

CITY OF CAMAS
DESIGN REVIEW
NARRATIVE

CAMAS MEADOWS
A MIXED-USE DEVELOPMENT

APPLICANT AND DEVELOPER:

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BACKGROUND

Camas Meadows is a proposed mixed-use development in the City of Camas. The Applicant is seeking design review approval for the construction of 40 townhome lots and one commercial lot. The project also includes 37 detached single-family lots, which are not required to undergo the design review process.

The development will gain access from NW Camas Meadows Drive along the south frontage of the site in two access points, with access to the individual lots through an internal street and alley network. The project will include landscaping, lighting, utilities and pedestrian amenities such as sidewalks, multiple pedestrian paths, green spaces and a pocket park. The proposed building types provide for a variety of architectural features, such as varied color and material palettes and articulated roof lines.

EXISTING CONDITIONS

The project site is located at 4525 NW Camas Meadows Drive, Camas, WA. 98607. The property contains 8.8 acres and is identified as parcels: 175980000, 172973000, 172963000, 986035734, 986035733, 172970000 and 9860269-06. The property is located in the SW ¼ of Township 2 North, Range 3 East, Willamette Meridian. The site is zoned Mixed Use (MX) and is currently vacant with no structures on-site.

Neighboring properties are zoned Light Industrial/Business Park (LI/BP) to the north, east, south, and west; and Residential (MF-18) to the southeast. Surrounding properties are a diverse blend and include:

North, east and west: Camas Meadows Golf Course

South: Commercial business park

The site slopes to the north, with slopes ranging from 3-18% based on GIS data. The site is mostly covered in field grass and Himalayan blackberries, with trees dispersed across the site.

DESIGN REVIEW CRITERIA

CMC 18.19.050 – This proposal is subject to the requirements of the Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multifamily Uses, originally dated 2001 and revised March 2016. The following statements demonstrate how these requirements are met with this proposal.

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.

Response: A landscape plan has been prepared in accordance with the City of Camas landscaping requirements that exceeds city standards. It also aesthetically blends the development into the surrounding environment by featuring open greenspaces and one pocket park that protects the existing white oaks while providing a vegetated space for residents to enjoy. The landscaping has been designed to minimize maintenance and water usage while providing a variety of plantings and trees for diversity and color throughout the year. Please refer to the landscape plan prepared by AKS Engineering and Forestry, LLC (AKS).

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.

Response: A critical areas assessment and preliminary Oregon white oak mitigation plan were prepared by AKS and approved by Washington State Department of Fish and Wildlife. The report includes details on impacts to Oregon white oaks existing on site and mitigation of these impacts. Please refer to the report for additional information on how the Applicant is preserving many of these white oaks.

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.

Response: The townhome buildings and commercial building will have a "finished" look and will be composed of similar material and dark color tones to complement one another while maintaining individual character. See the preliminary building elevations and materials board included in this application for reference.

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

Response: This site is similar to an infill development as it is surrounded by developed office/industrial uses to the south and a golf course. Historic white oaks have been preserved onsite with ample open space as shown on the site plan and further depicted on the landscape plan prepared by AKS.

B. Specific Principles.

1. Gateways.

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

Response: There are no proposed freestanding signs associated with this project.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

Response: No commercial signage is proposed as part of this project. Future signage will be applied for by the user of said brewery with the building permit package. Future signage will meet the City of Camas code.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

Response: Any monument sign for the subdivision and commercial lot shall be vandalism-resistant and surrounded by vegetation in order to soften its appearance, while acting as a means of wayfinding. Signage will be used effectively and efficiently to ensure limited use and will meet City of Camas code.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

Response: All pedestrian walkways and sidewalks will meet City of Camas code.

e. A consistent streetscape lighting scheme shall be used.

Response: The project will provide adequate site lighting for safe navigation at night in all circulation and parking areas. Any required street lighting will be compatible and shielded to protect future uses and the adjoining development to the south from unnecessary glare. Future lighting plans will meet City of Camas code.

2. 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.

Response: Two onsite parking lots (Tract C and G) are proposed that will provide 15 surplus parking spaces in the townhome area of the project.

Parking provided for lot 78, the commercial lot, was a little more difficult to accommodate due to the natural configuration of this triangle-shaped lot and the inability to have direct access onto Camas Meadows Drive. The building and patio area were placed on the west side of the lot to capture the views of the golf course and to better integrate into the environment. These well-planned improvements are intended to connect those who are living, walking and working on the property with those from the surrounding neighborhoods.

