GENERAL ZONING INFORMATION: HDC-4 ZONING

PARCEL #: 34202900200, 34202800600, 34202700200

SITE ADDRESS: 300 PATTISON ST NE

ABBREVIATED LEGAL: Section 18 Township 18
Range 1W Quarter NE SW Plat BERRY FARMS LT
27 N 2 ACRES Document 008/028

ZONING: HDC-4 (HIGH DENSITY CORRIDOR-4)

SETBACKS PARCEL:

FRONT: 0'-10' (OMC 18.130)
SIDE: 5' MIN (RESIDENTIAL USES)
REAR: 10' MIN (EXCEPT NEXT TO SINGLE FAMILY
USE REQUIRES 15' MIN)

EXISTING SITE: 6.08 ACRES 265,186 SF

MAX BUILDING HEIGHT: LIMITED TO 35' IN THE FIRST 100' FROM THE NORTH PROPERTY LINE. 60' ON THE REST OF SITE.

MAX BUILDING COVER: 70%
MAX IMPERVIOUS COVERAGE: 85%
MAX HARD SURFACE COVERAGE: 100%

LANDSCAPING:

PERIMETER LANDSCAPING MIN WIDTH OF SETBACK, 5' MIN IF NO SETBACK REQUIRED.

VEHICLE PARKING: 0 TO 1.5 STALLS PER UNIT. (4-21 OR 4-2J)

BICYCLE PARKING:

TYPE 1 (LONG TERM): 1 PER UNIT.

TYPE 2 (SHORT TERM): 1 PER 10 UNITS. MINIMUM OF 2 PER BUILDING.

MUST BE COVERED AND MEET DESIGN STANDARDS PER CODE REFERENCE OMC 18.38.220(C)

DESIGN REVIEW REQUIREMENTS (OMC 18.100)

HDC-4 REQUIRES DESIGN REVIEW - BOARD LEVEL

18.130 - COMMERCIAL DESIGN REVIEW

BUILDING ORIENTATION: ENTRIES, STOREFRONT WINDOWS TO CREATE CONTINUOUS STREET FRONTAGE.

BUILDING DESIGN: WHERE VISIBLE TO PEDESTRIANS WALLS OF 30' IN LENGTH SHALL BE MODULATED/ARTICULATED

SURFACE PARKING: LOCATE BEHIND OR ON THE SIDE OF BUILDINGS

18.170 MULTI-FAMILY RESIDENTIAL

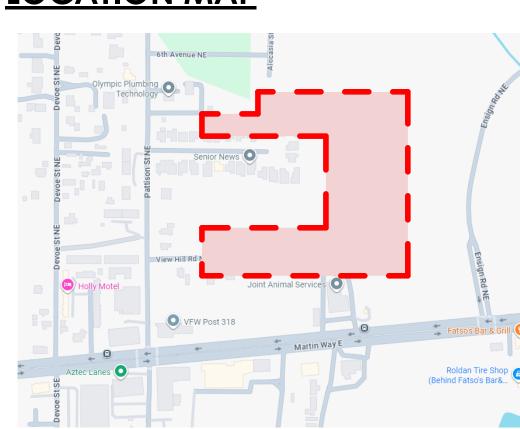
USABLE OPEN SPACE: USABLE OPEN SPACE SHALL INCLUDE A MINIMUM DIMENSION OF 10' FEET AND BE GRADED LESS THAN 10%

BUILDING ORIENTATION: PROVIDE A CLEARLY DEFINED BUILDING ENTRY OR COURTYARD FROM THE PRIMARY STREET.

