



November 19, 2021

## **Bowerman Townhomes Project Narrative**

The existing site contains one single family house with the rest of the land being vacant. The proposed project would add 28 new townhome units to the site. The project details are as follows:

### **Development:**

The project will consist of 28 new townhome units, with access into the main site from both Fairview St and Union Ave. Townhome units will vary from 2 to 3 bedrooms and 1,100-2,000 SF each, and will be built in clusters of four townhomes each. Units along the west edge of the site will have a semi-buried floor below the 2 residential floors. This semi-buried floor will contain a covered garage and a bonus room, and these units will have 3 parking spaces per unit. All other units will be provided with 2 parking spaces each. The single block of 4 townhomes on the corner of Fairview St and Union Ave will be accessed directly from Fairview Ave, and will provide parking to the rear of the units. Electrical service will most likely be provided via the overhead lines along Fairview St, while other utilities can be accessed from either Fairview St or Union Ave, depending on the specific location of each building.

### **Density:**

The newly developed townhomes will exceed the maximum number of units per acre listed in the Olympia Municipal Code by a small margin. Given the proposed relative density of the site plan is similar to the surrounding neighborhood context, as well as the general need for housing in the region, we feel the proposal is justified. Ample room has been set aside for landscaping and buffer areas between the adjacent lots, and the scale of the townhomes would not feel out of place in the neighborhood. However, the proposal can be modified to better comply with the zoning regulations if requested.