



## **ZONE CHANGE NARRATIVE, CMC 18.51.025**

This development is based on the approval of a cottage overlay for the site.

We are requesting a map amendment to change parcels: 89884000, 89883000, 89881000, and 89875000 from MF-18 to a Cottage Overlay, as is allowed by the CMC municipal code and is encouraged in the City of Camas Comprehensive Plan, published in 2016.

The Camas 2035 Comprehensive Plan (published 2016) encourages applications for the Cottage Overlay in existing multi-family zones. The City of Camas has a disproportionate supply of large single-family homes, with very little smaller affordable homes. During the conception of this development and our first pre-application meeting, we had been encouraged by City staff to pursue the Cottage Overlay in order to increase housing diversity and provide an alternate path to home ownership in Camas. The new housing permits from 2004-2016 suggest that at least 70% of new homes are over 3,000 SF and only 7% of new homes are under 2,000 SF.

The Multi-Family Cottage Overlay emphasizes resident connectivity. Open gathering spaces are provided between the front of units so that residents can see each other and interact with one another for a livelier atmosphere. Walking paths are going to be provided through the length of the development, and all the up into the wooded area for additional open space. The hope is to create a vital, stable, and livable neighborhood for residents with smaller family units that do not want to sacrifice the quality of their home.

The proposed Cottage Overlay along the 3<sup>rd</sup> Ave Gateway Corridor will emphasize and improve the corridor, by maintaining and emphasizing the large Oak Tree at the South side of the site and providing lighting and signage for the development at NE 3<sup>rd</sup> Ave. Access over the swale and connecting to the development pathways will be provided for bike and pedestrian access from 3<sup>rd</sup> Ave. The stormwater swale has been designed in a manner to avoid harming the Oak Tree, and to tie-in the natural elements of the site. The stormwater swale will be designed as a dry pond bed, with native plantings and salvaged stacked rock outcroppings will be relocated from elsewhere on the site to line the exposed edges of the pond. The rest of the site will be design around native plant species



and natural-looking landscaping around each unit, with lawns limited to the common areas to further enhance the community feel.

Each cottage has been designed as a one-story structure with less than 1,000 SF footprint. We have 3 proposed designs to fit within the site constraints, all of which have recessed garages in the rear of the structure (where garages are provided) or covered parking provided onsite. Each cottage has an inviting front porch, steep pitched gable roof. A storage loft is provided on half of each unit since most occupants will be downsizing from larger homes. The proposed exterior façade materials will be a mix between board and batt Breckenridge siding and Fiber Cement lap siding. Some accent areas of cedar shingles (or sim.) will also be mixed into the material palette for diversity, while maintaining the cottage aesthetic. All colors will be selected from an off-white to dark grey cool color scheme.

Adequate public facilities are available along 3<sup>rd</sup> Ave and the adjacent Wedgewood court in order to support the connection to City Water, Sanitary Sewer, and Clark Public Utilities Power.

Public Transportation is available along NE 3<sup>rd</sup> Ave, which could support resident's available options for walking, biking, and riding lifestyles. We are also providing a dedicated ride share pull-out lane for delivery and pick-up options that would not impede on parking or the one-way circulation of the traffic on site.