

Name of Exhibit:

**Narrative Exhibit F:
Neighborhood Strategy**

Applicant:

City of Milwaukee

Name of File:

NarrativeExhFNeighStrategy

EXHIBIT F: NEIGHBORHOOD STRATEGY

F.1. Overall Neighborhood Transformation Strategy

The overall strategy for the Westlawn CNI Neighborhood builds on the existing neighborhood assets, relative expertise of the Principal Team Members and other partners, the existing transportation network and establishes the framework to provide diverse housing options, safety, high performance schools, high quality retail and community amenities to create a well-connected, sustainable neighborhood where people want to live, learn, work and recreate. The Redevelopment Authority of the City of Milwaukee used information about, and input from, residents, stakeholders, and private and public sector organizations to develop this strategic plan that builds on community assets. This Strategy is designed to revitalize the Westlawn neighborhood into a vibrant mixed-income, mixed-use community by reducing the concentration of poverty and lack of diversity, stabilizing the residential neighborhood, increasing median home sales prices, and to be a catalyst that will eliminate disinvestment and increase capital investment in the neighborhood. The Neighborhood Strategy consists of the following components:

Revitalize the Westlawn neighborhood into a vibrant mixed-income, mixed use community:

This will help to reduce the concentration of poverty and lack of diversity, stabilize the residential neighborhood, increase median home sales prices, and be a catalyst that will eliminate disinvestment and increase capital investment in the neighborhood.

- **Improve Retail Options:** Despite having a major east-west commercial corridor as a neighborhood asset, the mix of retail uses is limited and the residents would like to see a wider choice of goods and services in the immediate vicinity, including a grocery store, or small public market to provide fresh produce. RACM has been working on this goal with both HACM and Havenwoods Economic Development Corporation (HEDC) through its Business Improvement District, located north of Silver Spring Drive. HEDC is home to over 250 businesses and in partnership with the City

of Milwaukee's Healthy Neighborhoods Initiative, has a shared interest in facilitating improvements to the Silver Spring Dr. corridor and attracting a wider mix of businesses and services to the area.

In part, this will be accomplished through leveraging the revitalization of Westlawn as a catalyst-removing a significant impediment to quality retail development. It will also be accomplished by securing financing. For example IFF, a community development financial institution (CDFI) has funding available for healthy food access projects. RACM will work to partner with this funding source to attract prospective operators of a full service grocery store/small public market in the neighborhood. DCD will work to improve the physical condition of existing commercial retail along Silver Spring through the facade improvement program and has committed \$50,000 for a cluster pilot program which provides matching funds to businesses to renovate and improve the appearance of their buildings.

- **Leverage the retail commercial space on the Westlawn site:** Another component of the retail strategy is to leverage the retail development proposed in HACM facilities as part of the Westlawn site revitalization to incentivize the location of new retail commercial businesses along Silver Spring Dr. through favorable rent structures and/or other mechanisms. Mixed-use buildings are proposed along this corridor which will provide for retail commercial ground floor uses with residential uses above. These buildings offer flexible spaces that can be resized to meet the market and offer opportunities for live-work resident-owned businesses. In addition the Master Plan for the Westlawn site includes a parcel located at 60th and Silver Spring that is set aside for a grocery store/public market. The grocery store will be located on the first floor, with a demo kitchen and individual spaces for rent to small business owners. Development at this key location will have a highly visible and positive impact on both commercial and residential portions of the neighborhood.

- **Improve and stabilize housing:** This will help to reduce the concentration of poverty and lack of diversity, stabilize the neighborhood, increase median home sales prices, address foreclosures and

vacant lots, and be a catalyst to stem disinvestment and increase capital investment. In addition to the efforts identified in the Housing Strategy, the City is engaged in a number of activities described below, and is working with HACM and its co-partners to provide a comprehensive approach to maximize the positive effects of investment to improve housing in the neighborhood.

The Strong Neighborhoods Initiative is the City's comprehensive effort to address the impact of tax foreclosures and stabilize the neighborhoods. The initiative includes activities around foreclosure prevention, blight removal, neighborhood revitalization and vacant lot reuse. The City has committed \$2.3 million to help with acquisition of city-owned tax foreclosed properties for home ownership, transform vacant lots into neighborhood amenities and provide low interest loans to existing property owners for essential home repairs.

