

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. (4-2I 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

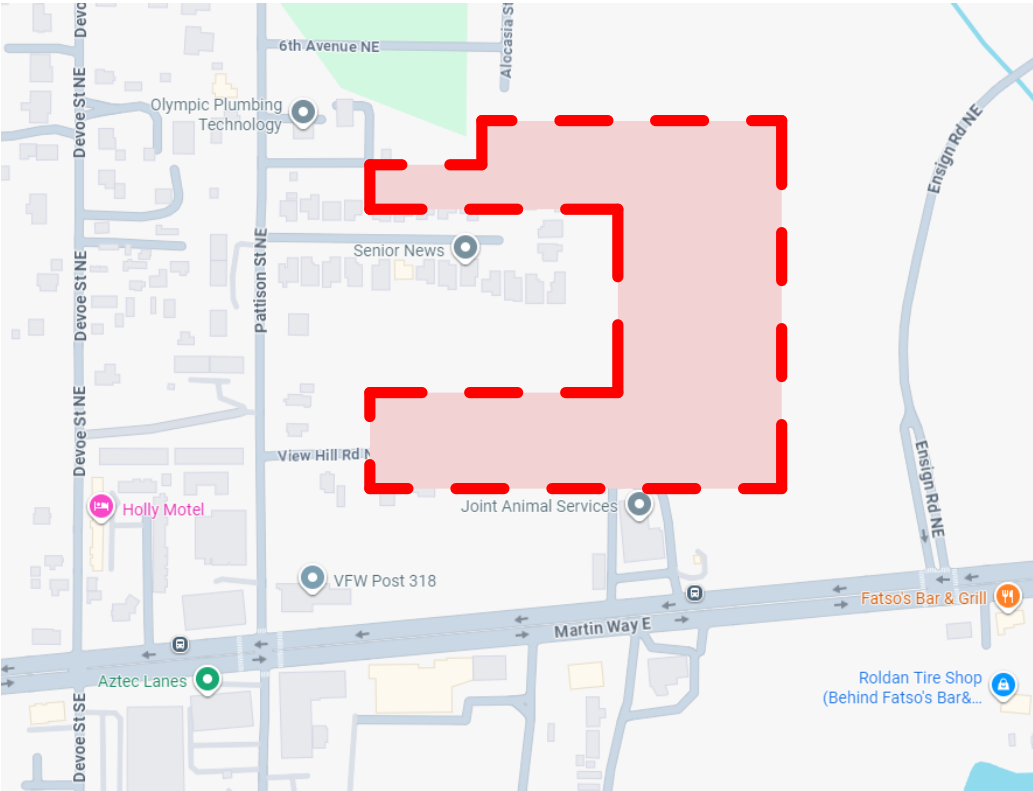
USABLE OPEN SPACE: USABLE OPEN SPACE SHALL INCLUDE A MINIMUM DIMENSION OF 10' FEET AND BE GRADED LESS THAN 10%

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



1 BASE SITE PLAN
1" = 50'-0"

0' 25' 50' 100'



PATTISON MULTIFAMILY

OLYMPIA, WA

SCHEMATIC DESIGN | OCTOBER 31, 2025

A001
SITE PLAN



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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	2.0
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

