



## Design Review Committee Meeting Agenda Tuesday, August 01, 2023, 4:00 PM REMOTE MEETING PARTICIPATION

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

### **To Participate Remotely:**

**OPTION 1 -** 1. Go to [www.zoom.us](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID – 822 4078 4594

2. Or, from any device click <https://us06web.zoom.us/j/82240784594>

**OPTION 2 -** Join by phone (audio only): 1. Dial 877-853-5257 and enter meeting ID# 822 4078 4594

### **CALL TO ORDER**

### **ROLL CALL**

### **INTRODUCTIONS**

### **MEETING ITEMS**

1. Camas Meadows Hole 9 Ph 1 Mixed Use Development (CUP23-01)  
Presenter: Madeline Sutherland, Planner

### **CLOSE OF MEETING**



**STAFF REPORT**

**Camas Meadows Hole 9 Mixed-Use Development**

**Major Design Review (File no. DR23-03)**

Consolidated File: CUP23-01, SUB23-01,  
SPRV23-02, CA23-03, SEPA23-03, ARCH23-02

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TO Design Review Committee

FROM Madeline Sutherland, Planner

LOCATION 4525 NW Camas Meadows Drive  
Parcel Numbers: 175980000, 172973000, 172963000, 986035734, 986035733,  
172970000, & 986026906

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APPLICABLE LAW: This land use application was submitted on April 4, 2023, and resubmitted on April 24, 2023. Applicable 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 17.11 – Subdivisions, Chapter 18.43 Conditional Use Permits, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

**Summary**

The applicant is currently seeking design review approval to construct 77 detached and attached single-family homes with a 6,600 square foot commercial building. Other amenities include landscaping, pedestrian pathways, and parking.

The site is located along NW Camas Meadows Drive, at 4525 NW Camas Meadows Drive. To the north is Camas Meadows Golf Course, directly west is the golf course parking lot and restaurant, and to the south are Light Industrial/Business Park buildings. Further west are single-family and multifamily residences known as Village at Camas Meadows. The site contains several trees and vegetation.

**Purpose**

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use of 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 Commercial and Residential Design Principles and Guidelines**

The standard and specific commercial and residential principles and guidelines for single family residences, townhomes and a commercial building 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.

Item 1.



Community Development Department | Planning Division  
 616 NE Fourth Ave, Camas, WA 98607  
 360-817-1568 | [permits@cityofcamas.us](mailto:permits@cityofcamas.us)

General Application Form Camas Meadows Hole 9 Ph 1  
 Mixed Use Development

Case Number: CUP23-01

**Applicant Information**

Applicant/Contact: Romano Development (Stacey Shields) Phone: (360) 904-4759  
 Last First  
 Address: 4660 NE 77th Avenue Suite 200  
 Street Address Apartment/Unit #  
 Vancouver WA 98662  
 City State ZIP Code  
 Email Address: Stacey@romanofinancial.com

**Property Information**

Property Address: 4711, 4615, 4555, 4525 Unit A & B NW Camas Meadows Drive 986026-906, 172970-000, 986035-733, 896035-734, 172963-000, 172973-000, 175980-000  
 Street Address County Assessor # / Parcel #  
 Camas WA 98607  
 City State ZIP Code  
 Zoning District Mixed Use (MX) Site Size 13.81 acres (601,725 square feet)

**Description of Project**


Mixed use site plan for a preliminary subdivision of the subject site for 77 dwelling units (37 detached, 40 attached) and a commercial lot with associated roads and alleys.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO   
 Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

**Property Owner or Contract Purchaser**

Applicant /Owner's Name: Romano Development Phone: 360-904-4759  
 4660 NE 77th Avenue Suite 200  
 Apartment/Unit #  
 Vancouver WA 98662  
 City State Zip Code  
 Email Address: Stacey@romanofinancial.com

**Signature**

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.  
 Signature:  Date: 3/3/2023  
 Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 4/4/23	Pre-Application Date:	\$43,646.80
Madeline Sutherland	PA22-49 DR23-03	Receipt #744288
Staff: Related Cases #ARCH23-02 SEPA23-03 <input type="checkbox"/> Electronic Copy Submitted	CUP23-01 SPRV23-02	4/4/23 by CK
CA23-03		Validation of Fees
		Revised: 01/09/2023

Item 1.