The Healthy Neighborhoods initiative (HNI) is a partnership between the City, HEDC, and the Greater Milwaukee Foundation to strategically revitalize neighborhoods by providing financial and home buying education, acquiring and rehabbing homes for sale to owner occupants, and working with various organizations, such as Rebuilding Milwaukee Together, to coordinate home repair assistance for elderly and disabled residents in the Westlawn neighborhood. HEDC will continue to host a financial literacy boot camp for potential homeowners needing assistance with credit, the home buying process, and budgeting.

HEDC will also be applying to become a designated Targeted Investment Neighborhood (TIN) within the proposed Choice Neighborhood, making rehab dollars and enhanced city services accessible. TINs implemented in the Choice neighborhood in the past led to \$900,000 in private home rehab investment.

- **Improve Neighborhood Amenities**

Transportation: Milwaukee County Transit System (MCTS) has expanded its transit service to provide better connections between residents of the City of Milwaukee and the suburbs. The

Department of Public Works (DPW) has also committed to resurfacing N. 60th St. from Florist to Mill Rd, at the cost of \$3.04 million. They will also be reconstructing N. 76th St from Grantosa to Florist, committing \$3.6 million toward that street project. Further, WE Energies, the regional energy service provider, will be investing \$989,000 to support a new natural gas and electric distribution system from 64th to 68th Street in the Westlawn Housing Development and installation of individual meters and resident paid utilities. In addition, WE Energies continues to upgrade services within the Westlawn CNI Neighborhood, including a \$1.3 million electric project in McGovern Park, a \$1.7 million electric project that runs through the CNI Neighborhood, and a \$1.8 million gas project on Silver Spring Dr.

• **Improve Parks:** There are 335.1 acres of County and State park land in the Westlawn CNI Neighborhood. While these parks are significant assets for the neighborhood, there are areas in need of improvement. Milwaukee County Parks will be upgrading and improving the existing basketball courts in McGovern Park, located on the east side of the CNI neighborhood. HEDC is working with the State to add a bike trail through the Havenwoods State Forest, on the north side of the CNI neighborhood. Growing Power is fundraising for a future five story vertical garden at its current location that will provide additional growing area for crops, educational facilities and a demonstration kitchen to further its mission as a local and national resource for learning about sustainable urban food production. Collectively, these amenities will improve the livability in the Westlawn Neighborhood. Additionally, at the Westlawn Housing Development, a water playground that will include a splash pad developed in response to repeated requests from residents for a pool will be constructed as part of this Transformation Plan.

• **Enable Tax Incremental Financing (TIF):** To date, the City of Milwaukee has used TIFs to finance approximately 65 economic development projects. The Department of City Development (DCD) will continue to explore the possibility of creating a tax increment district (TID) and a TIF

plan for the Westlawn neighborhood. With a TIF, as the city and/or developers make improvements in the district, the increase in property taxes will be dedicated to fund improvements in the District, thus allowing the CNI neighborhood to “self-fund” its continued improvement.

- **Reduce potential negative impacts of foreclosures in the Choice Neighborhood:** While Exhibit E shows that the rate of foreclosures in the neighborhood has slowed (only 6 vacant homes in December 2014), any foreclosure can have a devastating impact on a neighborhood and on property values and quality of life. Foreclosed homes can easily become an eyesore and a safety issue, and more than one foreclosure in an area can severely impact property values, and the perception of the neighborhood as a desirable place to invest. To prevent this, RACM will work to stabilize the residential portions of the Choice Neighborhood through collaboration with developers, including HACM, and non-profit organizations. Through its Homeownership Program HACM has bought, renovated and resold residences in the neighborhood as a proactive effort to prevent neighborhood deterioration, and will continue this process with the CNI grant.

- **Reduce and prevent crime:** RACM will work with HACM, MPD and Havenwoods Economic Development Corp. to create Neighborhood Watch groups and to implement other strategies to reduce and prevent local crime, as described in F.3 below. While enhanced city services and neighborhood management have been significant strategies for the transformation of the community, an additional layer of coordination has been added. The Community Prosecution Unit (CPU) is a consortium of city leaders, city department supervisors, lead organizing agencies, and social service agencies that is funded through a variety of sources. The consortium comes together weekly to implement plans to better serve the community. The CPU is addressing code violations, crime trends, quality of life issues, and assisting in the formation of neighborhood block watch groups in the Westlawn neighborhood.