BUILDING MODULATION: AT LEAST EVERY 30' TO REDUCE THE APPEARANCE OF LARGE BUILDING MASSES

NEIGHBORHOOD SCALE: DEMONSTRATE HOW BUILDINGS FIT THE NEIGHBORHOOD

LOCATION MAP







31, 2025

OBER

AOO1
SITE PLAN





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ABBREVIATED LEGAL: Section 18 Township 18 Range 1W Quarter NESW Plat BERRY FARMS LT 27 N 2 ACRES Document 008/028

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UNIT INFO

PARKING INFO

2 BEDROOM 2.5 BATHROOM

1,620 SF LIVING 300 SF 1-CAR GARAGE 109 GARAGE STALLS

53 UNITS (16' X 40' = 640 SQFT FOOTPRINT) 1,920 SF/UNIT

54 SURFACE STALLS

3 BEDROOM 2.5 BATHROOM

2,000 SF LIVING 400 SF 2-CAR GARAGE **163 STALLS : 81 UNITS**

28 UNITS (20' X 40' = 800 SQFT FOOTPRINT) 2,400 SF/UNIT

81 UNITS 168,960 GROSS SF **BUILDING AREA**

BICYCLE PARKING

81 HANGERS LOCATED IN UNIT GARAGES

8 SHORT TERM SPOTS

89 TOTAL STALLS

IMPERVIOUS ESTIMATE

TOTAL	143,530 SF
MOTOR COURTYARDS	22,975 SF
PARKING AREA	7,600 SF
ROADWAYS	35,600 SF
SIDEWALKS	21,035 SF
ROOF TOPS	56,320 SF

SITE AREA 265,186 SF 143,530 SF / 265,186 SF = .54 (54%) COVERAGE

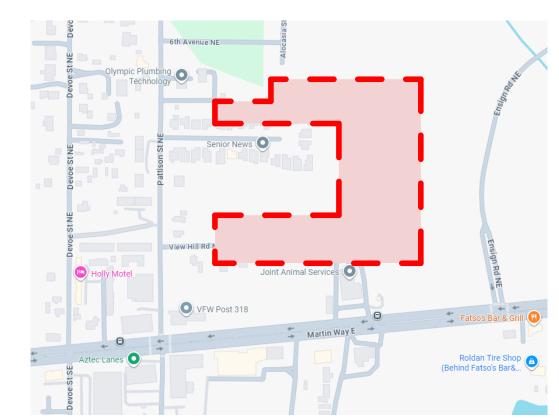
KEYNOTE

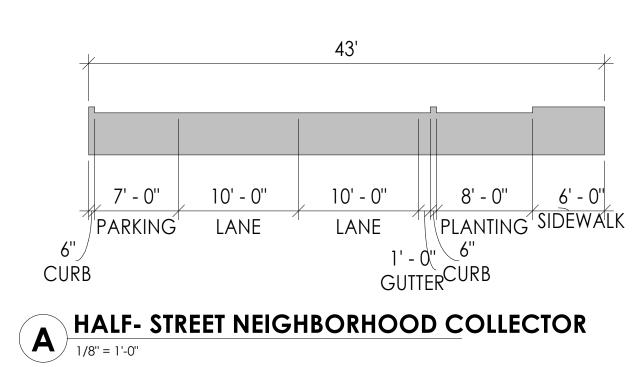
PEDESTRIAN COURTYARD

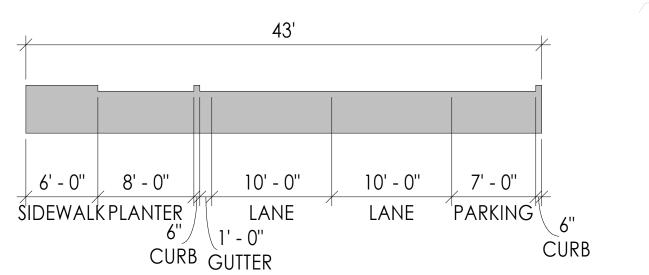
MOTOR COURT WITH GARAGES

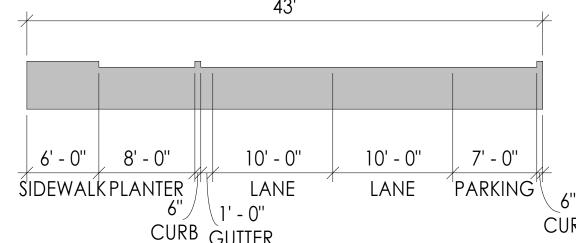
WASTE ENCLOSURE

LOCATION MAP









B LOCAL ACCESS 1/8" = 1'-0"



