



Tillamook Bay Commons

Tillamook, OR

1

OREGON COAST HOUSING GROUP
August 5, 2025
Design Concept Package

Project Summary

OREGON COAST HOUSING GROUP is creating a multi-building project that makes the best use of the current land use requirements in the city of Tillamook.

Total Site Area 3.19 acres

Total Number of Buildings 3 (3 story) residential buildings
1 (1 story) leasing office

Total Number of Units 72 Units

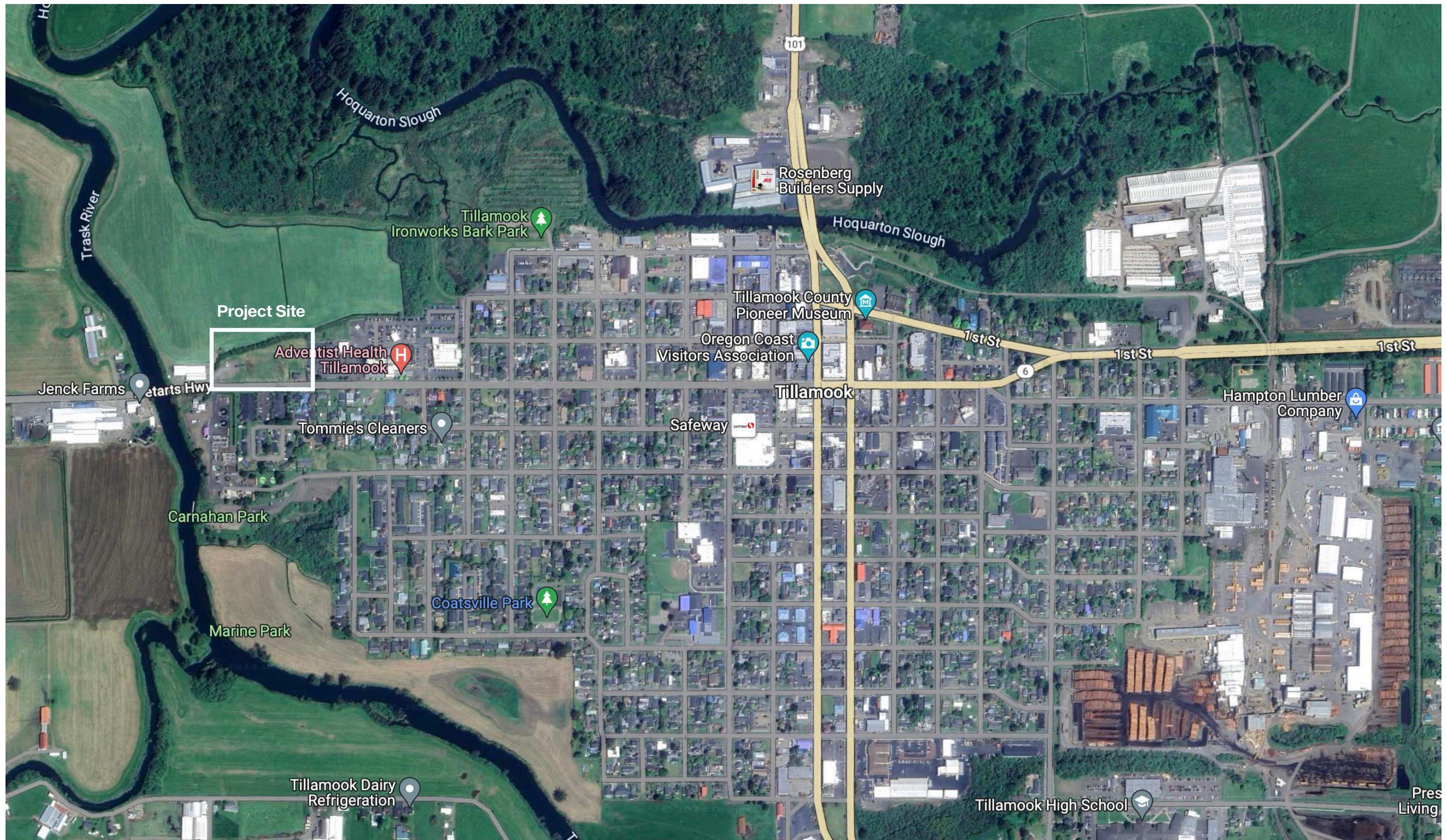
Total Building Area (Gross) 61,435 sf

Parking Factor (Req.) 1.5 spaces per unit

Parking (Req. / Provided) 108 / 109 spaces

Additional Requirements Brownfield site remediation





Project Location Tillamook City

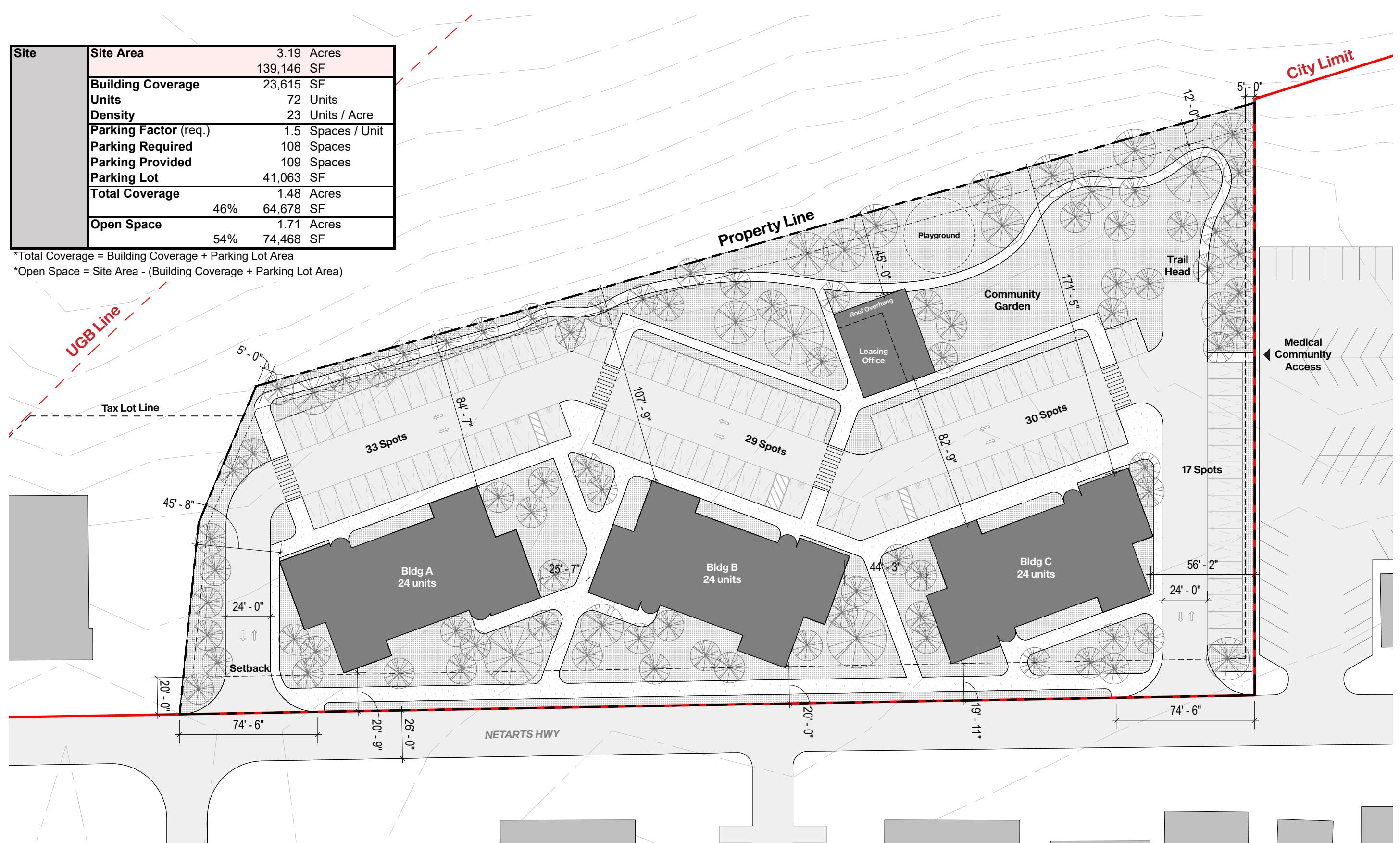


Project Location
Tillamook City

Site	Site Area	3.19 Acres
		139,146 SF
Building Coverage	23,615 SF	
Units	72 Units	
Density	23 Units / Acre	