Create cluster businesses: RACM will work to create cluster businesses surrounding the

fresh food initiative led by Growing Power, to promote activities that will serve residents, such as a weekly farmer's market or co-op for residents to sell produce from their community garden or other goods. RACM is including \$1m in the CCI budget for a revolving loan fund that is being matched with \$500,000 from the Wisconsin Women's Business Initiative, which provides support and assistance for small business development, continuation and expansion.

Build Community Spirit: Use community gardens and park projects as catalysts to build networks, create block clubs, increase resident participation in community activities and develop a positive community spirit. The KaBOOM! Park project described in Exhibit I is an example of the positive outcomes of this approach. The following is a summary of how these strategies will impact outcomes for the Neighborhood Strategy (crime outcomes are addressed in F3 below):

Outcome	Transform neighborhoods of poverty into sustainable mixed-income neighborhoods with access to well-functioning services, schools, public assets, transportation, and jobs
Needs Assessment Results	<ul style="list-style-type: none"> • Neighborhood currently has 32.8% of families with incomes below poverty • Neighborhood currently has 85% of residents who are racial/ethnic minorities • Neighborhood currently has 41% owner-occupied homes • Neighborhood currently has 53 bank- and 6 city- owned, vacant foreclosures • Median homes sales price of \$45,000 in CNI Neighborhood • Unemployment rate in CNI Neighborhood is 20% • There are currently 14 businesses/service providers located within one mile of geographic center of target area
Metrics and	<ul style="list-style-type: none"> • % of families with annual incomes below poverty (goal of 25%) • % of target area residents who are racial/ethnic minorities (goal is 80%)

Expected	<ul style="list-style-type: none"> • % of target area homes that are owner-occupied (goal is 48%)
Results	<ul style="list-style-type: none"> • Decrease foreclosures in neighborhood from 53 to 20 • Median home sales price (goal is to increase to by 20% to \$54,000) • Increase the # of businesses/service providers or help to facilitate the expansion of existing businesses located within the CNI neighborhood (goal is 4 additional amenities, including the grocery store/public market, representing a broader range than currently exists) • Increase recreational amenities within the neighborhood (goal is to build a water playground at Westlawn gardens, increase the number of pocket parks and community garden plots, and increase access to biking through a bike station and/or expanded bike routes) • # of commercial businesses receiving facade grants (goal is 4 existing commercial buildings) • Decrease neighborhood unemployment by working to increase employment of Westlawn Housing Development residents. • Rehab at least 50 homes in the Westlawn neighborhood and provide employment/training opportunities for the neighborhood residents

F.2 Critical Community Improvements Plan

Critical community improvements that the City intends to fund with Choice Neighborhoods grant funds consist of four general strategies: 1) financing for commercial and economic development projects, which includes a commercial and small business support revolving loan fund, 2) Healthy Neighborhoods activities, 3) housing stabilization program, and 4) Placemaking projects, which include a water playground that is being developed in response to residents’ repeated requests for a

pool. These initiatives are described in more detail below.

1. Financing for Commercial and Economic Development Projects

Retail development:

One of the largest needs and goals for the neighborhood is improving the quality and type of retail options available to the Westlawn CNI neighborhood. The transformation of Westlawn Gardens has already served as the catalyst to transform a previously dilapidated commercial development on the southeast corner of N. 60th St and Silver Spring, with a reputation for drug sales, into a more attractive AutoZone with an improved facade and appearance.

Retail facade, landscaping and streetscape grants: Efforts to continue to enhance the appearance of existing retail businesses and provide/attract high quality retail tenants will be achieved through the Silver Spring Facade Cluster program. HEDCs neighborhood's Resident Advisory Committee has targeted the Silver Spring Drive Retail as a neighborhood improvement project to improve the blighted retail corridor. HEDC has committed \$40,000, and DCD committed \$50,000 for a pilot program to provide matching funds to commercial property/business owners within the CNI neighborhood. The CCI budget includes \$300,000 of leveraged funds to complement the HEDC and DCD initiatives.

Development of Retail Spaces

The CCI budget includes \$1,620,000 for the development of retail spaces, and the Milwaukee Economic Development Corporation has committed \$2.5 million of their \$28 million allocation to assist in financing the retail space that will be developed on the Westlawn Housing Development. As noted in the Phasing Diagram (Attachment 39) first floor retail space will be developed along Silver Spring and 60th Street. This leveraging will allow RACM and HACM to improve retail options for the neighborhood and to provide additional incentives for other property owners to improve the quality of the retail and to upgrade their properties.

