

CITY OF CAMAS

DESIGN REVIEW NARRATIVE

# HUDSON EAST

A MIXED USE DEVELOPMENT

Applicant and Developer:

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C/O Cascadia Development Partners, LLC

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## INTRODUCTION & SUMMARY

This narrative is provided in support of Cascadia Development Partners' (the "Applicant") application for Design Review to develop Hudson East (the "Project"), a mixed-use development in downtown Camas. The Applicant's proposal includes plans to redevelop a half city block with 56 above grade apartment units, below grade parking accessible via Cedar Street, and retail spaces lining NE 6<sup>th</sup> Avenue. The roof deck and eco-roof area located atop the parking garage, as created by a building recessed area, is designed to bring natural light to levels 1 through 4 which will provide an outdoor space for the residents to enjoy. The Project will include landscaping, lighting, utilities, and pedestrian amenities such as wide sidewalks, bike racks and outdoor seating opportunities. The proposed building includes a variety of architectural features, such as a varied color and material palate, large canopy projections on the ground floor and a variety of balconies.

## PROJECT LOCATION

The Project site is located at 404 NE 6th Avenue on Clark County parcel ID 79150-000. It is owned by Hudson East Living, LLC and totals .46 acres/20,000 square feet. The site is bounded by NE Cedar Street (West), NE 6th Avenue (North), NE Dallas St. (East), with existing commercial properties to the south. The property is located in the NW ¼ of Sec. 11, T1N, R3E.

## PROPERTY BACKGROUND

GeoDesign/NV5 conducted a detailed background analysis as part of their environmental report. Based on their findings and review of historical sources, the project site was developed for religious institutional use by 1912 when the First Christian Church was constructed on the southwest portion of the Project site. In the late 1950's the education and administrative building was constructed, which is used for Sunday School and other church-related events.

The surrounding properties are a diverse blend of commercial, retail and residential uses. Adjacent uses include the following:

- North – Brester Dentistry, Camas Acupuncture and a duplex
- South – Camas Bike and Sport, Camas Auto & Exhaust
- West – Squeeze & Grind, Naturally Healthy Pet Store
- East – Union Hall facilities and associated parking lot

## SITE DESCRIPTION

### Zoning & Comprehensive Plan

The subject site is zoned Downtown Commercial (DC) with a Comprehensive Plan designation of Commercial Mixed Use (COM). There are no zoning overlays on this property.

### Existing Conditions/Structures

The site consists of two buildings and an associated parking lot. The church is a three-story, including daylight basement, wood-framed structure that encompasses approximately 7,113 square feet. The education building is a three story, including daylight basement, brick structure that was constructed between 1956 and 1957 and encompasses approximately 4,606 square feet. All structures will be demolished prior to construction.

## PROJECT DESCRIPTION

### Mixed Use Development

#### Residential

Fifty-six residential units proposed with an average unit size of 740 SF. The units will range from studios to 2 bedrooms and range in size from 483 SF to 960 SF. The goal is to accommodate a market mix of renters that will support social and economic diversity within Downtown Camas community.

#### Retail/Commercial/Office/Service

Nearly 4,500 SF of leasing area is proposed on the ground floor facing NE 6th Avenue and wrapping the corners along Cedar Street and Dallas Street.

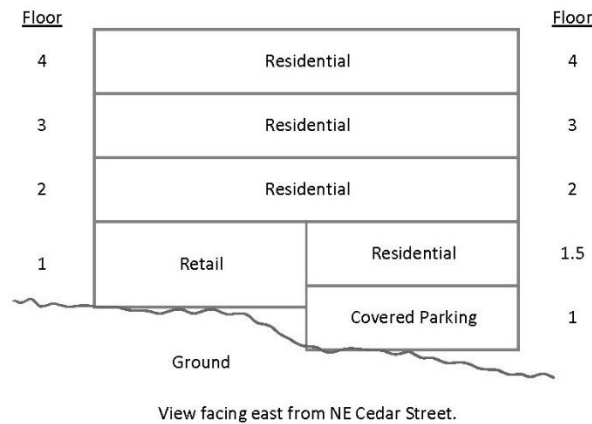
### Building Details

The retail area fronts NE 6th Avenue and is divided into three spaces (identified as retail space A, B, & C on the site plan) and can be further divided to meet individual tenant needs. The retail façades provide full height glazing to activate the building and its pedestrian connection within the downtown core as well as take advantage of natural light. The developer has extensive experience with retail development and has designed the depth and height of the spaces to accommodate a variety of retail and/or service uses. Deep canopy overhangs screen tenants from harsh direct light in the summer and provide rain protection during the rainy seasons. The retail spaces were designed to integrate and activate the existing business corridor with glazing for maximum exposure around the corners of the building along Cedar and Dallas Street.

