



Community Development Department
616 NE Fourth Avenue Camas, WA 98607

Design Review Checklist Panattoni Industrial Building (DR22-01)

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
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			The use of bold colors has been avoided unless used as minor accents.	
			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City’s Tree list.	
			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	

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			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	
			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.	
			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
			Outdoor furniture samples are consistent with the overall project design.	
			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
			Rock outcroppings, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
			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.	

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Specific Principles and Guidelines

COMMERCIAL & MIXED USES				
ARCHITECTURE: The design review committee recommendations shall be based on the architectural design standards specific to CMC Chapter 18.37 Business Park Standards (see below).				
LANDSCAPING & SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Intersections are illuminated, but not dominated by lighting. Lighting is incorporated into the landscape and illuminates the quality of the natural environment. Street light poles and lamps are compatible with other nearby lighting on the same street.	
			Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	
STREETSCAPE				
Yes	No	NA	Principles and Guidelines	Comments
			On-site parking areas are located to the interior of the development unless site development proved prohibitive.	
			Parking areas are screened with landscaping.	
			Buildings are placed close to streets and roads unless site constraints made it impossible or characteristics of the surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

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CMC Chapter 18.37 Business Park Standards

Architectural Design Standards CMC 18.37.030				
BUILDING MATERIALS				
Yes	No	NA	Development standards	Comments
			A minimum of 75% of the walls visible from the ROW (excluding glass) shall be indigenous such as cedar, wood logs, brick, stone, rusticated block or comparable modular masonry are preferred. New materials that convey the texture, scale, color and finish similar to these natural products will be considered where appropriate. Large blank walls facing the right of way are prohibited.	
			Secondary materials such a metal siding may be used as accents and may compose 25% of the walls visible from the ROW (excluding glass).	
			Prefabricated metal buildings or structures are not permitted.	
			Glare reduction. All glazing must be low-reflective (i.e. tinted or tilted glass).	
			Use muted earth tone colors for building and roof materials.	
			Bright colors are only appropriate for accents.	
			A minimum of 75% of the exterior walls seen from the public ROW shall have muted tones.	
BUILDING MASSING AND SCALE				
Yes	No	NA	Development standards	Comments
			Provide a human scale to the primary entrance.	
			Express the position of each floor in the external design of the building by changing materials between floors, or use an expression line, or articulate structural elements.	
			Avoid large panelized products or extensive featureless surfaces.	
ROOF FORM: Incorporate at least 2 of the following:				
Yes	No	NA	Development standards	Comments
			A flat roof with a parapet that screens rooftop equipment from view;	
			A cornice or molding to define the top of a parapet;	

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			Overhang eaves;	
			Sloping roofs with a minimum pitch of 4:12; and/or	
			Multiple roof planes.	
MECHANICAL EQUIPMENT				
Yes	No	NA	Development standards	Comments
			All vents, flues or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view, but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.	
REFUSE/STORAGE				
Yes	No	NA	Development standards	Comments
			Refuse areas and service/storage areas are to be located under cover, and/or not visible from the public ROW or adjacent properties.	
FENCING				
Yes	No	NA	Development standards	Comments
			A wrought-iron fence, vinyl-coated chain link, masonry, stone or a combination, may be up to six feet high along the front property line or within the front yard setback.	
			Security fencing shall be compatible with landscaping of the entire site. Evergreen plant material will be located adjacent to security fencing, and shall provide a vegetation screen when mature.	
LIGHTING				
Yes	No	NA	Development standards	Comments
			Lighting shall be directed to the interior of the site and shielded from adjacent properties. Building lighting is to be concealed and indirect.	