

## **Sonneland Property**

### **The Garden District: Project Overview**

1. **Background:** The Garden District site is most, but not all of the Sonneland property. In total it consists of about 25 acres. The land located north of the current 30<sup>th</sup> Street right of way consists of about 10 acres that is zoned CC1 (Neighborhood Center). The balance of the site located to the south is about 15 acres and is zoned RSF (low density residential 10 units per acre).

We are proposing a development of the property as a Planned Unit Development (PUD) that will provide an integrated development of the site, consistent with the current Comprehensive Plan and zoning designations. The use of the PUD will allow flexibility to locate uses, permitted in either the CC1 or RSF zone, to be allocated throughout the property subject to the limitations of the PUD ordinance. This will allow clustering of a number of small Multi-Family (MF) buildings to be constructed in the RSF zone, as shown on the Illustrative Site Plan, creating the opportunity to protect substantial open space. The PUD will also allow us to establish development standards unique to this property and project. Along with the PUD we will be proposing a preliminary plat that will allow parcels to be created for the various uses. There will be no changes in permitted density or building heights in the RSF or CC1 zones. The PUD also required a set aside of 10% common area. The plan as shown has more than 30% common area.

2. **Project Scope and Character:** The project will be a mixed-use project, which will include retail, commercial, office, residential, and park and open space uses. A separate “vision statement” for the project is attached. Early concepts for the development of the property by the Sonneland family had a strong emphasis on retail and office uses and the CC1 zoning would allow nearly 400,00 SF of commercial use. We do not believe the market or site supports this heavy commitment of commercial uses nor do we believe it serves the interests of the larger Lincoln Heights neighborhood. While we will retain a small core of mixed use office and retail uses in the “town center” portion of the site (the total will be less than 60,000 SF including the current uses) the project will have a stronger focus on residential uses. The total project will have 236 residential units and the higher density structures will be concentrated on CC1 zoned “town center” component of the site. The residential density is scaled down to be compatible with the single family neighborhoods on the south boundary of the property. Large “estate” lots are planned for the area along 32<sup>nd</sup>.

The vision for the project will be a small mixed-use neighborhood “town center” transitioning to the neighborhood to the south. The mixed-use center will have an urban character with a grid roadway system, a priority on pedestrian mobility over cars, buildings facing the street, and a fine grain of mixed-use, including residential over retail spaces.

3. **Road Alignments:** We are proposing the vacation of a number of existing road right of ways and replacing them with a more urban style grid system that will connect to the new Crestline arterial as well as 29<sup>th</sup> Avenue and the Martin Street and 30<sup>th</sup> Avenue intersection. This will enable a more pedestrian focus to the community. The vacated ROW (most of which have sewer and water underground) will, in most instances, be used to create broad pedestrian corridors, public plazas and abundant open spaces. All roadways will have 6 foot sidewalks and a 6 foot minimum planting strip on both sides of the street. Street trees will be planted along all street frontages. This is typical of all Greenstone developments.
4. **Pedestrian Connections:** The planned PUD will have a very strong pedestrian and cycling focus. All of the internal street will have minimum 6-foot sidewalks. A wide pedestrian and green space corridor will angle through the site from the Crestline and 32<sup>nd</sup> intersection north through the site to 29<sup>th</sup> Avenue. This will connect with east-west pedestrian lanes connecting to Martin and Southeast Boulevard. This is consistent with the pedestrian connection projects identified in both the Lincoln Heights Neighborhood Plan and the South Hill Coalition Strategic Plan.