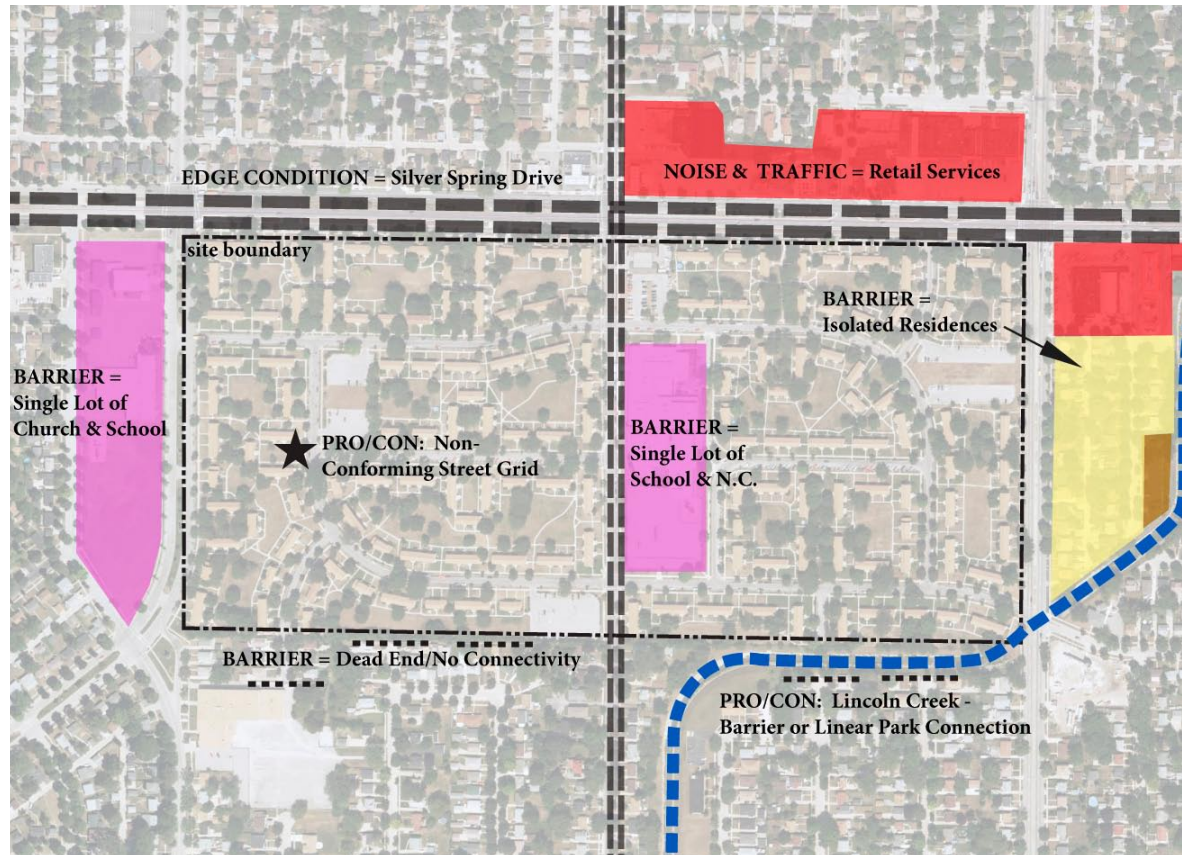
This diagram is intended to show the major features of the site and immediate context. Blue represents civic functions such as the SSNC and local schools. Green represents the inner block open spaces and red shows where retail is located. Bus routes and stops are also highlighted as are the major surface parking lots within the neighborhood.



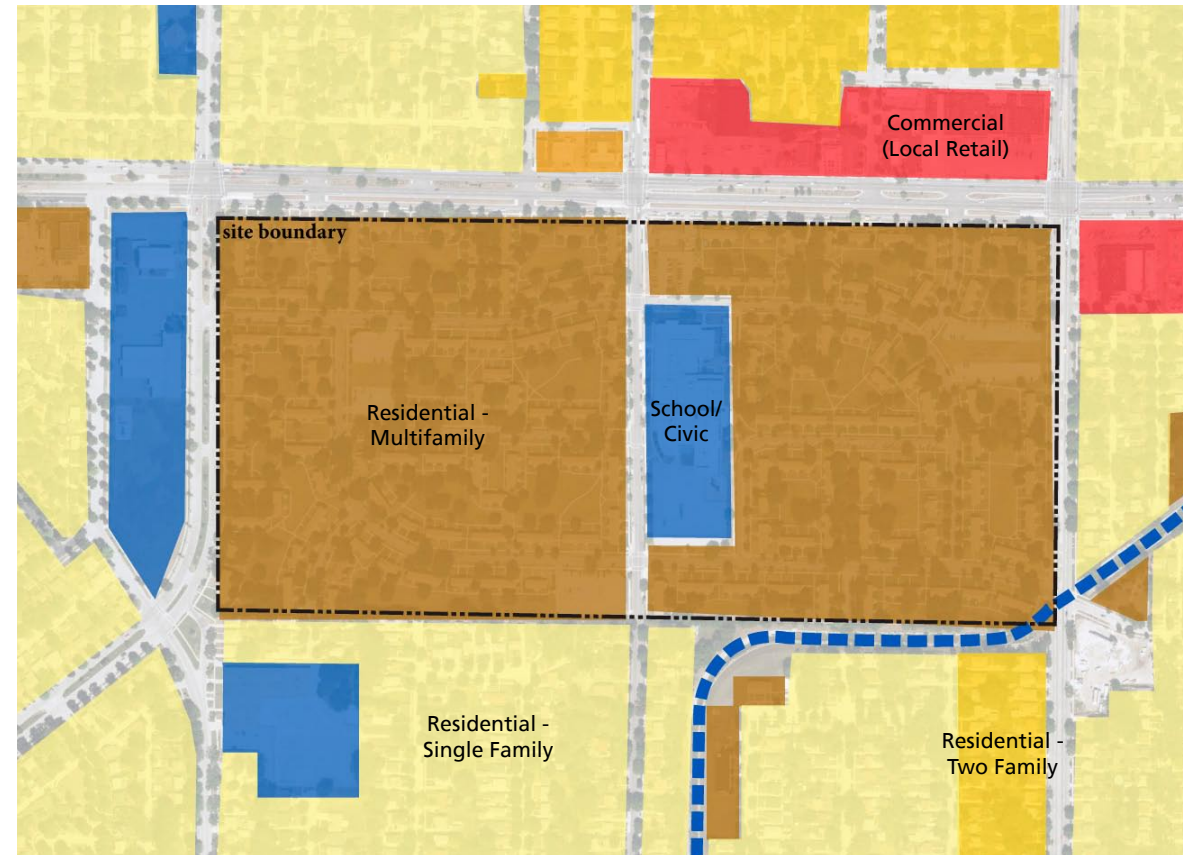
Neighborhood Analysis

EXISTING CONDITIONS





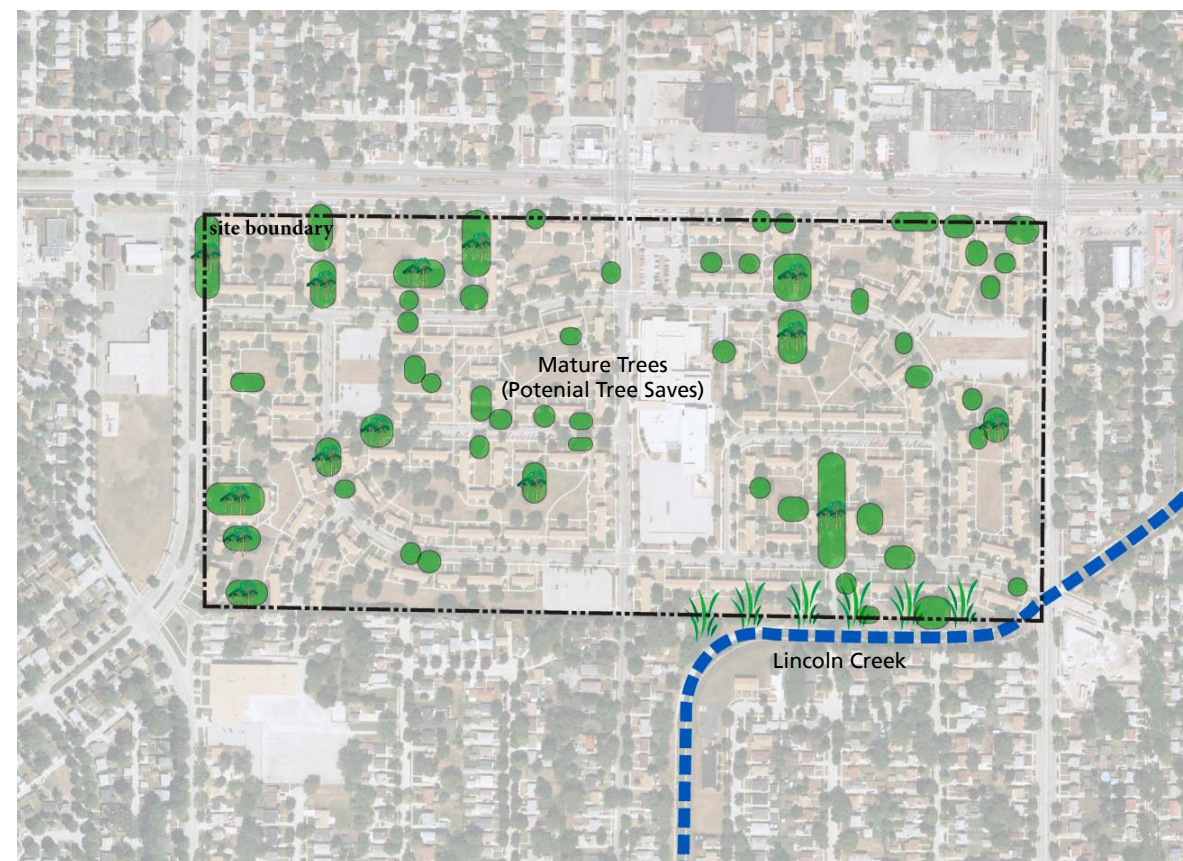
Site Constraints



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.



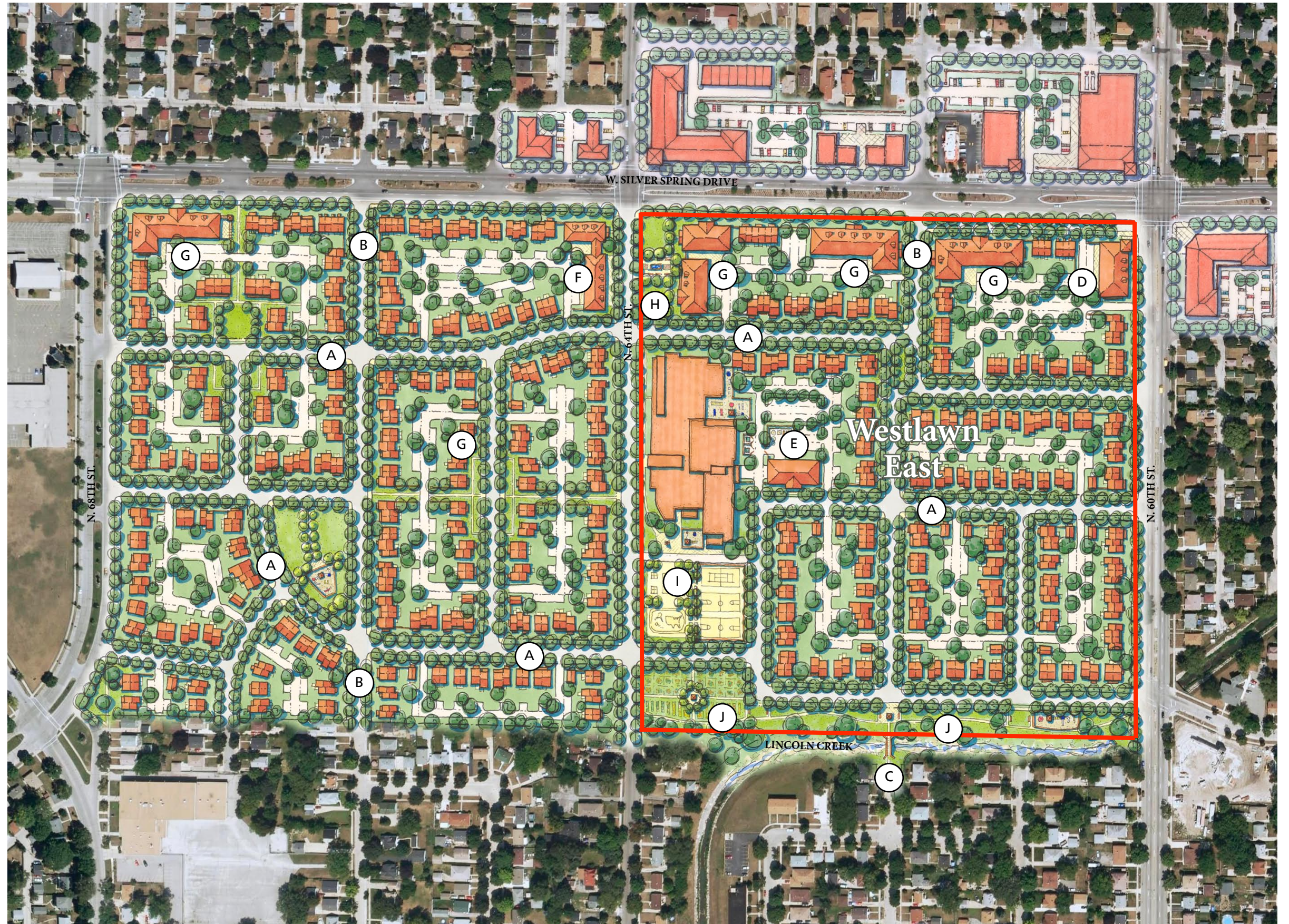
## Final Master Plan

Following the charrette, the team refined the master plan alternatives (see pages 12-23) into a final master plan. In general, Concept One (page 14) was deemed the preferred framework, although a number of features from Concept Two (page 15) were also incorporated. The HOPE VI application includes the area designated as "Westlawn East", although the ultimate plan is to still redevelop the entire site.

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 new pedestrian crossing over Lincoln Creek (C).

A market analysis determined fewer apartments were needed so the final master plan reduces the total number of apartment and flex units down to a total of 215 units. A total of 650 family housing types has been retained, but the reduction in apartments allows for less dense unit types to be utilized. This scheme also includes a 10,000 sf pharmacy (D), a 13,000 sf maintenance/management building (E) and up to 12,500 sf of communal or incubator retail space in a "flex" building with residential units above (F). A handful of apartment buildings are still included along Silver Spring, focused at major intersections and existing retail (G).

Additional features retained from Concept One include the new gateway space at Silver Spring and 64th (H), a new drop off lane for Browning Elementary (I) and the inclusion of a linear park and community gardens at Lincoln Creek (J).





## Final Master Plan - Program

Unit Type	Overall					Total
	1BR	2BR	3BR	4BR	5BR	
Apartment	166	34				200
Flex Unit		15				15
<b>Subtotal</b>	<b>180</b>	<b>35</b>				<b>215</b>
Bungalow	40		7	3	2	52
16' Side-by-side		28				28
22' Side-by-side			114	16	18	148
16' Townhouse		122	118	52		292
22' Townhouse			81	19		100
Stacked Flat/Town		30				30
<b>Subtotal</b>	<b>40</b>	<b>180</b>	<b>320</b>	<b>90</b>	<b>20</b>	<b>650</b>
<b>Total</b>	<b>220</b>	<b>215</b>	<b>320</b>	<b>90</b>	<b>20</b>	<b>865</b>

Unit Type	East of 64th (HOPE VI Application)					Total
	1BR	2BR	3BR	4BR	5BR	
Apartment	128	22				150
Flex Unit						0
<b>Subtotal</b>	<b>128</b>	<b>22</b>				<b>150</b>
Bungalow	25		1	1	2	29
16' Side-by-side		10				10
22' Side-by-side			46	8	8	62
16' Townhouse		54	41	17		112
22' Townhouse			36	8		44
Stacked Flat/Town		3				3
<b>Subtotal</b>	<b>25</b>	<b>67</b>	<b>124</b>	<b>34</b>	<b>10</b>	<b>260</b>
<b>Total</b>	<b>153</b>	<b>99</b>	<b>124</b>	<b>34</b>	<b>10</b>	<b>410</b>

Unit Type	West of 64th					Total
	1BR	2BR	3BR	4BR	5BR	
Apartment	38	12				50
Flex Unit		15				15
<b>Subtotal</b>	<b>38</b>	<b>27</b>				<b>65</b>
Bungalow	15		6	2		23
16' Side-by-side		18				18
22' Side-by-side			68	8	10	86
16' Townhouse		68	77	35		180
22' Townhouse			45	11		56
Stacked Flat/Town		27				27
<b>Subtotal</b>	<b>15</b>	<b>113</b>	<b>196</b>	<b>56</b>	<b>10</b>	<b>390</b>
<b>Total</b>	<b>53</b>	<b>140</b>	<b>196</b>	<b>56</b>	<b>10</b>	<b>455</b>

## Final Master Plan - Open Space Diagram

The Consensus Site 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. 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 (C, see page 16). These Community Gardens then feed into 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 and pocket space that also help break down the scale of the two largest blocks in the neighborhood (F). A similar pocket park and pedestrian path are also included in the block at the corner of Silver Spring and 68th (G). 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 (H). 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 (I).



