

An aerial photograph of the Kendall Yards development in Spokane, Washington. The image shows a large, cleared area with winding roads and a river in the foreground. The background shows a dense residential area with trees in autumn colors and a bridge over the river. The sky is clear and blue.

**Application for Minor Amendment to  
Approved Kendall Yards PUD and  
Preliminary Plat**

**File Number: Z2006-06-PP/PUD**

December 29, 2009

# Kendall Yards

## Modifications to PUD and Preliminary Plat Narrative

### 1. General Development Concepts: Will remain generally the same.

The site area of 78 acres will not change from the Kendall Yards PUD and Preliminary Plat approved on September 21, 2006. The land uses and development concepts are consistent with the approved Kendall Yards PUD and Preliminary Plat. The modified Illustrative PUD Site Plan is attached as [Exhibit No.1](#). The modifications to the approved PUD include reductions in development density and building scale and massing. A comparison of the development density of the proposed modified PUD and the approved PUD are summarized in [Exhibit No. 2](#).

The approved PUD identifies two areas of development. These include the mixed use area between Monroe and Maple Streets and the primarily residential area west of Maple Street.

The development between Monroe and Maple Streets will remain the ***“retail and commercial core for the site”***. This retail and commercial core is still ***“envisioned as a mixed use area which could accommodate office, retail and residential uses”***.

The development west of Maple, as described in the approved PUD, will ***“primarily be quality residential neighborhoods with accessory retail to serve neighborhood demand”***. Residential development will be more economically diverse than envisioned in the approved PUD and the neighborhood retail will be much smaller in scale west of Maple. The approved PUD included about 250,000 SF of retail/commercial west of Maple. The modified plan reduces this to less than 20,000 square feet.

The connectivity will remain ***“a fundamental and integral element in developing the Kendall Yards”*** property. The connections to the West Central Neighborhood and the CBD, a major east-west boulevard, and the construction of the Centennial Trail will remain the same.

For the development of the Kendall Yards property, we will continue to be guided by the principal that ***“the public realm and open space vision is one of the greatest attributes of the PUD Master Plan”***. Design and development of public open space will implement the goals of the Great Spokane River Gorge Strategic Master Plan.

**2. Existing Conditions: Are generally the same.**

The underlying Comprehensive Plan and Zoning designations remain unchanged from those in place at the time of the Kendall Yards PUD approval. The clean-up of the Brownfield site has been completed and “no further action letters” have been received from EPA. Copies of the letters are attached as [Exhibit No. 3](#).

**3. Density: Will be reduced from the approved PUD plan.**

The “Built Form Framework” of the approved PUD design ***“using a block and grid pattern extending the urban fabric onto the site”*** will be retained but at a generally lower development density. The lower development density will also result in reduced building massing and scale. Buildings orientation 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 as a place”*** will remain.

The project commercial density in the area between Monroe and Maple Streets will be reduced from over 1 million square feet to about 700,000 square feet of retail, office and commercial uses. Some residential use will remain in the commercial core area, as provided in the approved PUD. Structured parking requirements will be commensurately reduced with density. Building massing and scale in this area will also be reduced. The proposed PUD height limits in the commercial area east of Maple Street are shown in [Exhibit No. 4](#). A conceptual 3-D massing study of the commercial area is attached as [Exhibit No. 5](#).

The residential density for the project west of Maple Street is proposed to be reduced from about 28.3 units per acre (approximately 2600 units) to 18 units per acre (approximately 900 units). 18 units per acre are consistent with the City of Spokane RMF Zone Classification that underlies this area. The reduction in overall residential density will directly result in a reduction of the massing and scale of the residential buildings from those in the approved PUD. [Exhibit No.6](#) shows the proposed PUD height limits as modified.

The approved PUD plan included 250,000 square feet of commercial development west of Maple. This destination retail has been eliminated. A very small amount of accessory service retail that will meet the needs of residents within the community and the surrounding neighborhood will be included in the residential area west of Maple as shown in [Exhibit No. 7](#). The supporting justification for non-residential uses in a residential PUD and market study are attached as [Appendix No.6](#).

**4. Circulation: Overall connectivity to the street grid will remain, however the main boulevard will not connect to Maple Street with an intersection.**

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 and downtown and to provide convenient site access to/from the existing street system”**, as identified in the approved PUD. The existing neighborhood vehicular connections at **“Nettleton Street, Elm Street, Cedar Street, and Jefferson Street”** will remain intact. The vehicle connection with Lindke will be moved west to Summit. The extension of Summit Boulevard will serve as the principal east-west connector through the project. Significant linear park and pedestrian connections will be provided at both Chestnut and Cochran streets extending from Bridge Street south to the Centennial Trail. These connections are illustrated in the Illustrative PUD Site Plan ([Exhibit No. 1](#)) and the PUD Landscape Plan.

The approved Kendall Yards PUD proposed **“a new intersection, centrally located at Maple Street and Kendall Yards Boulevard”** providing **“convenient access to both the east and west sides of the project”**. The lower development density eliminates the need for this intersection. Further this intersection was dysfunctional and would have been nearly impossible to construct in the context of a residential neighborhood and has been eliminated in the modified PUD development plan. An amendment to the Kendall Yards TIA (traffic study) has been prepared to identify any changes in mitigation that may be required as a result of the reduced development density and the elimination of the Maple intersection. The Revised Kendall Yards Supplemental Traffic Impact Analysis (TIA) is attached as [Appendix No. 1](#).

