



Practical expertise. Exceptional results.

222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385

Narrative

Existing Conditions

The site is located at 3409 NW Camas Meadows Drive, Camas, Washington, in the BP (Business Park) zoning district. The property is further identified as Tax Lot 47, tax assessor's serial number 986043917, located in the Southwest $\frac{1}{4}$ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County. The site is 1.38 acres (60,150 square feet) according to Clark County GIS, 1.37 acres (59,600 square feet) according to a survey by Olson Engineering, Inc.

The subject parcel is currently vacant and unused. Vegetation consists of a row of dead arborvitae and grass. According to Clark County GIS, there are no environmental constraints associated with the subject parcel.

Permit Approvals Requested and Project Description

With this application, the Applicant seeks Site Plan and Design Review approval to develop the following:

- An approximately 10,500 square foot, one-story medical office building with associated parking, vehicular maneuvering area and utilities.

Project Compliance

This development requires compliance with the following Camas Municipal Code ("CMC") Code of Ordinances ("Ordinances"):

Public Services – Title 13

Water

This project will require connections to the existing potable water system owned by the City of Camas. The proposal to extend the water system to the site is consistent with the adopted Water Systems Plan. The water system is designed to provide adequate flow to the site (including fire). Compliance with CMC Title 13 has been demonstrated in the preliminary utility plan provided for in the application that identifies how water service will be provided to the site. The City has sufficient water capacity to serve this project.

The development proposes to tap a new water service with a water meter to service the proposed building from the existing water line that serves the existing hydrant just north of the existing driveway on NW Camas Meadows Drive. The existing hydrant will be relocated just north of its existing location. As there is an existing hydrant adjacent to the site, no additional hydrants are proposed.

Sanitary Sewer

Sanitary sewer will be extended to serve the site. A septic tank will be installed to capture sewer solids and a connection will be made to the existing sewer system located within NW Camas Meadows Drive. Effluent received from the septic tank will be collected and sent to the public sewer system via an onsite STEP sewer facility.

Refuse Collection and Disposal

Commercial garbage and recycling will be collected on a weekly basis. One trash enclosure is proposed.

Storm Water Drainage

The proposed development intends to collect and treat runoff for stormwater generated from the property. Runoff collected from pollution-generating impervious surfaces will receive enhanced treatment and phosphorous removal via BioPod systems prior to being released into an existing stormwater system. Existing on-site soils are poor and are not conducive to infiltration. Stormwater will be treated and then conveyed to an existing city stormwater network located in NW Camas Meadows Drive.

Stormwater Provisions – Title 14

Stormwater provisions contained within this chapter have been met as indicated below:

Stormwater Control – CMC 14.02

The proposed development intends to collect and treat runoff for stormwater generated from the property. Runoff collected from pollution-generating impervious surfaces will receive enhanced treatment and phosphorous removal via BioPod systems prior to being released. Existing on-site soils are poor and are not conducive to infiltration. Stormwater will be treated and then conveyed to an existing city stormwater network located in NW Camas Meadows Drive. The stormwater facilities will be designed to meet the requirements of the City of Camas Stormwater Ordinance and Washington State Department of Ecology standards. The stormwater facilities will be owned and maintained by the

Applicant. Calculations and information regarding the drainage facilities are included in the Stormwater Report prepared by Olson Engineering, Inc.

Illicit Discharges, Dumping and Illicit Connections – CMC 14.04

The project will not illicitly discharge or dump any material to the stormwater system.

Erosion and Sediment Control – CMC 14.06

Erosion and sediment control plans will be developed as part of the final civil engineering plan submittal meeting the provisions of this section.

Environment – Title 16

SEPA - CMC 16.01 - 16.19

According to the Pre-Application Conference report, the project does not require submittal of a SEPA checklist as the original land division completed the SEPA review process and the proposed use of the site falls within the thresholds contemplated within the original SEPA checklist.

Archaeological Resource Preservation - CMC 16.31

According to the Pre-Application Conference report, no additional archaeological study is required as this requirement was met with the original land division.

Public View, Open Space Protection – CMC 16.33

The proposed development will not interfere with any views from adjacent properties of the Columbia or Washougal Rivers, Lacamas Lake or Mt. Hood from adjacent properties.

The proposed development will not pose any adverse traffic impacts that would undermine the stability, safety and/or character of downtown, a neighborhood, or surrounding areas.

Stormwater treatment and release will meet the City of Camas Stormwater Ordinance, thereby protecting ground and surface waters.