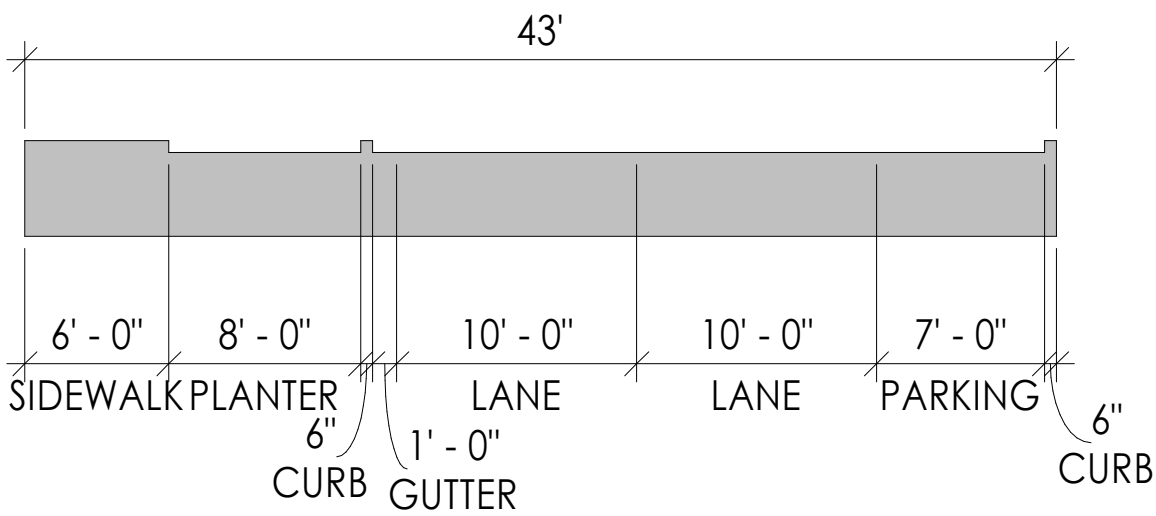
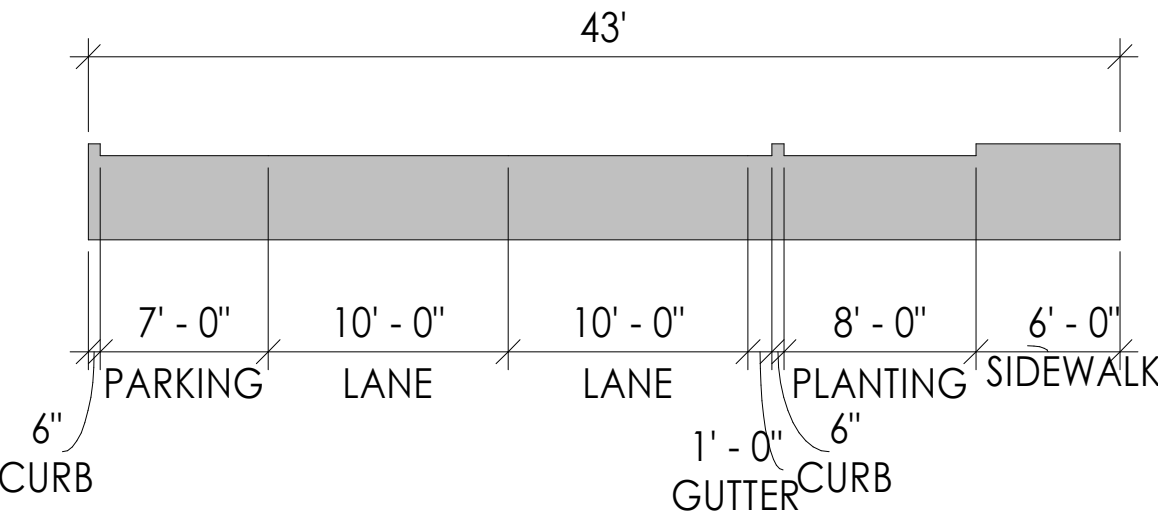
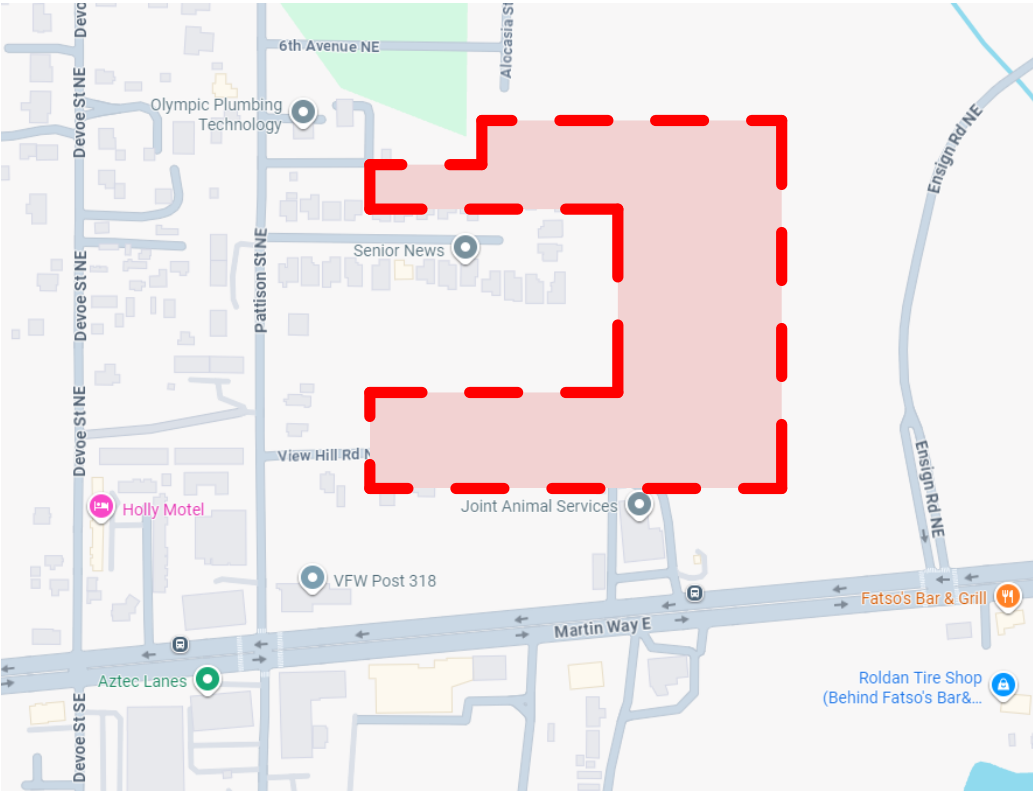
ROOF TOPS	56,320 SF
SIDEWALKS	21,035 SF
ROADWAYS	35,600 SF
PARKING AREA	7,600 SF
MOTOR COURTYARDS	22,975 SF
TOTAL	143,530 SF