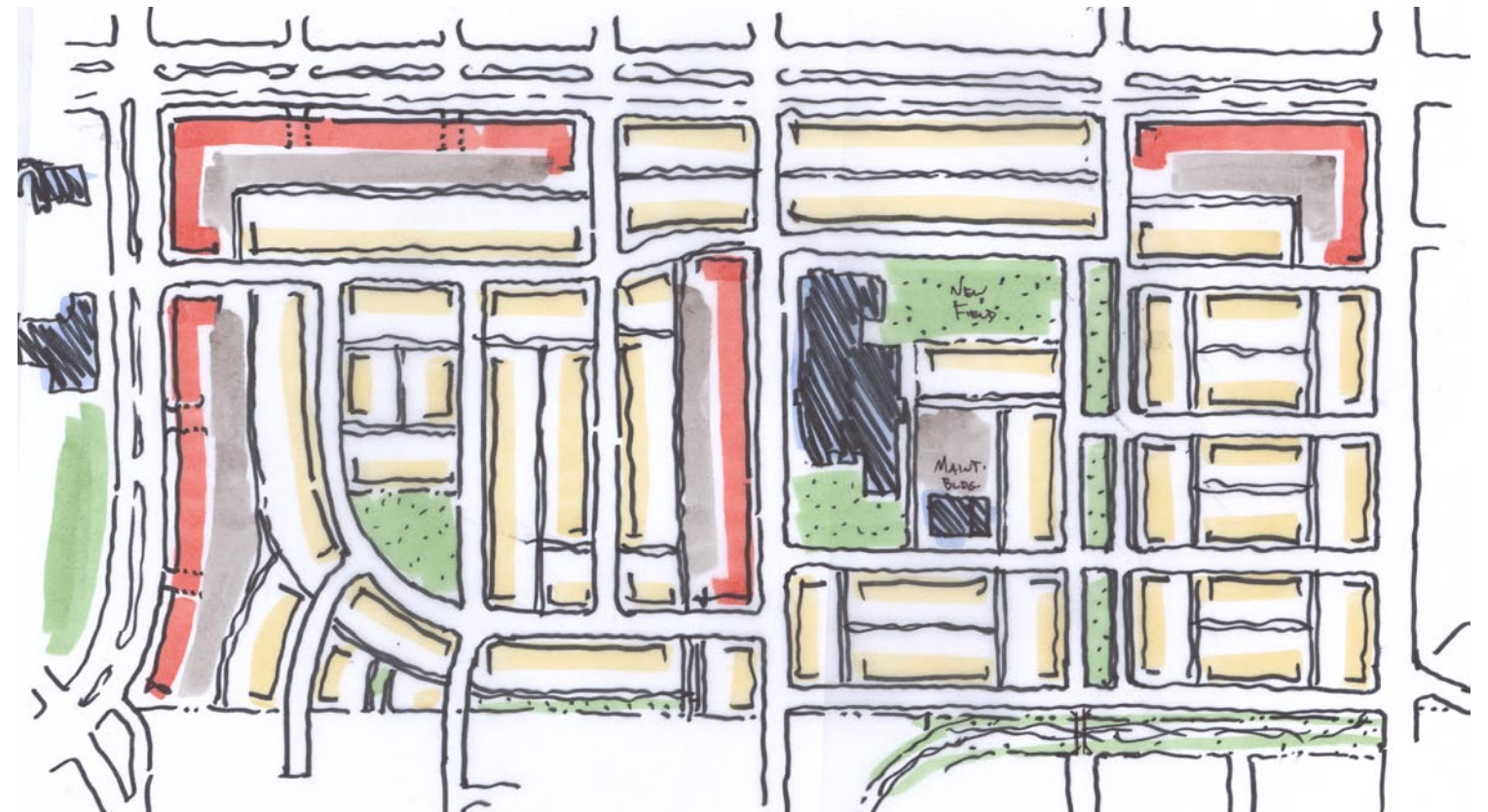
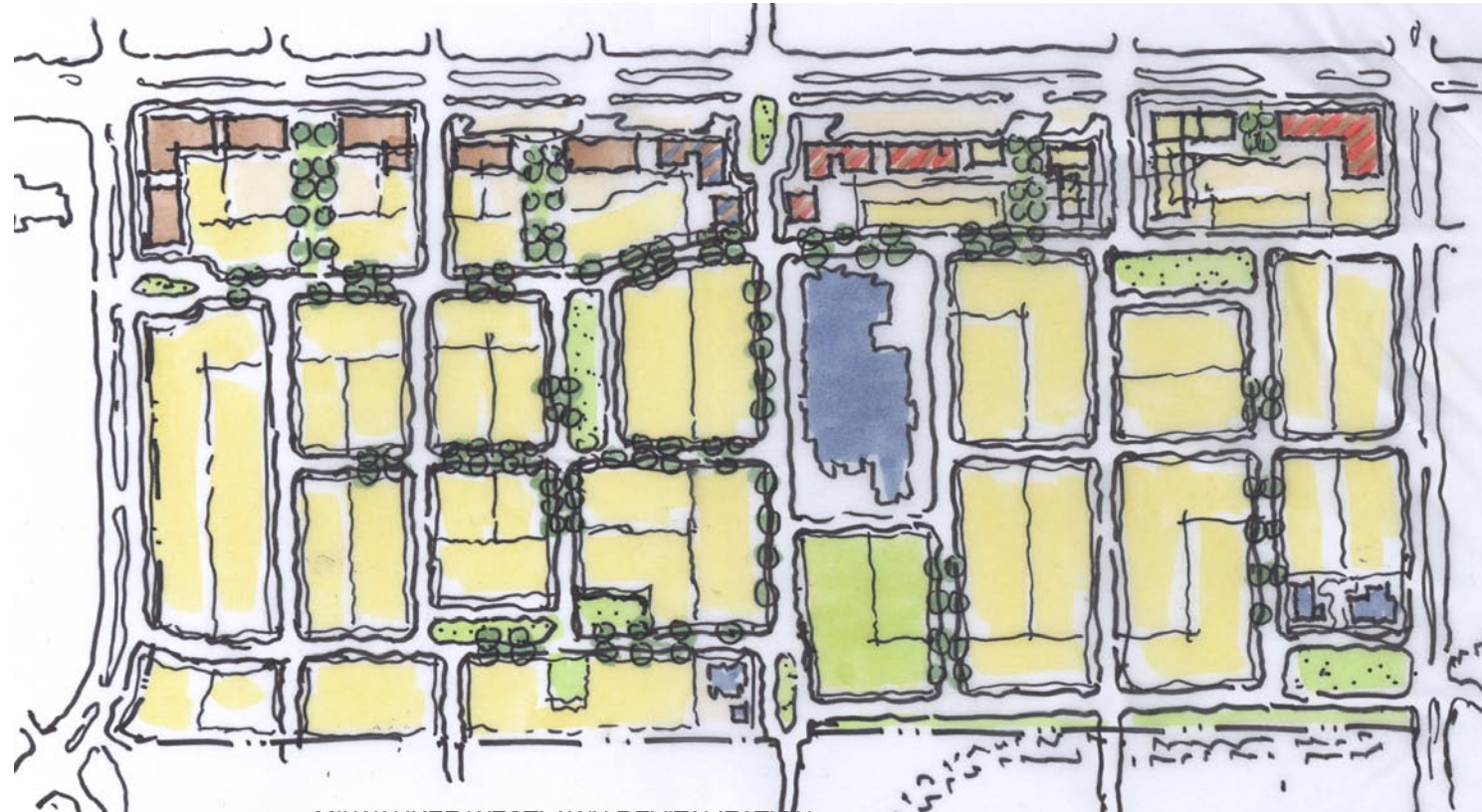
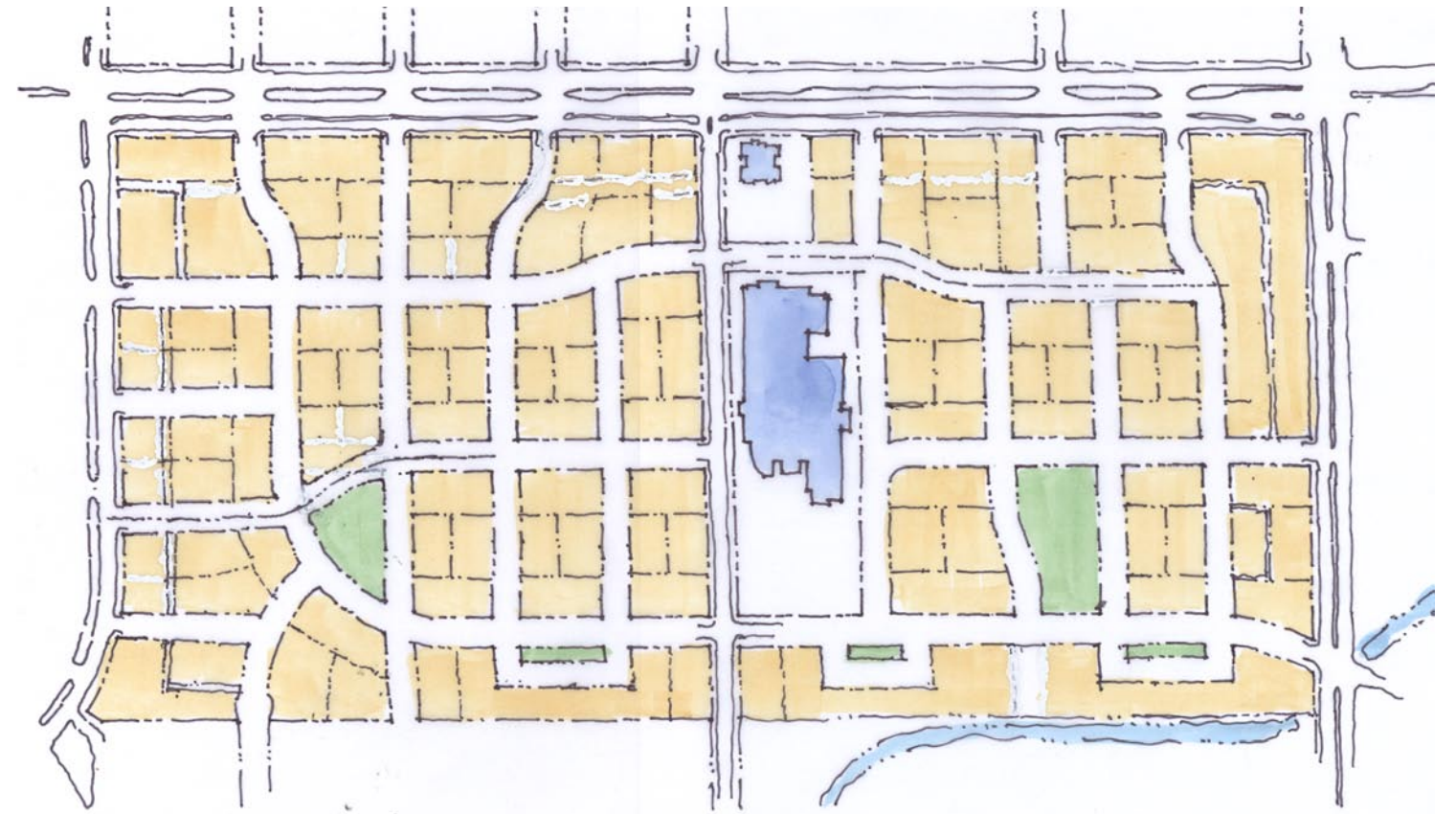


## Preliminary Site Studies

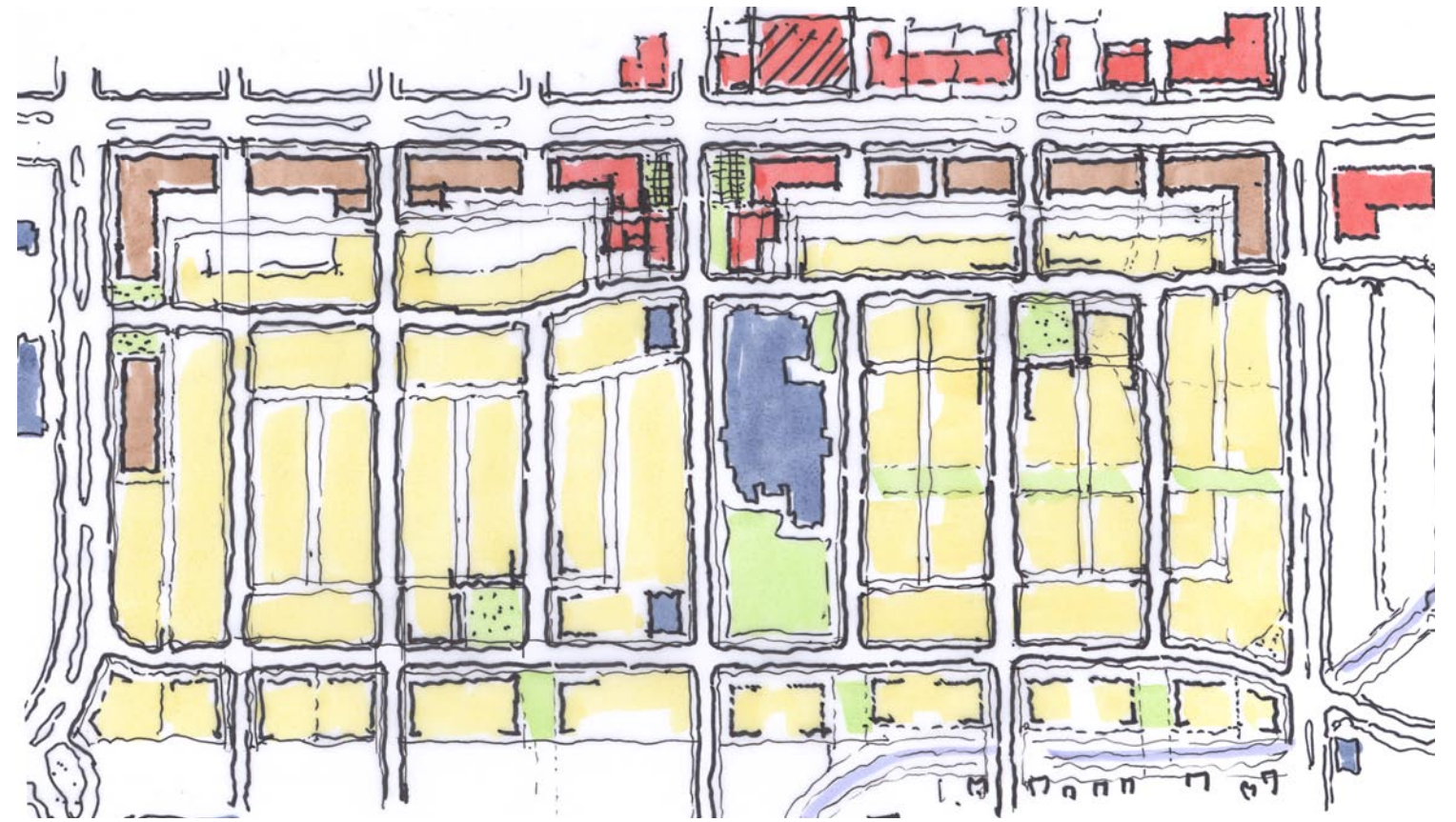
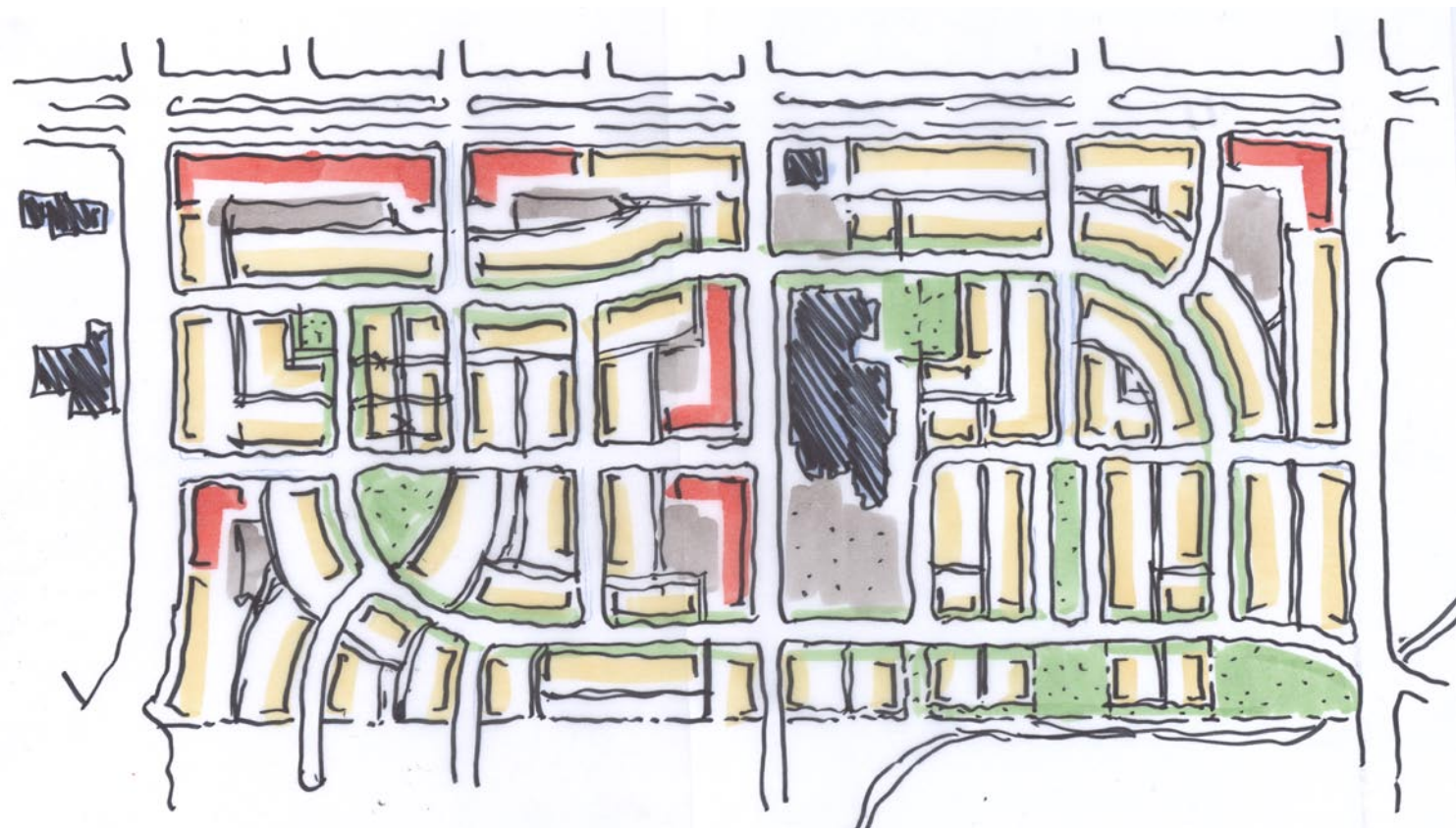
During the initial days of the charrette, a number of site studies were done to start to investigate the potential options for a redevelopment strategy. A representation of those schemes is shown on these two pages. In some cases, the path of existing streets were retained to the largest extent possible, and in others, the concept of reintroducing the rectilinear grid found through much of Milwaukee was considered. Many schemes also considered a combination of the two.