Historic Preservation - CMC 16.35

There are no known historic sites within the development or adjacent to this project. According to the Pre-Application Conference report, no additional archaeological study is required as this requirement was met with the original land division.

General Provisions for Critical Areas- CMC 16.51

All general provisions related to Critical Areas, as applicable, have been addressed in this application.

Vegetation Removal Permit - CMC 16.51.125

There are no existing trees on the subject parcel. As such, a vegetation removal permit is not required.

Wetlands - CMC 16.53

According to Clark County GIS data, there are no mapping indicators that indicate any wetlands or wetland buffers on the site.

Critical Aquifer Recharge Area - CMC 16.55

According to the City of Camas' CARA Map, the site is not located within a Wellhead Protection Area.

Frequently Flooded Areas - CMC 16.57

According to Clark County GIS, the site is not located within a floodplain or floodway.

Geologically Hazardous Areas - CMC 16.59

According to Clark County GIS data, there are no mapping indicators that indicate any geologic hazard areas on the site.

Fish and Wildlife Habitat Conservation Areas – CMC 16.61

According to Clark County GIS data, there are no mapping indicators that indicate any fish or wildlife habitat conservation areas on site.

Land Development – Title 17

Dedications – CMC 17.01.040

There are no proposed right-of-way, tract or public trail dedications required or proposed.

Boundary Line Adjustments – CMC 17.07

There are no proposed boundary line adjustments.

Short Subdivisions – CMC 17.09

There are no proposed binding site plans or short subdivisions associated with this project.

Subdivisions – CMC 17.11

A subdivision is not proposed.

Binding Site Plan – CMC 17.15

A binding site plan is not proposed.

Design and Improvements Standards – CMC 17.19

All existing infrastructural improvements were completed with the original subdivision. As such, no additional public improvements are required or proposed.

Procedures for Public Improvements – CMC 17.21

All existing infrastructural improvements were completed with the original subdivision. As such, no additional public improvements are required or proposed.

Zoning – Title 18

Per the CMC Chapter 18.55, a Type II Development Review Application (“Type II Application”) is required for this project. The completion of a Site Plan Review and a Design Review submittal are components of the Type II Application. The following addresses the Site Plan Review and Design Review content requirements pursuant to CMC 18.55.110:

Zoning Map and Districts – CMC 18.05

The site is located within the BP (Business Park) zoning district and has been designed in conformance with its underlying zoning district designation.

Use Authorization – CMC 18.07

The proposed medical office building is a Permitted Use in the BP zoning district.

Density and Dimensions – CMC 18.09

CMC 18.09.030 – Table 1 lists the density and dimensions for the BP zoning district. The existing lot exceeds the minimum ½ acre size, 100-foot lot width and 100-foot lot depth. As such, the project is in compliance with this chapter.

Parking – CMC 18.11

Vehicular access to the parking lot has been provided via an existing driveway off NW Camas Meadows Drive.

The proposal exceeds the minimum parking amount required per this section as follows:

- 10,500 square foot medical office building – 1 stall per employee + 1 stall per 300 square feet.
- 10,500 square feet / 300 square feet = 35 stalls
- 13 employees = 13 stalls
- Total parking required – 48 stalls.
- Total Parking stalls provided:
 - 48 stalls, which includes the following:
 - 35 standard stalls, which includes 5 ADA stalls and up to 18 electric vehicle (EV) stalls;
 - 13 compact stalls;

Parking stall dimensions are as follows:

- Standard parking stalls - 18 feet deep by 9 feet wide;
- Compact stalls – 15 feet deep by 8 feet wide.

The proposed drive aisle widths are a minimum of 24 feet.

A 60-foot deep by 12-foot wide loading zone has been proposed.

Please refer to the Preliminary Site Plan for more information.

Landscaping – CMC 18.13

As there are no existing trees on site, a tree survey has not been provided.

A Landscape Plan has been submitted meeting or exceeding CMC minimum landscape, screening and buffering, and tree density requirements of 20 tree units per net acre. Refer to the Preliminary Landscape Plan for more information. Further detail is provided below:

- **Landscape Buffers**
 - A minimum 5-foot wide L1 landscape buffer has been provided along the north property line.
 - A minimum 10-foot wide L3 landscape buffer has been provided along the east and south property lines.
 - A minimum 10-foot wide L2 landscape buffer has been provided along the west property line along NW Camas Meadows Drive.