One of the specific retail services that has been requested by the residents of the Westlawn CNI neighborhood is a grocery store, or small scale public market that provides fresh food options. Even though Growing Power, which helps develop local healthy food programs, is one of the greatest assets in the Westlawn CNI Neighborhood it does not provide a retail outlet. . To address this deficiency the Westlawn Gardens master plan, identified a site for a 10 – 15,000 square foot grocery store/public market at the corner of 60th and Silver Spring Dr. RACM will work with a private developer to develop and construct the grocery store. It is anticipated that the building shell (ready for equipment and furnished build-out) will cost between \$1,000,000 and \$1,500,000, which is included in the CCI budget.

Commercial and Small Business Support

The CCI budget includes \$1,000,000 for commercial and economic development activities, including a revolving loan fund to provide additional resources to support the creation, maintenance, and expansion of businesses. The \$1,000,000 revolving loan fund includes a \$500,000 match from the Wisconsin Women’s Business Initiatives Corporation (WWBIC), which will administer the loan. WWBIC is an experienced, long-term partner of the City of Milwaukee and is also a Community Development Financial Institution. Since WWBIC was incorporated in 1987, they have loaned over \$34.7 million to 3,500 business owners, including four loans totaling \$120,000 in the Westlawn neighborhood during the past 3 years, helped entrepreneurs create and retain over 8,000 jobs and assisted 50,000 clients with business training and other services

2. Healthy Neighborhoods

The Healthy Neighborhoods Initiative is a partnership between the City of Milwaukee, HEDC, the Greater Milwaukee Foundation, and participating neighborhoods to promote positive images of City neighborhoods, improve housing stock, and build residents’ capacity to impact positive change in their neighborhoods. DCD is providing \$450,000 for the Health Neighborhoods Initiative.

3. Housing Stabilization Program

The CNI budget also includes \$180,000 for foreclosure/loan assistance that will be leveraged with \$2.3 million of City funds to implement foreclosure mitigation strategies and acquire/rehab foreclosed properties in the Westlawn neighborhood. These foreclosure mitigation strategies include training and mobilization of certified housing counselors, principal reduction, and other loan workout strategies aimed at preventing foreclosure before it happens, as well as partnering with banks and loan servicers to acquire and rehab bank-owned foreclosure properties.

4. Placemaking Projects

Residents of Westlawn would like additional outdoor amenity space and have repeatedly requested a pool. A Kaboom! Park has already been constructed along with a community garden, but there currently is no pool in the Westlawn neighborhood. There are many benefits to water play and a splash pad for will provide a fun high-energy activity for children and adults, and will be a gathering place for families throughout the community. The CCI budget includes \$400,000 for a water playground.

F.3 Public Safety Strategy

The Westlawn Housing Development is described by the Milwaukee Police Department (MPD) as an “island of tranquility” when analyzing crime incidents. As outlined in attachment 36, the three-year average for Part I Violent Crimes in the precinct/PSA (MPD District 4) for years 2011-2013 is 9.33 per 1,000 persons, compared to 12.76 for the entire City of Milwaukee. The most problematic area is east of the Westlawn Housing Development (in census tract 19) and just to the north.

Baseline and Expected Results: The recent survey of Westlawn residents indicates that 75% (182/244) feel the neighborhood is safe/very safe and 68% (117/172) of the residents are comfortable with allowing their children to play outside. 45% (110/245) of the residents responding indicate that they (as in many neighborhoods) felt a bit more uncomfortable walking alone at night. Most of the

real and perceived safety problems of residents will be addressed with the new development on the Westlawn site, since the design incorporates Crime Prevention Through Environmental Design (CPTED) principles (better lighting, open view of public spaces, strategic placement of shrubs/trees, direct access to dwellings, etc.), an evidence-based approach.

In the next 5 years, the Westlawn CNI effort intends to reduce the violent crime rate in the CNI neighborhood (as opposed to the entire District 4). The MPD and HACM Public Safety Department will accelerate efforts to connect Westlawn residents with those in the surrounding neighborhood and forge a more robust relationship with area retailers. In addition, we plan to increase the number of those who feel safe or very safe in their neighborhood from 75% to 85%.

