



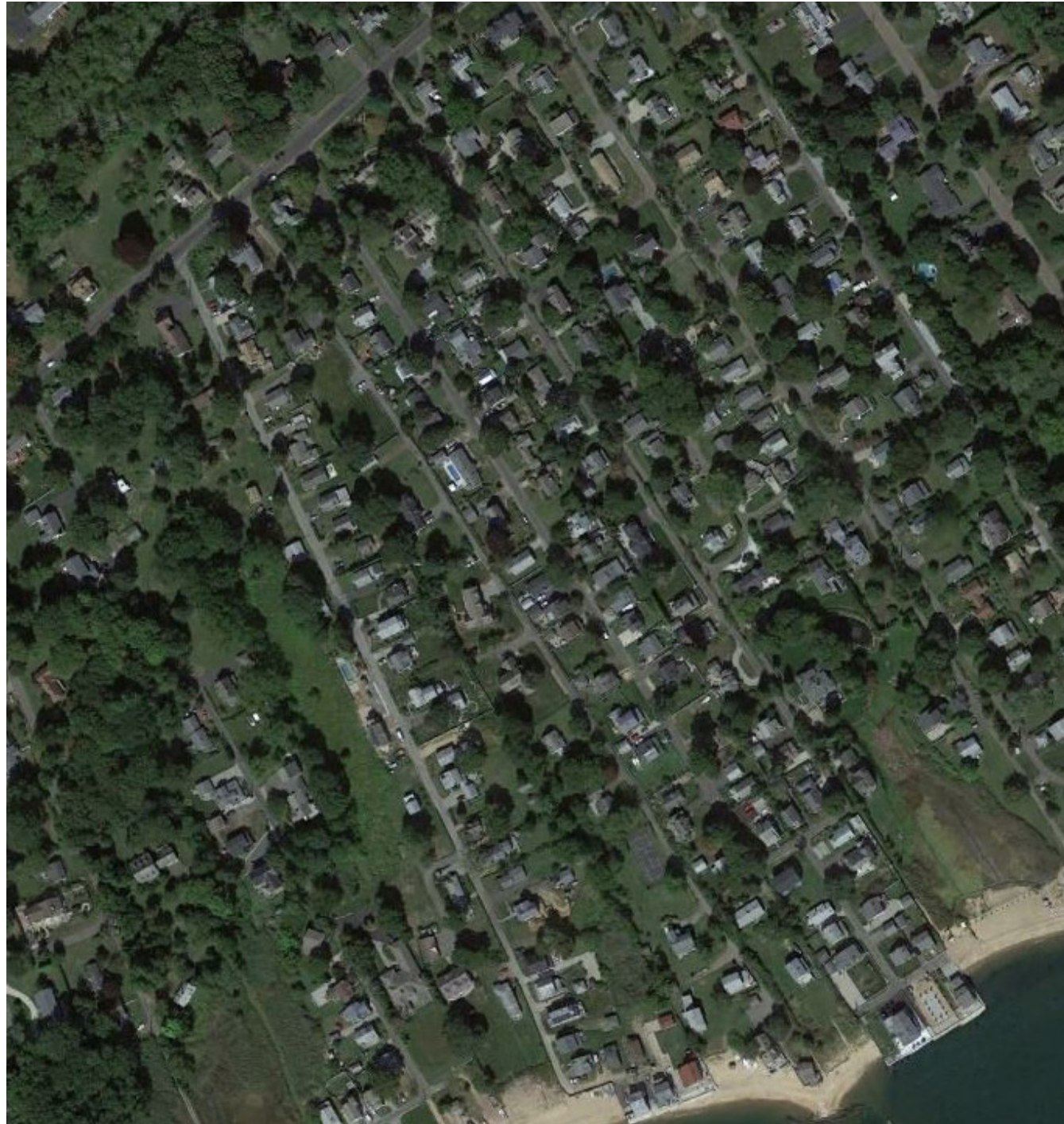
LEE MANOR ASSOCIATION

STREETSCAPE PLAN

JANUARY 25, 2022

PIRIE
ASSOCIATES
ARCHITECTS

Lee Manor OVERVIEW



Lee Manor Association is a family-oriented waterfront community that distinguishes itself through its sense of place as a welcoming, well-loved beach community. Historical characteristics that contribute to the sense of place include an awareness of arrival upon entry in community, its informal, pedestrian-scaled streets, modest and well-kept residential structures, and mature tree canopy, all of which have contributed to making Lee Manor Association a great place to live.