The apartment lobby entrance is centrally located on the north face of the building with pedestrian access to NE 6<sup>th</sup> Avenue for the residential units. The leasing office, dog wash and elevator are located adjacent to the lobby and

retail spaces. Beyond the ground floor, residents can utilize the resident community room, roof deck, eco roof and residential units.

The parking garage is located on the south two-thirds of the basement floor of the building with a single vehicular entrance on Cedar Street. Due to the sloping topography of the site, the Applicant is will need to excavate the west end of the parking garage, however, the existing daylight basements together with the excavated parking, further excavation will be minimal . Although the subsurface parking will be situated across one plan, the topography of the surrounding streets will result in the east half of the parking garage sitting below grade along Dallas Street and the west half above grade at Cedar Street. In the parking garage, 35 spaces are proposed along with a bike/kayak storage room, storage units for residential tenants and access via an elevator and stairwell. Inside the building on the basement level, a lobby is located north of the parking area with elevator access to the upper floors. Please see the building section provided below.



## CMC 18.19 - DESIGN REVIEW

The City’s Design Review regulations are provided for in CMC 18.19. Section 18.19.050 establishes standard and specific design principles. This section provides:

### CMC 18.19.050(A) Standard Principles

1. *Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.*

**The Applicant is providing significant landscaping on all street frontages, along the sides of the building and behind the parking garage to the south. A 5’ L2 landscape buffer is proposed on the east and west sides of the Project. A 2’ landscape buffer will be provided to the south.**

**On the north, east, and west sides of the Project, additional landscape areas of greenspace abut the building to help soften the building lines and enhance the environment along the ground-floor where the commercial/retail is planned. Boston Ivy is proposed on the south side of the Project along the building wall. Boston Ivy naturally attaches to the concrete face without causing damage and provides visual**

interest as it transitions in color with the seasons—from green in the spring and summer to red in the fall and winter.

The Applicant will plant nine perimeter street trees with ADA tree grates meeting the Downtown Design Manual standards. The identification of existing trees and trees proposed to be planted, including their species, is provided in the landscape plan prepared by PBS Engineering.

2. *All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.*

Because of the development history of the site, and the limited amount of vegetation, and surrounding urban activity, the subject area is a low-quality habitat and provides little functional value for native flora and fauna. The site does not currently contain any trees. The site frontages along Dallas and 6<sup>th</sup> Streets do not currently have street trees. There are two existing street trees on Cedar Street, however, due to the topography of the site, the Project needed to place the garage door opening where one of the trees is located, and therefore it must be removed. In order to create a cohesive building frontage, the second tree will be replaced to match those which will be installed around perimeter of the Project.

The Project contains an outdoor deck that is a centrally located along with an eco-roof designed to provide a garden-like setting and elevate the outdoor experience. The eco/green roof will protect the building from direct solar heat, reducing the urban heat island effect, as well as minimize heat loss through added insulation on the roof.

3. *Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.*

The proposed building mass, materials, and details will be compatible with the surrounding downtown area while also providing visual interest and individual character. The selection of durable exterior materials will include brick, concrete, simulated stucco, and composite lap siding all with natural colors that will complement the neighboring buildings. All main public entrances will front NE 6th Avenue with plenty of glazing facing the three street frontages to maximize retail exposure.

4. *A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.*

Along its façade, the Project will utilize brick to create an architecturally timeless feel. To honor the history of the Project site, the Applicant will install a plaque either on an exterior wall of the building visible from a public sidewalk or embedded within the sidewalk, noting the development history of the site. Applicant provided a similar plaque in one of its downtown Vancouver developments honoring the legacy of the Holland restaurant, the birthplace of Burgerville.

