

Sonneland Property

PUD and Preliminary Plat Narrative

1. General Development Concepts:

This project application is for a preliminary plat and a planned unit development on approximately 24.59 acres of land in the Lincoln Heights neighborhood on Spokane's South Hill. The overall development plan is for 236 residential units and about 38,000 square feet of office, retail and commercial uses as a mixed-use walkable urban neighborhood in a key urban infill location. The

A. Site Location:

The site consists of 24.59 acres located south and west of the intersection of 29th Avenue and Southeast Boulevard. Two zone classifications cover the site: Community Center (CC1) is located adjacent to 29th and extends south to 30th Avenue (8.17 acres); and Residential Single Family (RSF) extends south of 30th Avenue to approximately 33rd Avenue (16.42 acres). The boundary of the existing zone classifications is the centerline of the current 30th and 31st Avenue right of way.

B. Land Use:

The proposed project is the development of a walkable mixed-use urban neighborhood with a combination of office, retail and residential uses. The project will create a free-flowing public realm, emphasizing flexible plazas and a ribbon of green parks and gardens with a mobility network primarily serving pedestrians and cyclists. This green garden corridor will connect the urban mixed-use core of the neighborhood 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. The illustrative PUD Site Plan is attached to the application.

The higher density portion of the development plan is in the portion of the site zoned CC1. This walkable urban neighborhood will have about 38,000 square feet of retail commercial uses (a portion of which is currently developed with a bank, primary medical care, and an office building) and 110 residential units in three story buildings with a street fronting urban context. This higher density core neighborhood then transitions to a lower density residential neighborhood with 126 homes in low-rise two story multifamily buildings and single-family homes. This provides a transition to the existing residential neighborhood to the south of the project.

C. Mobility:

Greenstone's vision for mobility within the project begins with dedicating large portions of the site as pedestrian areas. Included within the public areas will be bike share facilities. Greenstone will also encourage a diverse range of retailers (banking and medical services are already present) 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 designed for pedestrian and cyclist safety. All the internal streets will have 6-foot sidewalks and a 6-foot planting strip for street trees on both sides. The project will provide a link from 30th Avenue and Martin Street east to Southeast Boulevard that will provide access and connectivity to and from the town center for outside vehicle trips. This link is consistent with the Lincoln Heights Neighborhood Plan..

D. Parking:

In the town center, parking within the project 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 the residential buildings will have parking internal to the building and each residential structure parcel has parking to meet the required code standard. In the RSF zone every residential unit will have a parking garage internal to the building. Guest parking is provided on roadways and drives as shown on the site plan.

E. Retail and Cultural Amenities:

The digital transformation of retail services requires a different and more flexible approach. In the Garden District Greenstone will use smaller flexible spaces to attract local innovative concepts. Some retail will be located on the ground floor of residential buildings. This same flexible approach applies to cultural and community activities. The public realm will include multiple spaces that can be used for a wide range of artistic and cultural activities that bring the community together and provide an outlet for visual and performing artists. Public art will be an important aspect of the Garden District, providing a unique cultural identity to the neighborhood.

2. Existing Conditions:

As noted above the site has two Comprehensive plan and Zoning designations. A portion of the PUD site is currently developed with a general office building and a Rockwood primary care medical center. Additional office and commercial uses exist along 29th Avenue and Southeast Boulevard. South of the site are single family homes in the RSF zone classification. The Lincoln Heights shopping center is within walking distance to the east of the site.

The site soil conditions support the development as proposed and there are no wetlands on the property (see attached Geotechnical report and Wetlands Evaluation study). The site is generally flat slopping gently from north to south. There is a steep hillside along the eastern boundary of the site. Much of this hillside is set aside as common/open space in the PUD plan.

3. Density and Land Use:

Where a PUD site includes two different base zone classifications the allocation of land uses and density is subject to the provisions of SMC 17G.070.030 (A)5 which allow permitted uses to be allocated to the full site "proportionate to the land within the development site devoted to each zoning district". The Planning Director has determined that this limitation applies to both land area and density.

The proposed PUD has a total of 236 residential units (a mix of multi-family and single family) and about 38,000 SF of commercial uses. All the commercial uses are located in the CC1 zone classification. The residential uses are split between both zone classifications with 110 units in the CC1 zone classification and 126 units in the RSF zone. Density in the CC1 is limited to a maximum Floor Area Ratio of 1.0. The proposed PUD has a FAR below the maximum at .69. In the RSF zone the PUD density is 7.68 units per acre, below maximum permitted of 10 units per acre and above the minimum density of 4.0 units per acre. A detail of land uses by parcel is attached in the Land Use Summary..

Height limits cannot be altered in a PUD. In the RSF zone all the buildings are 2 stories or less, consistent with the surrounding neighborhood. A strong effort has been made in the PUD design to orient buildings to the street with appropriate setbacks that define and contain the street space as well as concentrate and reinforce pedestrian activity and create a sense of the street.

A total of 9.17 acres has been designated as Common Area parcels. These parcels include natural open space, landscaped areas, community gardens, plazas, a small neighborhood park, and two community amenity buildings.

4. Circulation:

Fundamental to the development plan for this project is a complimentary vehicular and pedestrian system designed to be pedestrian oriented, to provide connectivity to surrounding neighborhoods, Lincoln Height Shopping District and to provide convenient site access to/from the existing street system. In the northern portion of the site we are replacing the existing ROW for 30th, 31st and Crestline with a more grid-like road system, which incorporates complete street principles of narrow streets sections, street trees, sidewalks and pedestrian scale lighting. The circulation plan is consistent with the pedestrian orientation and focus design standards outline in SMC 17G.070.145 (B) and has been recommended for approval by the Design Review Board.

