

# PROJECT NARRATIVE

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## REVISED Narrative – CMC 18.19 – Design Review added 6/18/20

**Contact Person:** MacKay Sposito, Inc. (Attn: Jaelyn Smith, PE)  
1325 SE Tech Center Drive, Suite 140  
Vancouver, WA 98683  
360-823-1320  
jwsmith@mackaysposito.com

**Applicant /  
Property Owner:** Killen Development LLC (Attn: Randy Killen)  
3842 NW McIntosh Road  
Camas, WA 98607  
360-450-8222  
Killendev@gmail.com

**Project Description:** The applicant is proposing a multifamily 23-unit townhouse development located on Parcel #81958123.

**Site Location:** The site is located on the southwest side of NW Logan Street at NW 25<sup>th</sup> Circle.

**Legal Description:** #117 SEC 3 T1N R3EWM 2.22A

**Comprehensive Plan:** COM

**Zoning Designation:** MF-10

**Overall Site Size:** 2.22 acres

**Area of Proposed  
Development:** 2.22 acres

This narrative is written to accompany the Type II Site Plan Review application for the Logan Place Townhomes Project within Camas, Washington.

### **Proposal**

The applicant, Killen Development LLC, is proposing to construct a multifamily, 23-unit townhouse development located on Parcel #81958123 within The City of Camas. The site is approximately ±2.22 acres and is located within the Prune Hill area of Camas, in the SE quarter of Section 3, Township 1 North, Range 3 East of the Willamette Meridian. The property is zoned Multifamily Residential (MF-10) and designated Commercial (COM) on the City's Comprehensive Plan Map. Multi-family townhouse units are allowed outright in this zone.

### **Existing Conditions**

The site is not currently developed and is vacant of any structures. There are existing foundations and numerous retaining walls on-site that are believed to have been part of a plan of expansion

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for the Summit Hills Condominium development to the south. These foundations and walls will be removed to the extent necessary for development. A portion of the site is paved for access to the condominiums to the south and an existing gravel access road runs east/west through the site for access to the existing, offsite stormwater facility located directly South of the site. The remainder of the site is vegetated with trees, shrubs, and grasses. Trees will be retained, where feasible, however, all trees and/or vegetation within the proposed development areas will be removed.

The site is surrounded by residential development on all sides including a townhouse development to the north (zoned Community Commercial), an existing stormwater facility and condominiums to the south (zoned Community Commercial), and single-family housing to the east and west (zoned Residential-7,500).

There are numerous easements running through the property, including:

- 24-ft wide ingress, egress, and utility easement leading from NW Logan Street to the existing condominiums to the south,
- 20-ft wide access easement leading from NW Logan Street to the existing stormwater facility to the south,
- 20-ft wide public sanitary sewer easement traversing east/west through the site,
- 20-ft wide public sanitary sewer easement traversing north/south through a portion of the site, and,
- 24-ft wide water and storm drainage easement traversing north/south through a portion of the site.

Please refer to the enclosed Existing Conditions Plan more information.

## **Construction Schedule**

It is the intent of the owner to begin construction as soon as approval is granted. Construction is planned to begin in the Fall of 2020 with approvals anticipated late Summer of 2020.

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## **Applicable Standards – City of Camas Municipal Code (CMC)**

### **CMC Title 15: Buildings and Construction**

The property has existing foundations and retaining walls from a previously abandoned project that will be removed with this project.

The townhouse floor plans and elevations, prepared by Design NW, are included with this application, as required. The townhomes are proposed to share one wall per unit to create a structure with a maximum of four attached townhomes. The minimum building separation shall be 10-feet for fire safety. Building permit plans for each structure will be submitted separately for review and approval. These single-family dwelling units are on one lot and shall be reviewed under the IBC as an R-2 building. All buildings will have the same street address with separate

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unit numbers. This project is designed in accordance with the most current edition of the International Building Code (IBC) and any applicable Washington State Amendments.

## CMC Title 16: Environment

A SEPA Checklist is a requirement of this project due to the number of multifamily residential dwelling units proposed. A SEPA Checklist has been prepared and is included with this application for review and publication. The City of Camas will be the lead agency.