## CMC 18.19.050(B)(2) Specific Principles – Commercial and Mixed Uses

- a. *On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.*

The parking garage is located within the building, surrounded by walls to the north, east, and south with vehicular access to the west via Cedar Street. These walls are designed to provide a visually pleasing

separation along with landscaping elements to further enhance the design. For additional details, refer to the elevations and landscape plans.

- b. *Buildings shall be used to define the streetscape unless site conditions prove prohibitive.*

The Project's ground floor uses are compatible with the surrounding built, dense urban environment. The existing adjacent users are commercial users and one duplex. The new residents and tenants of this project will further support the economic viability of these businesses. The NE 6<sup>th</sup> Avenue retail component of this project has been designed to promote access for pedestrians and mass transit passengers, the closest public bus stop is only two blocks west. The building's exterior contains elements designed to enhance the pedestrian environment that include sidewalks, attractive refuse bins, functional and decorative lighting, rain protection, landscaping and architectural detailing that complements the existing downtown charm that Camas is known for.

- c. *Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.*

The parcel that the Project will be constructed upon contains two vacant commercial buildings with a large unpaved parking lot. There are no open spaces adjacent to the Project in any direction. The property abuts a two-story brick retail building and a single-story auto shop to the south. To the west, across Cedar Street there is a single-story coffee drive-thru and to the east, across Dallas Street is a 30 stall parking lot servicing an adjacent office building. To the North, and across NE 6<sup>th</sup> Avenue, there is a two-story brick commercial building and single-story duplex.

The razing of the existing buildings onsite and reconstruction of the proposed Project will not change the site's relationship to nearby buildings and open space, as no true open space exists. The vertical scale of the new building will be taller than the existing buildings, but well within the height restrictions provided for in the City's zoning code and the architectural styles will be cohesive and complementary to the surrounding buildings. The Project reflects the vibrancy of downtown and contributes to furthering the variety of downtown uses and buildings. The property's zoning allows for multifamily structures and the City's density goals will be furthered by this project.

- d. *Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.*

All main public entrances for the lobby and the retail spaces will front NE 6<sup>th</sup> Avenue with plenty of glazing facing the three street frontages.

- e. *Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.*

The residential lobby entrance is centrally located on the north face of the building with pedestrian access to NE 6<sup>th</sup> Avenue. The leasing office, dog wash and elevator are located adjacent to the lobby and retail space, and will be accessible from the internal parking garage. The retail area fronts NE 6<sup>th</sup> Avenue as well and creates a cohesive frontage with the tastefully decorated and furnished residential lobby.

- f. *Walls shall be broken up to avoid a blank look and to provide a sense of scale.*

The south elevation is set back above the parking garage with brick clad "bookends" framing a further recessed wall with lap siding. The east and west elevations are broken into two masses separated by

recessed windows. There is also a mix of brick, stucco panels and concrete to help break down the massing. The south elevation facing NE 6<sup>th</sup> Avenue has a brick base with stucco panels above. All elevations have windows and balconies and a mix of materials that creates a sense of scale and avoids blank walls.

*g. Outdoor lighting shall not be directed off-site*

The Project will only produce light and glare ordinary to residential and commercial uses. The proposed landscape lighting, interior lights and exterior building lights will be used mainly during non-daylight hours. In the late hours, the light sources will be primarily for safety and aesthetic purposes. Pedestrian oriented lights on the street and on the building are encouraged to enhance pedestrian safety. Lighting for the parking garage was designed primarily to keep residents safe. Further effort was made to ensure the offsite glare won't affect neighboring properties.

## CITY OF CAMAS DOWNTOWN DESIGN MANUAL

The Downtown Design Manual is intended to provide a high degree of landscape amenities, tree lined streets, attractively landscaped frontages, screening of service areas, street furnishings, and pedestrian areas as part of a unified design.

### Streetscape Elements (D)

#### 1. Planting Design

*(a) On-site plantings that abut the public right of way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of plant materials that provide seasonal color, fragrance, and specimen plant materials.*

Street trees are planned around three sides of the development. A planting strip for Boston Ivy is proposed to soften the exterior wall that abuts the southern property line. Various shrubs, ground cover and grasses are sprinkled throughout the Project to create depth, texture and color. Please refer to landscape plan prepared by PBS Engineering for additional details.