**Application Checklist and Fees [updated on January 1, 2023]**

◊ Annexation	\$944 - 10% petition; \$4,013 - 60% petition	001-00-345-890-00		\$	
◊ Appeal Fee		001-00-345-810-00	\$436.00	\$	
◊ Archaeological Review		001-00-345-810-00	\$150.00	\$300.00	ARCH23-02
◊ Binding Site Plan	\$2,055 + \$24 per unit	001-00-345-810-00		\$	
◊ Boundary Line Adjustment		001-00-345-810-00	\$113.00	\$	
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$6,373.00	\$	
◊ <u>Conditional Use Permit</u>					
Residential	\$3,738 + \$105 per unit (40 Townhomes)	001-00-345-810-00		\$ 7,938.00	CUP23-01
Non-Residential		001-00-345-810-00	\$4,734.00	\$	
◊ Continuance of Public Hearing		001-00-345-810-00	\$573.00	\$	
◊ Critical or Sensitive Areas (fee per type)	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)	001-00-345-810-00	\$848.00	\$ 848.00	CA23-03
◊ <u>Design Review</u>					
Minor		001-00-345-810-00	\$474.00	\$	
Committee		001-00-345-810-00	\$2,598.00	\$ 2,598.00	DR23-03
◊ Development Agreement	\$959 first hearing; \$590 ea. add'l hearing/continuance	001-00-345-810-00		\$	
◊ Director's Interpretation			\$350.00	\$	
◊ <u>Engineering Department Review - Fees Collected at Time of Engineering Plan Approval</u>					
Construction Plan Review & Inspection	(3% of approved estimated construction costs)				
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$459.00		
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$228.00		
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,139.00		
◊ <u>Fire Department Review</u>					
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$308.00	\$	
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$384.00	\$ 384.00	
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$460.00	\$	
◊ Franchise Agreement Administrative Fee			\$5,696.00	\$	
◊ <u>Home Occupation</u>					
Minor - Notification (No fee)				\$0.00	
Major		001-00-321-900-00	\$75.00	\$	
◊ LI/BP Development	\$4,734 + \$41.00 per 1000 sf of GFA	001-00-345-810-00		\$	
◊ Minor Modifications to approved development		001-00-345-810-00	\$378.00	\$	
◊ Planned Residential Development	\$38 per unit + subdivision fees	001-00-345-810-00		\$	
◊ <u>Plat, Preliminary</u>					
Short Plat	4 lots or less: \$2,118 per lot	001-00-345-810-00		\$	
Short Plat	5 lots or more: \$7,848 + \$250 per lot	001-00-345-810-00		\$	
Subdivision	\$7,848 + \$250 per lot (77 Residential Lots)	001-00-345-810-00		\$ 27,098.00	SUB23-01
◊ <u>Plat, Final:</u>					
Short Plat		001-00-345-810-00	\$219.00	\$	
Subdivision		001-00-345-810-00	\$2,598.00	\$	
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,308.00	\$	
◊ <u>Pre-Application (Type III or IV Permits)</u>					
No fee for Type I or II					
General		001-00-345-810-00	\$387.00	\$	
Subdivision (Type III or IV)		001-00-345-810-00	\$996.00	\$	
◊ SEPA		001-00-345-890-00	\$886.00	\$ 886.00	SEPA23-03
◊ Shoreline Permit		001-00-345-890-00	\$1,308.00	\$	
◊ <u>Sign Permit</u>					
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$45.00	\$	
Master Sign Permit		001.00.322.400.00	\$138.00	\$	
◊ <u>Site Plan Review</u>					
Residential	\$1,259 + \$34 per unit (1 Comm Lot,	001-00-345-810-00		\$	
Non-Residential	\$3,146 + \$68 per 1000 sf of GFA 6,600 SF Bldg)	001-00-345-810-00		\$ 3,594.80	SPRV23-02
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		\$	
	\$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA				
◊ Temporary Use Permit		001-00-321-990-00	\$88.00	\$	
◊ Variance (Minor)		001-00-345-810-00	\$760.00	\$	
◊ Variance (Major)		001-00-345-810-00	\$1,417.00	\$	
◊ Zone Change (single tract)		001-00-345-810-00	\$3,659.00	\$	

Fees reviewed & approved by Planner: \_\_\_\_\_ 4/4/23  
 Initial Date

**Total Fees Due: \$ 43,646.80**

Item 1.

City of Camas  
 616 NE 4th Avenue  
 Camas, WA 98607  
 360-834-2462

Finance Office Hours:  
 Monday-Friday 9:00 - 5:00 p.m.