Parking lot landscaping has been provided meeting the provisions of this section. As 48 parking stalls are proposed, 8 parking lot trees are required (minimum ratio of one tree per six parking stalls). The Preliminary Landscape Plan shows 8 parking lot trees (two trees along the north property line at the north end of the banks of parking stalls are considered parking lot trees).

Street trees currently exist along NW Brady Road and are proposed for retention.

Signs- CMC 18.15

There are no proposed signs with this application.

Supplemental Development Standards – CMC 18.17

There are no proposed accessory structures or fences (the existing chain link fence along NW Camas Meadows Drive will remain). While not currently proposed except for along the west side of the building, any proposed retaining walls will meet the requirements of CMC 18.17.060.

Site Plan Review – CMC 18.18

The proposed development is subject to Site Plan Review. The application for the proposed development contains the required applicable submittal material

(ref. CMC 18.18.040) and meets the criteria for approval as described below (ref. CMC 18.18.060):

A. Compatibility with the city's comprehensive plan;

The proposed development is compatible with the city's comprehensive plan by providing a use conformant with the Commercial comprehensive plan designation as described within the Camas 2035 Comprehensive Plan (Ordinance 16-010).

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations;

All applicable design and development standards and other applicable regulations will be met as described in this narrative, on the plans, and elsewhere in the application package.

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations;

The site is served by NW Camas Meadows Drive. Access to the site will be provided via an existing driveway.

Sanitary sewer and water are currently available to the site. Stormwater will be routed to BioPod enhanced treatment vaults for treatment prior to release into the City's stormwater system located within NW Camas Meadows Drive. Refer to the plans included in this application for more information.

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents);

Utilities will be provided as required for this project. Please refer to the engineering plans for more information.

There are no proposed parks or trails associated with this project.

E. Adequate provisions are made for maintenance of public utilities;

There are no public utilities proposed.

F. All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in

accordance with the provisions of CMC Chapter 18.55 Administration and Procedures.

This Application meets the requirements of Administration and Procedures – CMC 18.55 as described elsewhere in this narrative.

Design Review – CMC 18.19

CMC 18.19 requires the Applicant to submit for Design Review on projects located within the BP zoning designation. This section of the narrative addresses detailed design information, as well as the overall integration of architectural elements into the Preliminary Site Plan.

The project will meet the design principles of CMC 18.19.050, Design principles, as follows:

A. Standard Principles

Demonstration of Satisfaction of Standard Principles:

1. The Landscape Plan meets the landscaping, screening and buffering requirements for the parking lot, provides for year-round color and texture, and will afford the site a cohesive design with trees and shrubs that are adapted to the climate of the Pacific Northwest.
2. There are no significant natural features on the site.
3. The building will be constructed with a varied mix of materials such as stone and fiber cement siding. The materials are consistent with materials used on the existing surrounding buildings. The elements of the overall building will provide a coordinated design with a ‘finished’ appearance on all sides of the building. Refer to the building elevations for more information.
4. There are no historic/heritage elements either on-site or in the surrounding area. Therefore, there are no historic/heritage elements to incorporate into the design of the proposed development.

Compliance with the Camas Design Review Manual

In addition to compliance with the CMC 18.19.050 Design Principles described earlier in this narrative, the following provides a description of how this project meets with the 2002 Camas Design Review Manual (“DRM”) Standard Design Principles and Guidelines.

DRM Standard Design Principles

A description of how the project meets the DRM Standard Design Principles is noted earlier in this narrative.

DRM Standard Design Guidelines

Landscaping & Screening

1. Landscaping & Screening:

The proposed plant materials indicated on the Landscape Plan include a mix of low-maintenance ornamental trees and shrubs. Landscaping is proposed to provide a softening to the building, respond to the building architecture and provide screening of the parking lot while still allowing for employee, tenant and patron security and safety. The Landscape Plan meets the landscaping and screening and buffering requirements for the parking lot, provides for year-round color and texture, and will afford the site a cohesive design with trees and shrubs that are adapted to the climate of the Pacific Northwest and match surrounding environs.

2. Signage:

There is no proposed signage with this Application.

3. Outdoor Furnishings.

There are no proposed outdoor furnishings at this time.

4. Fencing:

There is no fencing proposed. The existing chain link fence along NW Camas Meadows Drive is proposed to remain.

5. Significant Trees:

There are no significant trees or other significant vegetation on site. The existing arborvitae hedge along the east side of the site will be removed as most of the shrubs are either dying or are dead.

6. Lighting:

Lighting is proposed as required to meet minimum safety standards and will be shielded to prevent off-site light intrusion to the greatest extent practicable. Refer to the lighting plans for more information.