*(b) Landscape materials shall be installed per Appendix D. Landscaping should not exceed 30" high on corners.*

Street trees will be provided along the perimeter of the property, providing seasonal color along with a variety of shrubs meant to serve as a screen and soften the building. The intended plan will meet or exceed Appendix D and the City of Camas Design Standards Manual.

*(c) Hanging baskets shall be installed so that the bottom of the basket is a minimum of 80 inches (6'8") above the finished grade of the public sidewalk. An exception to this is provided when an effective barrier such as a raised planter box, potted plant, or other physical barrier is located on the ground in such a way as to effectively mitigate a hazard created by the hanging basket.*



**No hanging baskets are currently planned for this project. The Applicant will participate in any City-run or downtown business organization programs intending to provide hanging baskets along the building frontage in the future.**

*(d) All plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock, and be suitable for the climatic conditions encountered in Camas, Washington.*

**All plant materials will meet or exceed specifications established by the American Association of Nurserymen for nursery stock and be suitable for the climatic conditions encountered for Camas, Washington.**

*(e) A landscape maintenance plan per the American Association of Nurserymen's standards, and approved by the City of Camas, shall be recorded as a covenant on the project parcel for landscaping located on private property*

**A landscape maintenance plan per the American Association of Nurserymen's standards, and approved by the City of Camas, will be recorded as a covenant on the Project parcel for landscaping located on private property if deemed necessary for this project by City staff.**

## **2. Irrigation Design**

*(a) All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Utilization of techniques such as separate water zones based on soil type, sun exposure, and plant water requirements are encouraged. Hanging baskets and individual planter pots may be hand watered. All irrigation materials located within the public right-of-way shall utilize the materials and construction techniques as listed in Appendix D and the City of Camas Design Standards Manual.*

**All landscape plantings will be irrigated with an automatic, underground irrigation or drip system designed with water conservation in mind. All irrigation materials located within the public right-of-way, if any, will utilize the materials and construction techniques as listed in Appendix D and the City of Camas Design Standards Manual and as noted in the landscape plans.**

## **3. Street Trees**

*(a) Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, and nonfruiting. Street Trees shall be selected from Appendix "C" or the Camas Design Standard Manual (This manual is available online at <http://www.ci.camass.wa.us/pworks/engforms.htm>).*

**The street trees proposed are suitable for the busy urban streetscape and meet Appendix "C" or the Camas Design Standard Manual.**

*(b) Street trees shall be a minimum of 2-inch caliper, fully branched, and staked at the time of planting.*

**Street trees will be a minimum of 2-inch caliper, fully branched, and staked at the time of planting.**

*(c) Street Trees shall be maintained to provide eight feet of clearance area under the canopy at the sidewalk and 10 feet of clearance at the street, per Figure 3.*

**Street trees will be maintained to provide 8 feet of clearance area under the canopy at the sidewalk and 10 feet of clearance at the street. If this is not possible, a species of tree will be selected for which the canopy does not exceed a footprint beyond that of the accompanying tree grate. The Applicant will endeavor to pursue the highest possible under-canopy clearance for street trees.**

*(d) Street trees shall be planted on all street frontages at minimum 30 feet on-center spacing, as measured along the abutting curb.*

**Street trees will be planted at minimum 30 feet on-center spacing, as measured along the abutting curb.**

*(e) Street trees shall be placed a minimum of two and one-half feet from the back of the curb as measured from the center of the tree, unless otherwise specified by the City of Camas decision maker, per Figure 3.*

**Street trees will be placed a minimum of 2.5 feet from the back of the curb as measured from the center of the trees, unless otherwise specified by the City of Camas decision maker. The current landscape plans show the street trees placed at approximately 3.5 feet from the back of the curb.**

*(f) Street tree planters shall be covered with American with Disability (“ADA”) accessible tree grates that are a minimum of six feet by six feet, street tree placement shall not impede pedestrian access and shall allow for a minimum six foot path of travel (the ADA accessible tree grates may be placed within the path of travel to meet these specifications).*