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

KEYNOTE

- 1
- PEDESTRIAN COURTYARD
-
- 2
- MOTOR COURT WITH GARAGES
-
- 3
- WASTE ENCLOSURE

LOCATION MAP



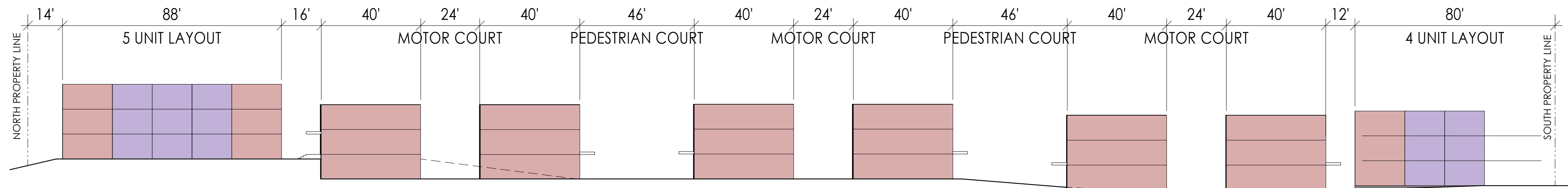
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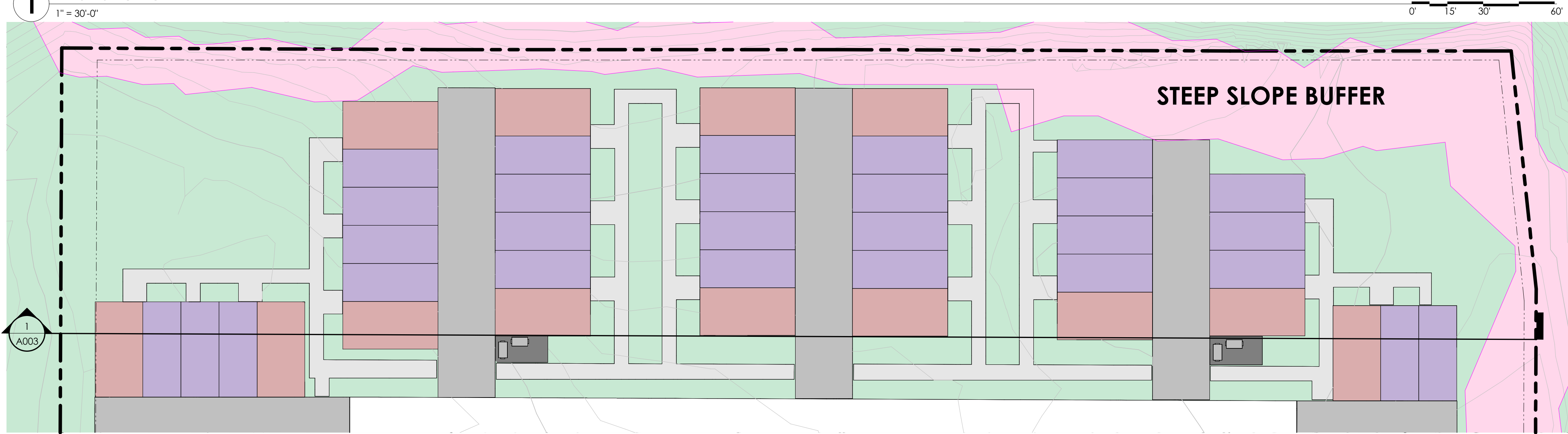
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A002
SITE PLAN