Parking Factor (req.)	1.5 Spaces / Unit	
Parking Required	108 Spaces	
Parking Provided	109 Spaces	
Parking Lot	41,063 SF	
Total Coverage	1.48 Acres	
	46% 64,678 SF	
Open Space	1.71 Acres	
	54% 74,468 SF	

*Total Coverage = Building Coverage + Parking Lot Area

*Open Space = Site Area - (Building Coverage + Parking Lot Area)



Site Plan
Proposed Property Line

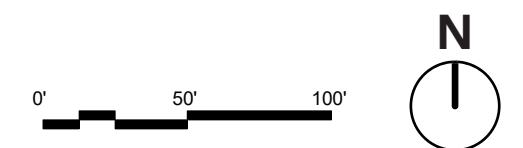
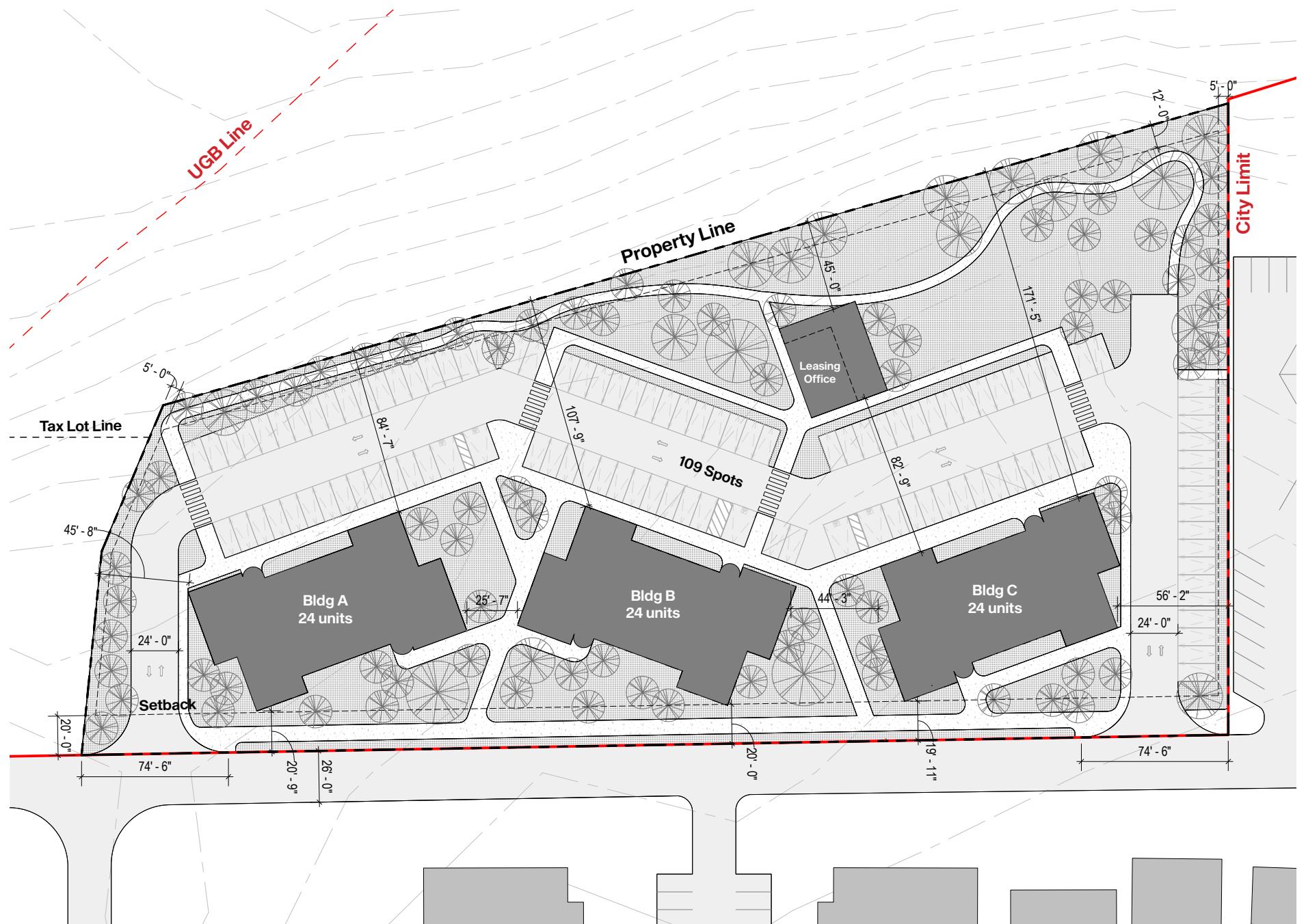
Site Diagram

