



‘WASHOUGAL RIVER OAKS’ – DEVELOPMENT NARRATIVE

Description of Development –

The proposed development consists of 22 Cottage homes, of less than 1,000 SF each. There will be a grouping of homes on the north side of the site, with two “A” style homes of 617 SF, single bedroom, single bathroom units with a small loft, and two “B” style homes that are 772 SF. The north grouping of homes will have a single covered deeded parking spot, and open parking available to all residents, guests. The middle of the site consists of seven “C” Style homes that are 2-bedroom, 2 bath, with an attached garage and driveway, 855 SF of living space. The south side of the site has four “A” Style homes and four “B” style homes.

The development has three distinct gathering areas between the different groupings of single-family cottages. The entire site is 3.16 acres, with 1.85 acres affected by the proposed development. The northern 1.31 acres will remain forested with a short natural walking/hiking area to picnic areas onsite. The south side of the site will house a small gathering pavilion and footbridge over the stormwater swale, encouraging foot traffic from NE 3rd Ave where public transportation is available.

The south grouping of homes will also have a single covered deeded parking spot, and open parking to City of Camas standards. The development’s monument walls will face NE 3rd Ave, to pull its identity from the large existing Oak Tree, and draw attention from the public thoroughfare.

Parking Requirements-

CMC 18.11 requires 2 EA parking stalls provided per single family dwelling unit. According to CMC 17.19.040.B.10E, when the average lot size is less than 7,500 SF, one additional parking space is required, per 5 EA dwelling units.

According to these requirements, 49 EA parking spaces will be required (22 units, x 2 EA stalls per unit, 44 stalls; 22 units / 5 units, 4.4 stalls for visitors; grand total of 49 stalls).



The Type C units will have all on-site parking, with a full driveway and single car garage, accounting for 14 parking stalls (7 EA in garages, 7 EA in driveways).

The Type A and Type B units will have one deeded parking stall per unit covered under a shed roof structure, while the other parking spots will be uncovered and open to all visitors and tenants, alike. There are 29 parking stalls provided for this use. The 6 remaining parking spots will be available on NE Wedgewood Court. The half-improved Wedgewood Court will be expanded and finished with detached sidewalk, and will be improved to meet parking requirements on both sides of the street, opening up 11 EA street parking options.

Existing Site Conditions –

The site is located along the natural slope from Camas down to the Washougal River plains. The site is slightly terraced for the current structures on site and partially wooded from overgrown landscaping. There are several dilapidated residences and outbuilding on the site.

Critical Aquifer Recharge Area –

The site is located with a Critical Aquifer Recharge Area, within wellhead protection area for City Well No. 13. There are no designated wetlands on-site; however, the Washougal River is approximately 300' South of the site. The CARA consultant has outlined several considerations due to the city's wellhead protection area, and we have elected to pursue and design a stormwater swale sized to handle 100% of the anticipated stormwater load from the development, in accordance with the 2019 Stormwater Management Manual for Western Washington. Pond design will be thoughtful and deliberate, with natural stone and rock accents in order to accentuate the area as a natural feature.

Geologically Hazardous Areas –

The development is located on the south end of the group of parcels comprising the development. At the North end of the parcels, there is a Geologically Hazardous area. This area is outside the proposed construction and development zone. Very minimal impact will occur on the north side of the site, which is proposed to be unpaved walking trails for a small hike through the natural habitat on the hill.



Habitat Conservation Areas –

Similar to the Geologically Hazardous Area, the development is proposed on the large open space on the South side of the site; while maintaining the natural habitat from the forest to the North. No major impacts are anticipated from any consultants, and no endangered plant or animal life have been observed on the property. The buildable area already has several occupied homes and one abandoned and demolished structure that will be replaced by the proposed development.

Existing Buildings –

There are currently four single family residences on four separate parcels that will be redeveloped. The structure located on 2531 NE 3rd Ave was burned-out from a fire with the previous owner. It has since been demolished. The structure on 2515 NE 3rd Ave is a 792 SF double-wide mobile home set-up in 1965. The structure on 2527 NE 3rd Ave is a 760 SF ranch style home built in 1946. The current condition of this residence is very poor. The structure on 2523 NE 3rd Ave is 1782 SF ranch style home with a full daylight basement, built in 1955. The current condition is average.

Public Facilities & Services –

The development site is located on the corner of NE 3rd Ave and Wedgewood Court. The proximity to utility connections is good. Sewer and water utilities are available underground at Wedgewood court, or at NE 3rd Ave. The Storm Drains will tie into existing lines under NE 3rd Ave, while the Sanitary and Water connections will be made under Wedgewood Ct. Power will be fed from Clark Public Utility pole on the corner of NE 3rd Ave and Wedgewood Ct.

Other Natural Features –

The site has a gradual slope up into the forested land, where the slopes increase to an unbuildable natural forested area. This area will be dedicated to a small natural path, where future homeowners can walk-through, visit, and congregate in the natural setting. We will provide groomed natural hiking trails with switch-backs, to a resting area with picnic tables, and overlooking the future development and the Washougal River. The proposed resting area is an existing natural feature, and no physical improvements will be required.