



## STAFF REPORT

Washougal River Oaks cottage development

Major Design Review (DR20-07)

Related File: SUB20-01

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TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION 2515, 2523, 2527 & 2531 NE 3<sup>rd</sup> Avenue  
Parcel Nos. 89884000, 89883000, 89881000 and 89875000

APPLICANT Bryan Degrosellier  
Degrosellier Development, Inc.  
(360) 907-2500

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APPLICABLE LAW: This land use application submitted November 16, 2020 is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.09.050 – MF-C Overlay, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, and Chapter 18.19 Design Review.

### Summary

The applicant is currently seeking design review approval for the construction of a 22-lot single-family residential subdivision with cottage homes sized less than approximately 1,000 square feet. The site fronts NE 3<sup>rd</sup> Avenue and takes vehicular access from NE Wedgewood Court to the east. Landscaping is provided throughout the site.

The subject property is zoned Multi-Family Residential (MF-18) including the properties to the east and west of the site. Properties to the north are within City of Washougal jurisdiction and have an R1-15 zoning designation.

The site consists of a steep south facing slope with a vertical elevation drop of approximately 150-feet from West S Street north of the project site to NE 3<sup>rd</sup> Avenue south of the project site. A naturally flat terrace exists across the south end of the project site where the majority of the subdivision development is proposed. Vegetation consists of native mature trees at the site's north and native understory vegetation as well as invasive species are intertwined throughout the site.

### **Purpose**

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

### **Standard and Specific Gateway & Corridor Design Principles and Guidelines**

The standard and specific gateway & corridor principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

### **CMC Chapter 18.05.040.H MF-C Cottage Standards**

The Design Review Committee recommendations shall also be based on the cottage overlay architectural standards of a front porch, steep-pitch gable roof and a recessed garage.

### **Recommendation**

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.



**Design Review Checklist for Washougal River Oaks cottage development (DR20-07)**

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole “comply” with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

**Standard Principles and Guidelines**

ARCHITECTURE			Comments
Yes	No	NA	Principles and Guidelines
x			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.
x			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.
x			The use of bold colors has been avoided unless used as minor accents.
		x	Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.
LANDSCAPING AND SCREENING			Comments
Yes	No	NA	Principles and Guidelines
x			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.
		x	Trees planted along streetscapes with overhead power lines include only those trees identified on the City’s Tree list.
		x	Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including

## DESIGN REVIEW CHECKLIST

			parking.	
		x	Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
x			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
x			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	
x			Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and do not conflict with any City approved street lighting plans for the street.	
x			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
x			Outdoor furniture samples are consistent with the overall project design.	
x			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
x			Rock outcroppings, forested areas and water bodies are retained.	
<b>HISTORIC AND HERITAGE PRESERVATION</b>				
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>	<b>Comments</b>
x			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

# DESIGN REVIEW CHECKLIST

## Specific Principles and Guidelines

GATEWAYS AND CORRIDORS			
SIGNAGE			
Yes	No	NA	Principles and Guidelines
X			Gateways are devoid of free-standing signs. Preexisting freestanding signs are proposed for removal at the time of development, redevelopment, or major rehabilitation on the site.
		X	Permanent signage within a gateway is standardized to create a consistent look in terms of size, color, and materials.
STREETSCAPE			
Yes	No	NA	Principles and Guidelines
X			The main public entrance is oriented toward the public right-of-way.
X			Pedestrian walkways connect each building's front entry with the sidewalk.
		X	Bike lanes are provided and link public areas with neighborhoods and other local and regional bicycle corridors.
		X	Alternative transportation, such as attractive bus stop shelters, bicycle parking, etc. are provided.
X			Trees, planting strips or bioswales are used for separating vehicles and pedestrian movements.
X			Street trees no less than two inches in diameter are planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation.
		X	The surface of pedestrian walkways within intersections are accentuated with a unique character (i.e. pattern stone, exposed aggregate, stamped concrete, etc.)
X			Buildings are placed as close to streets and roads as the zoning code allows.
X			On-site parking is located to the rear or the side of the
Comments			

## DESIGN REVIEW CHECKLIST

				A consistent iconic streetscape lighting scheme is used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.	
<b>LANDSCAPING</b>					
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>		<b>Comments</b>
x			Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.		Add landscaping along 3rd
		x	Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.		
		x	Median planting design/plant selection create a unique and cohesive streetscape design.		
<b>COTTAGES</b>					
<b>ARCHITECTURE</b>					
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>CMC 18.05.040.H MF-C Cottage</b>		<b>Comments</b>
x			Front porch, a steep-pitched gable roof and a recessed garage is provided.		