



## STAFF REPORT

Hudson East Mixed-Use building

Major Design Review (DR22-05)

Related File: SPRV21-07

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<u>TO</u>	Design Review Committee
<u>FROM</u>	Lauren Hollenbeck, Senior Planner
<u>LOCATION</u>	404 NE 6 <sup>th</sup> Avenue Parcel Number 79150000
<u>APPLICANT</u>	Hudson East Living, LLC Cascadia Development Partners David Copenhaver 360-907-0062

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APPLICABLE LAW: This land use application submitted October 28, 2021 and resubmitted December 17, 2021, and the applicable codes are the codes that were in effect at the date of application. Camas Municipal Code (CMC) chapters include Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

### Summary

The applicant is currently seeking design review approval for the construction of 4-story mixed use building containing ground floor commercial space with approximately 56 apartment units above in the Downtown Commercial (DC) zone. Below grade parking is provided behind the building, which is accessed from NE Cedar Street, with additional on-street parking provided adjacent to the site.

The project site is bordered on the north by NE 6<sup>th</sup> Avenue, to the west by NE Cedar Street, and east by NE Dallas Street, and to the south by commercial uses. Two existing buildings and an associated parking lot currently occupy the site and will be demolished. The site is primarily a grassy field that slopes downward from the northeast to southwest with sparse trees and shrubs at the perimeter.

The project previously received Site Plan Review approval on April 13, 2022.

### 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, the Downtown Design Manual and the 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 Commercial & Multi-Family Design Principles and Guidelines, including the Downtown Design elements**

The standard and specific commercial & multi-family principles and guidelines, including the Downtown Design elements, are required and must be demonstrated to have been satisfied in overall intent for design review approval. The 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. *In addition, the Downtown Design manual is also enclosed for reference.***

**Recommendation**

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