Date/Time	04/03/2023	04:21 PM
Receipt No.	00744288	
Receipt Date	04/03/2023	
CR plan	43,646.80	
arc/rev		
archaeoligal rev		
iew	300.00	
fire/subr		
Fire Subdvn/PRD		
Review	384.00	
crit/sens		
critical/sensitiv		
e areas	848.00	
sepa		
sepa fees	886.00	
designrev		
design review	2,598.00	
site-plrv		
site plan review	3,594.80	
cond.use		
conditional use		
permit	7,938.00	
plat		
plat fees - plan		
ning	27,098.00	

Cash: 0.00  
 Other: 43,646.80  
 0.00  
 Check: 43,646.80

Total: 43,646.80  
 Change: 0.00

Check No: # 2363,  
 CAMAS MEADOWS HOLE 9 PH1

ROMANO DEVELOPMENT, INC  
 Customer #: 000000

Cashier: ckafouros  
 Station: IS02475

CITY OF CAMAS  
DESIGN REVIEW  
NARRATIVE

**CAMAS MEADOWS**  
**A MIXED-USE DEVELOPMENT**

APPLICANT AND DEVELOPER:

Romano Development  
4660 NE 77<sup>th</sup> Avenue, Suite 200  
Vancouver, WA. 98662  
Project Contact: [Stacey@romanofinancial.com](mailto:Stacey@romanofinancial.com)  
360.904.4759

LEGAL COUNSEL:

Steve Morasch  
Landerholm, PS  
805 Broadway Street, Suite 1000  
Vancouver, WA 98660  
[Steve@landerholm.com](mailto:Steve@landerholm.com)  
360.558.5912



## BACKGROUND

Camas Meadows is a proposed mixed-use development in the City of Camas. The Applicant is seeking design review approval for the construction of 40 townhome lots and one commercial lot. The project also includes 37 detached single-family lots, which are not required to undergo the design review process.

The development will gain access from NW Camas Meadows Drive along the south frontage of the site in two access points, with access to the individual lots through an internal street and alley network. The project will include landscaping, lighting, utilities and pedestrian amenities such as sidewalks, multiple pedestrian paths, green spaces and a pocket park. The proposed building types provide for a variety of architectural features, such as varied color and material palettes and articulated roof lines.

## EXISTING CONDITIONS

The project site is located at 4525 NW Camas Meadows Drive, Camas, WA. 98607. The property contains 8.8 acres and is identified as parcels: 175980000, 172973000, 172963000, 986035734, 986035733, 172970000 and 9860269-06. The property is located in the SW ¼ of Township 2 North, Range 3 East, Willamette Meridian. The site is zoned Mixed Use (MX) and is currently vacant with no structures on-site.

Neighboring properties are zoned Light Industrial/Business Park (LI/BP) to the north, east, south, and west; and Residential (MF-18) to the southeast. Surrounding properties are a diverse blend and include:

North, east and west: Camas Meadows Golf Course

South: Commercial business park

The site slopes to the north, with slopes ranging from 3-18% based on GIS data. The site is mostly covered in field grass and Himalayan blackberries, with trees dispersed across the site.

## DESIGN REVIEW CRITERIA

CMC 18.19.050 – This proposal is subject to the requirements of the Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multifamily Uses, originally dated 2001 and revised March 2016. The following statements demonstrate how these requirements are met with this proposal.

### 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.



**Response: A landscape plan has been prepared in accordance with the City of Camas landscaping requirements that exceeds city standards. It also aesthetically blends the development into the surrounding environment by featuring open greenspaces and one pocket park that protects the existing white oaks while providing a vegetated space for residents to enjoy. The landscaping has been designed to minimize maintenance and water usage while providing a variety of plantings and trees for diversity and color throughout the year. Please refer to the landscape plan prepared by AKS Engineering and Forestry, LLC (AKS).**

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.

**Response: A critical areas assessment and preliminary Oregon white oak mitigation plan were prepared by AKS and approved by Washington State Department of Fish and Wildlife. The report includes details on impacts to Oregon white oaks existing on site and mitigation of these impacts. Please refer to the report for additional information on how the Applicant is preserving many of these white oaks.**

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.

**Response: The townhome buildings and commercial building will have a "finished" look and will be composed of similar material and dark color tones to complement one another while maintaining individual character. See the preliminary building elevations and materials board included in this application for reference.**

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

**Response: This site is similar to an infill development as it is surrounded by developed office/industrial uses to the south and a golf course. Historic white oaks have been preserved onsite with ample open space as shown on the site plan and further depicted on the landscape plan prepared by AKS.**

## B. Specific Principles.

### 1. Gateways.

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

**Response: There are no proposed freestanding signs associated with this project.**

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

**Response: No commercial signage is proposed as part of this project. Future signage will be applied for by the user of said brewery with the building permit package. Future signage will meet the City of Camas code.**

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

**Response: Any monument sign for the subdivision and commercial lot shall be vandalism-resistant and surrounded by vegetation in order to soften its appearance, while acting as a means of wayfinding. Signage will be used effectively and efficiently to ensure limited use and will meet City of Camas code.**

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

**Response: All pedestrian walkways and sidewalks will meet City of Camas code.**

e. A consistent streetscape lighting scheme shall be used.

**Response: The project will provide adequate site lighting for safe navigation at night in all circulation and parking areas. Any required street lighting will be compatible and shielded to protect future uses and the adjoining development to the south from unnecessary glare. Future lighting plans will meet City of Camas code.**

## 2. Commercial and Mixed Uses.

a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.

