



Community Development Department  
616 NE Fourth Avenue Camas, WA 98607

## Design Review Checklist- DR22-05 Hudson East Mixed-Use building

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				
Yes	No	NA	Principles and Guidelines	Comments
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			The use of bold colors has been avoided unless used as minor accents.	
			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City’s Tree list.	
			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	
			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	

## DESIGN REVIEW CHECKLIST

			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.	
			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
			Outdoor furniture samples are consistent with the overall project design.	
			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.	
			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>
			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.	

## Specific Principles and Guidelines

<b>COMMERCIAL &amp; MIXED USES</b>				
<b>ARCHITECTURE</b>				
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>	<b>Comments</b>
			Office and retail buildings provide a minimum solid to void ratio of 60%/40%	
			The development is built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings) if surrounded by residential areas or adjacent to residentially zoned properties.	
			Buildings over two stories have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land use designations on adjacent zones do not allow more than three story development.	
<b>LANDSCAPING &amp; SCREENING</b>				
<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Principles and Guidelines</b>	<b>Comments</b>
			Intersections are illuminated, but not dominated by lighting. Lighting is incorporated into the landscape and illuminates the quality of the natural environment. Street light poles and lamps are compatible with other nearby lighting on the same street.	
			Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	

## DESIGN REVIEW CHECKLIST

STREETSCAPE				
Yes	No	NA	Principles and Guidelines	Comments
			On-site parking areas are located to the interior of the development unless site development proved prohibitive. Otherwise, parking areas are screened with landscaping.	
			Buildings are placed close to streets and roads unless site constraints made it impossible, or characteristics of the surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

### Downtown Design Review – Appendix B

Compliance Y/N			Required Elements	Encouraged Elements	Comments
Yes	No	N/A	<b>Landscape</b>		
			Street trees @ 30' o.c. minimum	Seasonal color	
			Multiple layers of plantings	Fragrance	
			Canopy trees	Fall color	
			Understory trees	Specimen plants	
			Shrubs		
			Groundcover		
			Individual character		
			Maintenance plan covenant		
			Irrigation		
Yes	No	N/A	<b>Hardscape</b>		
			ADA Accessible tree grates <sup>1</sup>	Benches	
			Street lighting <sup>2</sup>	Trash receptacle	
			Public art (1% of construction cost)	Bike racks	
				Drinking fountains	

## DESIGN REVIEW CHECKLIST

				Water Feature	
Yes	No	N/A	<b>Screening (parking lots)</b>		
			3' wall or fence in landscape strip		
			Visual interest – no blank walls		
			Medium size trees 20' o.c. minimum <sup>3</sup>		
Yes	No	N/A	<b>Screening (service / trash collection areas)</b>		
			5' wall or fence in landscape strip		
			Visual interest – no blank walls		
			Medium size trees 20' o.c. minimum <sup>4</sup>		
			100% solid opaque gates		
Yes	No	N/A	<b>Private Pedestrian &amp; Parking Surfaces</b>		
			All weather concrete or asphalt	Pavers, Colored Concrete	
			ADA accessibility		
			Minimum 4' pedestrian path of travel		
Yes	No	N/A	<b>Pedestrian Surfaces w/in Public Right-of-Way</b>		
			ADA accessibility	Meandering sidewalks with special concrete scoring patterns	
			Decorative sidewalk (e.g. scored concrete, colored concrete, pavers, etc.)		
			Minimum 6' pedestrian path of travel		
Yes	No	N/A	<b>Architectural / Site Planning</b>		
			10 % maximum parking abutting the project frontage along the public way <sup>5</sup>	Parking accessed from alley	
			Main entrance oriented towards public way	Building located to form continuous colonnade along frontage	
			40% minimum to a maximum of 80% glazing of the ground floor elevation abutting the public way	Feature areas such as courtyards, sidewalk merchandising, etc.	
			5' wide rain protection attached to building along 90% of frontage <sup>6</sup>	Retail or restaurants on street level.	
			Roof mounted equipment screening via parapet or cornice	Office and residential units on upper floors.	
			Architectural detailing compatible with the existing downtown area		
			Architectural materials compatible with the existing downtown area		
			Natural – Compatible Colors	Energy Smart design	