The Applicant is proposing wide landscape setbacks buffers where the commercial lot buffers single family lots in an effort to ease the transition

between the different uses. Furthermore, ample landscaping and a 6' tall wood fence has been provided to meet the L3 buffer requirement.

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

Response: The development proposes a truly mixed development, offering a neighborhood local brewery/pub, and a mix of housing options. These include attached townhomes and standard detached homes that are oriented in such a way to provide a connected and cohesive project offering a diversity of housing.

The commercial lot provides a place for patrons to walk, play and eat. The building's exterior contains elements designed to enhance the pedestrian environment including sidewalks, functional and decorative lighting, rain protection, landscaping and architectural detailing that complements the existing charm that Camas is known for. Please refer to the building elevations and renderings.

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.

Response: This project redevelops an underutilized site with uses and scales appropriate for the area and meets the needs of the City's by helping address its housing shortage. The townhome lots line the fronting street, NW Camas Meadows Drive. The single family lots are located along the golf course where residents can take advantage of the expansive views. The commercial lot is on the west side of the project, adjacent to the street, with the existing commercial users just to the south of Camas Meadows Drive.

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.

Response: As previously discussed, this development provides a mix of product and uses, offering diversity and a unique neighborhood. Similar materials will be used to create a cohesive feel throughout the development so that the different housing and commercial products blend. The materials will provide varying tones and textures which are complementary. Please refer to the elevations for additional information.

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.

Response: The lower intensity uses are located on the north side of the site, abutting the golf course. The townhome product and commercial lot is located near the street, on the south and west side of the development.

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

Response: Currently, two retaining walls are proposed for the stormwater facility, these walls do not exceed 6 feet. Given the existing topography of the site, there is a potential for additional retaining walls to be constructed. The locations of potential walls for residential lots are unknown at this time. Any walls to be constructed will be included on the final engineering plans; however, it is not anticipated that any walls will be over 6 feet in height. All appropriate permits will be obtained for any proposed walls.

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

Response: The site will be provided with adequate site lighting for safe navigation at night in all circulation and parking areas. Any street lighting required will be compatible and shielded. Future lighting plans will meet the City of Camas code.

3. Multifamily

a. Stacked Housing.

i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.

iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Response: These provisions do not apply to this project as there are no multifamily units proposed.

b. Townhomes and Rowhouses.

- i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
Response: Two onsite parking lots are provided to accommodate a total of 15 spaces. Ample landscaping, such as maples and laurels, is provided to buffer the adjoining lots.

 - ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
Response: Proposed residences are designed to provide an appealing street scale with windows and front walkways at street grade. Furthermore, some residences offer balconies and utilize alternating siding types and colors as well as extruded portions of the facade to provide an appealing, modern feel.

The brewery facade uses multiple materials, colors and forms to provide architectural interest and define the streetscape.

 - iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
Response: The site is not located in or abutting any single-family zoned areas; the zoning designation is MX.

 - iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
Response: The two-story buildings have been designed to provide a sense of scale and the materials and design provide for a modern feel and generate visual interest. Please refer to the attached building elevations for additional information.

 - v. Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.
Response: The proposal does not include detached garages.

 - vi. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.
Response: Attached garages will account for less than fifty percent of the front face of each townhome. Garages are articulated with panelized, frosted glazing, complementary of the structures' modern design.
- c. Duplex, Triplex and Four-Plex.
- i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Response: These provisions do not apply to this project.

CONCLUSION

The Camas Meadows development is a mixed-use development that provides housing opportunities to the growing City. The project develops an underutilized site with uses and scale appropriate for the area and meets the needs of the City by helping address the housing shortage. The commercial/retail elements blend from an aesthetic perspective and provide supporting uses to local community and adjacent developments.

The proposed townhome use will provide a middle housing product that is lacking in the City, as well as providing housing immediately adjacent to existing and proposed business park developments, to provide the opportunity for a live-work environment that will provide for the use of transportation options other than a motorized vehicle. The proposed restaurant will provide for jobs within the development, as well as a destination for residents of the new development, and users of the golf course and adjacent businesses.

Furthermore, the proposal complies with applicable City of Camas code provisions and furthers the goals of the adopted Comprehensive Plan. The project proposes to provide all required public infrastructure and services including sewer, storm water, municipal water and transportation improvements.