**Response: Two onsite parking lots (Tract C and G) are proposed that will provide 15 surplus parking spaces in the townhome area of the project.**

**Parking provided for lot 78, the commercial lot, was a little more difficult to accommodate due to the natural configuration of this triangle-shaped lot and the inability to have direct access onto Camas Meadows Drive. The building and patio area were placed on the west side of the lot to capture the views of the golf course and to better integrate into the environment. These well-planned improvements are intended to connect those who are living, walking and working on the property with those from the surrounding neighborhoods.**

**The Applicant is proposing wide landscape setbacks buffers where the commercial lot buffers single family lots in an effort to ease the transition**

between the different uses. Furthermore, ample landscaping and a 6' tall wood fence has been provided to meet the L3 buffer requirement.

b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

**Response: The development proposes a truly mixed development, offering a neighborhood local brewery/pub, and a mix of housing options. These include attached townhomes and standard detached homes that are oriented in such a way to provide a connected and cohesive project offering a diversity of housing.**

**The commercial lot provides a place for patrons to walk, play and eat. The building's exterior contains elements designed to enhance the pedestrian environment including sidewalks, functional and decorative lighting, rain protection, landscaping and architectural detailing that complements the existing charm that Camas is known for. Please refer to the building elevations and renderings.**

c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.

**Response: This project redevelops an underutilized site with uses and scales appropriate for the area and meets the needs of the City's by helping address its housing shortage. The townhome lots line the fronting street, NW Camas Meadows Drive. The single family lots are located along the golf course where residents can take advantage of the expansive views. The commercial lot is on the west side of the project, adjacent to the street, with the existing commercial users just to the south of Camas Meadows Drive.**

d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.

**Response: As previously discussed, this development provides a mix of product and uses, offering diversity and a unique neighborhood. Similar materials will be used to create a cohesive feel throughout the development so that the different housing and commercial products blend. The materials will provide varying tones and textures which are complementary. Please refer to the elevations for additional information.**

e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

**Response: The lower intensity uses are located on the north side of the site, abutting the golf course. The townhome product and commercial lot is located near the street, on the south and west side of the development.**

f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

**Response: Currently, two retaining walls are proposed for the stormwater facility, these walls do not exceed 6 feet. Given the existing topography of the site, there is a potential for additional retaining walls to be constructed. The locations of potential walls for residential lots are unknown at this time. Any walls to be constructed will be included on the final engineering plans; however, it is not anticipated that any walls will be over 6 feet in height. All appropriate permits will be obtained for any proposed walls.**

g. Outdoor lighting shall not be directed off-site.

**Response: The site will be provided with adequate site lighting for safe navigation at night in all circulation and parking areas. Any street lighting required will be compatible and shielded. Future lighting plans will meet the City of Camas code.**

### 3. Multifamily

#### a. Stacked Housing.

i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

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

iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

v. 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.

**Response: These provisions do not apply to this project as there are no multifamily units proposed.**

#### b. Townhomes and Rowhouses.

- i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.  
**Response: Two onsite parking lots are provided to accommodate a total of 15 spaces. Ample landscaping, such as maples and laurels, is provided to buffer the adjoining lots.**
- ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.  
**Response: Proposed residences are designed to provide an appealing street scale with windows and front walkways at street grade. Furthermore, some residences offer balconies and utilize alternating siding types and colors as well as extruded portions of the facade to provide an appealing, modern feel.**  
**The brewery facade uses multiple materials, colors and forms to provide architectural interest and define the streetscape.**
- iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.  
**Response: The site is not located in or abutting any single-family zoned areas; the zoning designation is MX.**
- iv. iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.  
**Response: The two-story buildings have been designed to provide a sense of scale and the materials and design provide for a modern feel and generate visual interest. Please refer to the attached building elevations for additional 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.  
**Response: The 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.  
**Response: Attached garages will account for less than fifty percent of the front face of each townhome. Garages are articulated with panelized, frosted glazing, complementary of the structures' modern design.**
- c. Duplex, Triplex and Four-Plex.
- i. 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.

**Response: These provisions do not apply to this project.**

### CONCLUSION

The Camas Meadows development is a mixed-use development that provides housing opportunities to the growing City. The project develops an underutilized site with uses and scale appropriate for the area and meets the needs of the City by helping address the housing shortage. The commercial/retail elements blend from an aesthetic perspective and provide supporting uses to local community and adjacent developments.

The proposed townhome use will provide a middle housing product that is lacking in the City, as well as providing housing immediately adjacent to existing and proposed business park developments, to provide the opportunity for a live-work environment that will provide for the use of transportation options other than a motorized vehicle. The proposed restaurant will provide for jobs within the development, as well as a destination for residents of the new development, and users of the golf course and adjacent businesses.

