

Consistency with Lincoln Heights District Plan (“LHDP”)

In July of 2016 the City of Spokane adopted the LHDP through a collaborative process with the residents and business owners in the Lincoln Heights Neighborhood.

As stated in the Introduction (page 1.1) the neighborhood is on the “cusp of transformation....regional growth, coupled with the demand for walkable neighborhoods, mixed use housing, and places that emphasis local character present opportunities that Lincoln heights is well suited to address.” Noting that while “residential areas surrounding the center are largely built out”, the plan emphasizes that “infill and higher density options” are important.

The intent of the Garden District plan is to carry forward this vision and advance the District Plan Goals for “Character” (Goal 1; page1.4), “Development” (Goal 2; page 1.4) and “Function” (Goal 3; page 1.5). This includes “an increase in the number of housing units nearby” the district center; increasing the buildings that face 29th Avenue; and “improved walkability and neighborhood connectivity”. (Page 1.6). The plan specifically recognizes the importance of additional housing on opportunity sites close to the District Center. The Garden District responds directly to these goals.

South Hill Coalition Plan

The LHDP recognizes the earlier planning work done in the South Hill Coalition Plan (Page 2.3). This plan identified a number of “high priority” projects aimed at improving connectivity and walkability between South Hill neighborhoods. One of these priority projects are “Ped-Bike Linkages” through the Sonneland property connecting residential areas to the SE Boulevard and STA services and Park and Ride facilities (page 2.4). These bike and pedestrian connections are in the Garden District Plan with connections being provided from 30th /Martin Street to Southeast Boulevard.

Policy and Zoning Conditions

The City of Spokane Comprehensive Plan designates Lincoln Heights as a “Center” where focused growth is desired. The intent is to develop higher intensity, mixed use and urban oriented housing around the Center locations. This strategy, as noted in the LHDP, “works to create walkable, vibrant neighborhood or District Centers” connected to citywide transportation (page 2.5). The Garden District fully meets these goals. Notably, the Garden District provides the following:

1. A location that is easily walkable to the services and businesses located in the Lincoln Height District Center;
2. Easy walking distance with pedestrian and bike connections to the STA Park and Ride facility on SE Boulevard; and

3. Direct access to transit service on 29th Avenue, which has been identified as the corridor for future High Performance Transit lines. (page 2.11 and 4.14)

District Center Plan

The LHDP identifies areas for future development. The Sonneland property is identified as an “Opportunity Site” for future mixed-use development and urban housing. It notes that the development of this site provides the important connections to the neighborhoods to both the west and south. It notes, “it’s development will play a strong role in establishing the district’s character and long term success” (page 4.9).

The pedestrian environment is a strong focus of the LHDP (page 4.17). It notes that improving sidewalks and providing neighborhood connections are a “high priority”. This meet LHDP goals of providing housing with pedestrian access to the District Center and providing pedestrian connectivity between neighborhoods, the District center and STA transit facility and services (page 4.17).

The Implementation section of the LHDP (Section 5) identifies a number of priority actions. The following implementation actions identified in Table 5.01 are advanced by the Garden District PUD plan:

1. PM-05: Support opportunities for compatible “multifamily /mixed use housing” (page 5.7);
2. PC-01: Create paths and trails that “improve ties from the district to surrounding neighborhoods” (page 5.9);
3. PC-02: Improved pedestrian crossings (page 5.10). Garden District plans a signalized pedestrian crossing at Crestline/31st Avenue;
4. PC-03: Implement streetscape improvement (page 5.10). The Garden District includes a tree planting buffer and 6-foot sidewalk on all internal streets. Crestline is designed as a narrowed tree lined roadway section with bike lanes and 6 foot sidewalks;
5. BC-01: Promote pilot project for mixed-use housing (page 5.10). The Garden District will serve as an example for compatible urban housing and is identified as a potential location for such a project in Chapter 4 of the LHDP.
6. BC-03: Explore “edge retail” development (page 5.10). The Garden District provides the ideal location for small-scale retail uses on the edge of the district that will serve adjacent residential uses. These are incorporated into the Garden District plan as both ground floor retail with residential above as well as small free-standing retail buildings in a street fronting urban context.

The LHDP uses Kendall Yards as an example of the type of economically and socially integrated housing that should be included in Lincoln Heights (Market Strategy p. 15). The Garden District is committed to just this strategy by including a wide range of housing including:

1. Small studio units over ground floor retail;
2. Higher density rental units in the Garden District Town Center;
3. Lower density rental and condominium units in small two story structures;
4. Ground level MF units for senior housing with attached garages;
5. Small detached cottage housing units; and
6. Large lot residential custom homes