



STAFF REPORT

Green Mountain Urban Village Apartments

Major Design Review (DR22-04)

Related File: SPRV22-04

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION North of NE Goodwin Road and East of NE Ingle Road
Parcel Numbers 172559000 and 986037356

APPLICANT Caitlin Ranson
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APPLICABLE LAW: This land use application submitted March 30, 2022 and resubmitted May 2, 2022. The project site is part of the Green Mountain PRD Development Agreement, so applicable codes are those codes that were in at the time of PRD approval. The Development Agreement was recorded on January 6, 2015, so the vested code is as of the code revision dated December 31, 2014. Applicable 2014 Camas Municipal Code (CMC) chapters include Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures unless otherwise provided for in the development agreement.

Summary

The applicant is currently seeking design review approval for the construction of 350 residential apartments split between seven (7) identical 4-story multifamily apartment buildings with a single shared amenity building, outdoor amenities/play areas, pedestrian pathways, parking and landscaping.

The site is located east of NE Ingle Road and north of NE Goodwin Road within the Green Mountain Urban Village per the approved Green Mountain Master Plan. Access is provided off of NE Ingle Road to the west, North Dogwood Street to the north, and North Boxwood Street to the east.

Per the approved Green Mountain PRD Master Plan Development Agreement, the subject property is zoned Multi-Family Residential (MF-24), and zoning to the south is Community Commercial (CC), to north is Multi-Family Residential (MF-18) and to the east across Boxwood is zoned Single-Family Residential (R-6).

The site's topography is a relatively flat grassy field with remnant of ponds and sand pits from an old golf course with scattered trees.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Gateway & Corridor and Multi-Family Design Principles and Guidelines

The standard and specific gateway & corridor and multi-family principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.