Furthermore, the proposal complies with applicable City of Camas code provisions and furthers the goals of the adopted Comprehensive Plan. The project proposes to provide all required public infrastructure and services including sewer, storm water, municipal water and transportation improvements.

# CAMAS MEADOWS

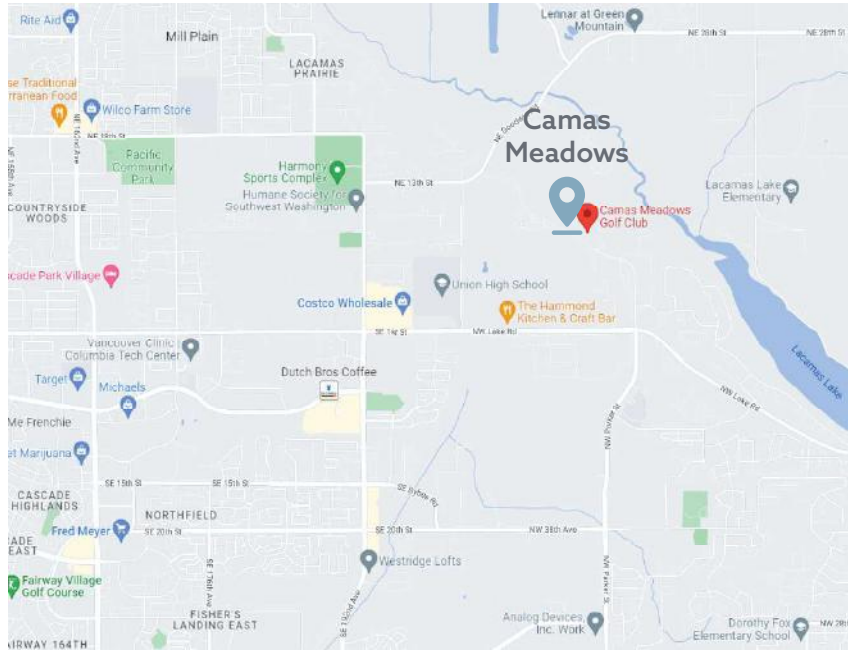
## VICINITY MAPS

Item 1.

Camas Meadows Subdivision  
Romano Capital

### LOCATION

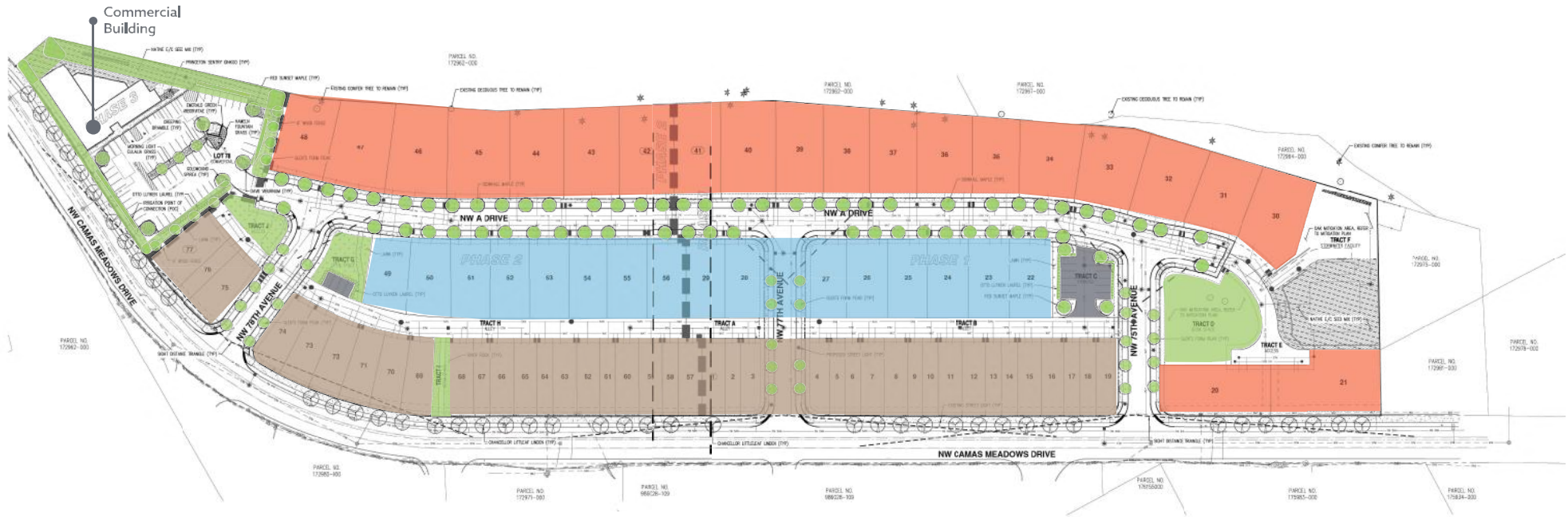
4525 NW Camas Meadows Dr  
Camas, Washington 98607