An Archaeological Predetermination was conducted by Archaeological Investigations Northwest (AINW) with a summary report dated February 14, 2020. At no point during the investigation were any pre-contact or historic artifacts observed by AINW. The report was submitted to the Department of Archaeology and Historic Preservation (DAHP) on February 18<sup>th</sup>, 2020 under project number 2020-02-01339. A copy of the predetermination report is included in this application for review.

Per Clark County GIS Maps Online, this property does not have any mapping indicators of wetlands, frequently flooded areas, or fish and wildlife habitat conservation areas. The project site is located within a Category II Critical Aquifer Recharge Area.

Per Clark County GIS Maps Online, this property has slopes varying from 10 – 15% along the north, west, and southern property lines. The site has no other geologically hazardous areas. The proposed development has been planned with minimal impact to the existing site and will allow for accessible access to the units specifically designated as accessible units.

## Title 17: Land Development

### **CMC 17.19.040 – Infrastructure Standards**

The site is located on the SE side of NW Logan Street between NW 26<sup>th</sup> Street and NW 25<sup>th</sup> Circle. Access to the townhouse development will be taken from NW Logan Street. Private streets will be constructed on-site to provide access to the townhouses and the existing (off-site) stormwater facility. The proposed private street section will be a deviation of the City of Camas Private Street – C section (Detail No. PVT3). The applicant is proposing to construct private roads consisting of 28-foot wide paved width (two 14-foot wide travel lanes with curb and gutter), 5-foot wide planter strip and sidewalk on one side. The total tract width is proposed as 42' wide.

The proposed development fronts NW Logan Street which is identified as a local road per the City's 2016 Comprehensive Plan. NW Logan Street is currently fully improved except for the frontage along the proposed development. This segment of roadway is paved with curb and gutter. This proposal includes installation of a 5-foot wide planter strip and landscaping along the frontage of NW Logan Street with a 5-foot wide detached concrete sidewalk with contiguous ADA access from the existing sidewalk on the northern end, through the proposed driveway via pedestrian ramps, to connect with the sidewalk on the south end.

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This project proposes to rebuild the existing entrance drive to the site, shared with Summit Hills Condominiums. This entrance is approximately 366 feet south of NW 26<sup>th</sup> Avenue, 367 feet north of the southern access point to Summit Hills, and is proposed at the intersection of NW 25<sup>th</sup> Circle and NW Logan Street. The proposed location is in excess of the minimum 110' spacing requirement of the Camas Design Standards Manual, Table 3 – Access Spacing Standards for local roads.

Proposed private street 'A' and 'B' meet the requirements referenced in CMC 17.19.040-1(D). The proposed private streets are 28' wide, with a 5' sidewalk one side of each street. The applicant is proposing a deviation from the private road standards as adequate pedestrian access can be obtained throughout the site. The applicant is requesting approval from the Fire Marshall and Sanitation/Recycle for the use of Private Street 'B' to act as a hammerhead turnaround for fire and sanitation services.

### **CMC 17.19.040(C) – Utilities**

This project will be served by public water and sewer provided by the City of Camas. There are two existing 8" gravity sewer lines in existing easements that run from west to east and north to southeast through the site. An 8" gravity main is also located within NW Logan Street. There are no known septic systems located on the project site. New 6" laterals will be installed to serve each building.

A ductile iron 6" public water main is located within NW Logan Street. There is also an existing water and storm easement that runs north/south through the project site. The closest hydrants are located at the southeast corner of NW 25<sup>th</sup> Circle and NW Logan Street and the northeast corner of NW 25<sup>th</sup> Avenue and NW Magnolia Street. A 6" ductile iron public water main extends on-site within the existing driveway which feeds an older fire hydrant. This existing hydrant and 6" dead-end line will be removed and abandoned with this project. A new 8" ductile iron water main will be extended within Private Street 'A' to serve the site. A new fire hydrant will be installed at the intersection of Private Street 'A' and 'B'. A preliminary utility plan is included for review and approval.