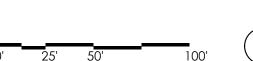


31, 2025

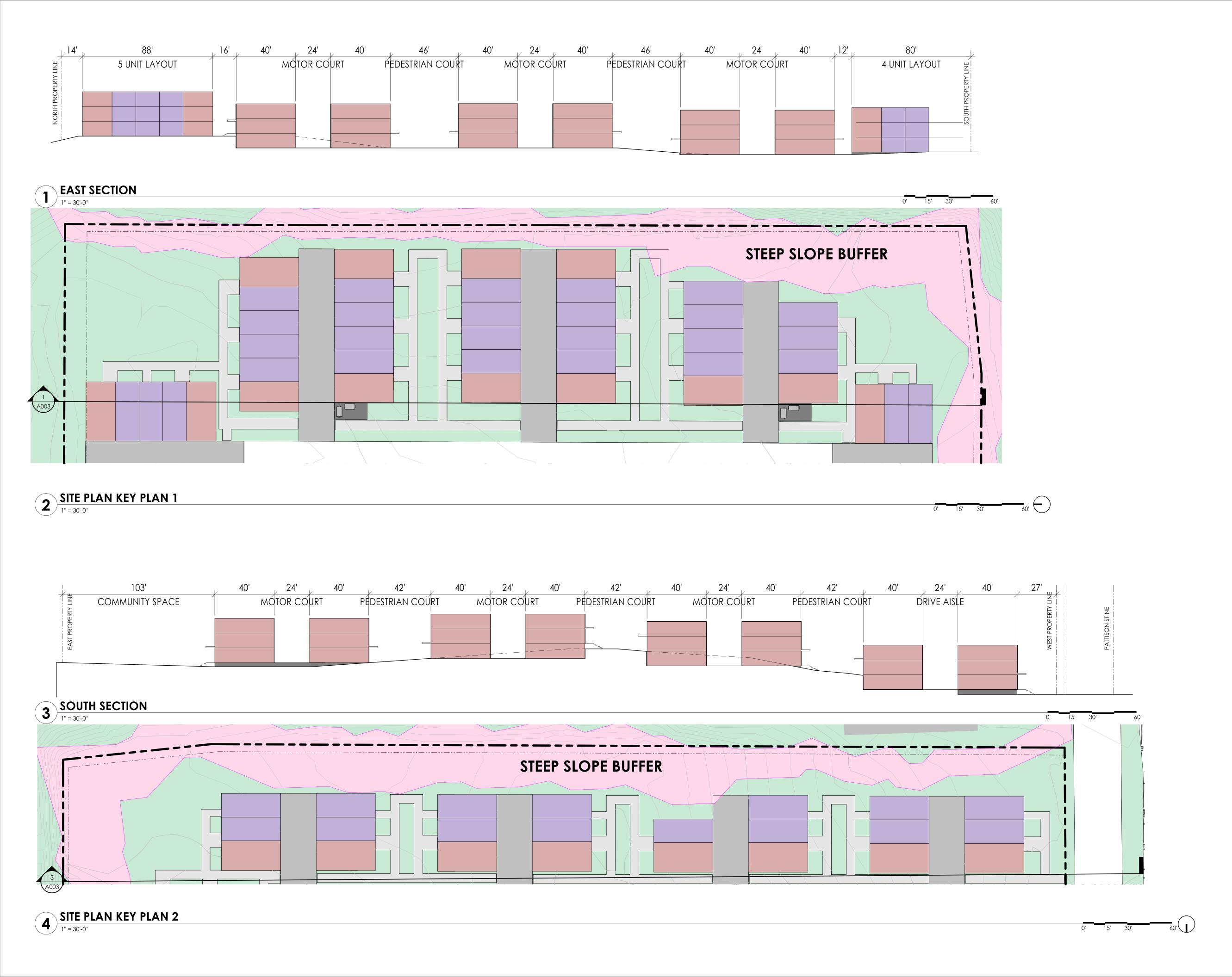
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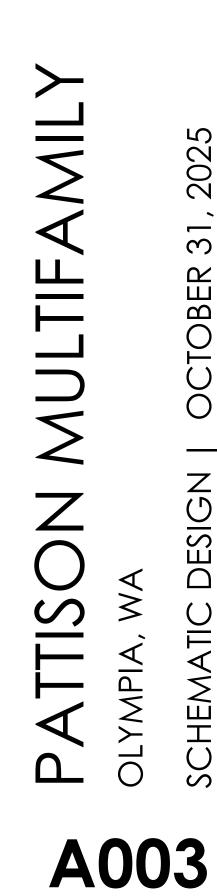
SCHEMATIC DESIGN | A002 SITE PLAN