# CAMAS MEADOWS

## PRELIMINARY SITE PLAN Camas Meadows Subdivision Romano Capital

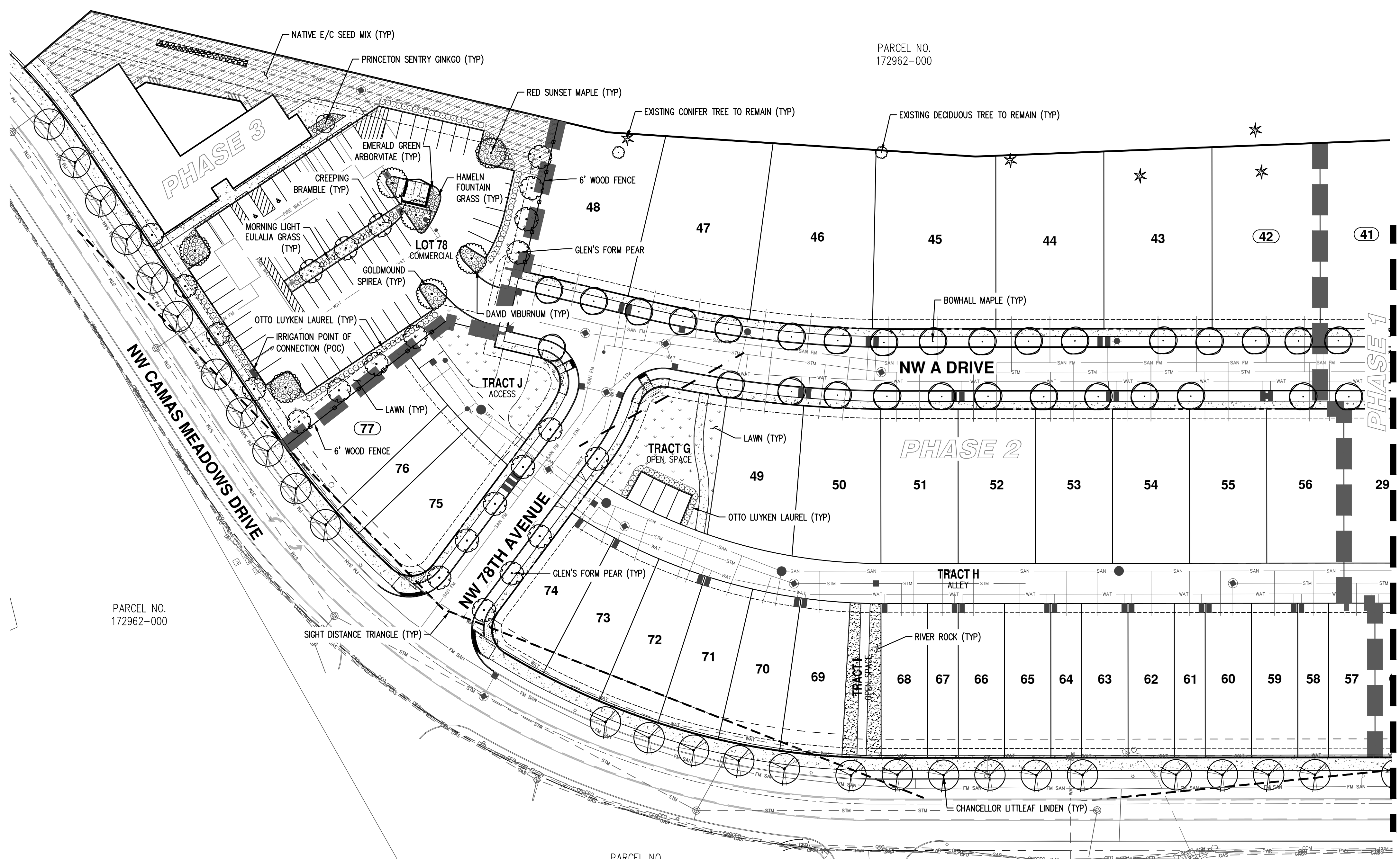
Item 1.



	<p><b>40-50' Luxury*</b> Single Family Residences <b>21 Lots</b></p>		<p><b>30' Rear Loaded*</b> Single Family Residences <b>16 Lots</b></p>		<p><b>20'</b> Townhomes <b>40 Lots</b></p>		<p><b>Open Space/ Park Area</b></p>		<p><b>Parking</b></p>
--	----------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------	--	----------------------------------------------------	--	-----------------------------------------	--	-----------------------

\*The detached Single Family Residences do not require design review approval. Request is for townhomes and the commercial lot.