Clark Public Utilities is the local purveyor for electrical service and NW Natural supplies natural gas to the area.

### **CMC 17.21.030 – Erosion Prevention/Sediment Control**

Standard erosion control measures will be reviewed, approved, and in place prior to any ground disturbing activities in accordance with the current City of Camas requirements. A preliminary Grading & Erosion Control Plan is included with this application. Final engineering plans will be submitted separately for review and approval.

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The site is composed of Powell silt loam (PoB) from 0 – 8 percent slopes. This is a moderately well-drained soil with a subsoil that is slowly permeable according to the Soil Survey of Clark County.

There is an existing 12” storm line running north-to-south and an existing 15” storm line running east-to-west that are located in utility easements within the proposed development. Stormwater runoff will be directed to bio-retention facilities adjacent to the private streets for treatment. Standard erosion control measures will be in place prior to any site disturbance and will be maintained through the completion of all site improvements.

## Title 18: Zoning

### **CMC 18.05.040 – Residential and Multi-Family Zones**

This property is zoned MF-10 Multifamily Residential which provides for a diversity of dwelling units, including row houses, with a density of up to 10 units per acres.

### **CMC 18.07.040 – Residential and Multi-Family Land Uses**

Per 18.07.040, Table 2, Residential attached housing for three or more units (row houses) are permitted outright in a multifamily zone.

### **CMC 18.09.050 – Density and Dimensions**

The dimensional standards for rowhouses references CMC 18.09.050 – Table 1. This development will comply with the dimensional standards for the MF-10 zone. Below is an outline of the criteria for the MF-10 zone and the proposed project’s compliance with these criteria.

| <b>Table 1 – Density and Dimensions for Multifamily Residential Zones</b> |                 |                 |
|---|-----------------|-----------------|
| <b>Subject</b>  | <b>Required</b> | <b>Proposed</b> |
| Maximum Density   | 10 units/acre   | 10 units/acre   |
| Minimum Density   | 6 units/acre    | N/A             |
| Minimum Side Yard Setback   | 3 feet          | 6 feet          |
| Minimum Side Yard, Setback Flanking a Street                              | 15 feet         | N/A             |
| Minimum Rear Yard Setback   | 25 feet         | 37 feet         |
| Maximum Building Lot Coverage   | 55%             | 20%             |
| Maximum Building Height   | 35 feet         | ~ 30 feet       |

### **CMC 18.11 – Parking**

Residential off-street parking is proposed at a rate of 2 spaces per dwelling unit per CMC 18.11.130, utilizing a combination of driveway and garage parking. Each parking space will be located near the townhouse which it is intended to serve. The proposed project will also include 7 on-street parking stalls which will be screened in accordance with CMC 18.11.130.

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## **CMC 18.11.100 – Residential Parking**

All residential parking will comply with all applicable portions of CMC 18.11.100.

## **CMC 18.11.130 – Standards**

Per CMC 18.11.130, all residential rowhouses are required 2 off-street parking spaces per unit. Each unit has a driveway and a garage for parking. The applicant is also proposing 7 on-street parking stalls which will be screened in accordance with CMC 18.13.360.

## **CMC 18.13 – Landscaping**

This proposal provides an L1, 5' wide landscape buffer along the perimeter of the property in accordance with CMC 18.13.055, Table 1. Per the pre-application conference report, a minimum tree density of 20 tree units per net acre is required. Please refer to the preliminary Landscape, Tree and Vegetation Plan included with this application. All existing trees are scheduled for removal.

The existing vegetation currently contains a majority of cottonwood trees, which are not a desirable species to retain. Numerous trees are growing in old foundations, which would need to be removed in order to demolish the footings and stem walls. Per conversation with the City of Camas, the Tree Survey requirement was waived due to the current condition of the site. To the right is a photo of the existing vegetation on the property. The existing trees have not been surveyed. Required tree density requirements will be met with this development. Please refer to the enclosed landscape plan for more information



Existing vegetation on site

## **CMC 18.15 – Signs**

This proposal includes the location of a site monument sign which will include name and address of the proposed development. The sign will be installed outside of any sight distance triangles as measured from the driveway entrance. Please see the site plan for location detail. This sign details will be submitted under a separate sign permit application and is not part of this application request. This application included the location only.