**Street tree planters will be covered with American with Disability (“ADA”) accessible tree grates that are a minimum of 6 feet by 6 feet, street tree placement shall not impede pedestrian access and shall allow for a minimum 6’ path of travel (the ADA accessible tree grates may be placed within the path of travel to meet these specifications).**

*(g) A limited tree grate exception may be granted for instances where street trees must be placed in planter beds. Such planter beds must be at least twice the size of a standard tree grate tree planter, must be landscaped per this section, must be irrigated per this section, and must allow for a minimum six foot path of travel.*

**No exception is being requested.**

*(h) Street trees shall be irrigated per Appendix D.*

**The street trees will be irrigated per the standards identified in Appendix D.**

*(i) Street tree planters, where allowed, shall include root barriers.*

**The street tree planters will include root barriers.**

#### **4. Hardscape Elements**

*Hardscape Elements provide a high degree of pedestrian amenity that encourages outdoor social interaction, promotes a sense of place, and public security. The introduction of hardscape elements such as natural stone,*

*sculpture, water features, drinking fountains, decorative sidewalks (e.g. scored concrete, colored concrete, pavers, etc.), enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged.*

*(a) Furnishings*

*(1) Furnishings shall consist of benches, drinking fountains, trash receptacles, and bike racks. Furnishings shall be placed such as to not impede or constrict pedestrian movement or ADA Accessibility. Outdoor seating associated with a food or beverage business may be authorized in accordance with Appendix "E".*

**Seating, bike racks and trash receptacles will be provided along NE 6th Avenue. No drinking fountains are proposed. Furnishings will be placed as such to minimize the effect on pedestrian movement, and maintain ADA Accessibility.**

*(2) Benches shall be placed within the public sidewalk, private parcels, pocket plazas and parks to encourage social interaction and extend the length of stay in the area. At a minimum one bench should be located on each side of a city block. Where opportunities exist to locate more than one bench, benches should be orientated toward each other to encourage social interaction.*

**A bench (or benches) will be placed along the public sidewalk.**

*(3) Drinking fountains shall be ADA accessible.*

**Drinking fountains are not proposed.**

*(4) Trash Receptacles shall be placed within the public sidewalk, pocket plaza, and parks to encourage public sanitation and a litter free environment. At a minimum one trash receptacle should be located on each side of a city block near the midpoint of the block. Uses that generate a high potential for immediately disposable trash such as take out restaurants are strongly encouraged (unless otherwise stated) to locate a trash receptacle within the frontage of their establishment.*

**One or two receptacles will be placed, and serviced by the property owner, within the public sidewalk. Additional receptacles will be provided in the lobby, parking garage, and as needed as the retail spaces are developed.**

*(5) Bike racks shall be placed within the public sidewalk, pocket plaza, and parks to encourage multi modal transportation and pedestrian safety. At a minimum one bike rack should be located on each side of a city block near the midpoint of the block. Uses that generate a high potential for bike parking such as arcades and movie theaters are strongly encouraged (unless otherwise stated) to locate a bike rack within the frontage of their establishment.*

**A bike rack will be placed within the public sidewalk.**

*(6) Water features are encouraged. Upon review by the Design Review Committee, and approval by the City of Camas decision maker, placement of a water feature may be in lieu of some (or all) of the required elements for particular parcel. The Design Review Committee shall determine which streetscape elements may be substituted by the water feature.*

**A small, vertical water feature is being contemplated near the primary residential entrance to the Project along NE 6<sup>th</sup> Ave.**

*(7) Public art is required to be provided at one percent of construction cost. Upon review by the Design Review Committee, and approval by the City of Camas decision maker, placement of a permanent public art display may be in lieu of some (or all) of the required elements for a particular parcel. The Design Review Committee shall determine which streetscape elements may be substituted by the public art.*

**Public Art is defined within the Downtown Design Manual as “works of art in any media that has been planned and executed with the specific intention of being sited or staged in the public domain, outdoors and accessible to all”. The Applicant proposes architecturally artistic components, which will enhance the surrounding streetscape, add visual interest for pedestrians and vehicular passersby, and further the goals articulated in the Downtown Design Manual.**

