



Community Development Department  
616 NE Fourth Avenue Camas, WA 98607

## Design Review Checklist for The Village at Camas Meadows Phase 3

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
X			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	Building designs included with this proposal have a “finished,” sound, durable, and permanent appearance. Banned materials have been avoided and are not included with this proposal.
X			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	Wall surfaces, materials, rooflines, and colors articulate the exterior surfaces are included with this proposal to distinctively provide a sense of uniqueness and scale.
X			The use of bold colors has been avoided unless used as minor accents.	This proposal includes a palette of complimentary colors with wide range of light and dark contrast. The color selection highlights the buildings’ modulations and materials to help create a unique sense of place.
X			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	The site is zoned Multi-Family Residential (MF-18) and abuts single-family residential zoning to the south. Perimeter landscaping is included with this proposal in order to differentiate and smooth the transition between higher density to lower density residential structures. Buildings included in this proposal are approximately ten feet (10’) below the code maximum and elevations are broken up to and provide scaled down massings.

## DESIGN REVIEW CHECKLIST

LANDSCAPING AND SCREENING				
Yes	No	N/A	Principles and Guidelines	Comments
X			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	Vegetation for landscaping includes native, low maintenance plantings. There are no existing trees on the site.
		X	Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list.	There are no existing or overhead power lines, therefore this standard does not apply.
X			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses to the south and between the off-street parking adjacent to NW McMaster Drive and the dwelling units on site.
		X	Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	No fencing is included with this proposal; therefore this standard is not applicable.
X			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	Signage included with this proposal is limited to address numbers for the building unit exterior. Should community identity and wayfinding signs be included with this proposal, they will be designed to conform to the overall building aesthetic and landscaping. All signage included with this proposal shall be vandal resistant.
		X	Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	No landscape lighting is proposed, therefore this standard does not apply.
X			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.	Street lighting included in this proposal have been designed to be substantively similar to other street lighting existing in the area and do not conflict with any City approved street lighting plans.
X			Parking and building lighting are directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	Site and building lighting shall be designed to minimize light bleed-off and to minimize impact to the environment.
		X	Outdoor furniture samples are consistent with the overall project design.	None is included with this proposal now.
		X	Existing trees over 6" dBh that are not required to be removed to accommodate the proposed development	The site is devoid of existing trees, therefore this standard does not apply.

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			are retained and incorporated into the landscape plan.	
		X	Rock outcroppings, forested areas and water bodies are retained.	N/A

HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
		X	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.	There are no historic or heritage resources at the site, therefore these preservation standards do not apply to the proposal.

### Specific Principles and Guidelines

MULTI-FAMILY				
Yes	No	NA	Principles and Guidelines	Comments
<b>1. TOWNHOMES AND ROWHOUSES</b>				
X			All on-site parking areas (excluding driveways & garages) are screened with landscaping. Width of driveway is minimized, and front yard landscaping is maximized.	Screening is included with the landscaping for the off-street parking area adjacent to NW McMaster Drive.
X			Buildings are brought up to the road to help define traffic/pedestrian movements.	Pedestrians are directed. Private road and sidewalks are defined in conjunction with building location to help direct vehicle and pedestrian movements.
X			Structures abutting or located in single family residentially zoned areas are designed to mitigate size and scale differences when appropriate.	Single-family residential zoned property abuts the property to the south. Views will be maintained for the SFR as the existing grades place the single-family residential homes above the site.
			Walls are articulated in order to avoid a blank look and provide a sense of scale including a minimum solid to void ratio of 70%/30%.	Walls included with this proposal have been articulated to avoid a blank look with the provision of a solid to void ratio which meets or exceeds the minimum 70%/30%.
		X	Detachable garages are located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.	Attached garages are included with this proposal, therefore this standard does not apply.
X			Attached garages account for less than 50% of	Garages are artfully integrated into the front elevation and represent less

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		the front face of the structure.	<p>than 50% of the area of the front face of the structure. The following table includes the actual areas.</p> <p style="text-align: center;"><b>Garage to Façade Ratio</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Units</th> <th>Page</th> <th>Garage Area</th> <th># of Garages</th> <th>Total Garage Area</th> <th>Area of Elevation</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>21-24, 84-103</td> <td>6</td> <td>128</td> <td>4</td> <td>512</td> <td>2686</td> <td><b>19%</b></td> </tr> <tr> <td>21-24, 84-103</td> <td>10</td> <td>128</td> <td>4</td> <td>512</td> <td>2617</td> <td><b>20%</b></td> </tr> <tr> <td>25- 45, 55-83</td> <td>20</td> <td>128</td> <td>4</td> <td>512</td> <td>3168</td> <td><b>16%</b></td> </tr> <tr> <td>25-45, 55-83</td> <td>24</td> <td>128</td> <td>4</td> <td>512</td> <td>3128</td> <td><b>16%</b></td> </tr> <tr> <td>25-45, 55-83</td> <td>31</td> <td>128</td> <td>5</td> <td>640</td> <td>3986</td> <td><b>16%</b></td> </tr> <tr> <td>46-65</td> <td>39</td> <td>128</td> <td>4</td> <td>512</td> <td>3177</td> <td><b>16%</b></td> </tr> <tr> <td>46-65</td> <td>43</td> <td>128</td> <td>4</td> <td>512</td> <td>3117</td> <td><b>16%</b></td> </tr> <tr> <td>1-20</td> <td>49</td> <td>128</td> <td>4</td> <td>512</td> <td>3499</td> <td><b>15%</b></td> </tr> <tr> <td>1-20</td> <td>53</td> <td>128</td> <td>4</td> <td>512</td> <td>3470</td> <td><b>15%</b></td> </tr> </tbody> </table>	Units	Page	Garage Area	# of Garages	Total Garage Area	Area of Elevation	%	21-24, 84-103	6	128	4	512	2686	<b>19%</b>	21-24, 84-103	10	128	4	512	2617	<b>20%</b>	25- 45, 55-83	20	128	4	512	3168	<b>16%</b>	25-45, 55-83	24	128	4	512	3128	<b>16%</b>	25-45, 55-83	31	128	5	640	3986	<b>16%</b>	46-65	39	128	4	512	3177	<b>16%</b>	46-65	43	128	4	512	3117	<b>16%</b>	1-20	49	128	4	512	3499	<b>15%</b>	1-20	53	128	4	512	3470	<b>15%</b>
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X		Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	Each garage contains a contemporary panel door with window, architectural trim, and a wall sconce. All of these features which complements the contemporary aesthetic of the building.																																																																						
	X	Green belts are used to separate different uses whenever possible.	There is only one use associated with this proposal, therefore this standard does not apply.																																																																						
	X	Vertical intensity of landscaping increases as the height of the structure increases.	Due to the level of landscaping required for the site as well as the grading differential, vertical intensity is not included with this proposal.																																																																						