A traffic generation letter has been prepared for the project and is attached.

Street and pedestrian lighting will be provided throughout the PUD site. The lighting will be designed to reduce or eliminate any offsite glare and provide for a safe environment for those living and working on the property. There will be a strong focus to use low energy LED light fixtures and to keep a pedestrian scale to the light fixtures.

5. Infrastructure:

The PUD proposes the vacation of several existing street rights of way and replaces them with a more pedestrian oriented grid street system. The street sections proposed for vacation include 30th Avenue, 31st Avenue, Crestline (from 32nd Avenue to 31st Avenue), 32nd Avenue (west of Crestline) and 31st Avenue (west of Crestline). These streets would be replaced with a new alignment of 30th and 31st Avenues making a direct connection to Southeast Boulevard and the grid system, as shown in PUD site plan, north of 31st Avenue. Where utilities exist in vacated ROW, easements and maintenance access would be provided. Additional sewer and water infrastructure will be provided consistent with the plan provided and attached hereto.

Efforts will be made to eliminate existing above ground utilities or make them visually unobtrusive. New utilities will all be installed underground.

Innovative on-site storm water detention and bio swales will be integrated into the plan per city standards.

6. Significant Features:

The site contains significant urban forest and basalt rock outcroppings. Some large native ponderosa pines are located on the site. In addition, the Sonneland family has planted a large number of deciduous trees along some of the ROW corridors and these trees are now relatively mature. We have surveyed the property and noted the location of large trees and will make a concerted effort to retain many of the mature trees where possible.

As noted above the significant hillside on the east boundary of the site has mature native vegetation. The clustering of SF and small MF units enables this portion of the site being protected as open space.

7. Consistency with Comprehensive Plan and PUD

A. Housing Elements

The project will provide a more economically diverse range of housing that is consistent with the City of Spokane's Comprehensive Plan "Housing" goals (Goal 1: Housing Choice and Diversity) and fulfills the purpose statement for PUDs (SMC 17G.070.010) for housing that is efficient, affordable and diverse. An economically diverse range of housing styles and types are provided in the PUD plan. This diversity ranges from detached single-family homes on lots to multi-family flats in medium rise buildings in select locations. See Garden District Architectural Design Concepts document.

B. Park and Open Space

This plan includes the dedication to an owner's association of approximately 9.18 acres of common area tracts, as shown on the site plan. The common tracts will be owned and maintained by the owner's association. The common tracts constitute 37% of the site. As shown on the Open Space Plan, the common tracts will be used for a wide variety of parks, opens spaces, and shared community facilities. The shared community facilities will include community gardens, a neighborhood park, a community center building, and fitness center. A trail system through the community common area and along streets will provide a comprehensive pedestrian system throughout the site that connects to the surrounding roadway system and neighborhood. This is consistent with the open space purpose of the PUD (SMC 17.G.070.010 (A)5 and the Housing and Parks and Recreation elements of the Comprehensive Plan. (H1.4, H1.7, H1.9, H1.11, H1.18, PR2.2, PR2.4, and PR3.1).

C. Pedestrian, Cycle and Automobile Circulation

The PUD design places a priority on pedestrian and cycle movements over automobiles. In addition to the internal trail system, all the roadways include wide 6-foot sidewalks on both sides of the street. Shared and reciprocal parking, managed by the owner's association allows much lower parking ratios. The PUD plan provides for a pedestrian connection between 31st Avenue/Martin Street intersection east to the intersection of 31st Avenue and Southeast Boulevard. This is a priority pedestrian project identified in both the South Hill Coalition Plan and the Lincoln Heights neighborhood plan.

The site plan does not provide for the extension of Crestline through the project site. The Design Review Board recommended approval of the site plan without the Crestline extension on the basis that it preserves significant natural features and mature trees on the site and that it provides better pedestrian and cycle connectivity as required by the PUD Design Guidelines.

D. Neighborhood Compatibility

Both the Housing and Neighborhood elements of the Comprehensive Plan discuss the importance of neighborhood compatibility. As noted above, the density and scale of the building have been carefully designed to provide compatibility with the surrounding land uses. On the north side of 32nd Avenue, single family homes on lots with a minimum size of 7000SF have been provided as a buffer to the existing homes on the south side of the street. Single-family detached homes are also provided on the west side of Crestline as a buffer to existing single family homes. All the development south of 30th and 31st Avenue is limited to two stories in height. The taller three-story buildings are located north of the 31st Avenue ROW on the CC1 zoned land and adjacent to existing commercial and office development.

While lowering the density on the south portion of the site provides compatibility to existing SF development, the higher intensity in the northern portion of the site (in the CC1 zone) provides needed residential density to support the commercial uses in the Lincoln Heights Shopping District. This is the very philosophy behind the "centers" approach to the Comprehensive Plan. This approach allows the protection of nearly one third of the site as open space.

The DRB also determined that by not extending Crestline a bisection of the neighborhood would be avoided.

E. PUD Development Standards

The PUD ordinance provides for deviations from the development standards of the underlying zoning. This PUD application includes a

modification of certain development standards. The PUD Development Standards Matrix is attached.

F. Phasing

Construction of the project is planned in multiple phases as shown on the Phasing Map. The southern portion of the site (south of 32nd Avenue) would be the initial development phase with construction anticipated to commence in 2019 and initial occupancy in 2020. The subsequent phases would include the northern portion of the site. Construction of the second phase is currently planned for 2020.