While most schemes intended the inclusion of alleys as a device to provide a good location for utilities, services and parking, some schemes (such as the one immediately adjacent to the right) looked at what the effect of not utilizing them would be. Many schemes also consider potential new connections to neighboring communities, especially to the south.

Generally speaking, a yellow shade indicates areas where family housing could be considered, with brown or orange bars representing the potential location of apartment buildings intended for seniors. Red also represent apartment buildings where retail could be an option at the ground floor. Blue represents community uses like the school and maintenance/management facility. Green represents potential locations for neighborhood greens.









## Final Charrette Schemes

### Concept One

After getting back feedback from charrette participants the team further refined two strategies. The first concept plan retains portions of Sheridan, Birch and Custer Avenues but otherwise seeks to implement a more rectilinear pattern of streets in keeping with the larger fabric. Existing connections to 64th and 67th are retained, and a new connection to 66th is proposed.

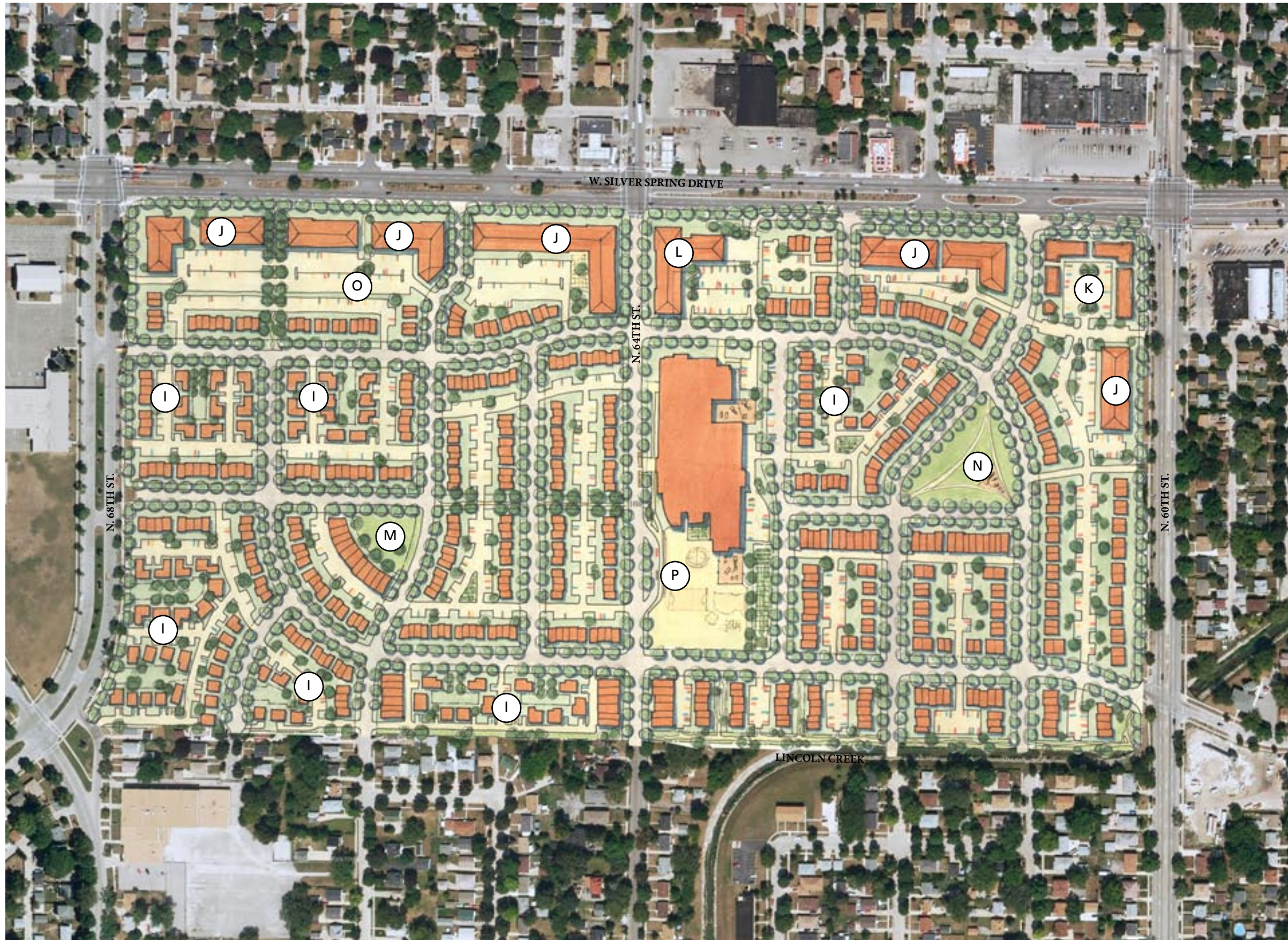
A variety of family housing types are included with lower density types like bungalows and side-by-side duplexes at the edges (A) to blend into the surrounding communities. Apartment buildings intended for seniors (B) are situated along W. Silver Spring Dr., still buffered by the existing frontage road. Also included are "flex" buildings (C, see pages 38-40), particularly at the intersection of N. 64th St. where the ground floors may be used for neighborhood scale retail or community services adjacent to a new Gateway Park (D). To take advantage of this location, this scheme relocates the maintenance/management building (E) next to the school where it can share parking and service needs.

Open spaces can be found throughout the neighborhood (see pages 15-16). Of particular note is the inclusion of a Linear Park (F) that runs along Lincoln Creek and which is fronted by a public road and homes making the creek a true neighborhood amenity. A possible pedestrian bridge connection to 62nd could also be considered here.

Parking is handled primarily off street, off of alleys to the rear of units (see page 19). For larger buildings, surface lots are included (ex. G) at the center of blocks and all streets include parallel parking. A possible drop off for Browning (H) is also included.







## Concept Two

A second concept was also developed. This plan looks to retain even more existing streets including the curved portions of Sheridan and Custer Avenues. Existing connections to 64th and 67th are retained, and new connections to 61st, 62nd and 66th are proposed.

This scheme also includes a variety of family housing types throughout, and in particular includes a number of bungalow courts (I). Apartment buildings intended for seniors (J) are again primarily sited along W. Silver Spring Dr, although in this scheme, the western portion of the frontage road is removed to gain more buildable area. A small retail center (K) is included at the intersection of Silver Spring and 60th Street, and the maintenance/management facility as well as other community services are proposed at the ground floor of the building at the corner of Silver Spring and 64th (L).

Open spaces can be found throughout the neighborhood (see pages 15-16). Of particular note is the inclusion of two large neighborhood parks for both the West (M) and East (N) Side of the neighborhood.

As with Concept One, parking is handled primarily off street, off of alleys to the rear of units (see page 19). For larger buildings, surface lots are included (ex. O) at the center of blocks and all streets include parallel parking. A possible drop off for Browning (P) is also included.



# Program

Going into the Charrette the team initially was targeting a program of roughly 1200 total units as outlined below. As we refined Concepts One and Two during the charrette, we ended up with a program of closer to 1000 units. Of these, 650 or so would be comprised of family housing types, of the types shown in the first five rows of the chart to the right and in the Family Housing Types section of this document. The other 350 units would be apartment units, in either traditional double-loaded corridor buildings or "flex" buildings as shown in the Mixed-Use / Apartment Housing Types section of this document.

Both schemes also have the potential to include up to 20,000 sf of neighborhood serving retail and/or community services.

Unit Type	Original Target				
	1BR	2BR	3BR	4BR	Total
Apartment	270	30			300
Flex Unit	25	25			50
<b>Subtotal</b>	<b>295</b>	<b>55</b>			<b>350</b>
Bungalow	24	20			44
16' Side-by-side		104			104
22' Side-by-side			120		120
16' Townhouse		110	240	34	384
22' Townhouse			56	16	72
Stacked Flat/Town		126			126
<b>Subtotal</b>	<b>24</b>	<b>360</b>	<b>416</b>	<b>50</b>	<b>850</b>
<b>Total</b>	<b>319</b>	<b>415</b>	<b>416</b>	<b>50</b>	<b>1200</b>

Unit Type	Concept One					Concept Two				
	1BR	2BR	3BR	4BR	Total	1BR	2BR	3BR	4BR	Total
Apartment	270	30			300	295	55			350
Flex Unit	25	25			50					0
<b>Subtotal</b>	<b>295</b>	<b>55</b>			<b>350</b>	<b>295</b>	<b>55</b>			<b>350</b>
Bungalow	18	15			33	18	53			71
16' Side-by-side		78			78		40			40
22' Side-by-side			92		92			48		48
16' Townhouse		84	185	26	295	90	219	26		335
22' Townhouse			42	14	56			52	14	66
Stacked Flat/Town		96			96		90			90
<b>Subtotal</b>	<b>18</b>	<b>273</b>	<b>319</b>	<b>40</b>	<b>650</b>	<b>18</b>	<b>273</b>	<b>319</b>	<b>40</b>	<b>650</b>
<b>Total</b>	<b>313</b>	<b>328</b>	<b>319</b>	<b>40</b>	<b>1000</b>	<b>313</b>	<b>328</b>	<b>319</b>	<b>40</b>	<b>1000</b>

UNIT TYPE & DENSITY	IMAGES	BLOCK PLAN	MASSING	UNIT PLAN	DIMENSIONS	PARKING
SINGLE FAMILY: With Yard: 5 d.u./acre					75'-100' lot depth 25'-40' lot width 15'-25' bldg height 1-2 stories	1 space/ unit Off-street parking pad or detached garage
SINGLE FAMILY & DUPLEXES: With Yard: 6 d.u./acre					75'-100' lot depth 20'-40' lot width 15'-25' bldg height 1-2 stories	1 space/ unit Off-street parking pad or detached garage
DUPLEXES & FLATS: 10 d.u./acre					75'-100' lot depth 20'-40' lot width 15'-25' bldg height 1-2 stories	1 space/ unit Off-street parking pad or detached garage
STACKED FLAT/ QUAD: 12 d.u./acre					75'-100' lot depth 35'-55' lot width 25' ft bldg height 2 stories	1 space/ unit Off-street parking pad
TOWNHOUSE: With Yard: 10 d.u./acre With Integral Garage: 14 d.u./acre					50'-100' lot depth 16'-22' lot width 25' ft bldg height 2 - 2 1/2 stories	1 space/ unit Off-street parking pad or rear accessed garage
SMALL CONDO/ APT BUILDING: 55 d.u./acre					40 ft 3 stories	Surface parking lot
3-4 STORY WOOD APT BUILDING: 55 d.u./acre					40'-55' bldg height 3-4 stories	Surface parking lot
6 STORY STEEL/CONC APT BUILDING: 80 d.u./acre					80' bldg height 6 stories	Above grade parking structure



## Open Space Diagrams

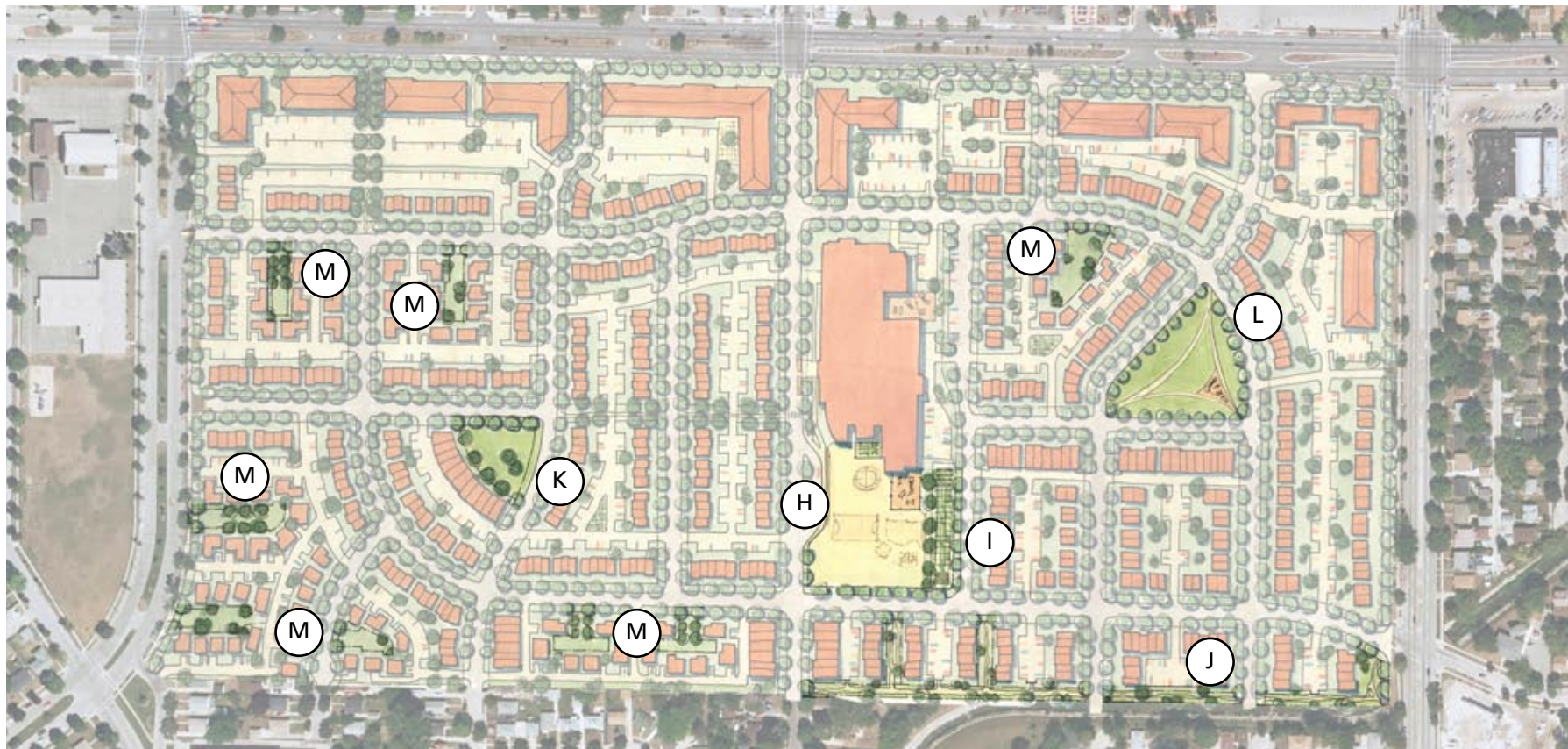
### Concept One

Concept One 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. 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 (C, see page 16). These Community Gardens then feed into a Linear Park (D) along Lincoln Creek that seeks to make this natural feature a neighborhood amenity. There are also a number of other spaces located throughout the neighborhood that provide informal spaces for play, gathering, placemaking and wayfinding. Both the West Side (E) and East Side (F) include a Primary Space, and there are a handful of Pocket Parks (G) included as well.



### Concept Two

As is the case with Concept One, Concept Two also features a number of open spaces throughout the neighborhood. The Schoolyard (H) again is retained but is now lined to the East with an area reserved for Community Gardens (I). A Linear Park (J) along Lincoln Creek is also included in this scheme, but in this case it is tucked between the creek and units in a less exposed manner. As with Concept One, both the West Side (K) and East Side (L) feature Primary Spaces intended for play, gathering, placemaking and wayfinding. Unique to this scheme however are the inclusion of several Bungalow Courts (M) that are semi-private spaces onto which a number of units face and utilize as shared, informal areas.