## **CMC 18.17.050 – Fence and Walls**

Perimeter fencing is proposed for this site. All proposed fences are currently shown to be 6' in height. Please refer to enclosed site plan for more information.

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## **CMC 18.17.060 – Retaining Walls**

The applicant is not proposing to install any new retaining walls on the site. This section does not apply.

## **CMC 18.18 – Site Plan Review**

A traffic study was performed by Charbonneau Engineering. A copy of the traffic study is provided with this application, as required.

A speed study was conducted along NW Logan Street and confirmed an average travel speed of 24 miles per hour. AASHTO SSD requires a stopping sight distance of 150 feet for the recorded speed. Stopping sight distance from the existing driveway onto NW Logan Street was reviewed in the field. The stopping sight distances were measured at the existing driveway 15 feet from the edge of the travel lane with an observance height at 3.5 feet. The available stopping sight distance in both directions exceeds the 150-foot requirement. See Section 8 of the Traffic Study for the Stopping Sight Distance Exhibit and Certification.

## **CMC 18.19 – Design Review**

This proposal is subject to the requirements of the ‘Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses’. The following statements demonstrate how these requirements are met with this proposal:

### **CMC 18.19.050(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.*  
The site shall be landscaped in accordance with the City of Camas landscaping requirements including buffering from adjacent uses and providing a visual aesthetic to blend the development into the surrounding environment. See Landscape Plan included in the formal application for reference.
- 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.*  
This site has been previously developed and abandoned, leaving large retaining walls, foundations, and pipe ends exposed. The site is overgrown with blackberry and cottonwood trees which are not desirable species to retain. The final site grades shall mimic the existing drainage patterns on-site allowing this development to enhance the site and make it much safer for public use.

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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.*

The proposed buildings will have a “finished” look and will be composed of similar material to those that were constructed at Logan Place Village directly north of the site. See the preliminary building elevations included in the formal application for reference.

4. *A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area. This is an infill development on a previously disturbed site which is surrounded by existing residential uses.*

## CMC 18.19.050(B)(3)(b) Townhomes and Rowhouses

- i. *All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.*

There are 7 proposed on-street parking stalls shown on the preliminary site plan along Private Street ‘A’. Excluding driveways and garages there are no off-street parking areas proposed with this development. The existing off-site parking which serves the Summit Hills Condominiums shall be left untouched.

- ii. *Buildings shall be used to define the streetscape unless site conditions prove prohibitive.*

It is the owner’s intent to not dominate the streetscape with buildings and parking. The proposed development has been offset a minimum of 25-feet from NW Logan Street. A public sidewalk is proposed to be extended along the frontage of NW Logan Street to allow pedestrian continuation throughout the site. All other units are internal to the site and take access off of the proposed private streets.

- iii. *When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.*

The site abuts a single-family residentially zoned development along the western property line. To mitigate size and scale differences between these developments, the townhomes along the western property line are setback a minimum of 37-feet from the property line. The proposed townhouses are two-story structures whose finished floor elevations along the western property line will be a minimum of 5 feet lower than the abutting residential uses.



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

These two-story buildings have been articulated to provide a sense of scale. The buildings include soffits above the garages and articulated covered porches on the first floor. Please refer to the enclosed building elevations and floor plans for more 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.*

This 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.*

Attached garages will account for less than fifty percent of the front face of each townhome. Garages are articulated with soffits protruding above and covered porches on the first floor to avoid a blank look.

## **CMC 18.25 – Rowhouses**

This development will comply with applicable portions of CMC 18.25. A Site Plan, Floor Plan and Building Elevations have been prepared and submitted with this application for review and approval, as required.

This concludes our narrative for the Logan Place Townhomes. Should you have any questions during your review, please feel free to contact me at [jwsmith@mackaysposito.com](mailto:jwsmith@mackaysposito.com) or (360) 823-1320.