



City of Camas

Flexible Development Score Sheet

Project title: Riverview

enter sq ft
of parcel

minimum score
determined by zone

Parcel size (enter this value first) *

235,003

SCORE

0.349

Factor

Total

Landscape Elements**

A Landscaped areas (each area must be independent --no duplication)

1	Landscaped areas (does not include stormwater facility) must use native plants.	enter sq ft 25,961	0.1	2,596
2	Recreational open spaces (e.g. trails, playgrounds, as approved)	enter sq ft 41,272	1.0	41,272.0
3	Low impact storm water facilities (e.g. rain gardens, stormwater planters)	enter sq ft 0	1.0	-

B Plantings (Allows for additive credit for landscaping area from Section A)

1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 27,013	0.5	13,507	
2	Landscaped areas where at least 30% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.3	-	
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 12,818	0.1	1,282	
4	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 1,020	16320	0.3	4,896
5	Tree canopy for "small trees" in the Design Standards tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 87	4350	0.4	1,740
6	or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 14	1400	0.45	630
7	Tree canopy for "medium/large trees" in the Design Standards tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 9	1350	0.5	675.0
8	Tree canopy for "large trees" in the Design Standards tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 14	2800	0.8	2,240.0
9	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 800	12000	1.5	18,000.0

D Vegetated walls

enter sq ft	0	1.0	-
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E Approved playground equipment / park furniture

enter sq ft	1,000	2.0	2,000.0
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F Approved water features (must use harvested rainwater, or function as part of storm water system)

enter sq ft	0	10.0	-
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G Permeable paving

1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.5	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	1.0	-

Subtotal 88,837

H. Significant Tree Removal (from buildable areas)

1	Removal of small tree or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 0	(0.1)	-
2	or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0	(0.5)	-
3	Removal of medium tree or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 0	(0.7)	-
1	Removal of large tree with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 452	6780	(1.0) (6,780.0)

I Lighting

enter each fixture



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1 Solar lighting along rights of way

0

2.0

-

2 LED lighting along rights of way

0

2.0

-

3 Lighting controlled by motion sensors

0

2.0

-

J Sidewalks

1 Sidewalk that meanders

enter sq ft

0

0.3

-

2 Sidewalk width is one foot wider or more than requirements of CMC Title 17 and the Camas Design Standards Manual (enter difference from req.)

enter sq ft

0

0.3

-

3 Sidewalk width is less than five feet wide (enter difference 5' width)

enter sq ft

0

(0.3)

-

K Streets / Roadways

1 Planter strip between sidewalk and roadway is one foot or more than required according to CMC Title 17 and the Camas Design Standards Manual (sq ft of planter strip)

enter sq ft

0

2.0

-

2 Planter strip within roadway (e.g. centered in roundabouts, cul-de-sac, bulb-outs)

enter sq ft

0

2.0

-

3 Alleys (paved)

sq. feet

0

0.5

-

numerator = 82,057

BONUS SECTION FOR BUILDINGS

A Existing Structures

1 Repurpose structure (enter ONLY sq. ft of rehabilitation)

enter GFA

0

0.5

-

B LEED Certified or other similar industry standard

If "yes" enter BUILDING SF

0

2.0

-

C Green Roofs

1 Over at least 2" and less than 4" of growth medium

enter sq ft

0

0.4

-

2 Over at least 4" of growth medium

enter sq ft

0

0.7

-

3 White roof or other reflective approved surfacing

enter roof sq ft

0

0.3

-

D Solar or alternative "clean" energy (wind, geothermal, etc.)

enter building GFA

0

0.5

0

numerator =

-

SQUARE FEET OF BUILDING

enter GFA

115050

BONUS TOTAL

#DIV/0!

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way if contiguous with the parcel.