Lee Manor OVERVIEW



Incorporated in the 1920s as a summer season neighborhood, the Association is directed by a volunteer board of residents who together oversee the shared responsibilities of maintaining and improving the neighborhood. As with all neighborhoods and communities, as life evolves, so must the efforts of the community to maintain the characteristics they enjoy. Lee Manor finds itself at just such a moment, and this study is intended as an initial step to identify the vision, goals, and tasks that the Association may consider to preserve the sense of place and the safe, walkable community that makes Lee Manor Association so special. On a practical note, preservation of the sense of place can also support property values through increased desirability and uniqueness.

Lee Manor **OBSERVATIONS + VISION**

GENERAL OBSERVATIONS

The biggest single impact driving the need for LMA to take an active role in maintaining its character is the fact that nearly 70% of residents are now live on site fulltime. Pressures of fulltime occupancy include increased automobile presence, traffic, and speed, as well as delivery vehicles, all of which push against the pedestrian-oriented street scale and sense of safety. These occupancy demands, as well as the natural maturation and demise of many of the character defining street trees brings LMA to the point where a set of goals are necessary to preserve what makes this place so unique.

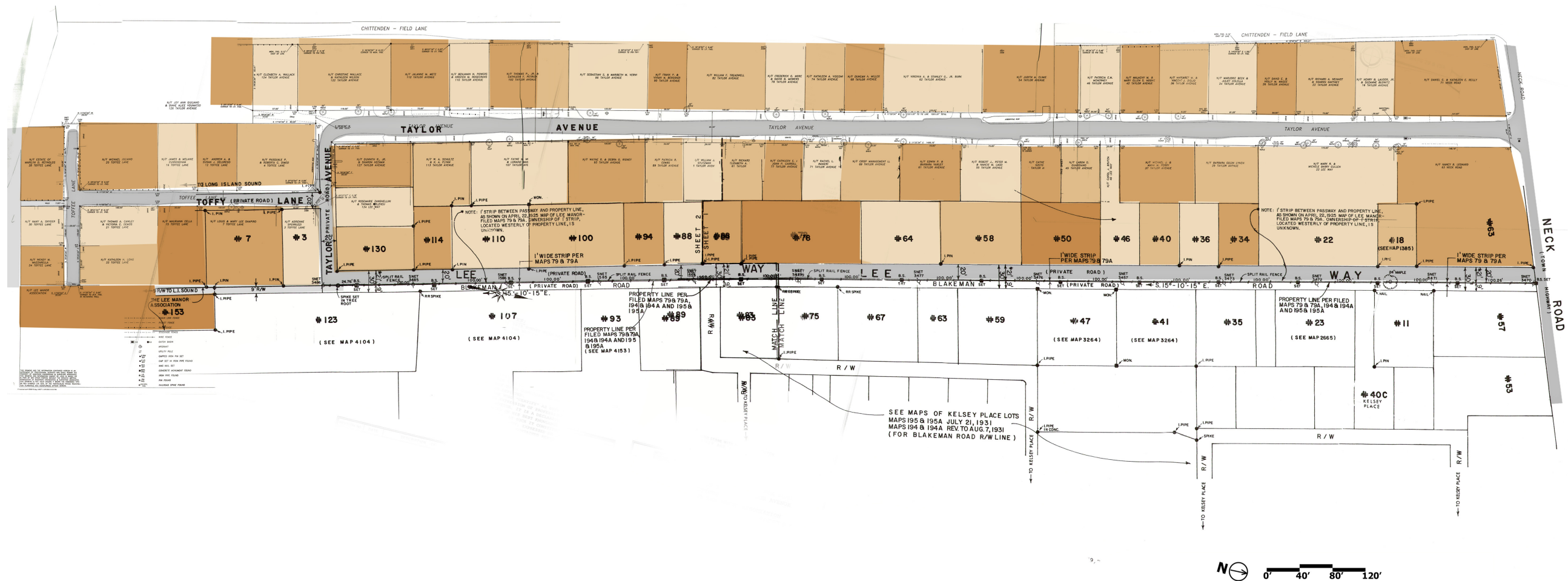
VISION

Lee Manor Association is a unique beach community distinguished by a charming sense of place that welcomes residents to a safe, pedestrian-oriented, well-scaled, and richly landscaped neighborhood.

Lee Manor GOALS

GOALS

The following goals and recommendations build-upon and expand work already underway to achieve the community-enhancing outcomes outlined in the Vision. We sought ideas that economically find ways to slow traffic and at same time offer valuable improvements to the neighborhood that would benefit all.