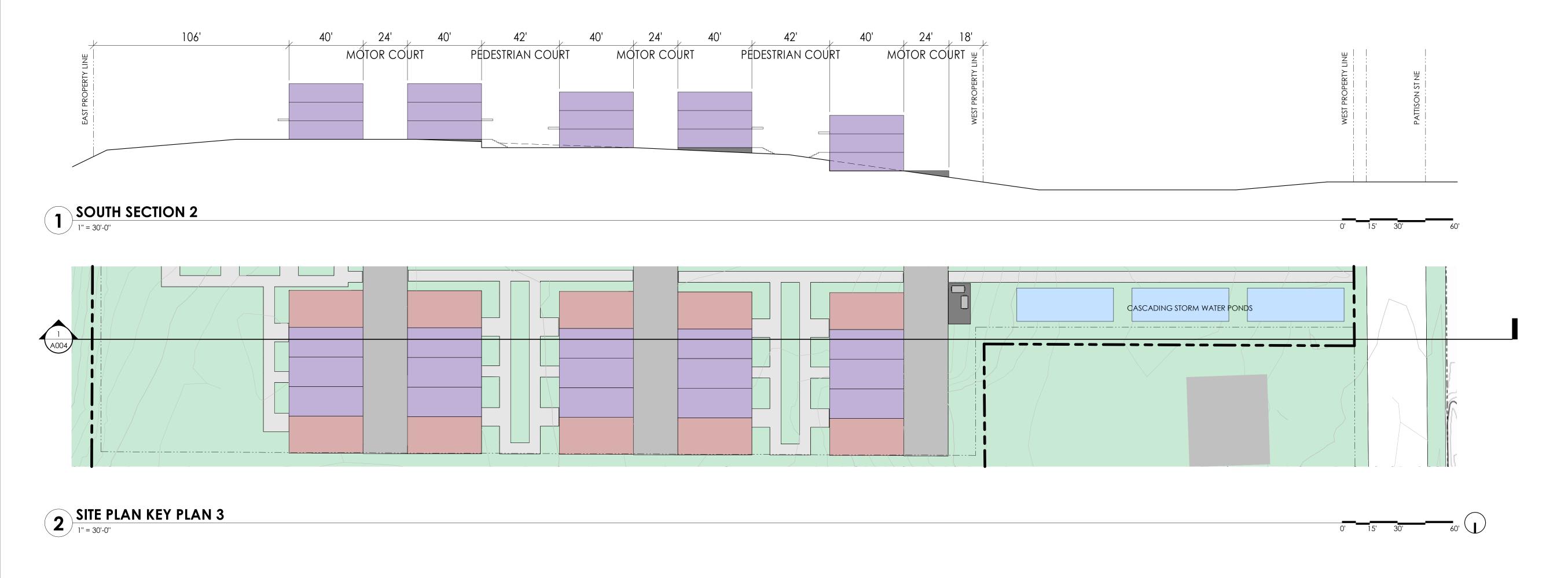