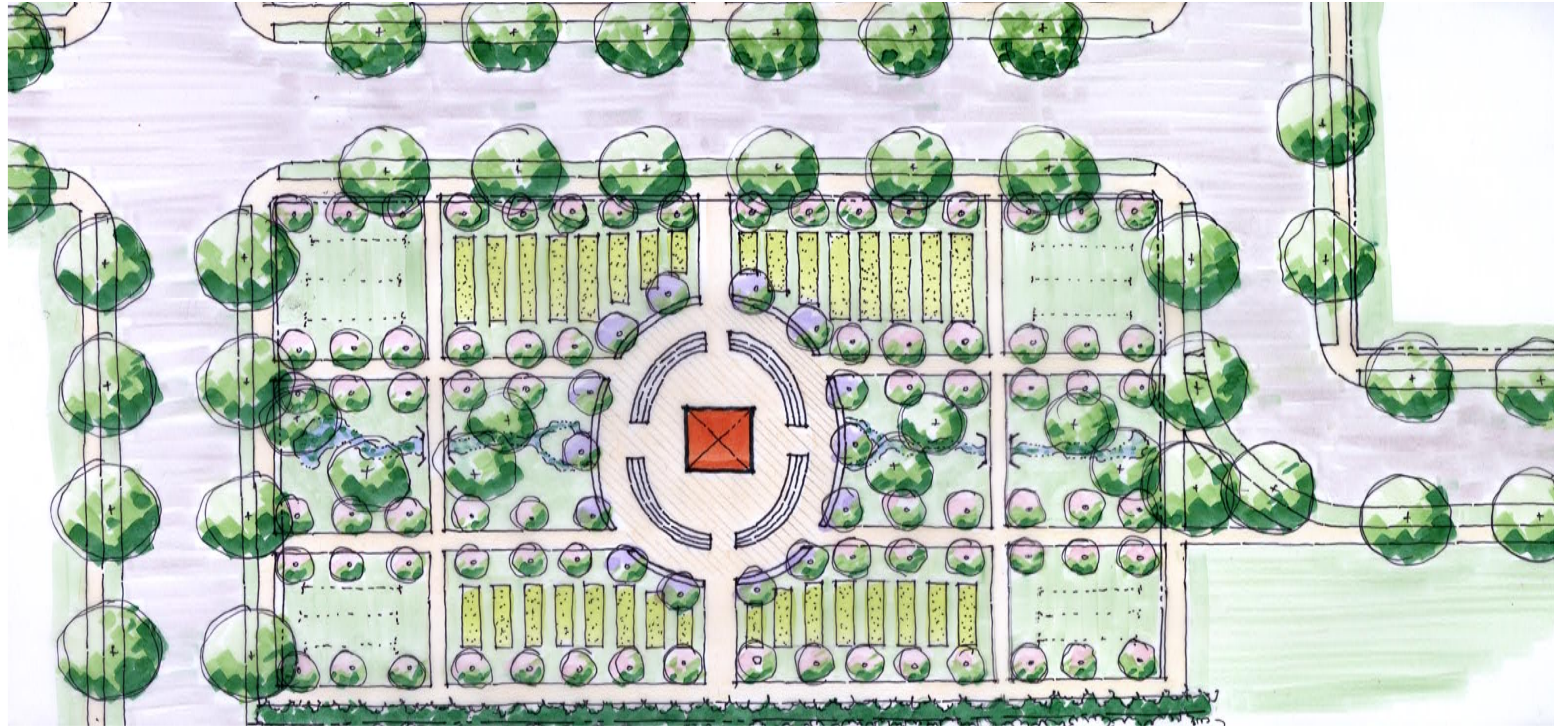


## Community Gardens

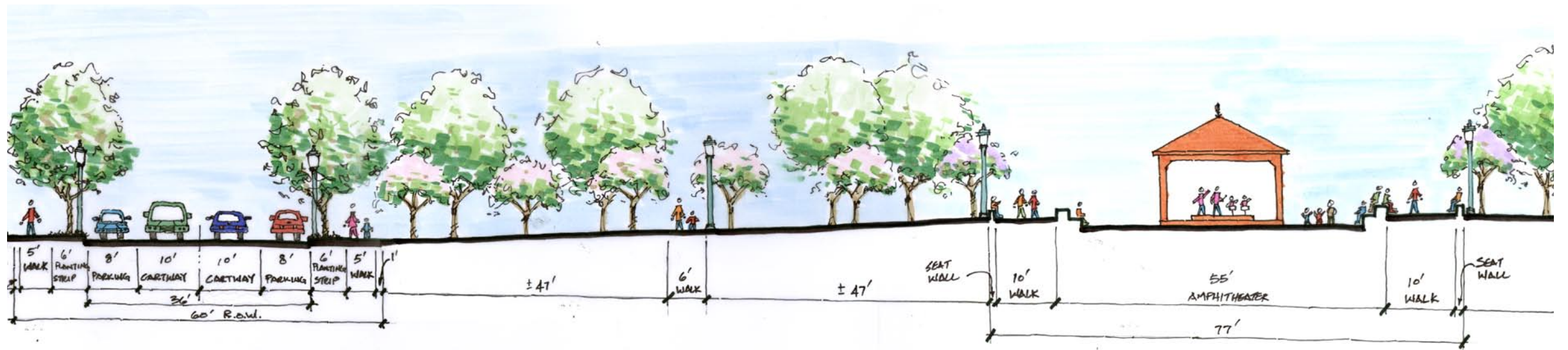
One strategy that came up during the charrette was to consider including an area for community gardens in the redeveloped neighborhood. Such gardens provide a source of local, affordable food as well as an outlet for recreation, education and pride within the community. Both concepts incorporated such a space, but this page shows the space from Concept One in more detail as an example.

The community gardens have been located such that they can be thought of as a link between Lincoln Creek and the larger community. A water feature is shown running through the space making reference to the creek and serving to educate residents about sustainable strategies like rain gardens, bio-swales and rainwater harvesting. At the center of the space is an amphitheater that can serve for both formal and informal gatherings as well as providing space for potential "living classroom" functions as an extension of the school.

The community gardens could include a number of shared and individual garden plots, and paths could be lined by various fruit trees where appropriate. In addition to providing produce, these plots could also be a potential business opportunity for residents who could grow indoor/outdoor plants for sale or to distribute through the neighborhood in an effort to improve air quality.



Community Garden Landscape Plan

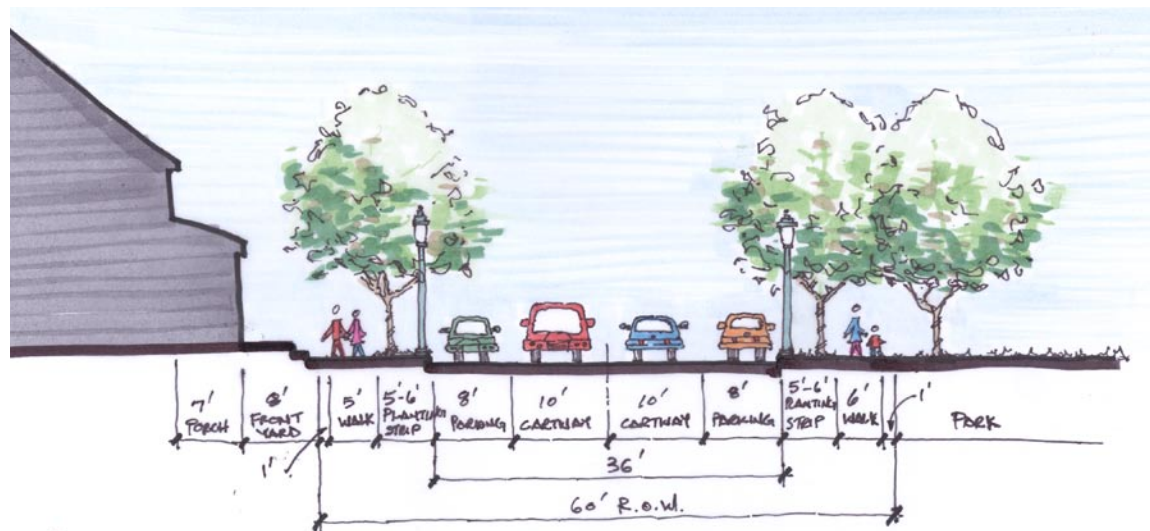


Section Through Community Garden (A-A)

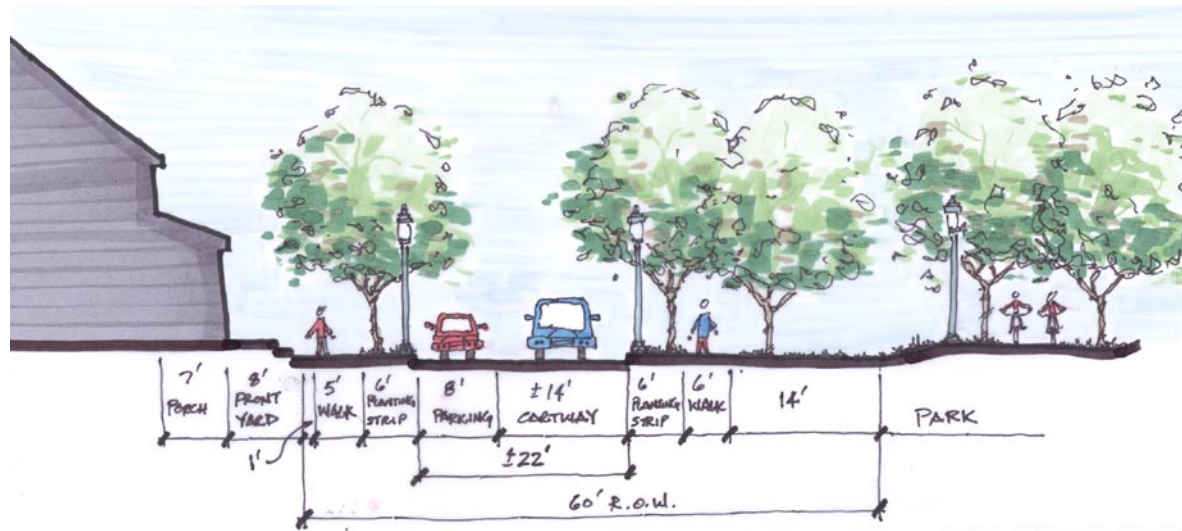




Typical Two-way Street (B-B)



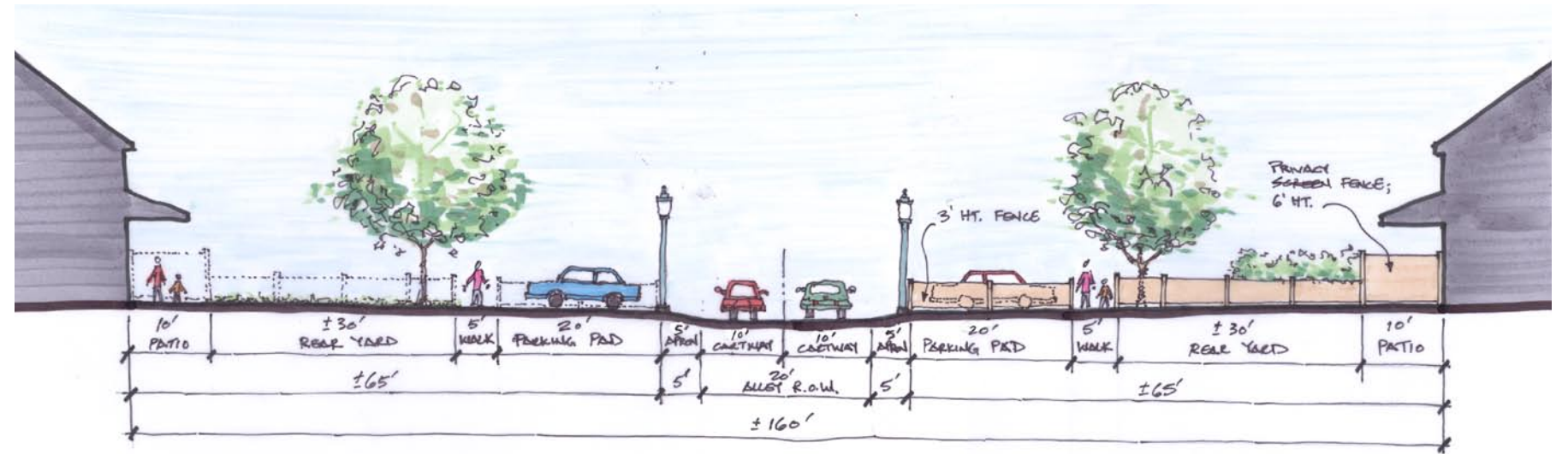
Parkside Two-way Street (C-C)



Parkside One-way Street (D-D)



Key



Typical Block Section including Alley (E-E)

## Street Sections

For the redeveloped Westlawn, the team would propose a number of street sections to address a couple of unique conditions in the plan.

The majority of internal neighborhood streets would likely include two-way traffic with parallel parking on both sides. Sidewalks would be included, separated from the street by a planting strip as is typical in Milwaukee. Such streets would be possible within a standard 60' right-of-way. For the family housing types, front setbacks will likely vary, with a range of 10-25' from back of sidewalk to face of house, within which front porches could encroach.

A similar section is imagined along most open spaces, but we might also consider splitting the traffic lanes in a limited number of locations such that traffic would be one-way in opposite directions on either side of the space.

A typical block section is also shown below that highlights the inclusion of alleys to handle service and utility needs as well as a means of providing access to rear parking pads that help delineate rear yard areas.

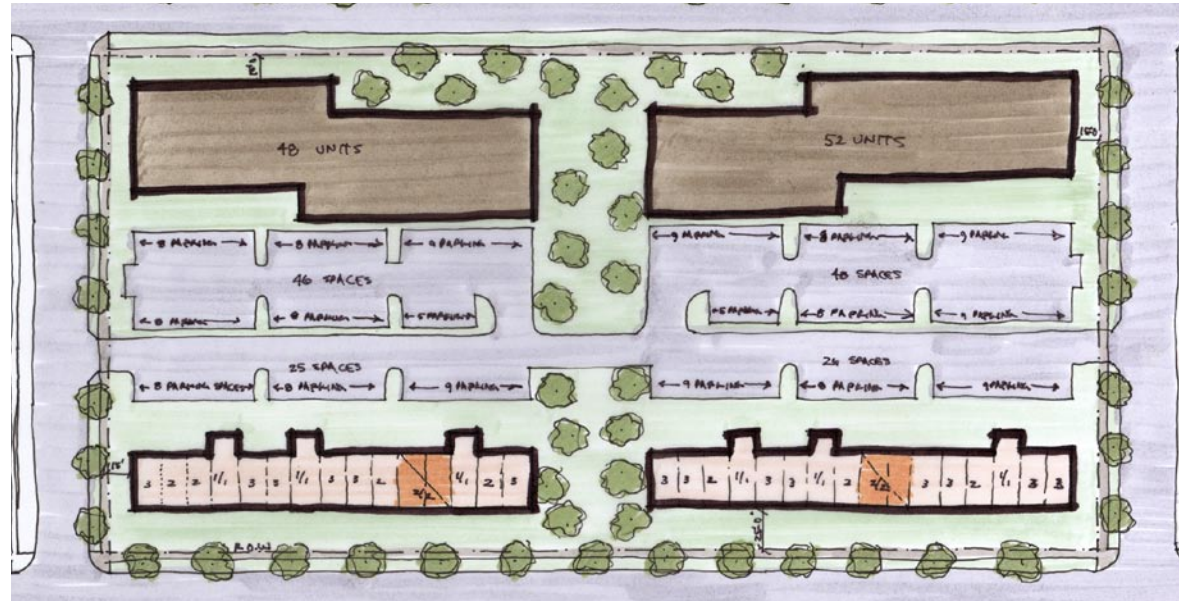


# Block Diagrams

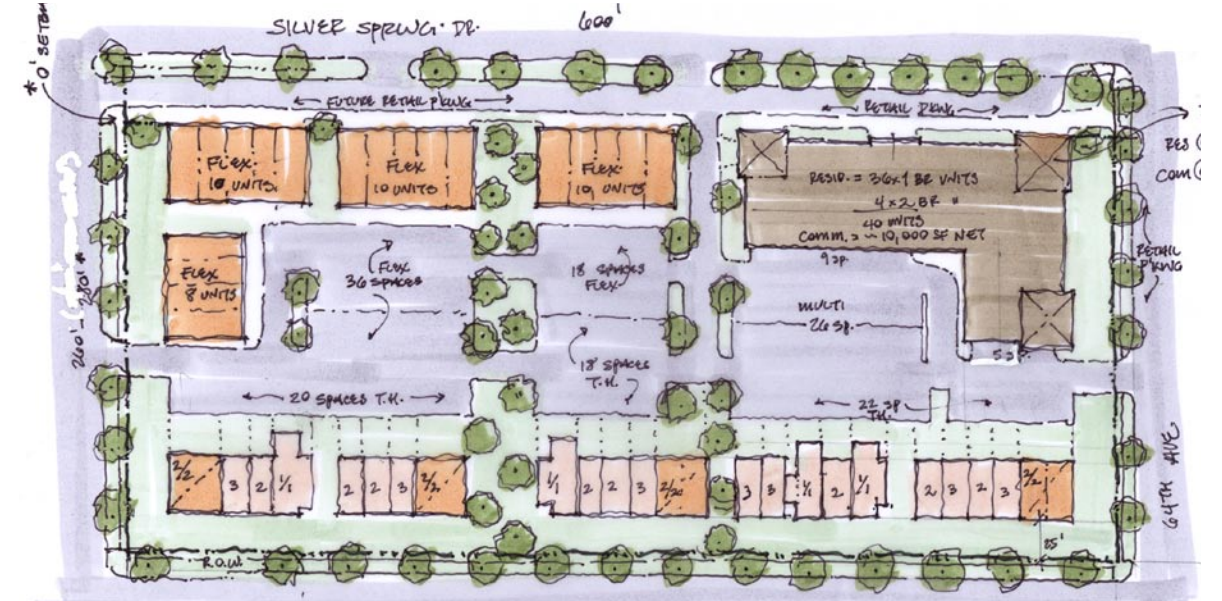
This page shows a number of typical block diagrams that were done to help illustrate how various building types sit within a block. Two blocks of a mixed-use nature were shown that highlight the ability to use both apartment and townhouse types on blocks along Silver Spring Drive. Combining the various types within a block allows the large parking areas required by the apartment building types to be screened from view by the townhouse types.