Massing & Setbacks

1. The building has been placed generally in the central portion of the site. This is to accommodate site grading, vehicular and emergency access around the building and to separate staff and patron parking. The size and scale of the building is appropriate for the BP zoning district. Pedestrian circulation has been provided from the sidewalk along NW Camas Meadows Drive to the building.

Architecture

1. Finished Development:

The building will be constructed with a varied mix of materials such as stone and fiber cement siding. The materials are consistent with materials used on the existing surrounding buildings. The elements of the overall building will provide a coordinated design with a 'finished' appearance on all sides of the building. Refer to the building elevations for more information. No corrugated materials, standing seam, or T1-11 siding will be used as part of the design for the building. The flat roof will have a metal coping and custom metal cornice. A mix of materials is being used for articulation/massing to create a quality aesthetic for the development.

2. Placement of Buildings:

The site does not feature significant natural features.

3. Building Walls and Fences Visible from Roadways:

The west elevation of the building contains articulation to avoid a blank look. This includes areas of cement fiber siding broken up with areas of stone veneer extending to the cornice as well as a stone veneer wainscot that ties the building together.

4. Color Scheme:

The proposed design for the buildings will include neutral such as browns and tans and natural colors of materials such as stone. Bold colors are not proposed for these buildings.

Historic and Heritage Preservation

1. There are no historic/heritage elements either on-site or in the surrounding area.

Commercial & Mixed Use Principles & Guidelines

A description of how the project meets the DRM's Commercial & Mixed Use Principles & Guidelines is found below:

Design Principles

1. On-Site Parking:

The site has an approximately 20-foot elevational difference between the southwest corner of the site and the east property line. As such, the building cannot be placed directly along NW Camas Meadows Drive without significantly raising the site which would require a series of retaining walls that would be cost prohibitive. The site layout with the building roughly in the center of the site allows grade to be made up partially within a larger setback/landscape buffer than is minimally required along NW Camas Meadows Drive and a larger setback/landscape buffer than is minimally required along the east property line. As such, on-site parking has been proposed both between the building and NW Camas Meadows Drive and along the east side of the building. This is to accommodate site grading, vehicular and emergency vehicle access around the building and to separate staff and patron parking. The parking will be screened from NW Camas Meadows Drive by an L2 landscape buffer and an elevation difference of approximately 1 foot to 5 feet where the parking will be located at a lower elevation than NW Camas Meadows Drive. Parking from the residences to the east will be screened with an L3 landscape buffer that will include a row of conifer trees and a row of Oregon grape exceeding the minimum required for the L3 buffer.

2. Building Setbacks:

As the project is not a retail use, retail frontage setback limitation do not apply.

3. Streetscape

As indicated above, it is cost prohibitive to place the building along NW Camas Meadows Drive. Additionally, as this is a medical office use where patient privacy is paramount and required to be provided by the health care provider, the building cannot meet the solid to void ratio of 60%/40%.

4. Size and Scale Differences Mitigation:

Less intensive uses or zoned areas adjacent to the site include the residential uses on the west side of NW Camas Meadows Drive and along the east side of the site. While there are residential uses to the south of the site, they are separated from the site by a sanitary sewer lift station and a stormwater facility. The building and parking have been placed away from the residential uses with landscaping buffers exceeding the minimum required width and landscaping screening the parking from the residential uses. Additionally, the building will be placed at an elevation of 235.50' which below NW Camas Meadows Drive to reduce the impact to adjacent residential uses.

5. Use Activities:

As there is only one proposed use for the subject parcel, this section does not apply.

6. Impacts on Adjacent Lower Intensity Uses:

As the project is not a mixed-use development, this section does not apply.

7. Walls:

There are no retaining walls proposed except for one low wall along the west side of the building. However, should any retaining walls be proposed, they will be landscaped appropriately to reduce the impacts of the walls on adjacent properties and to avoid a blank look.

The walls of the building will be broken up by using different materials and colors to avoid a blank 'unfinished' look.

8. Outdoor Lighting:

Lighting is proposed as required to meet minimum safety standards and will be shielded to prevent off-site light intrusion to the greatest extent practicable. Refer to the lighting plans for more information.