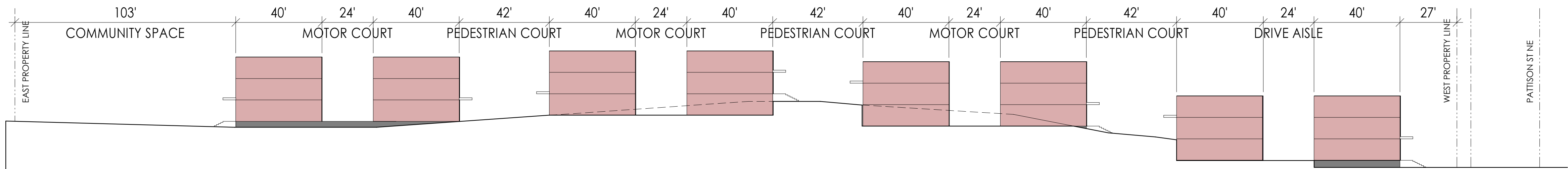




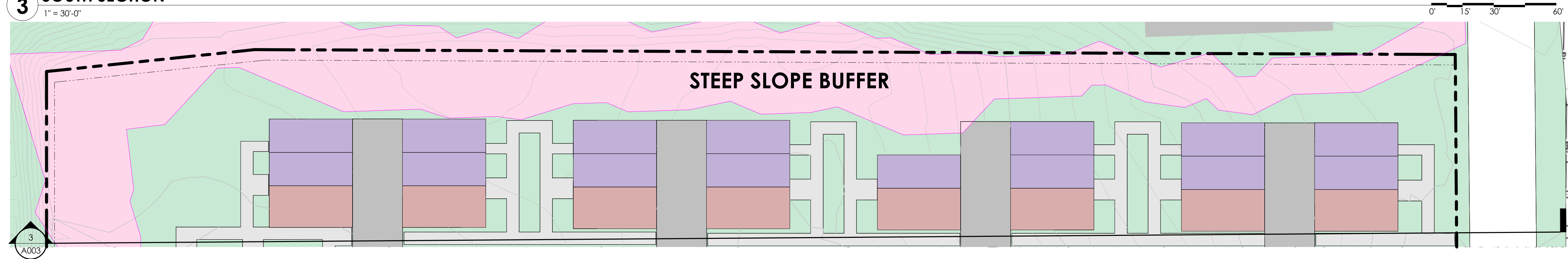
1 EAST SECTION
1" = 30'-0"



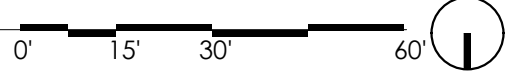
2 SITE PLAN KEY PLAN 1
1" = 30'-0"



3 SOUTH SECTION
1" = 30'-0"



4 SITE PLAN KEY PLAN 2
1" = 30'-0"



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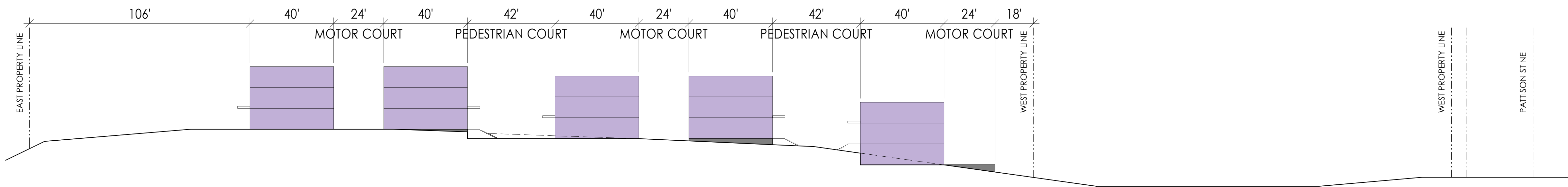
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SECTIONS

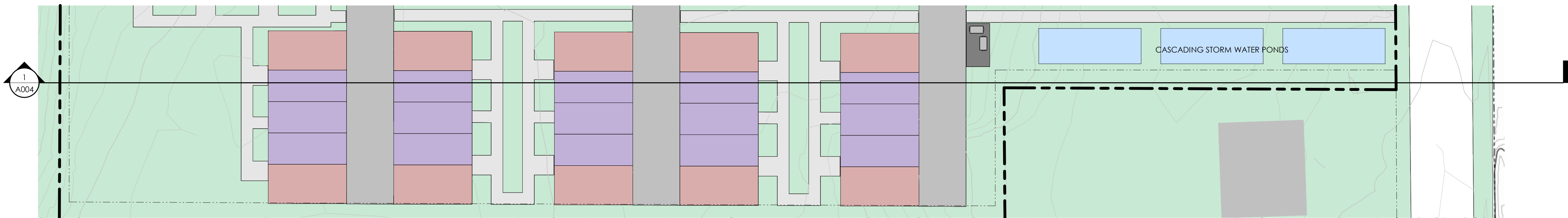


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1 SOUTH SECTION 2

1" = 30'-0"



