

## 2828 Martin Way E development Narrative

05/24/2019

The project at 2828 Martin Way E, parcel 69510000200 proposes the development of two affordable housing apartment buildings with overnight shelter permitted separately into two phase timelines.

The site is currently occupied by a one-story office structure with surface parking and a grade berm to the north and west of the site. The following utility conditions are currently in place - Power comes from Pattison St, crosses underground across the site with Phase 3 electrical connection. Sanitary sewer and stormwater run along Martin Way E and Pattison St NE with water connection along Pattison. Access to the site is from the northeast corner of the site and midblock along martin way. Overhead electrical lines to be confirmed.

Phase I would occupy the northern half of the site, and maintain the existing structure and surface parking until the development of phase II. This would include one story on level 1 serving an overnight shelter with approx. 60 shelter beds and associated services with 4 stories of approximately 60 affordable housing units above. Proposed vehicle access is located mid-site on Pattison St NE.

Phase II would involve the demolition of the one-story office structure and occupy the southern half of the site with approximately 47 additional affordable housing apartment units with services.

Phase I and phase II would tie to existing utility connections, to be verified, and provide one access drive point mid-site on Pattison way SE. Parking stalls and location shown on plans.