

## **The Garden District Vision**

We have named the proposed project The Garden District in Lincoln Heights. The historical platting of the area was called Garden Addition. The name reflects our intent to create a definable small urban mixed-use neighborhood with a pedestrian focus and extensive trails and open space.

### **A Neighborhood Center**

Spokane is a city of neighborhoods and the vacant Sonneland property on the edge of the Lincoln Heights Shopping Center can set a new standard for the implementation of the “neighborhood center” vision in the Comprehensive Plan. The development of the Sonneland property as the Garden District has the opportunity to enhance the Lincoln Heights neighborhood and live up to the neighborhood planning principles of pedestrian orientation, mixed use design and sustainability found in the Comprehensive Plan.

### **Strong Public Realm**

The public realm (the streets, public plazas and open space) defines the character of a neighborhood. Instead of orienting the built environment around cars, the Garden District’s public realm will prioritize pedestrians centering on bike paths, pedestrian laneways and community open space. The neighborhood will prioritize public spaces and amenities, including community gardens and play grounds for children. The Garden District will develop a public realm that is vibrant and usable year around.

The Garden District will create common areas emphasizing flexible public plazas and a ribbon of green parks and gardens with a mobility network primarily serving pedestrians and cyclists. The open space protects native urban forest and basalt rock outcroppings. This green garden corridor will connect the urban mixed-use core of the Garden District and serve as a transition to the lower density residential neighborhoods on the southern edge of the Lincoln Heights neighborhood and into the Southgate neighborhood further south.

### **Diverse Housing**

Housing is the single biggest expense facing Spokane families, and the toughest barrier to economically diverse neighborhoods. Housing is also necessary to support the Lincoln Heights “center” designation in the Comprehensive Plan. The housing in the Garden District will be economically diverse, a vision we have held in all of our communities. Greenstone’s approach will be for residential housing throughout the neighborhood to house residents with a range of incomes in a mix of single family and multi-family homes. Our goal is to provide housing within the density range of the underlying zones.

Greenstone has a vision to create a close-knit community that encourages social cohesion and community involvement.

**Mobility**

Greenstone's vision for mobility within the Garden District begins with dedicating large portions of the site as pedestrian areas. The Garden District will have a mixed use center and provide easy pedestrian connections to the nearby Lincoln Heights shopping district and its wide range of retail services, including groceries. The streets within the mixed-use core of the Garden District will be narrow and on a grid system providing conductivity to existing neighborhoods and designed for pedestrian and cyclist safety. The Garden District will provide a connection from 30<sup>th</sup> Avenue to Southeast Boulevard that will provide access and links for the Garden District for outside vehicle trips.

**Parking**

In the "town center" parking within the Garden District will be on a shared and reciprocal basis, allowing parking to be clustered on the site and total parking requirements reduced. Our experience at Kendall Yards has been that shared and reciprocal parking between mixed uses reduces total parking requirements by more than fifty percent. The clustering of parking allows that land to be repurposed as the demand for parking is reduced in the future as the use of autonomous vehicles, transit and ride sharing systems evolve. All of the residential buildings will have internal garage parking. In the lower density RSF zone every unit will have a parking garage internal to the building. Guest parking will be provided along roads and drives as shown on the site plan.