**These components include decorative planter pots containing landscaping elements beyond that which is required for the site, decorative benches within the public sidewalk that complement the building’s architecture and encourages social interaction, artistic ADA-Accessible tree grates accompanied by uplighting intended to softly illuminate the street trees, in-sidewalk solar LED lights enhancing safety and visual interest during nighttime, attractive and stylish refuse receptacles, functional, yet interesting bike racks, and a vertical water feature near the main entrance along NE 6<sup>th</sup> Avenue.**

**Though several of the above-mentioned components are among the site furnishing requirements noted within Downtown Design Manual, the Applicant intends to provide a level of beauty and function well-beyond that which is typically expected for these fixtures. The incorporation of these fixtures will provide a high degree of pedestrian amenity, both in form and function, thus meeting the goals noted within this section of the DDM.**

*(b) Street Lighting*

*(1) Themed ornamental street lighting shall be located along the public right of way. Street lights shall be located utilizing a triangular spacing per Figure 4. The street light (with hanging plant bracket) shall be the City of Camas approved downtown street light.*

**The lights will meet the City of Camas standards.**

*(2) Every lot will not be required to place a streetlight. Street light spacing will dictate those lots required to place street lights. The City of Camas decision maker shall review and approve proposed street light spacing.*

**The lights will meet the City of Camas standards.**

## **5. Screening Standards**

*Screening shall be utilized to obscure views of service, parking, and trash collection areas from view from the public right-of-way.*

*(a) General*

*(1) Sight-obscuring evergreen vegetation, screen walls, or fences may be erected within the setback area of a private parcel.*

**The screening proposed for the southern property line is Boston Ivy which will climb the wall to soften the hardscape.**

(2) Screening shall not be placed within the public right-of-way.

**There is no screening proposed within the public right of way.**

*(b) Parking lots abutting the public right-of-way*

*(1) Shall be screened by a wall or fence three feet in height within a planting strip.*

*(2) Where sufficient room exists, small to medium size trees shall be planted twenty feet on center.*

**The parking area is located partially underground and is enclosed on the south side of the site. Boston Ivy is proposed to screen the wall. An overhead door will be positioned at the garage entrance to both enhance security for residents and screen the parking area from Cedar Street.**

*(3) The screen shall be placed so as to obscure the view of the parking area from the public right of way.*

**The parking area is enclosed so there is no view from the public right of way.**

*(c) Service / trash collection areas abutting the public right-of-way*

*(1) Shall be screened by a wall or fence five feet in height within a planting strip.*

**The trash and recycling room is located on the ground floor and is fully enclosed.**

*(2) Where sufficient room exists, small to medium size trees shall be planted twenty feet on center.*

**This criteria doesn't apply since the trash and recycle area is located inside the building.**

*3) Gates providing access to these areas shall be constructed of 100% opaque solid materials.*

**There are no exterior gates proposed.**

*(d) Screen Materials*

*(1) The height of any wall, fence, or hedge shall not interfere with safe lines of sight as determined by the City of Camas decision maker.*

**Any wall, fence or hedge deemed by the City of Camas decision maker to interfere with safe lines of site will be addressed as needed.**

*(2) Barbed wire, razor wire, chain link, and vinyl fencing are prohibited.*

**There are no fences of any kind proposed.**

*(3) Fences and walls shall be constructed of enduring materials such as wood, masonry, and concrete.*

**There are no fences proposed.**

*(4) Walls and fences shall be 100% opaque.*

**There are no walls (outside of the building walls), or fences proposed.**

*(5) Wall or fence screens shall provide visual interest through the use of varied building materials, textures, reliefs, architectural details, etc.*

**There are no walls (outside of the building walls), or fences proposed.**

*(6) To avoid a solid or blank appearance, 20% of the face of walls and fences shall utilize varying materials, colors, and other textures.*

**There are no walls (outside of the building walls), or fences proposed.**

*(7) Screening that utilizes plant materials shall incorporate plant materials capable of reaching 100% solid evergreen screen within three years of planting.*

**All areas requiring screening will utilize plant materials capable of reaching 100% solid evergreen screen within three years of planting.**

## **6. Pedestrian and Parking Lot Surfaces**

### *(a) Pedestrian Surfaces*

*(1) Pedestrian surfaces outside of the right-of-way (private property) shall be constructed of an all weather continuous surface such as asphalt, concrete, colored concrete, pavers, etc. Granular materials such as gravel may be approved by the City of Camas decision maker.*