Specific Activities: HACM has placed a high value on resident safety through a substantial investment in its Public Safety Department and its strong connection to, and collaborative efforts with, the MPD and the Milwaukee County Sheriff Department (MCSO). HACM has already started meeting with MPD to increase the level of beat patrols directly in the Westlawn neighborhood, especially during summer months. At its own expense, HACM has also provided additional bikes for beat patrol officers to allow them to spend more time in and around the Westlawn development. Community policing efforts, such as beat patrols, are an evidence-based strategy to decrease crime, and to improve community relations with police and to enhance the knowledge and intelligence that the MPD has of the community. At the neighborhood level, the Westlawn Resident Council and the new lease addendum will make it clear to residents that violence or other disorderly conduct is not acceptable in the new development. HACM will incorporate specific behavioral guidelines within the lease addendum and resident handbook which will clearly describe community standards to new residents. HACM's Public Safety officers do not have arrest powers but are able to respond to resident concerns 24/7. Public Safety staff get to know the residents, and are able to collect intelligence about potential criminal and disruptive activity in a non-threatening manner and then

share information with the MPD and/or the MCSD. For example, in 2009, HACM's Public Safety officers gathered "soft" intelligence about criminal activity bordering a public housing community from PHA residents. That information contributed to a Milwaukee High Intensity Drug Trafficking Area (HIDTA) sting. The end result was the arrest and conviction of 18 high-profile, violent, gang members. During the period of this grant, HACM public safety staff will continue this intelligence-gathering and coordination activity to supplement and enhance the efforts of MPD and MCSD. We will also work closely with MPD and neighborhood residents to assist in creating Neighborhood Watch groups as described below to help in monitoring and reporting incidents of crime.

F.4 Alignment with Existing Efforts

The Westlawn Transformation Plan is fully aligned with the City's Area Plans, the City's recently submitted Promise Zone application, Business Improvement District #31, the Silver Spring Action Plan, the Healthy Neighborhood Initiative, and is located within the Milwaukee Police District #4 Community Prosecution Unit boundary. The City's Area Plans were adopted by the Milwaukee Common Council as part of the City of Milwaukee's Department of City Development's (DCD) effort to formulate and implement planning recommendations for every neighborhood in Milwaukee. The Northwest Area Plan, which includes the northern portion of the CNI neighborhood was created after gathering information, analyzing other plans, interviewing community stakeholders, completing a community survey, and finalizing a market analysis that indicated a number of important trends relative to the Neighborhood Transformation Plan. Among the trends noted in the plan were a growing need for multifamily housing, and specifically the need for affordable rental housing. Many of the Plan's recommendations are reflected in the Westlawn Transformation Plan: more green and sustainable building, more vibrant and customer-friendly commercial corridors, and more walkable neighborhoods. The West Side Area Plan, which includes the southern portion of the CNI neighborhood, and the Westlawn site, cites the redevelopment of Westlawn as one of several

“catalytic projects” for the West Side area and backs it fully. It was chosen as a catalytic project for its ability to have a large, positive impact on the immediate and surrounding area in terms of job creation and other improvements to quality of life, its potential to leverage investments in the area and add long-term value to the property tax base, and its demonstrated partnerships between private sector businesses and community-based organizations.

ReFresh Milwaukee is a new strategic plan created by the Office of Environmental Sustainability for the City of Milwaukee to develop a sound environmental, economic and socially sustainable future for the community. The plan aims to implement sustainable projects and encourage citizens and businesses to engage in solutions that are economically, environmentally, and socially smart for our community. Many of the strategies outlined in the plan under sustainable building, including food systems (community gardens and fresh food access), resource recovery (composting), and water (storm water management) have been incorporated into the Westlawn Transformation Plan.

In addition to this alignment with broader planning goals for the larger community, the Westlawn Transformation Plan also reflects RACM’s collaborative work with both the City and the Havenwoods Economic Development Corporation, and the Plan’s alignment with their initiatives to address retail/business development and infrastructure, and expand employment opportunities in the immediate Westlawn area. The revitalized Westlawn will complement many of these other efforts in the target neighborhood, including \$1.2 million invested through the Havenwoods Economic Development Corporation for streetscaping, lighting, and facade improvements on Silver Spring Dr.(along Westlawn’s northern border), \$1.5 million of improvements to the Silver Terrace shopping center located at 58th and Silver Spring Dr. (2 blocks east of Westlawn), a \$13 million investment by the Milwaukee Metropolitan Sewerage District to reduce the flood risk for Westlawn, the new Autozone located across the street from Westlawn, and the continued efforts of the City of Milwaukee Department of City Development to ensure continued homeownership in the community.

