

Garden District Preliminary Plat Subdivision Decision Criteria

Approval of a subdivision under SMC17G.080 requires a showing that the platting of the development into lots is done in a manner that adequate provision have been made for public services; open space and recreation; and pedestrian safety. Below is a discussion of the Garden District development in relation to the decision criteria for subdivision approval.

1. Public health, safety and welfare

The Garden District development is an urban infill development that is a vision of the City Comprehensive Plan. This development provides a mix of land uses on a fine scale in a pedestrian oriented environment and adjacent to the Lincoln Height Center. The development will provide a housing density that supports the designated “center” in the Comprehensive Plan. The development is also consistent with the Lincoln Height District Center Plan adopted by the City in 2016.

The development plan also provides for a wide range of housing, both economically and socially diverse.

2. Open spaces

The development includes more than 8 acres of open space comprising more than 30% of the total development site. This open space provides for recreation, pathways, and the protection of urban forest resources. The open space dedication is made possible by the use and development clustering flexibility that is provided by the PUD ordinance.

3. Drainage ways

Stormwater drainage will be disposed of “on-site” through the use of rain gardens and bio-swales where the stormwater will receive treatment to remove pollutants prior to percolation back into the ground water system. The Garden District will use innovation stormwater treatment system consistent with City of Spokane engineering guidelines.

4. Streets, roads, alleys and other public ways

The development proposes road designs that are consistent with the city design policy for “complete streets” and an accessible grid street network.

5. Transit stops

Transit service is available at the north boundary of the development site on 29th Avenue. The route is also designated a potential high-speed transit corridor in the future. The development site is also within walking distance of the STA Park and Ride lot on Southeast Boulevard. Sidewalks are provided as part of the extension of 31st Avenue to Southeast Boulevard that will provide a safe walking route to the STA facility.

6. Potable water supplies

Public water lines are available on the property and have capacity to serve the development. The development will extend additional water service line to all of the platted lots.

7. Sanitary wastes

Public sewer is available to the development site and will be extended to all of the platted lots.

8. Parks, recreation and playgrounds

The development will provide 8 acres of park and open space land, as noted above. This will provide area for recreational facilities, parks and pathways. These open space areas are important to the development concept for the Garden District providing an urban neighborhood with a strong social fabric. Providing open space areas, parks and plazas where people have the opportunity to meet and interact is an important element of the development plan. The development plan also provide for a community center with space for community meetings and gatherings.

9. Schools and school grounds

A demographic analysis of similar developments indicates that the Garden District community will have about 40 school-aged children (under 19 years). Spokane School District No. 81 serves the site and has capacity to serve the additional students.

10. Sidewalks, pathways and other features that assure safe walking conditions

The development plan is a pedestrian oriented small urban neighborhood. All of the newly developed streets will have sidewalks separated from the roadway by a 6 foot planting strip. In the "town center" some sidewalks are 12 feet wide (including a 4 foot amenity zone). In addition the Garden District will provide very important

pedestrian connections to Crestline and to Southeast Boulevard. A wide pedestrian and bike pathway will run thru the open space in the center of the development.