



GARDEN DISTRICT

Garden District Construction Plans

Once we moved to Phase 2 of the Covid-19 pandemic reopening plan Greenstone was able to resume permitting and construction scheduling for the first development phase of the Garden District. We expect permitting to be completed and construction starting by the end of July.

The initial development phase will include about 30 single family lots located on 33rd and 32nd streets. Here is a summary of the improvements we hope to complete prior to the first of November:

- The installation of a separated 6 foot sidewalk on the west side of Crestline between 37th and 34th together with the narrowing of the roadway by 9 feet (from 36 feet to 27 feet) for traffic calming.
- The installation of a 6 foot separated sidewalk and roadway narrowing on Crestline from 34th to 32nd and along 32nd east to the end of the street.
- The construction of 33rd west to Napa and the platting of single-family lots.
- The construction of 31st from Southeast Boulevard west to Stone and the construction of Stone between 32nd and 30th.
- The construction of 30th between Martin and Stone.

As you will see from the attached map, this will complete the entire public road circulation system for the entire project. Roadway connectivity will be established between Crestline, Stone, Southeast Boulevard and Martin. The construction of the pathway along the Crestline corridor, between 32nd and 30th will occur in 2021 and will not be completed this year.

It may be possible that single-family home construction will start along 32nd in the fall of 2020, however most single-family homes will start construction in 2021. About 70 multi-family homes, south of 30th, will begin construction in 2021. These will primarily be the smaller two story buildings. The balance of the site development, north of 30th, will take place in 2022-2024.

Home Buyers

We have a large group of interested parties wanting to purchase a new home in Garden District. As a member of the interest list, you will be provided additional information on the release of lots and homes for sales over the coming months