Also shown are a number of block studies that include only family housing types. Although blocks would typically include a range of unit types in the actual redevelopment of the site, these diagrams were done using a single type in each case to illustrate the trade-off of using lower density types. Using a block of uniform size, a total of 42 units can be achieved using townhouse strings of three and four units, a total of 36 units can be achieved using side-by-side duplexes and a total of 23 units can be achieved using only single family detached types. The higher counts translate to more families having the opportunity to call Westlawn their home.

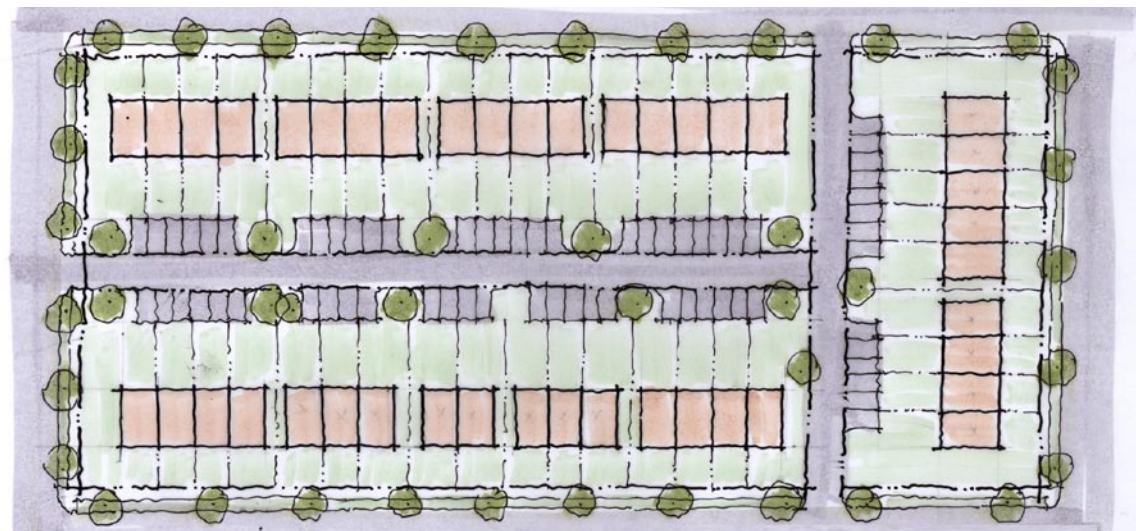
As there was some initial concern relative to alleys, a study was also done showing only front loaded driveways. Tied to a larger site plan, this study showed that the total new yield would be significantly lower to the total number of units currently at Westlawn.



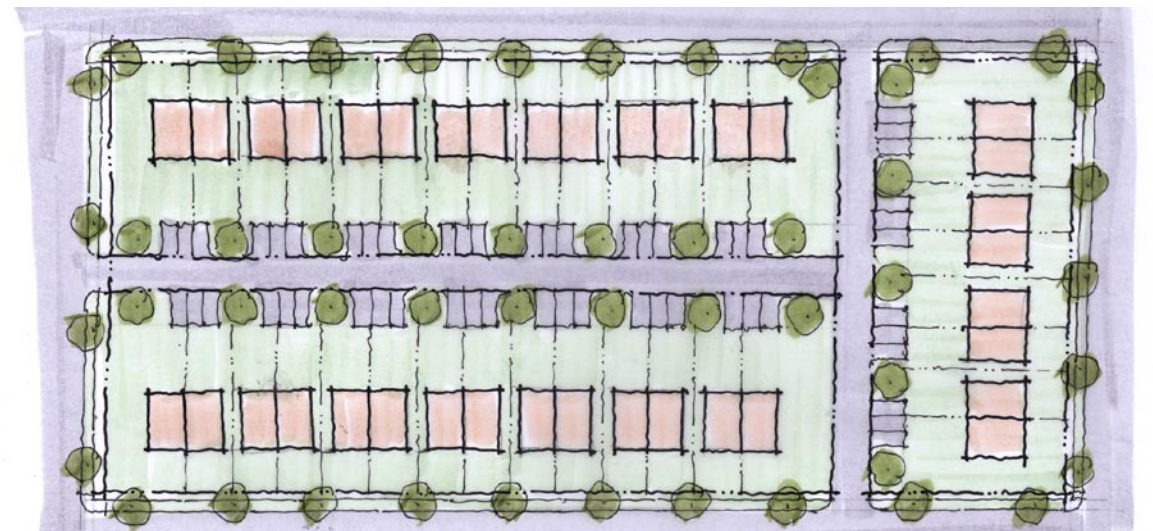
Mixed Use Block - Multifamily and Townhouse Types



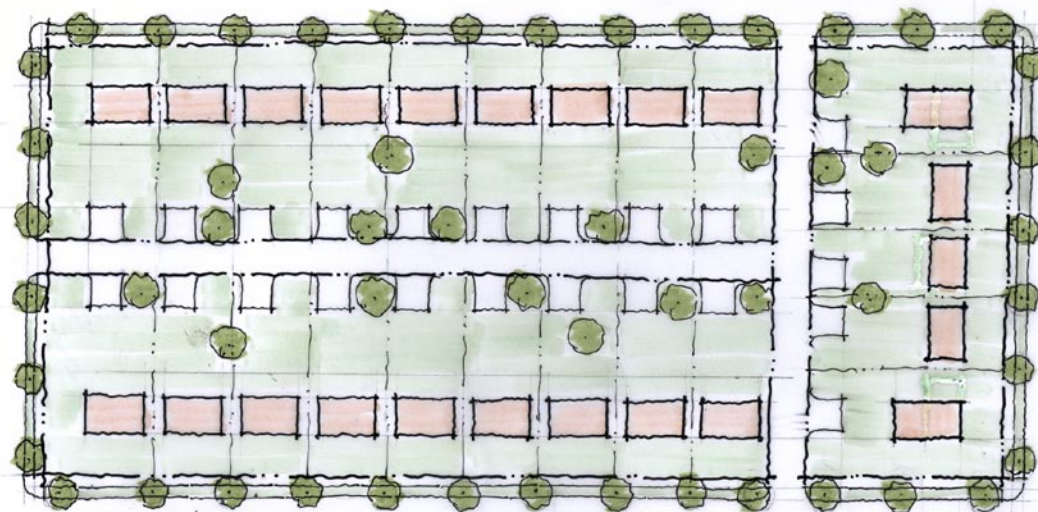
Mixed Use Block - Multifamily, Flex and Townhouse Types



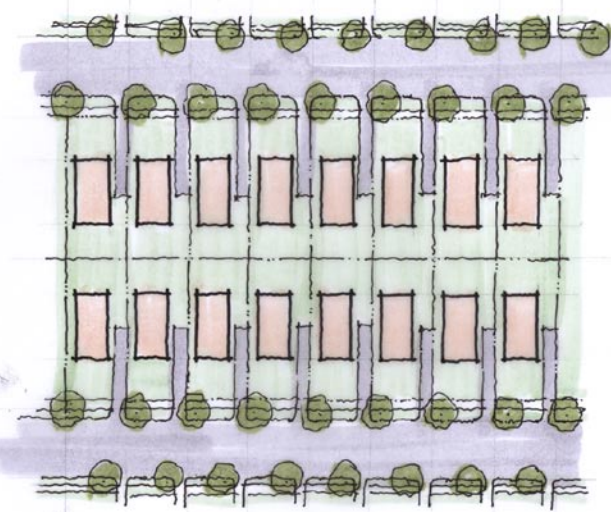
Typical Residential Block - Townhouse Types (42 units)



Typical Residential Block - Duplex Types (36 units)



Typical Residential Block - Single Family Detached Types (23 units)



Typical Residential Block - Single Family Detached Types, Front Loaded

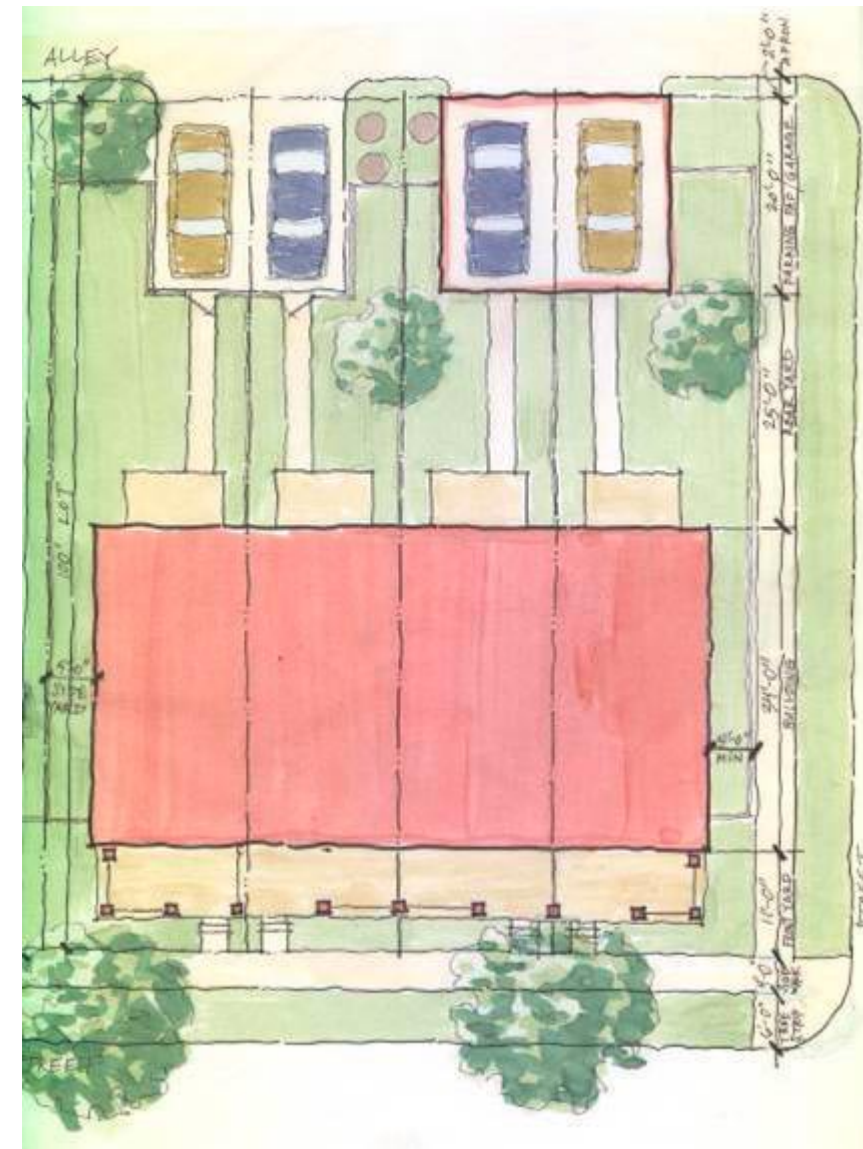
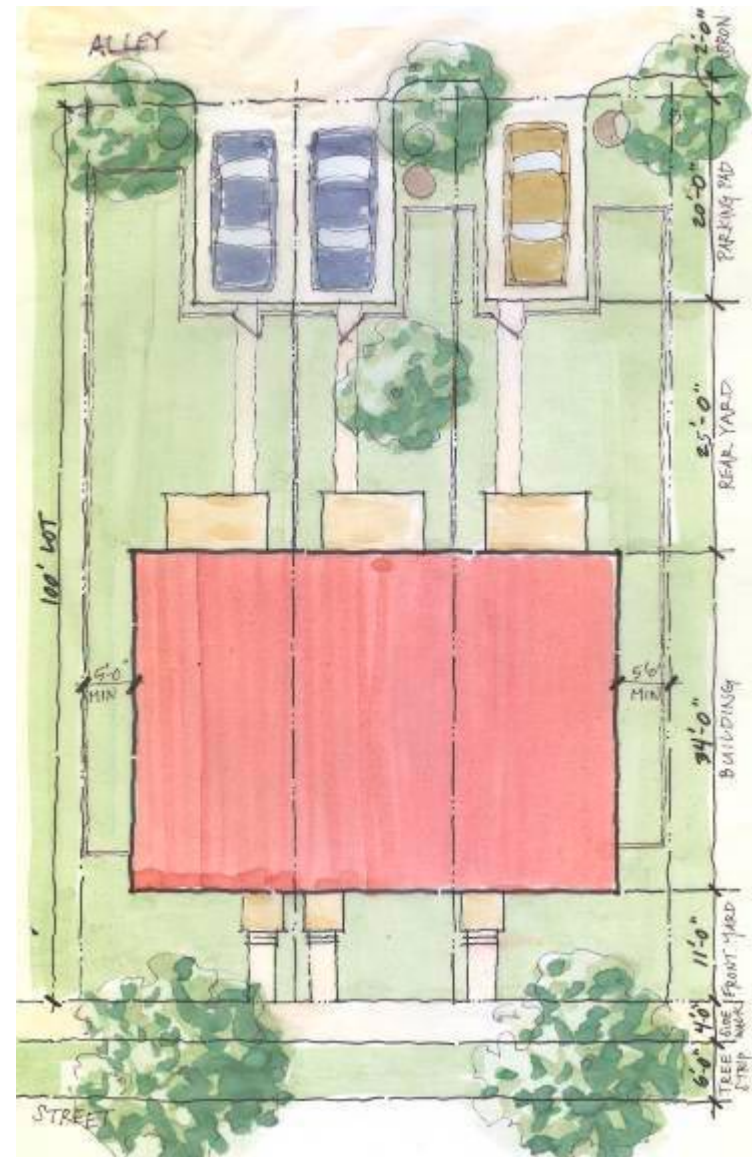
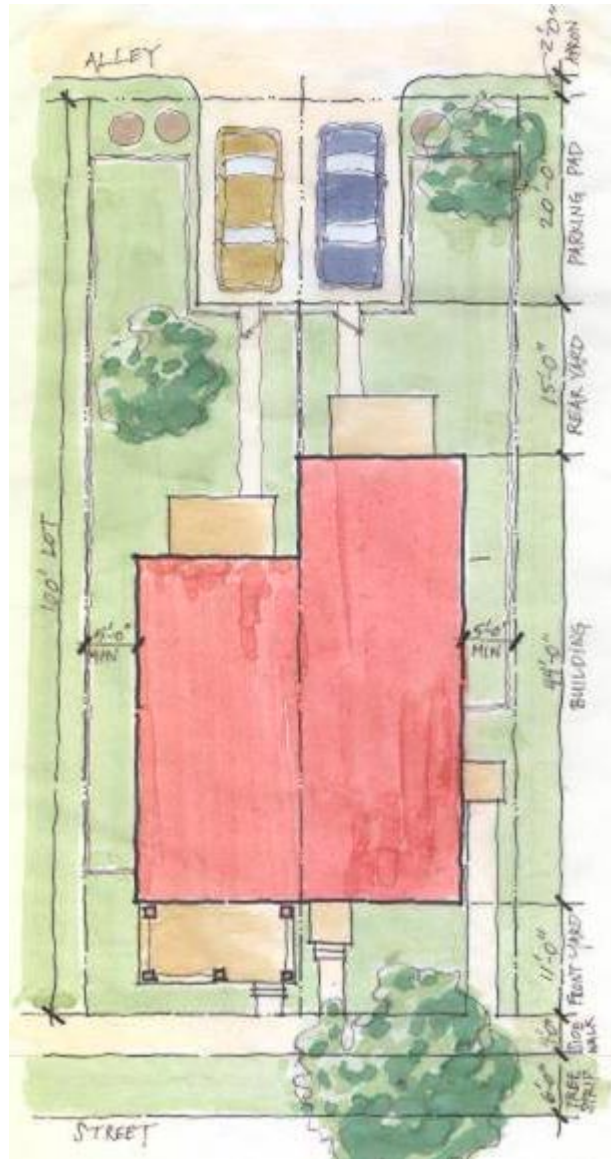


## Lot Diagrams

On this page are a series of typical lot diagrams that show how a typical unit would relate to its surroundings. Units front onto public streets, with front doors accessed via front porches or covered stoops. Front setbacks will likely vary, with a range of 10-25' from back of sidewalk to face of house, within which front porches will encroach.

Units will also have back doors that exit onto a private patio. Parking is provided off of an alley at the rear such that individual spaces can relate to the individual units. Combined with rear fences, the overall effect is that of private rear yards. Rear yards will likely vary from 15-30' in depth.

These diagrams also show the possibility of dedicated trash pads back at the alley.





# Alternate Site Strategies

## Retail Vision

Although the commercial sites along Silver Spring Drive are outside of the scope of this redevelopment, there were a number of comments from residents about their current condition and what sort of services they felt were lacking. As such, a retail vision was generated that shows what might be possible if these sites could be revitalized building off the redevelopment of the Westlawn site.

A small grocery (A) is shown at the corner of Silver Spring and 60th Street neighbored by a pharmacy (B). The next block could include a pair of sit down restaurants (C) as well as a mixed-use building (D) at the corner opposite the potential neighborhood core in the redeveloped Westlawn. A handful of townhouses (E) are shown facing onto a proposed extension of Thurston Ave. On the opposite corner is a new gas station (F) and a second building that could be a third sit down restaurant or daycare center (G). And finally, a new mixed-use building (H) is shown on the southeast corner of Silver Spring and 60th.



Retail Vision

## Track and Field

Another option that was investigated was the incorporation of a track and field (I) and network of trails in a new park space adjacent to SSNC/Browning Elementary. While this option was well received, its inclusion comes at the expense of a number of units which must be considered.



Track and Field

## Church Community Center

A final option that came up was the inclusion of a community center (J) in the southeast corner of the site by Lincoln Creek across the street from the church that is proposing such a facility elsewhere.



Church Community Center





## Site Models

In order to help residents visualize the scale of the proposed redevelopment, two models were prepared. The first was a model built in advance of the charrette that showed an aerial photograph of the current site layout with the SSNC/Browning Elementary building and buildings immediately adjacent to the site shown three dimensionally to provide some context.