2 SITE PLAN KEY PLAN 3

1" = 30'-0"



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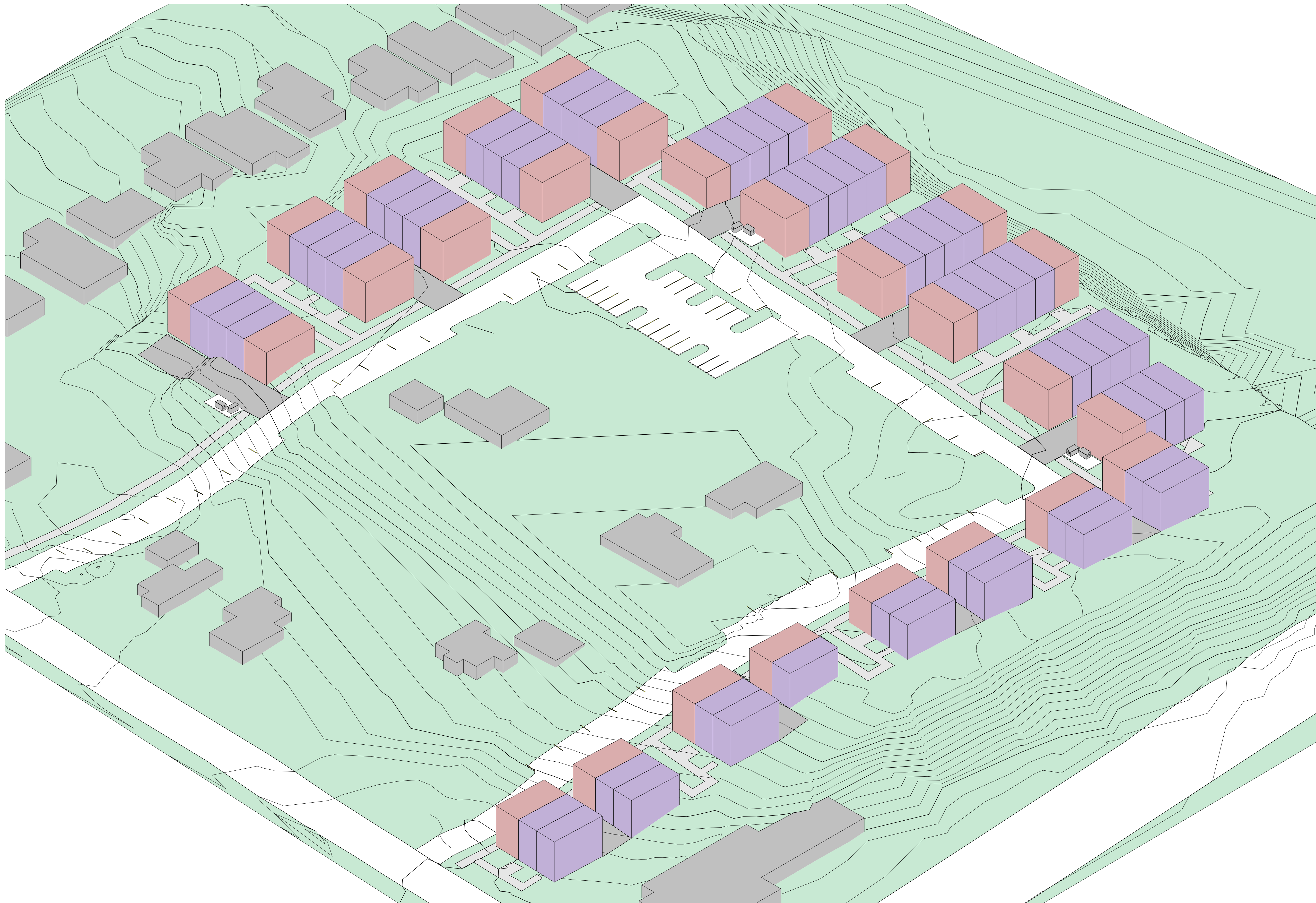
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A005

PERSPECTIVE



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