Lee Manor GOALS + RECOMMENDATIONS



1.1a



1.1b

Goal #1 Strengthen the Sense of Arrival to the Association

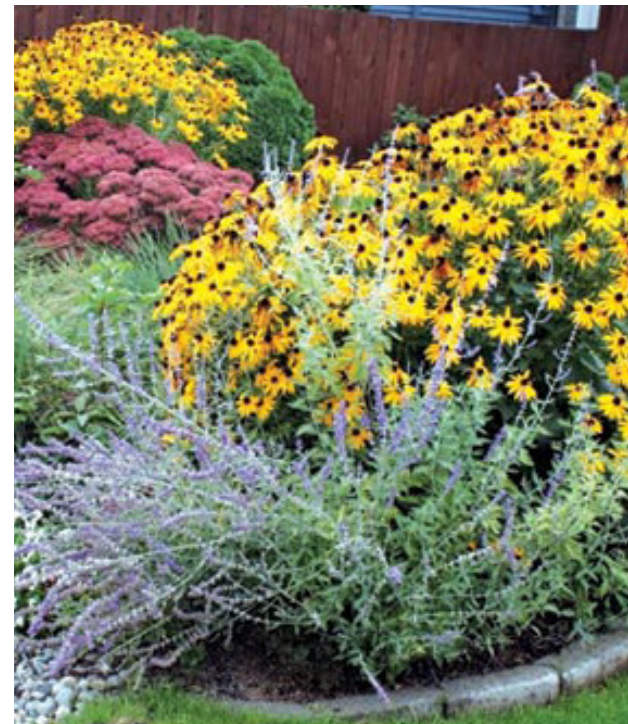
RECOMMENDATION 1: Build on recent efforts along Neck Road to create thresholds to mark the entries to the Association:

- 1.1a Install a paved apron across the two roads to visually demark the transition from the PUBLIC Neck Road into the PRIVATE streets of the Association.
- 1.1b Install curbs to physically narrow the road area.

Lee Manor GOALS + RECOMMENDATIONS



1.2a



1.2b

Goal #1 Strengthen the Sense of Arrival to the Association

RECOMMENDATION 2: Slow down vehicles as they enter Lee Way and Taylor Avenue from Neck Road:

- 1.2a Reduce turning radii onto Neck Road so vehicles need to decelerate before advancing.
- 1.2b Renovate landscape along Neck Road with native coastal plantings to highlight and enhance visibility of new stone markers.

Lee Manor GOALS + RECOMMENDATIONS



2.1a



2.1b



2.1c

Goal #2 Create a Multi-Modal Street that Prioritizes the Pedestrian, Safe Access through Neighborhood

RECOMMENDATION 1: Re-imagine the traffic calming features along the roads:

- 2.1a Consider using StreetPrint textured asphalt paving when repaving streets. This will improve appearance at minimal additional cost and remain as easy to maintain/plow as traditional asphalt paving, if no color topping is added. The added texture may also signal drivers to drive more slowly throughout the neighborhood.
- 2.1b Reconfigure or replace speed bumps. Consider:
 - Distance apart
 - Type
 - Material
- 2.1c Introduce movable fence panels that require vehicles to slow versus speeding down the long, straight roads.

Lee Manor GOALS + RECOMMENDATIONS



2.2a

Goal #2 Create a Multi-Modal Street that Prioritizes the Pedestrian, Safe Access through Neighborhood

RECOMMENDATION 2: Re-imagine signage:

- 2.2a Largest sign faces should emphasize pedestrian and children versus speed limit.
- 2.2b Style of signs should be consistent the reinforce character of the neighborhood.



2.2b

Lee Manor GOALS + RECOMMENDATIONS



3.1b



3.1a



3.1c

Goal #3 Enhance the Character and Amenities of Lee Manor

RECOMMENDATION 1: Reintroduce coastal habitat tolerant street trees*:

- 3.1a Provide canopy over streets creating shade on hot summer days.
- 3.1b Tree roots soak up excessive water reducing runoff issues.
- 3.1c Tree trunks help define the streetscape and offer traffic calming by visually narrowing the space which slows drivers down.