F.5 Design

The design of a revitalized Westlawn is the result of an extensive and inclusive planning process, led by the nationally recognized design firm, Torti Gallas and Partners, working with two other design firms, Kindness Architecture + Planning and Entelechy. HACM and Torti Gallas led numerous planning meetings and charrettes with residents of Westlawn and the broader community. This cooperative effort combined firsthand knowledge of the community's physical history, opportunities and challenges with proven design skill and development expertise, producing a physical design that both emphasizes the principles of New Urbanism and reflects the best characteristics of traditional Milwaukee neighborhoods. Key components of the physical plan include:

- A mix of housing types, sizes and prices to match a variety of lifestyles with unit designs that are consistent with a Milwaukee vernacular and contemporary styles;
- A mix of people with a wide range of incomes, ages, ethnicities and abilities;
- A mix of uses, including housing, management, maintenance, and community supportive services, and retail uses.
- Densities and housing typologies that are consistent with the surrounding community and the site's location along a major arterial street with public transportation, and that are constructed to be sensitive to the historic vernacular character of the city;
- Plans that allow increasingly self-sufficient residents to buy homes in their community;
- Interconnected streets, community facilities and public open spaces that foster neighborhood connections, that address safety and security issues, and that better connect the neighborhood to its surroundings.
- High quality design and construction of replacement housing to market standards with no physical distinction between rental and for-sale housing at any income level;

Design that blends into and enriches the neighborhood and appeals to intended market segments. The site plan includes a series of new streets that connect with the surrounding grid, and residentially-scaled blocks, defined by apartments and homes with street-facing front doors, stoops, porches and defined front and back yards, like the community that surrounds the Westlawn site. The plan also includes a bioswale network that integrates Westlawn into its surroundings in a more complete and regular fashion. The homes have been designed to reflect the architectural traditions of Milwaukee and Southeastern Wisconsin, while also introducing more contemporary elements suggested by residents and city planners during the participatory design process. Particular care has been given to design homes to reflect individual character, style, diversity and massing that appeal to the local housing market. The interiors provide ample living spaces, modern appliances and energy efficient systems and materials that facilitate contemporary living.

Compact, pedestrian-friendly site plan. The plan includes a series of new streets that connect Westlawn to the surrounding street grid. The new streets create a block framework that complements the one- and two-story housing structures, with doors, porches and stoops facing the street and clearly defined front and back yards. A harmonious scale to the street frontage is created through variety in massing and detailing, promoting “pride of ownership” in the home and neighborhood for renters and homeowners. Streetscapes will be safe, pleasant, and pedestrian friendly, with a network of sidewalks and paths shaded by street trees. The site plan is compact and walkable, including a mix of uses – different housing types, open and recreational spaces, community gardens, service-provider offices, and some retail along the bordering streets.

Opportunities for recreation and gathering. New community open spaces will be added in several areas as part of the reconfiguration of Westlawn. They are well-defined and of a manageable size, and configured so that nearby residents can easily keep an eye on activity there. These spaces will be programmed for a variety of passive and active recreational uses for community residents of

all ages and abilities, including parks, tot lots, ball fields and courts.

Defensible space. The revitalization plan creates defensible space throughout the neighborhood with all building entrances fronting the street and providing “eyes on the street” for increased security. All front and back yard spaces are associated with particular individual units, and parking is located adjacent to the unit versus in centralized lots. Sidewalks and streets will be well-lit. All new open and community spaces are easily supervised by nearby residential units, with windows facing out on the new spaces for easy monitoring of activity.

Landscape elements. The Westlawn plan includes saving as many of the existing, mature trees as possible. Where no trees exist, new low-maintenance, native, deciduous shade trees will be planted along neighborhood streets and open spaces to achieve energy efficient shading in warmer weather. Yard landscaping will incorporate attractive, low-maintenance, native plant materials that control storm water run-off, minimizing impervious surfaces. The bio-swale and rain garden elements of the storm water management strategy are key landscape features that also enhance and form microclimates. Access to the new community garden at Westlawn Gardens will provide opportunities for residents to participate in growing their own food.