**Pedestrian surfaces outside of the right of way area will be constructed to meet City of Camas standards along with ADA.**

*(2) Pedestrian surfaces within the public right-of-way shall be concrete per the City of Camas standard sidewalk, unless otherwise reviewed by the Design Review Committee and approved by the City of Camas decision maker.*

**All right of way improvements proposed with this Project will be in compliance with City standards.**

### *(b) Parking Lot Surfaces*

*(1) Parking lot surfaces shall be constructed of an all weather continuous surface (e.g. asphalt, concrete, permeable paving, bricks, interlocking pavers). Gravel and dirt surfaces are not permitted.*

**The parking area will be constructed of an all weather continuous surface and approved by the City of Camas engineering department.**

### *(c) ADA Accessibility*

**All site and required building elements will meet ADA accessibility guidelines.**

*(1) Notwithstanding any section of the design standards, applicable provisions of the American with Disabilities Act (ADA) shall at all times be implemented within the area. ADA design standards shall be subject to review and approval by the Building Official and City of Camas decision maker.*

**All site and required building elements will meet ADA accessibility guidelines.**

## **E. Architectural Standards**

### **1. Site Planning**

*(a) New construction shall orient the main public entrance toward the public right of way.*

**The overall pedestrian access circulation system for residents and the public incorporates all three street frontages. For those who are passing by on foot or bicycle, building access is granted via sidewalks abutting the building on 6<sup>th</sup> street**

*(b) Parking areas shall be located to the rear or side of the structure. Parking shall not occupy more than 10% of the project frontage along the public right of way. Corner lots may be allowed additional frontage parking (on the minor side street) with additional screening per review by the Design Review Committee and approval by the City of Camas decision maker. Where possible parking areas shall be accessed from an alley, buildings should be located to provide a continuous colonnade along the public right of way. Parking requirements can be found within Title 18 CMC.*

**The parking area will be located within the southern half of the building and enclosed and for building residents only.**

*(c) Feature areas should be incorporated to provide outdoor use areas such as sidewalk dining, sidewalk merchandising, courtyards, nooks, balconies, alcoves or terraces.*

**The Project will pursue a variety of residential balconies along with outdoor spaces for residential tenants. Retail tenants may choose to pursue sidewalk merchandising or sidewalk dining.**

*(d) Sufficient space shall be provided for refuse storage (and required screening) outside of the public right-of-way.*

**The refuse storage area is located inside and fully enclosed.**

*(e) The intent of these standards is not to move existing buildings.*

**This criteria does not apply.**

*(f) Downspouts shall not direct water across sidewalks.*

**All roof storm drainage will be internal roof drain with overflows. No downspouts will direct water across sidewalks.**

## 2. Signage

*(a) Signage shall be per the City of Camas Sign Ordinance.*

**Exterior signs will be provided as the building develops and the retail/commercial tenant(s) are determined. All signs will comply with applicable City permitting and design standards. Exterior tenant signage for the retail component will be limited to the portion of the fascia directly above the subject tenant's space and below the 2<sup>nd</sup> floor residential space. Project identification and/or retail signage will be tastefully designed with either individually illuminated letters.**

## 3. Building Façade

*(a) Building elevations visible from the public right of way should be designed to provide architectural interest and individual character.*

**The building façades use multiple materials, colors and forms to provide architectural interest.**

*(b) Glazing fronting the street shall be utilized on a minimum of 40%, to a maximum of 80% of the ground floor elevation abutting the public right of way. Components of Energy Smart Design should be considered where glazing is utilized.*

**Generous glazing is provided along NE 6<sup>th</sup> Avenue and partial retail space along Cedar and Dallas Streets is greater than 48%. Designed to maximize glazing but be within Washington State energy code limitations.**

*(c) Rain protection attached to buildings shall be provided along the public right of way consisting of a five foot width minimum cover along 90% of the building facade. The building may not cantilever into the public right-of-way to achieve rain protection. Rain protection may take the form of a canopy projection, recessed entry, overhead balcony, or combination there of.*



Pedestrian rain protection is limited to NE 6th Ave, which provides 90% cover. Five-foot-deep canopy overhangs screen tenants from harsh direct light in the summer and provide rain protection during the rainy season. The retail spaces were designed to integrate and activate the existing business corridor with glazing for maximum exposure around the corners of the building at Cedar and Dallas Street.