The approved PUD provided a **“concurrency certificate for 2490 evening peak hour trips”** for Phase 1 of the development. The proposed development, at full build-out, is anticipated to generate 1406 adjusted evening peak hour trips. This is more than 40% less than the traffic permitted by the currently approved “concurrency certificate”.

**5. Infrastructure: Infrastructure development will be unchanged.**

The modified PUD does not anticipate any changes to the conceptual water, sewer or stormwater plans that are detailed in the approved Kendall Yards PUD. The project will develop urban infrastructure situated in **“street based corridors”** as envisioned in the approved PUD. Efforts will be made to continue the efforts to eliminate above ground utilities or make them **“visually**



**unobtrusive**". Consistent with the approved PUD, the major overhead utilities lines running from Monroe to Cedar, along the Ide Street ROW, have been relocated and moved underground along the main boulevard alignment (at an expense of more than \$3.0 million). A map showing the current utility easements on the site is attached as [Exhibit No. 8](#).

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

**6. Regulatory Framework: Will remain the same with some clarification of development standards.**

The project will remain **"consistent with the City of Spokane's Comprehensive Plan and zoning ordinance"**. No changes in Zoning are requested as part of the modified 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 and will be more compatible with the adjacent neighborhood. The proposed plan will not be limited to **"providing moderate to higher income housing"** that would **"provide balance to the low to moderate income housing that comprises the West Central neighborhood"**. An economically diverse range of housing styles and types are provided in the modified PUD plan. This diversity ranges from detached single family homes on lots to condominium flats in high rise buildings in select locations. The high rise building locations are within the areas approved for high rise construction in the approved PUD plan. Some high rise building locations have been eliminated as part of the density reduction in the modified plan. Overall building massing and scale has been reduced. The building height districts and cross-sections in the modified plan are shown in [Exhibit No. 9](#).

**B. Park and Open Space**

The foundation for parks and open space in Spokane is found in the Olmsted Brothers Report to the Spokane Park Board dated 1908. The report included specific reference to the 'Great Gorge Park'. The vision of the Great Gorge Park was revived with the completion of the Great Spokane River Gorge Strategic Plan. That plan has been accepted by the City of Spokane and is referenced in the Comprehensive Plan. The proposed modified PUD shares the vision contained both in the Olmsted Brothers Report and in the Strategic Plan with the implementation of significant elements of both. An integrated Gorge Park and Kendall Yards Park, Open Space and Trail plan is attached as [Exhibit No. 10](#).

This plan includes the long awaited extension of the Centennial Trail from Monroe to the Sandifur Bridge and Summit Boulevard to the northwest. In the modified PUD the Centennial Trail is the spine of a new linear park that connects Veteran's Court Park, Herb Hamblin Conservation Area, other city park properties and new parks within the project that complete the Olmsted Brothers vision for the Great Gorge Park.

### **C. Street Design Standards**

The street design sections (including alley design standards) have been modified slightly to reflect the changes made in the modified PUD Site Plan. The most significant change is the development of the primary east-west collector street as a boulevard with a center island and the inclusion of "bay" parking at key locations. A graphical representation of the Summit Boulevard streetscape is attached as [Exhibit No. 11](#). The main collector street also includes a number of traffic calming features, including a narrowing of the roadway sections at important pedestrian crossing points and a round-a-bout. The modified PUD street sections are attached as [Appendix No. 2](#).

### **D. Utility Design Standards**

The modified PUD requests that the utility connection policies that apply to apartment and condominium development also apply to townhome development with fee title land ownership. This would allow the use of a single water and sewer service connection to each building. The developer would have the right to provide a single meter or a manifold allowing separate metering of each unit. The developer shall have in place covenants and a homeowners association that will assure payment of water and sewer charges where master meters are used. The proposed Kendall Yards Covenants, Conditions and Restrictions are attached as [Appendix No. 3](#).

### **E. Bonding Requirements**

The Developer is requesting that City requirements for the construction or bonding of utility and roadway improvements prior to the recording of a final plat be waived. Until recently, this has been City policy. In the case of Kendall Yards project many current streets and lots from a previous plat exist for which bonding would be unnecessary. In addition the Kendall Yards project has a tax increment financing district that was approved subsequent to the 2006 PUD approval that is also available to insure completion of site improvements.

**F. PUD Development Standards**

The approved Kendall Yards PUD provided for significant deviations from the development standards of the underlying zoning. These were approved by the Hearing Examiner and documented in the development standards matrix included in the original PUD. This modified PUD application includes a modification of the development standards matrix to provide clarity for the implementation and administration of the PUD standards over what will be a long development time frame. The modified PUD Development Standards Matrix is attached at [Appendix No. 4](#).

**G. Phasing**

The phasing of the modified project will be changed slightly from that proposed in the approved PUD. The commercial and residential portions of the site will be developed concurrently. The modified Phasing Plan is attached as [Exhibit No. 12](#).

**7. Conditions: The reduction in project density and site plan changes will alter some development condition.**

The minor modification of the site plan and the reduction in the project density will result in some recommended changes to the conditions of approval contained in the hearing Examiner Decision. The Developer recommends modification or clarification of the conditions as documented in [Appendix No. 5](#).