**PRELIMINARY PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	ACER RUBRUM 'FRANKSRED'™	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	61	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	30" o.c.
	42	PYRUS CALLERYANA 'GLEN'S FORM'™	GLEN'S FORM PEAR	2" CAL. B&B	30" o.c.
	44	TILIA CORDATA 'CHANCOLE'™	CHANCELLOR LITTLELEAF LINDEN	2" CAL. B&B	30" o.c.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL. CONT.	48" o.c.
	42	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	145	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL. CONT.	48" o.c.
	46	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	2 GAL. CONT.	36" o.c.
	6	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6" HT. CONT.	30" o.c.
	73	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	147	RUBUS CALYCIROIDES	CREeping BRAMBLE	1 GAL. CONT.	24" o.c.
	±1,910 SF		RIVER ROCK		
	±13,889 SF		LAWN – NORTHWEST SUPREME LAWN SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL) – LOLIUM PERENNE VAR DASHER 3 (DASHER 3 PERENNIAL RYEGRASS) 35% – LOLIUM PERENNE VAR CUTLER II (CUTLER II PERENNIAL RYEGRASS) 35% – FESTUCA RUBRA VAR GARNET (GARNET CREeping RED FESCUE) 15% – FESTUCA RUBRA SPP FALLAX VAR WINDWARD (WINDWARDS CHEWINGS FESCUE) 15%		APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER
	±22,482 SF		NATIVE E/C SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL) – HORDEUM BRACHYANTHERUM (MEADOW BARLEY) 40% – BROMUS CARINATUS (CALIFORNIA BROME) 35% – FESTUCA RUBRA RUBRA (NATIVE RED FESCUE) 20% – DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS) 3% – AGROSTIS EXERATA (SPIKE BENTGRASS) 2%		APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER ECOLIVE ORGANICS SHALL BE ADDED TO SEED MIX AT A RATE OF 1.5 LBS. PER 1,000 SF

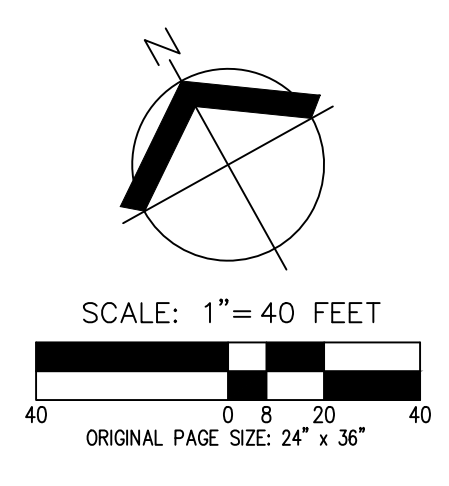
SEE SHEET P9.1

**PRELIMINARY LANDSCAPE NOTES**

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS, INCLUDING CHANGES TO PLANT LOCATION, QUANTITIES, TYPES, AND SIZES MAY BE NECESSARY PRIOR TO FINAL APPROVAL BASED ON PLANT AVAILABILITY, SITE CONDITIONS, UTILITY CONFLICTS, ETC. ALL SUBSTITUTIONS SHALL CONFORM TO CITY OF CAMAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH ACCEPTED BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
- CENTER TREES IN PLANTER STRIPS AND LANDSCAPE PLANTING BEDS WHERE POSSIBLE. KEEP OTHER TREE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING OR CENTERED IN PLANTING ISLAND. KEEP SHRUBS AND GROUNDCOVER A MINIMUM OF 24" O.C. FROM PAVING AND 3' O.C. FROM TREES. ADJUST PLANTINGS AS NECESSARY ON SITE TO AVOID CONFLICT WITH UTILITIES, HYDRANTS, LIGHT POLES, METERS, ETC.
- HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION, PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES AND SHRUBS IN PLANTER STRIP AREAS NOT INCLUDED AS STORMWATER FACILITIES OR LAWN. WHERE TREES ARE IN LAWN AREAS, A MINIMUM 3' DIAMETER MULCH RING SHALL BE USED AROUND THE TREE TO PROTECT THE TRUNK FROM MOWER DAMAGE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. PLANTS SHALL BE PLANTED AT A DEPTH TO ACCOMMODATE BARK MULCH APPLICATION.
- IRRIGATION FOR HEALTHY PLANT ESTABLISHMENT AND SURVIVAL IS RECOMMENDED AND SHALL BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.
- REFER TO SHEET P5.0 FOR PRELIMINARY TREE PLAN.