The second model built in the final day of the charrette utilized Concept Two as its basis and showed the relative scale of the various buildings and building types to be proposed.





## Revised Architecture

The following pages show revised floor plans for a sample of the various building types proposed for the Westlawn Redevelopment. While there might possibly be other unit types ultimately included (such as the flex building type), this collection gives a idea of the large variety of types that are to be included with the intention of providing different types to match the needs of different families.

The unit types shown here include:

- a one-story 1BR bungalow
- a two-story 2BR duplex/townhouse
- a one-story 3BR bungalow
- a two-story 3BR duplex/townhouse
- a three-story 3BR duplex/townhouse
- a one story 4BR bungalow
- a two-story 4BR duplex/townhouse
- a three-story 4BR duplex/townhouse
- a one story 5BR bungalow
- a two-story 5BR duplex
- a 1BR apartment
- a 2BR apartment

Most of these types were developed during the charrette and have simply been refined in the interim to address some minor comments. Following the charrette it was determined that a limited number of 5BR units were desired and so a bungalow and duplex options for these have also been included.

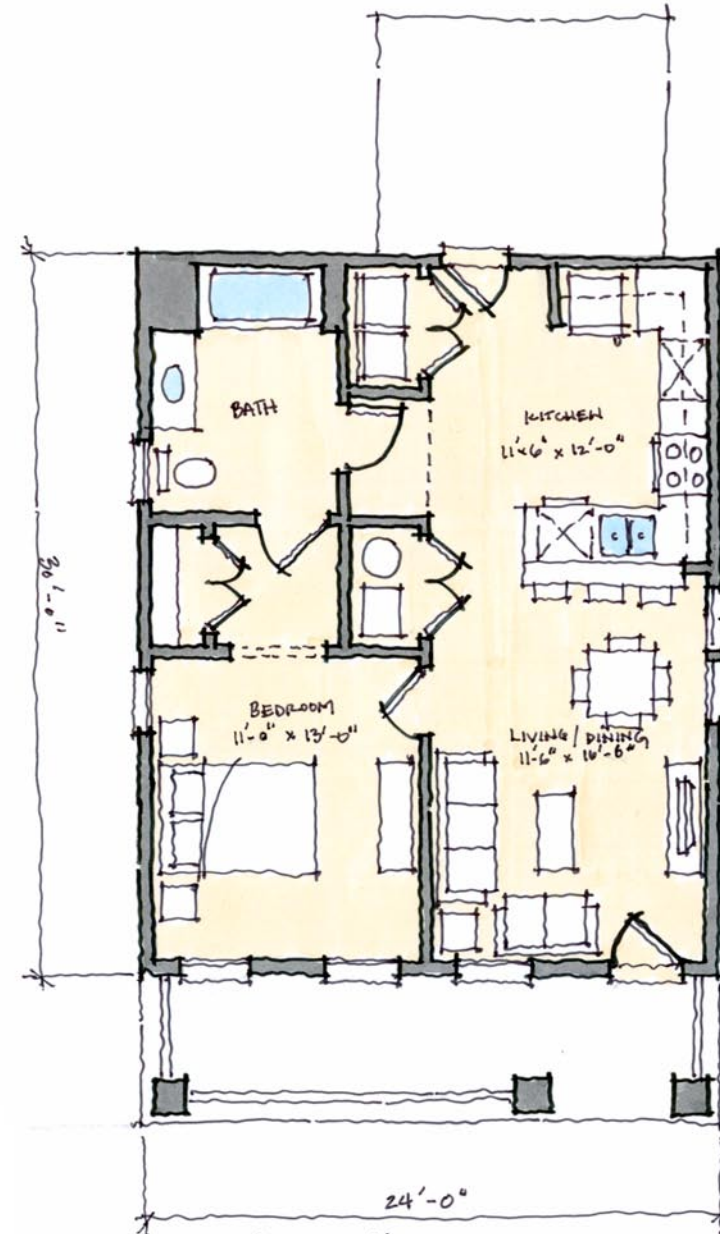




## Family Housing - Floor Plans

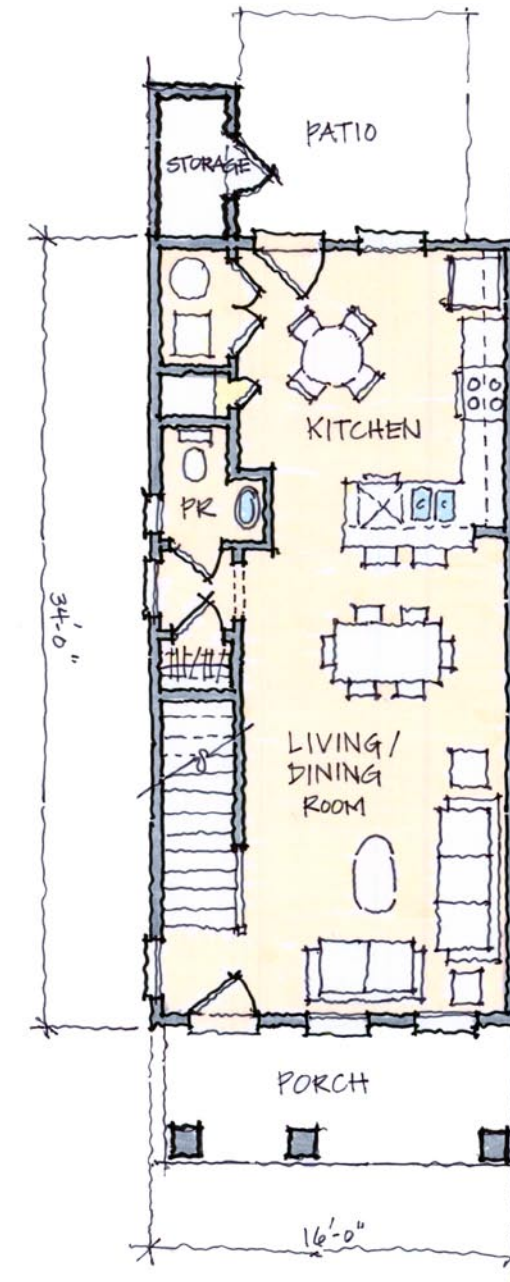
Following the charrette, the team refined a number of floor plans based on additional feedback and direction. The Housing Authority also decided it would like to include basements for all non-accessible three, four and five bedroom units and so this option was worked out in further detail. Although not included on these pages, the two bedroom stacked flat/townhouse unit types developed in the charrette are still intended to be utilised, they just required no further development.

### One Bedroom Bungalow (One Story) - 720 sf

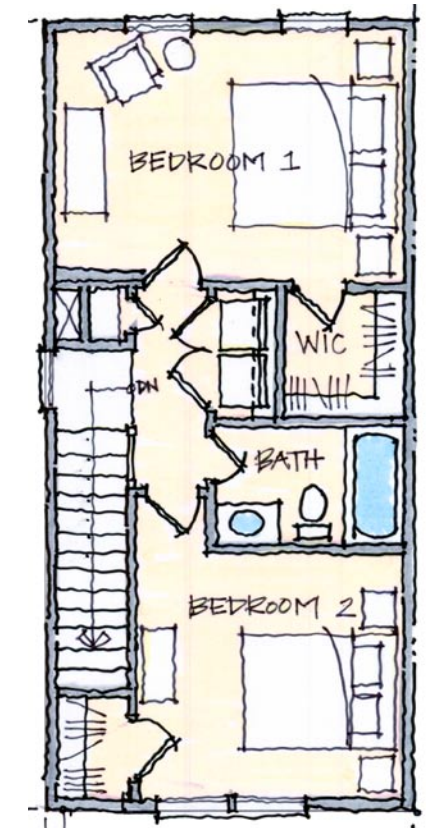


First Floor Plan

### Two Bedroom Duplex/ Townhouse (Two Story) - 1028 sf



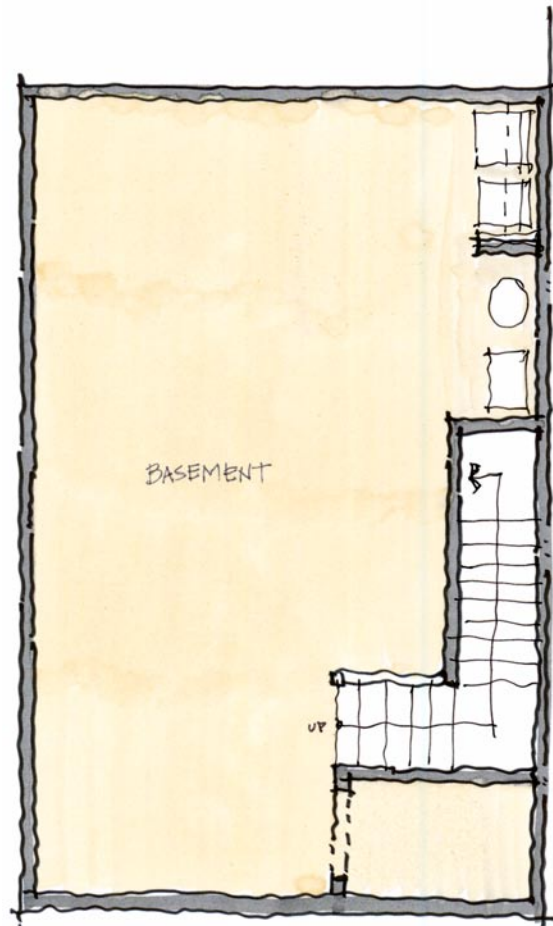
First Floor Plan



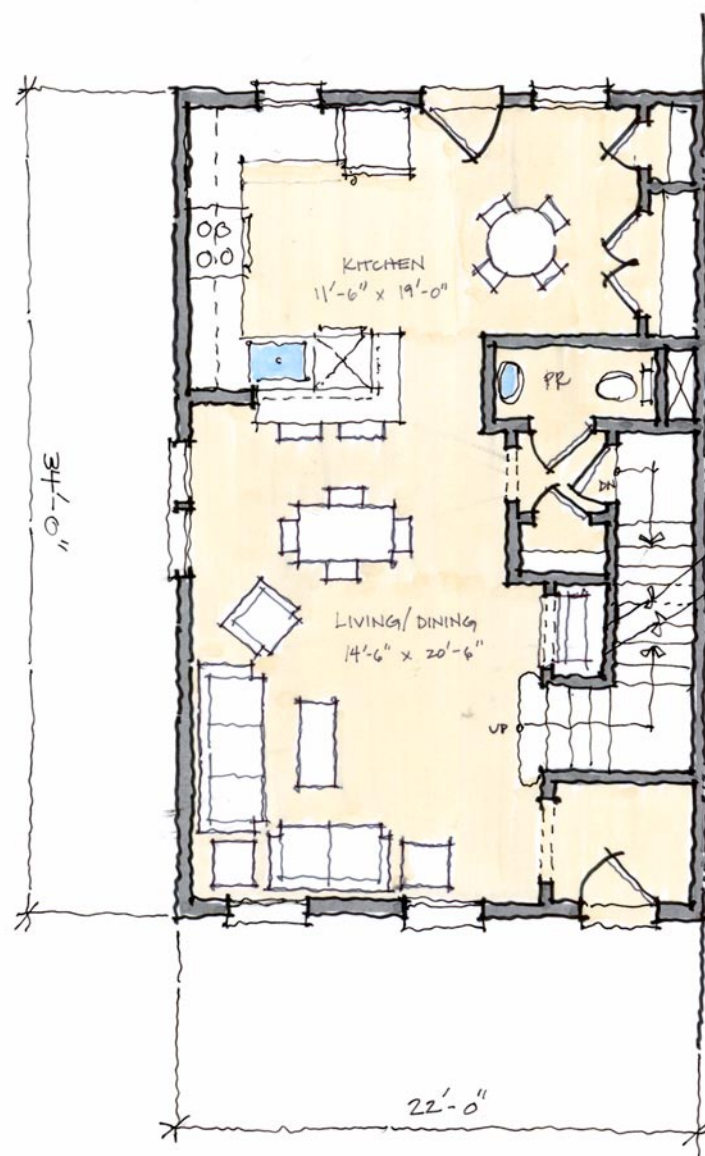
Second Floor Plan



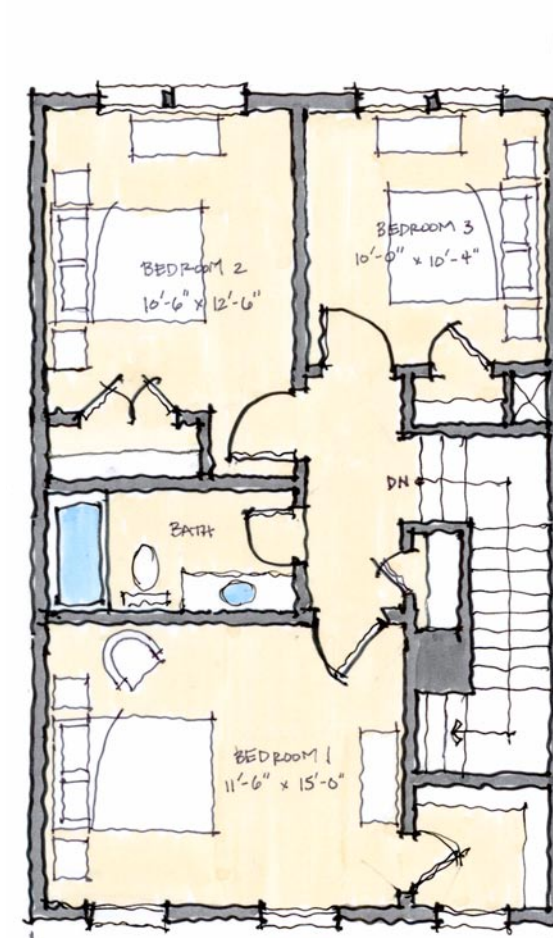
Three Bedroom Duplex/Townhouse (Two Story) - 1443 sf