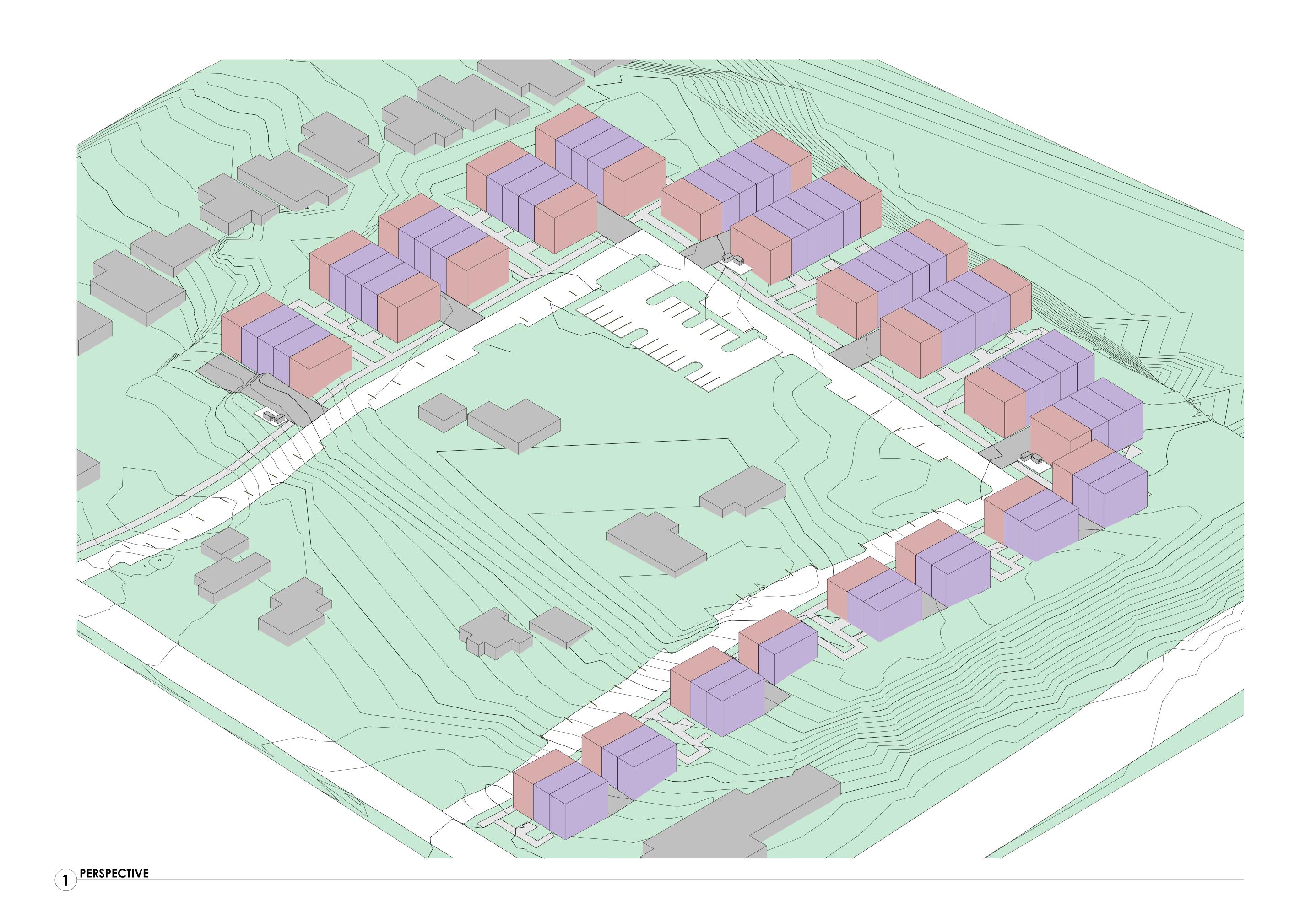














A005

OCTOBER 31, 2025