*(d) Architectural detailing should be utilized to provide visual interest and individual character. Elevations abutting the public right of way should incorporate a high degree of architectural detailing including but not limited to the use of relief panels, cornice work, window trim, balconies, overlooks, nooks, alcoves, shade panels, rain protection, finish textures, multiple color pallets, and staggered wall sections. Detailing shall be compatible with the existing and surrounding downtown area.*

The building design detailing incorporates changes in material texture and color. There is a distinct separation between the darker masonry base and lighter “stucco” panel upper floors. Ground floor retail and lobby spaces are defined by brick piers and steel canopies creating a rhythm and spacing consistent with the downtown retail frontages. The ‘piers’ continue into the upper floor to create semi recessed alcoves defining each apartment unit. These alcoves include a full height bedroom window, sliding glass door separated by a simulated wood panel. The units along 6<sup>th</sup> also have a Juliette style balcony with full living room glazing with sliding panels to offer an open air experience together with painted metal picket balcony railing further adding to the texture. Remaining units that do not have this feature will offer a full balcony. The upper floors cantilever over the base on the east and west sides to further help differentiate the base from the “body” of the building. Within the east and west brick elevations these are the same wood-appearing panels adjacent unit windows to provide a third material and some relief to the brick cladding. Recessed corridor windows facing the side street provide a separation between the front (north) elevation mass the back half of the building. The back (south) has a concrete base that provides an opportunity for a roof deck and eco roof where the upper floors step back. This provides a staggered wall section and massing while allowing daylight to the south facing units.

*(e) Building Materials shall be selected for their enduring qualities. Recycled or renewable materials should be utilized where practical. Preferred materials include natural stone, masonry, wood, architectural grade metal, architectural grade composite materials, concrete, precast concrete products, and stucco.*

Proposed exterior materials include a concrete base, brick veneer, fiber-cement “stucco” panels, fiber-cement siding emanating the look and feel of wood, painted fiber cement lap siding, painted steel canopies and balcony railings, vinyl windows and doors, and aluminum-framed storefront windows. Brick has recycled and natural ingredients and the aluminum has recycled content.

*(f) Materials specifically prohibited include vinyl siding and exposed plywood products. This shall not be interpreted to preclude laminated doors or the use of plywood in soffits. Materials shall be compatible with the existing and surrounding downtown area.*

**No vinyl or plywood siding will be used.**

*(g) Roof mounted equipment shall be screened from view from the street by providing a parapet or cornice at least equal in height to the equipment, and by painting the equipment to match the roof. For flat roofs the parapet shall surround the perimeter of the building. Screening shall be compatible with rooflines and materials so that the roof lines are harmonious.*

Due to the nature of the project, any roof-mounted mechanical equipment will be minimal, as each unit will contain its own air-conditioning equipment. The building height, combined with the parapet, will preclude any mechanical equipment from being visible from the immediate surrounding streets



*(h) Building colors shall be chosen to be compatible with neighboring structures, and natural or earth-tone colors shall predominate.*

**The Applicant will use colors compatible with the neighboring structures while maintaining a neutral color palate.**

## CONCLUSION

The area surrounding the Applicant's building is comprised of a wide array of building masses, architecture, colors, materials and uses. As demonstrated above, the design of Hudson East is consistent with the site design, building form and appearance, weather protection, pedestrian amenities, landscaping, and parking guidelines provided for in the City's Downtown Design Manual.

The Project is also compliant with the City's Design Review criteria provided for in CMC 18.19.050. Specifically, the Project's design is compliant with zoning, compatible with surrounding architecture, does not adversely impact neighboring uses, and does not adversely impact pedestrian connectivity or parking.

Furthermore, Hudson East provides expansive windows and interest-creating features such as Juliette balconies, a deck and eco roof amenity, inset building lines and walls, along with a blend of materials, color and landscaping that ensures the street-facing elevations provide plenty of depth and character. Because of these factors, Hudson East meets and exceeds these standards, the Design Review should be approved.