Basement Plan



First Floor Plan



Second Floor Plan



Three Bedroom Duplex/Townhouse (Three Story) - 1472 sf



Basement Plan

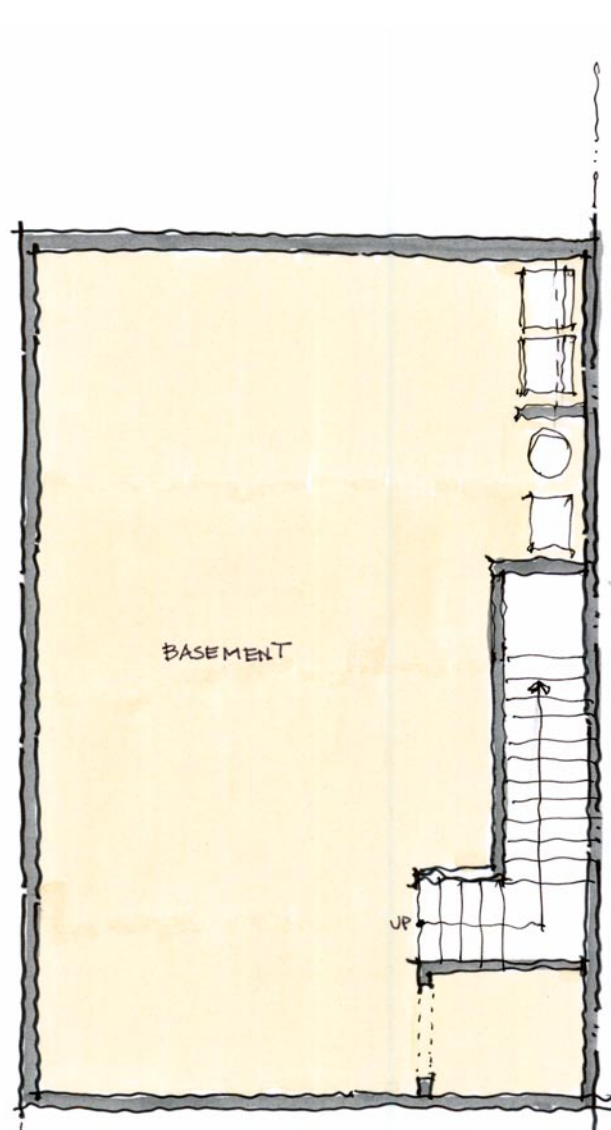
First Floor Plan

Second Floor Plan

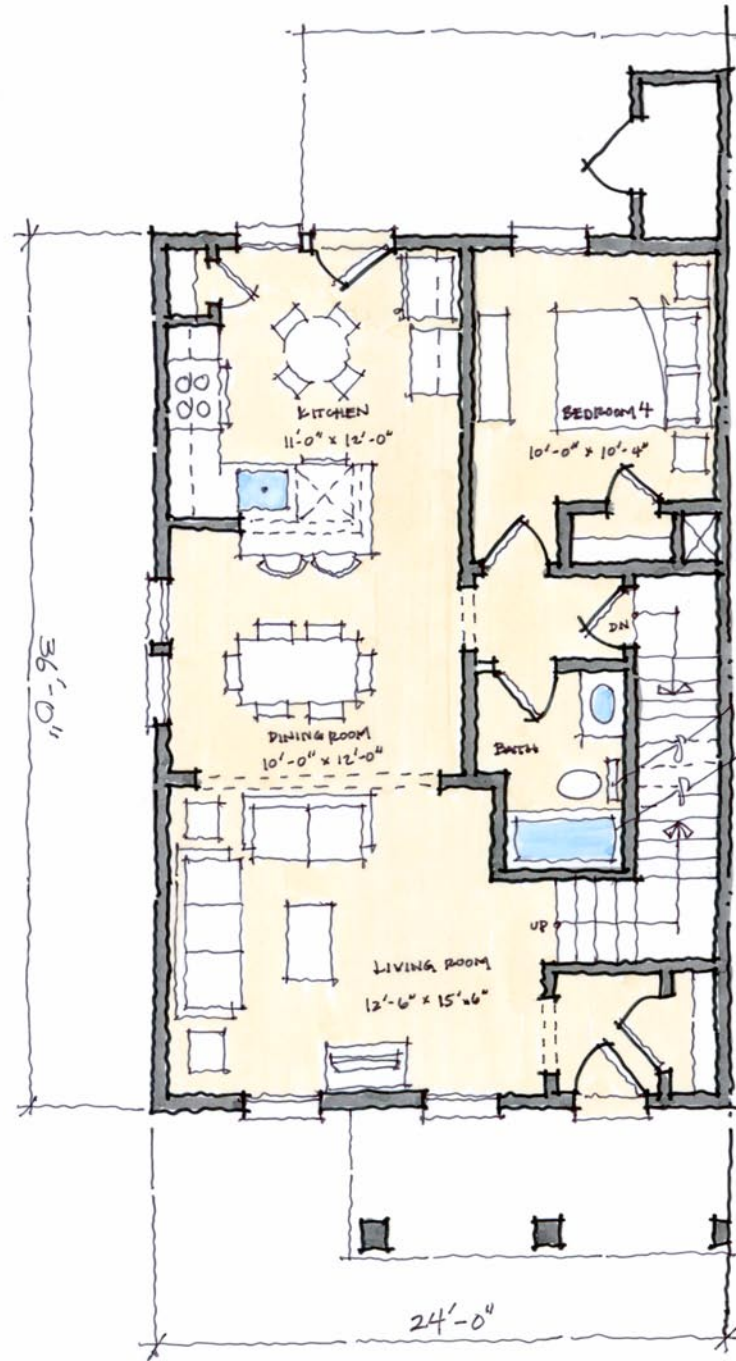
Third Floor Plan



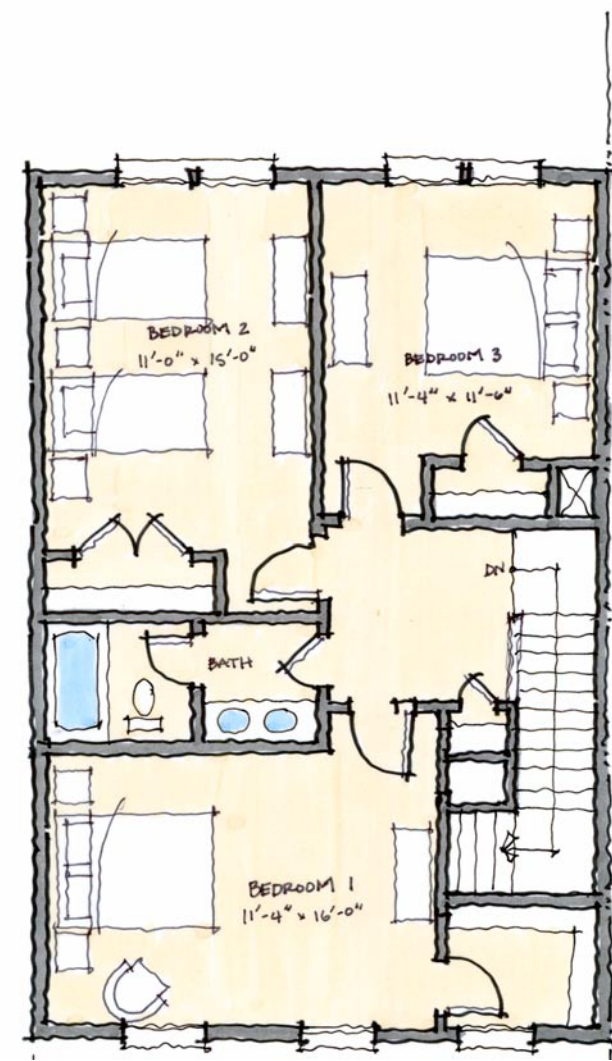
Four Bedroom Duplex/Townhouse (Two Story) - 1675 sf



Basement Plan



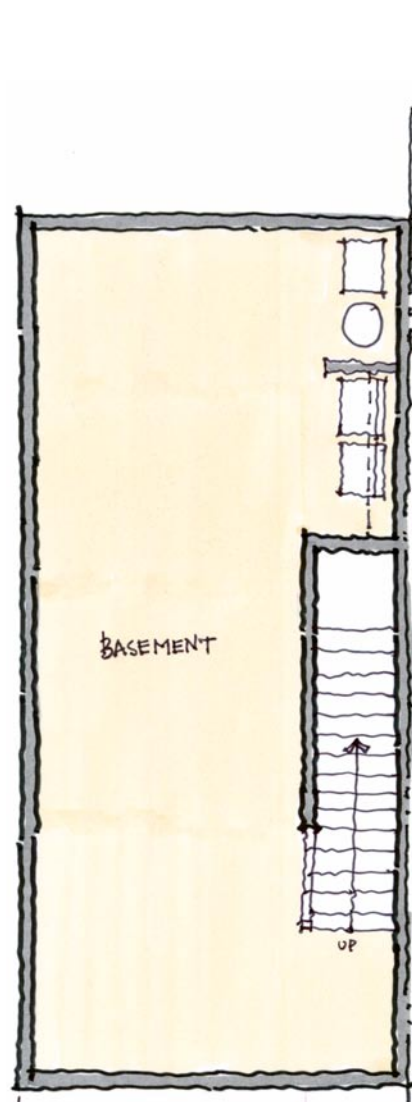
First Floor Plan



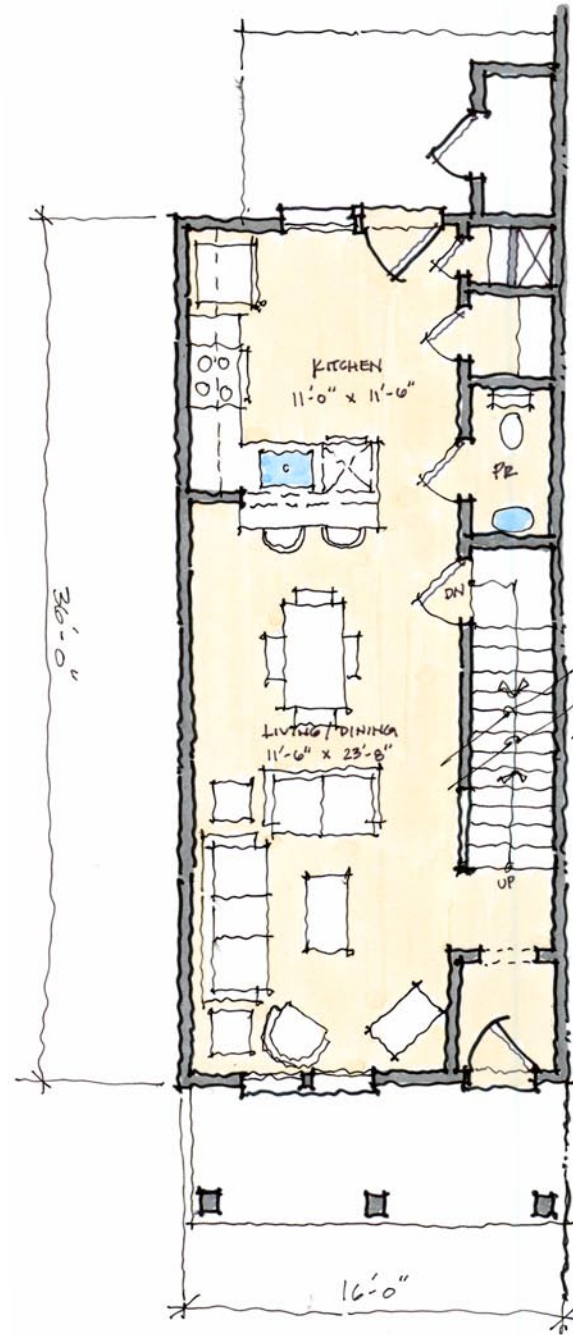
Second Floor Plan



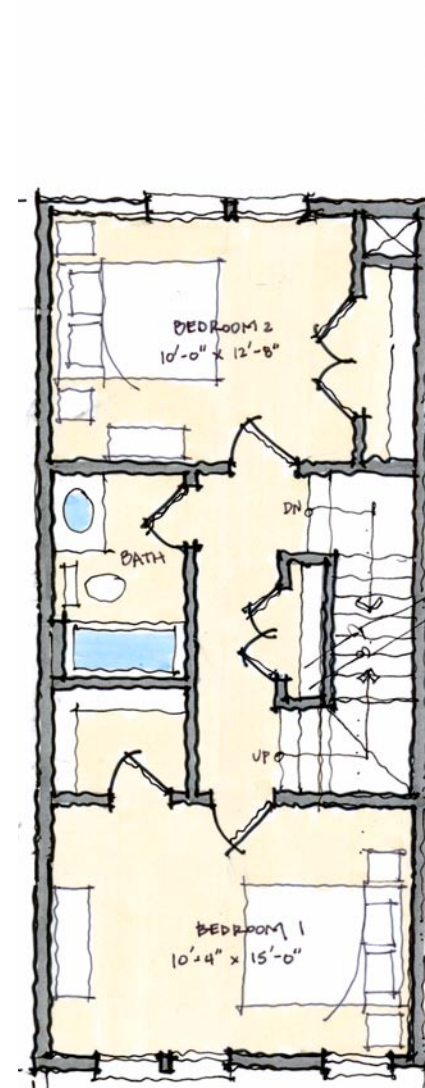
Four Bedroom Duplex/Townhouse (Three Story) - 1675 sf



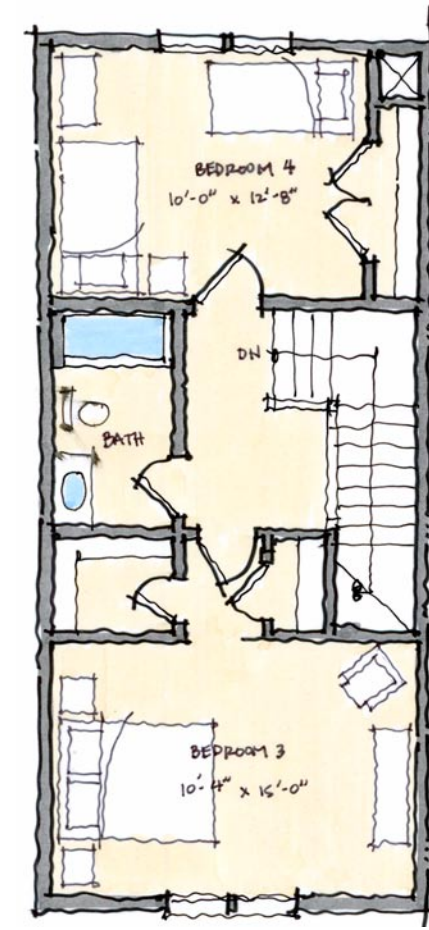
Basement Plan



First Floor Plan



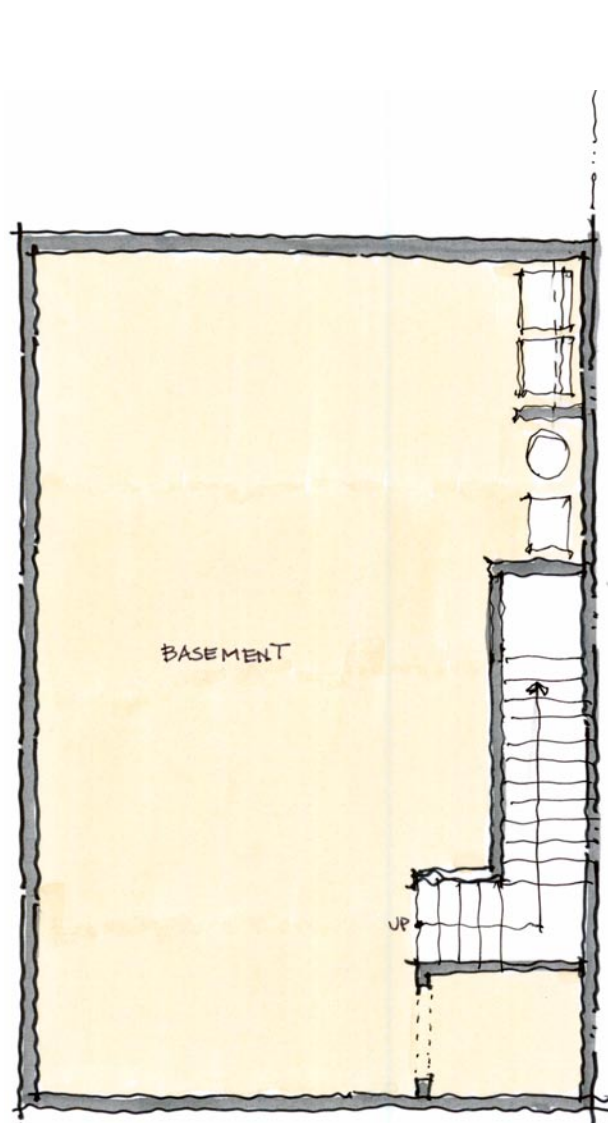
Second Floor Plan



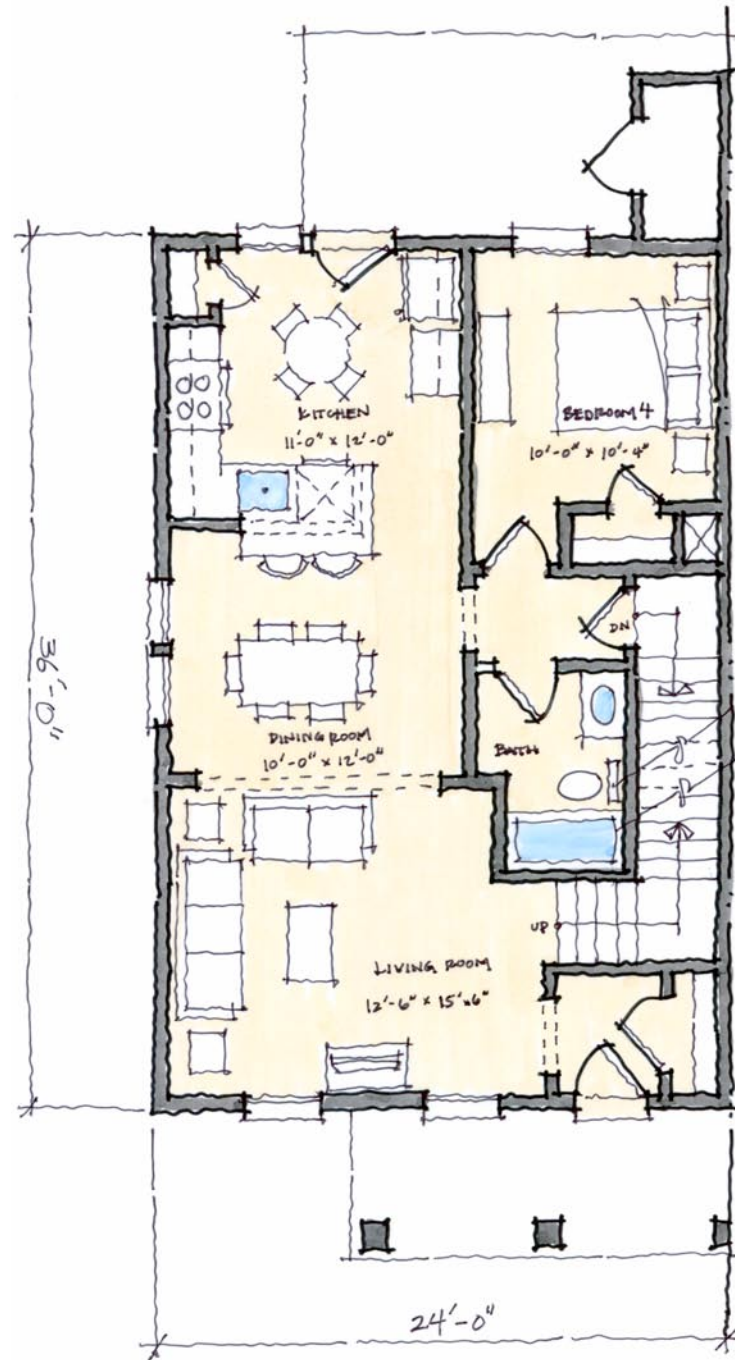
Third Floor Plan



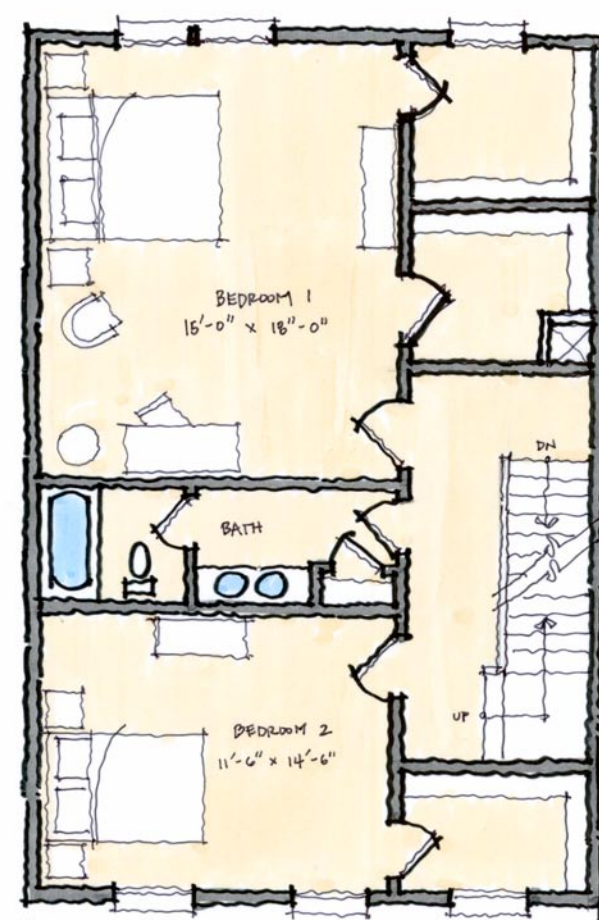
Five Bedroom Duplex/Townhouse (Three Story) - 2351 sf



