



Pattison Project Narrative:

Located off of Martin Way E and Pattison St NE, the current site consists of approximately ~6.08 acres of undeveloped land across 3 parcels. It is heavily wooded. The site slopes upward to the East from Pattison street and has steep slope areas on the south and east side of the proposed development.

The proposed project consists of 81 townhouse-style apartment units with associated internal streets, parking areas, and open spaces. The development is organized into clusters of multi-unit townhouse-style apartments, each designed around a shared pedestrian courtyard. The units are 3-stories. The bottom most story is garage and entry, with second and third stories containing the living spaces. All units have primary entrances oriented toward the courtyard to promote walkability and community interaction, while secondary entries and garages face interior motor courts to accommodate resident parking.

The site design responds to the existing topography and steep slope buffers located along the south and east property boundaries. These natural features inform the site layout and result in setbacks that preserve slope stability and vegetation.

Two roadway sections are proposed within the project. A half-street neighborhood collector accessing from the south off of Pattison, which is including on-street parallel parking and sidewalks; and a local access road, also with parallel parking and sidewalks.

An on-site parking area at the crest of the hill provides additional and guest parking. Internal pedestrian connections link each building cluster to the courtyard spaces, streets, and parking areas, ensuring safe and direct pedestrian circulation throughout the site.

Stormwater management will be addressed through a combination of on-site detention and water quality facilities, consistent with City standards. Utility connections for water, sewer, and power will be extended from existing mains within adjacent rights-of-way. Fire access and emergency vehicle circulation will be provided in compliance with the Fire Department's turning radius and access requirements.

The project seeks to provide medium-density housing consistent with the City's Comprehensive Plan goals for infill and neighborhood-scale development.

Specific Questions we would like answered:

The HDC-4 zoning district allows for townhouses; these units will be townhouse-style apartments. The Multifamily Residential 18.170 design criteria states: *"Provide a clearly defined building or courtyard entry to the building from the primary street."*

- Our understanding is that Pattison may be considered the primary street. We intend to orient our courtyards toward the new internal streets. Is this allowable under the ordinance?

Table 6.02 requires a 0–10' maximum front yard setback. How is this enforced for townhouse-style apartments that are arranged in clusters rather than along a traditional street frontage?

Are there minimum courtyard size or open space requirements for townhouse-style clusters under HDC-4 or Multifamily Residential standards?

Are there parking ratio adjustments for townhouse-style apartments with shared courtyards versus traditional multifamily units?

Are there any landscaping or tree retention requirements for steep slope buffers beyond standard setbacks?

Are there limitations or design standards for the secondary access/internal motor courts, especially regarding setbacks, width, or landscaping?

Are there street frontage or façade articulation requirements for internal streets versus primary streets like Pattison?

We are proposing a half-street neighborhood collector off Pattison and a local access road, both including parallel parking and sidewalks. Are the proposed road profiles, cross-sections, and design features allowable? Example roadway sections are included.