The Site is located adjacent to downtown Tillamook with easy access to other towns. The site utilizes the existing zone definition allowing 8-60 units / acre.

Site Characteristics:

- Employer adjacent location
- City supported site location for housing
- Connected to downtown Tillamook

Units	72 Units
Site Area	3.19 acres
Parking	109 Spaces
Open Space	1.71 acres
Road Coverage	41,063 sf
Building Coverage	23,615 sf
Total Coverage	64,678 sf





Resident Entry + Exterior Circulation
Concept Rendering

Level	Gross Building Area*	Efficiency Ratio**	Shared Exterior Building Circulation (SF)
1	6,715	89%	715
2	6,715	89%	715
3	6,715	89%	715
Total GSF	20,145		2,145

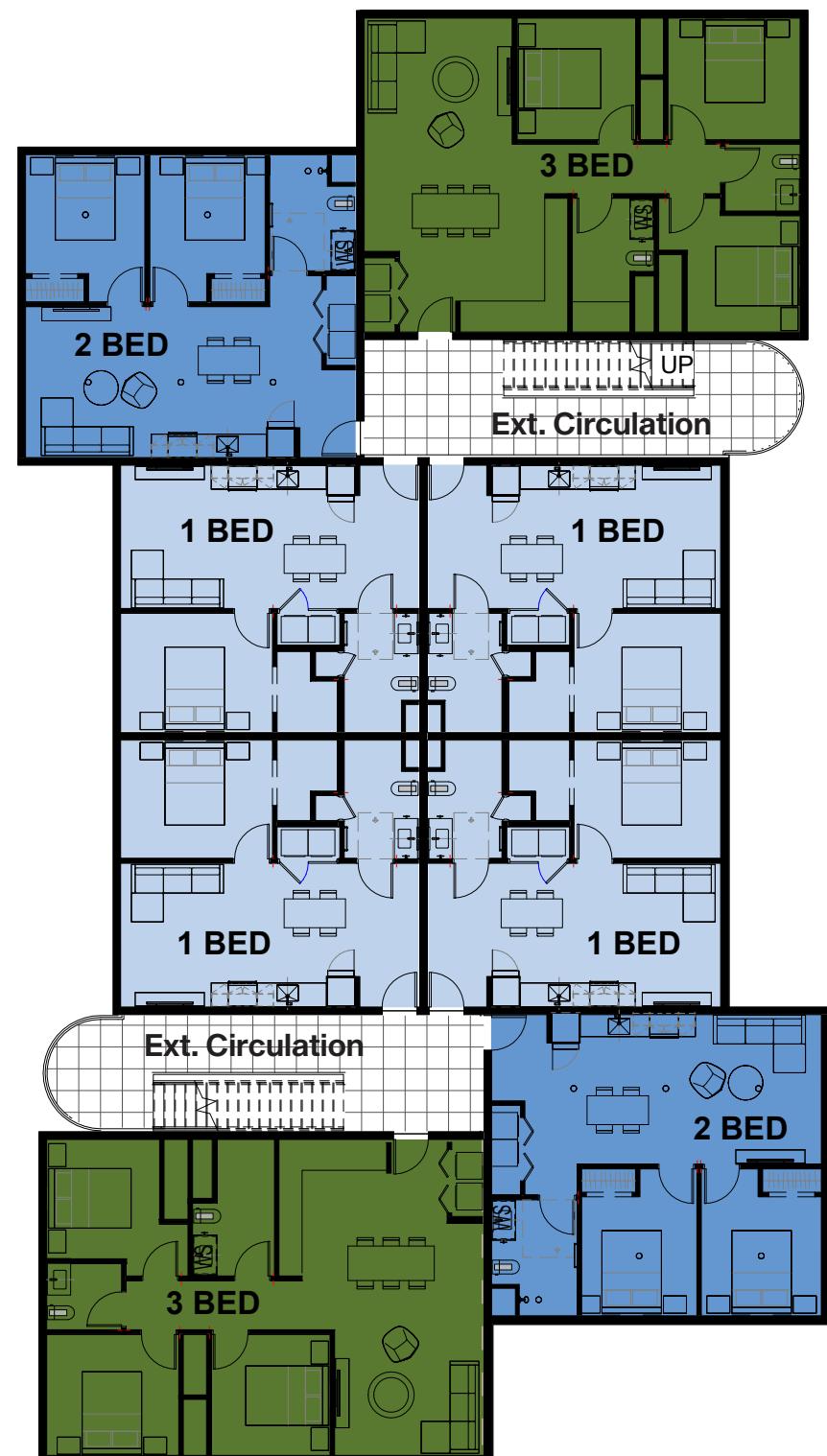
Unit Area (SF) / Count					
	Total Units per Floor	3 BED	2 BED	1 BED	Ext. Circulation
		Gross Floor Area (SF)	Gross Floor Area (SF)	Gross Floor Area (SF)	
Unit #	8	2	2	4	
Avg SF Floor Area		1,000	800	600	
		2,000	1,600	2,400	
Total Unit #	24	6	6	12	
Total Floor Area		6,000	4,800	7,200	
% of Unit Type		25%	25%	50%	

24	Total Units (per building)
72	Total Units Across Site
18,000	Gross Residential Interior SF
750	Avg Unit Size (SF)
2,145	Shared Building Circulation
20,145	Gross Building Area*
61,435	Gross Building Area Across Site*

*Gross Building Area = Residential Interior + Shared Building Circulation

*Gross Building Area Across Site = Residential Interior + Shared Building Circ. + Leasing Office Interior

*Efficiency = (Residential Interior) / (Residential Interior + Shared Building Circulation)



Typical Floor Plan 3bd / 2bd / 1bd



Building Design

In this modern multi-story building, every unit is flooded with natural light and fresh air. The floor plan prioritizes corner units on each floor, guaranteeing that each residence has ample natural light.

Features:

- Open Concept Living Area
- Large Windows
- Wood Plank Flooring
- Quartz Composite Countertops
- Induction Cooktops with Venting
- Tile Kitchen Backsplash
- Stainless Appliance Package
- Milled Custom Casing
- Tiled Shower/Baths
- Efficient Layout
- Adequate Storage