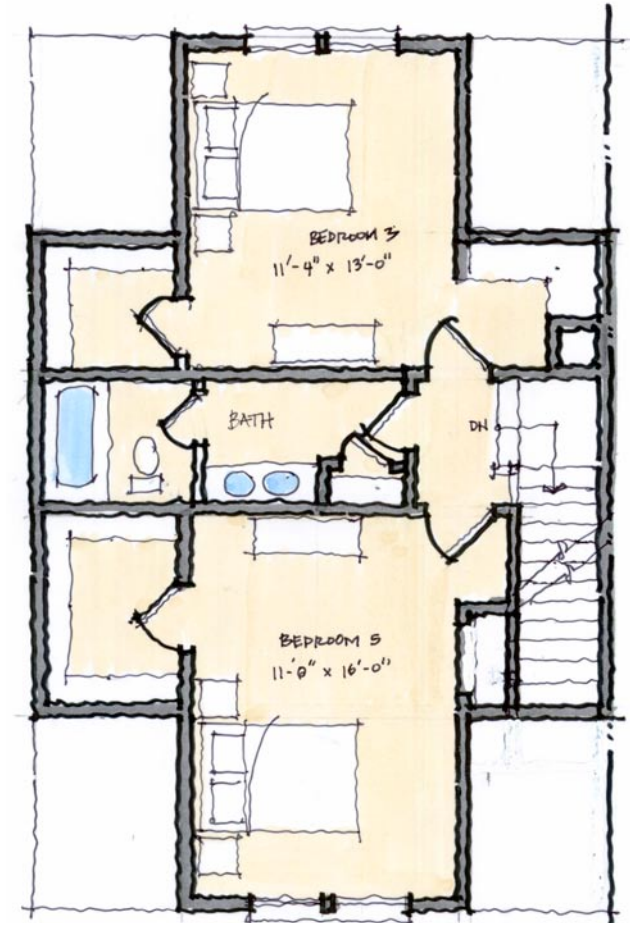
Basement Plan



First Floor Plan



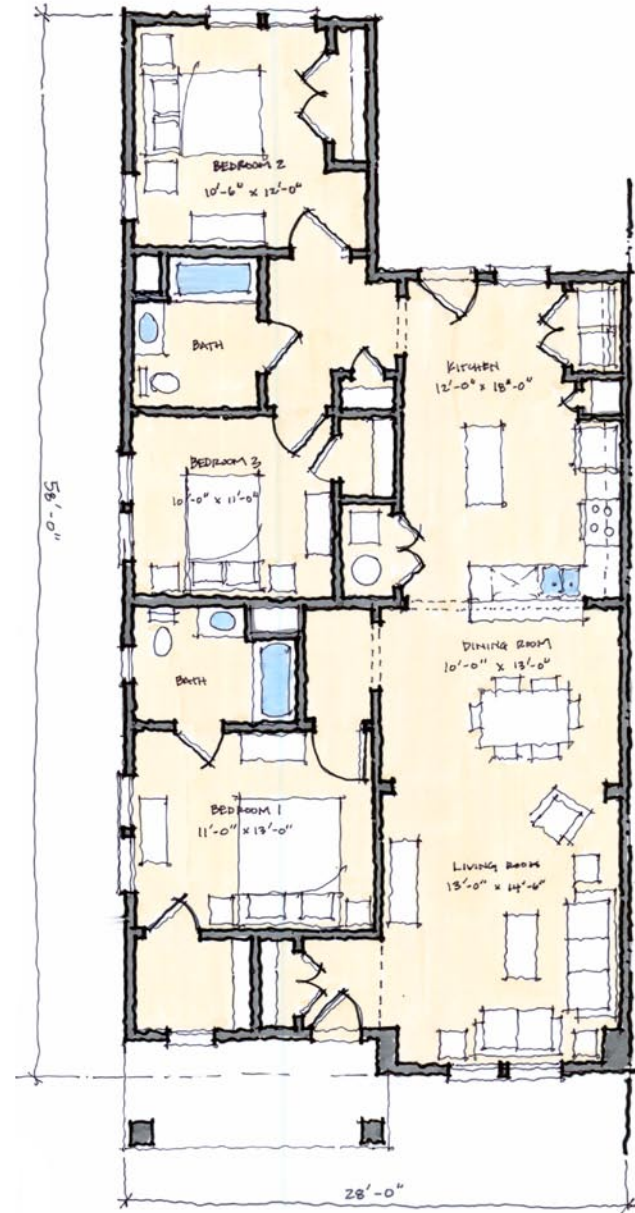
Second Floor Plan



Third Floor Plan

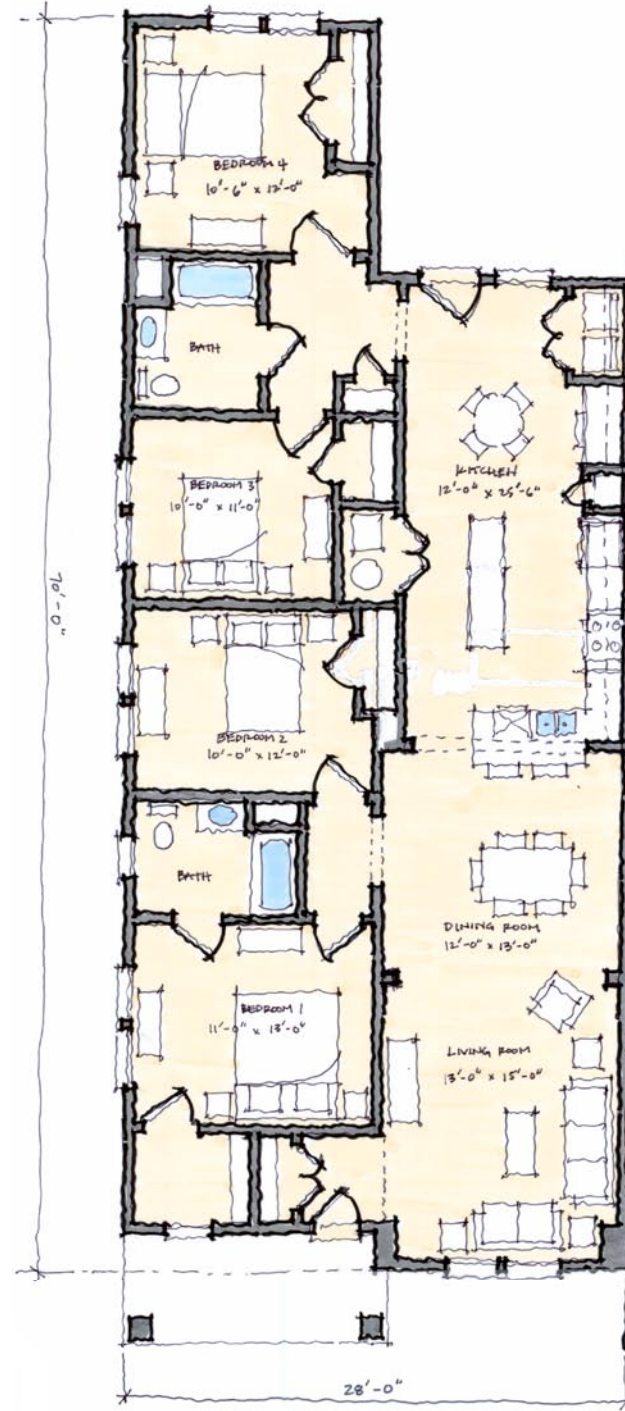


Three Bedroom Bungalow (One Story) - 1456 sf



First Floor Plan

Four Bedroom Bungalow (One Story) - 1792 sf



First Floor Plan

Five Bedroom Bungalow (One Story) - 1903 sf



First Floor Plan



## Family Housing - Elevations

These two pages include a number of sample elevations that show the variety of massing and character that can be used for the family housing in the Westlawn revitalization. Following the charrette, a deeper analysis of the contextual residential fabric generated the potential for four styles relative to the family housing: Craftsman, Arts and Crafts, Tudor and the National/Vernacular styles. As is evident on these two pages, buildings can include anywhere from one to five units and can range from one to three stories in height. In general, bigger and longer buildings will be utilised closer to major streets and neighborhood spaces where they are more appropriate, and the smaller, shorter buildings will be used along the edges where a transition to the predominantly single family detached context is required.







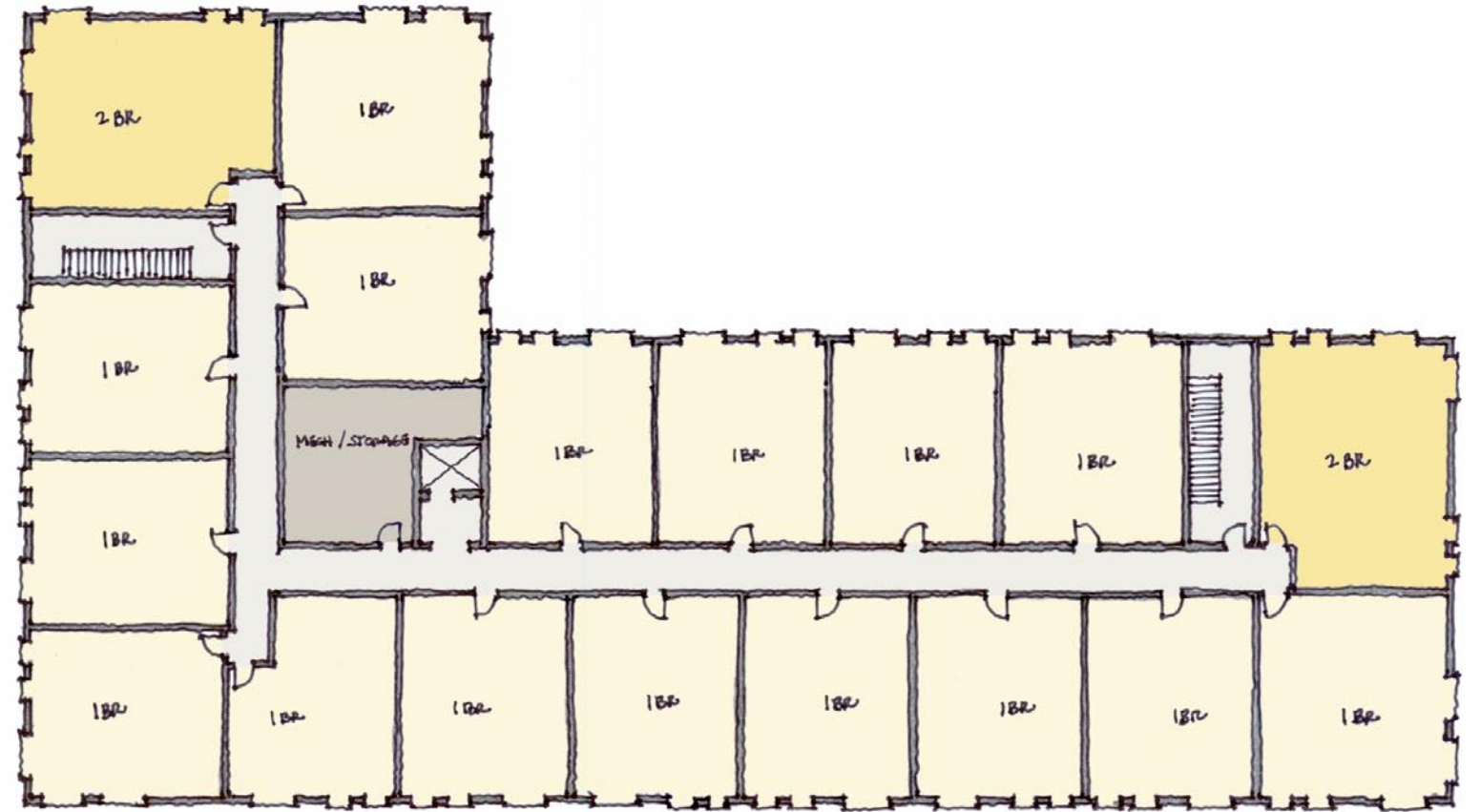


## Apartment Housing Types - Building and Unit Plans

The following building and unit plans show the development of the apartments intended for seniors to correspond with more accurate programmatic and site plan needs. A typical building would be three stories and included 50 units, of which 45 would be one bedroom and 5 would be two bedroom. Communal spaces such as a library, community room and office would be located on the ground floor.



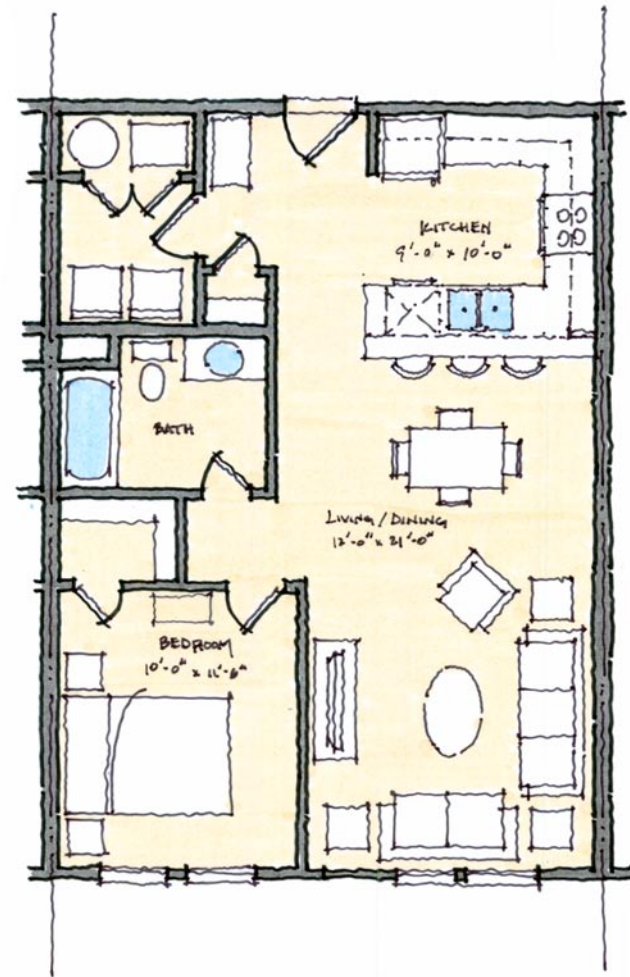
First Floor Plan



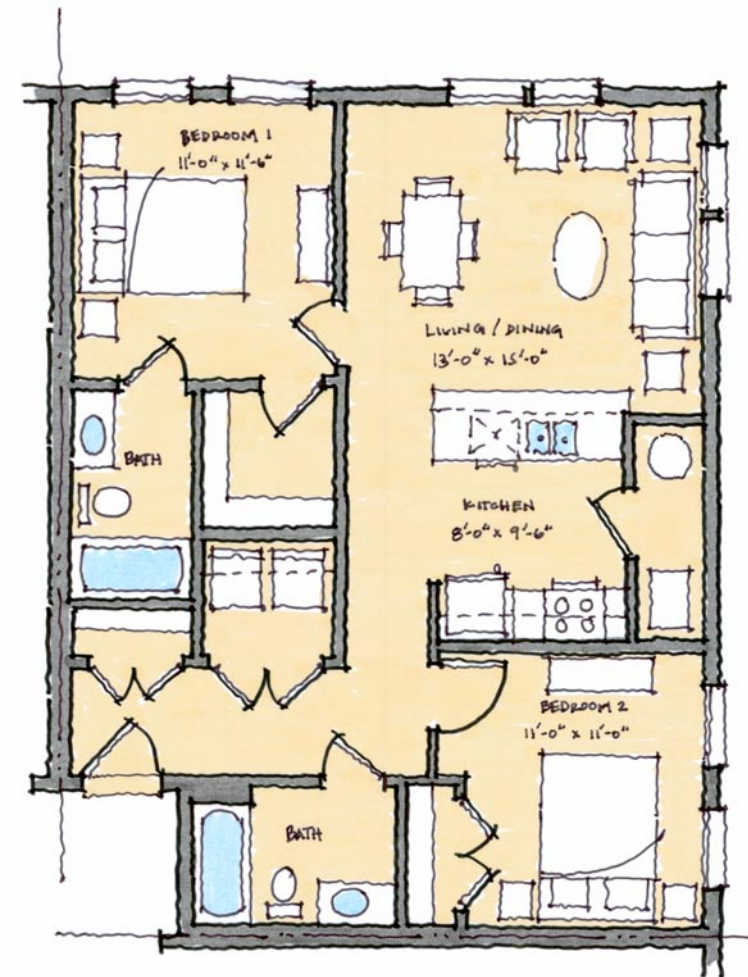
Upper Floor Plan



One Bedroom Apartment - 720 sf



Two Bedroom Corner Apartment - 920 sf





## Apartment Housing Types - Elevations

These two elevations show the further development of a potential look for the apartment buildings along Silver Spring Drive. The lower elevation shows a more contemporary building in which projections and balconies are used to break down the mass of the building. The upper elevation shows a more traditional building in which a more historic approach to massing and detail is used. Both approaches would use similar materials and articulation and as such, either could sit comfortably within the context of the predominantly traditional fabric of both the re-developed family housing and surrounding community.









TORTI GALLAS AND PARTNERS