*See appendix for coastal planting guides from CT & VA (similar horticultural zone)

Lee Manor GOALS + RECOMMENDATIONS



3.2b



3.2a



3.2c

Goal #3 Enhance the Character and Amenities of Lee Manor

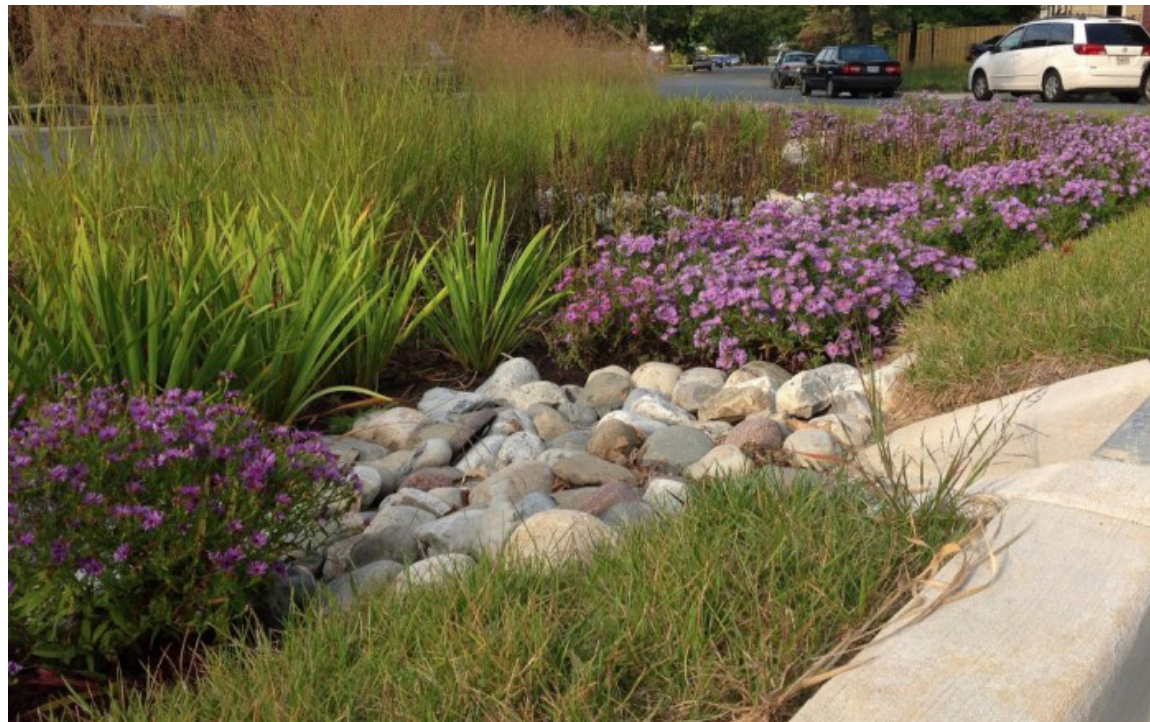
RECOMMENDATION 2: Promote Consistent approach to street parking:

- 3.2a Per Association Ordinance, space for parking one car along the edge of the ROW shall be maintained in front of each property.
- 3.2b Consider regularizing the character of these spaces in terms of materials: gravel, paved or reinforced grass paving systems.
- 3.2c Use remaining area not occupied by driveways or the parking space for street trees.
Note: consider requiring reservation of space not used by one parking space & driveway for community street trees, bioswales etc.

Lee Manor GOALS + RECOMMENDATIONS



3.3a



3.3b

Goal #3 Enhance the Character and Amenities of Lee Manor

RECOMMENDATION 3: Address localized stormwater runoff issues:

- 3.3a Some puddling is the result of low spots in the paving that need to be filled. Verify that no residents are discharging water collected on individual properties onto right of way: Item 22 of the Ordinances specifically prohibits discharge of water onto the streets per Town of Madison Regulations.
- 3.3b Planted bioswales within the boundaries of individual properties would collect and clean this discharge. Bioswales can also be introduced within the ROW to collect surface water from the streets adding visual interest as well cleansing of street runoff instead of adding new drywells.

Lee Manor GOALS + RECOMMENDATIONS



3.4a



3.4b

Goal #3 Enhance the Character and Amenities of Lee Manor

RECOMMENDATION 4: Preserve and restore beach as a resident amenity:

- 3.4a Investigate strategies to regenerate and maintain the sandy beach area.
- 3.4b Consider an overlook or other type of water access at the end of the neighborhood pathway between the houses on Toffee Lane.

Lee Manor ACKNOWLEDGEMENTS

PREPARED BY

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This high level assessment was assembled to help guide planning and decision-making regarding care of and enhancements to the public realm and sense of place of Lee Manor Association. The recommendations contained herein are developed to a “concept level” only and should not be considered ready for construction. If implementation of any recommendation is contemplated, further professional assistance will be required to verify that improvements meet the regulations and requirements of all authorities having jurisdiction, the Lee Manor Association requirements, and best practices for public realm improvements.

The design team wishes to acknowledge the members of the LMA board whose thoughtful input, knowledge of the community, and engagement helped shape this assessment.

Paul Fleming, Lee Manor Association Board
President

Andy Skroly, Lee Manor Association Committee Chair