Design Guidelines***Landscaping & Screening*****1. Landscaping/Vegetation Plan:**

The proposed plant materials indicated on the Landscape Plan include a mix of low-maintenance ornamental trees and shrubs. Landscaping is proposed to provide a softening to the buildings, respond to the building architecture and provide screening of the parking lot while still allowing for employee, tenant and patron security and safety. The Landscape Plan exceeds the landscaping and screening and buffering requirements for the parking lot, provides for year-round color and texture, and will afford the site a cohesive design with trees and shrubs that are adapted to the climate of the Pacific Northwest and match surrounding environs. The use of native Pacific Northwest plants are also proposed.

2. Intersection Lighting:

As the subject parcel is not located at an intersection, this section does not apply.

3. Parking Space Groupings:

The parking has been designed to provide parking in small groupings, with long rows of parking broken up with landscape islands.

4. Community Information Kiosk:

A community information kiosk is not planned for this development.

Massing & Setbacks**1. Building Placement:**

The site has an approximately 20-foot elevational difference between the southwest corner of the site and the east property line. As such, the building cannot be placed directly along NW Camas Meadows Drive without significantly raising the site which would require retaining walls that would be cost prohibitive. The site layout with the building roughly in the center of the site allows grade to be made up partially within a larger setback/landscape buffer than is minimally required along NW Camas Meadows Drive and a larger setback/landscape buffer than is minimally required along the east property line. As such, with the building generally in the center of the site, on-site parking has been proposed both between the building and NW Camas Meadows Drive and along the east side of the building. This is to accommodate site grading, vehicular and emergency vehicle access around the building and to separate staff and patron parking.

2. Size and Scale Mitigation for Abutting Uses:

Less intensive uses or zoned areas adjacent to the site include the residential uses on the west side of NW Camas Meadows Drive and along the east side of the site. While there are residential uses to the south of the site, they are separated from the site by a sanitary sewer lift station and a stormwater facility. The building and parking have been placed away from the residential uses with landscaping buffers exceeding the minimum required width and landscaping screening the parking from the residential uses. Additionally, the building will be placed at an elevation approximately 1 foot below at the north end and approximately 10 feet below at the south end of the frontage along NW Camas Meadows Drive to reduce the impact to adjacent residential uses.

3. On-Site Parking:

The site has an approximately 20-foot elevational difference between the southwest corner of the site and the east property line. As such, the building cannot be placed directly along NW Camas Meadows Drive without significantly raising the site which would

require a series of retaining walls that would be cost prohibitive. The site layout with the building roughly in the center of the site allows grade to be made up partially within a larger setback/landscape buffer than is minimally required along NW Camas Meadows Drive and a larger setback/landscape buffer than is minimally required along the east property line. As such, on-site parking has been proposed both between the building and NW Camas Meadows Drive and along the east side of the building. This is to accommodate site grading, vehicular and emergency vehicle access around the building and to separate staff and patron parking. The parking will be screened from NW Camas Meadows Drive by an L2 landscape buffer and an elevation difference of approximately one foot at the north end and 5 feet at the south end where the parking will be located at a lower elevation than NW Camas Meadows Drive. Parking from the residences to the east will be screened with an L3 landscape buffer that will include a row of conifer trees exceeding the minimum required for the L3 buffer.

Architecture

1. Residential Feel:

The proposed building will be only one-story where adjacent residential buildings are two-story. The one-story nature of the proposed building will help reduce the impact of the building on neighboring properties. Additionally, the proposed fiber cement siding and stone façade uses similar materials to adjacent residential building and will provide a more residential feel to the building.

2. Buildings Taller than Two Stories:

As the proposed building is one-story, this section does not apply.

3. Shielded Outdoor Lighting:

Lighting is proposed as required to meet minimum safety standards and will be shielded to prevent off-site light intrusion to the greatest extent practicable. Refer to the lighting plans for more information.

Circulation & Connections

1. Pathways:

Building placement, and the reasons for placement of the building generally in the center of the site, has been discussed elsewhere in this narrative. Pedestrian circulation will be provided from the sidewalk along NW Camas Meadows Drive to the building.

2. New Streets Intersecting Commercial Properties:

As there are no new streets proposed, this section does not apply.

Variances - CMC 18.45

There are no variances proposed.

Administration and Procedures – CMC 18.55

This application is subject to a Type II Site Plan Review and a Design Review process.

A Pre-Application Conference was held on August 4, 2022.

The application contains all of the required information per CMC 18.55.110.

Current supply-chain issues, a challenging labor market, rising interest rates and State of Washington approval of the project may require a longer buildout than the two years allowed per CMC 18.55.260(A). As such, the Applicant respectfully requests a 5-year approval of the project to allow sufficient time for full build out. The Applicant will work in good faith to complete the project in a timely manner.