**TREE PLAN**

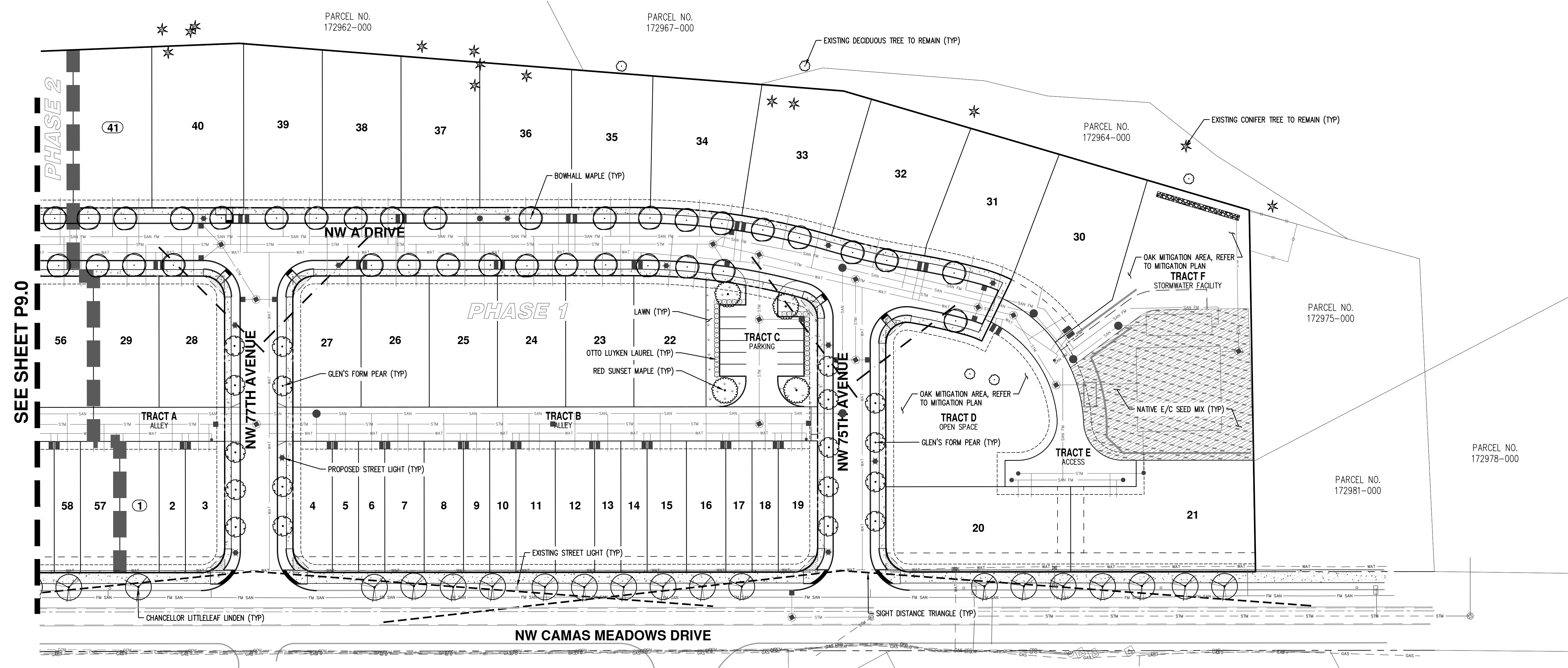
SITE AREA: 13.81 AC  
TOTAL TREE UNITS REQUIRED (13.81AC X 20): 276  
EXISTING TREES RETAINED/(TREE UNITS): 15/(149.5)  
PROPOSED SITE TREES/(TREE UNITS): 159  
TOTAL TREE UNITS: 308.5  
(RETAINED AND PRESERVED)



**PRELIMINARY LANDSCAPE PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON**



JOB NUMBER: 9030  
DATE: 3/2/2023  
DESIGNED BY: TEB  
DRAWN BY: TEB  
CHECKED BY: MPA



SEE SHEET P9.0

EL. NO.  
28-109

PARCEL NO.  
986028-109

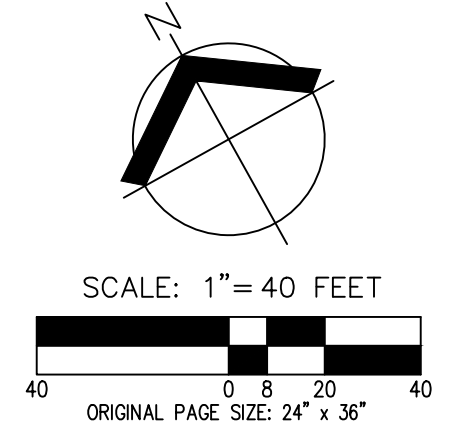
PARCEL NO.  
176155000

PARCEL NO.  
175983-000

PARCEL NO.  
175934-000

**GENERAL NOTE**

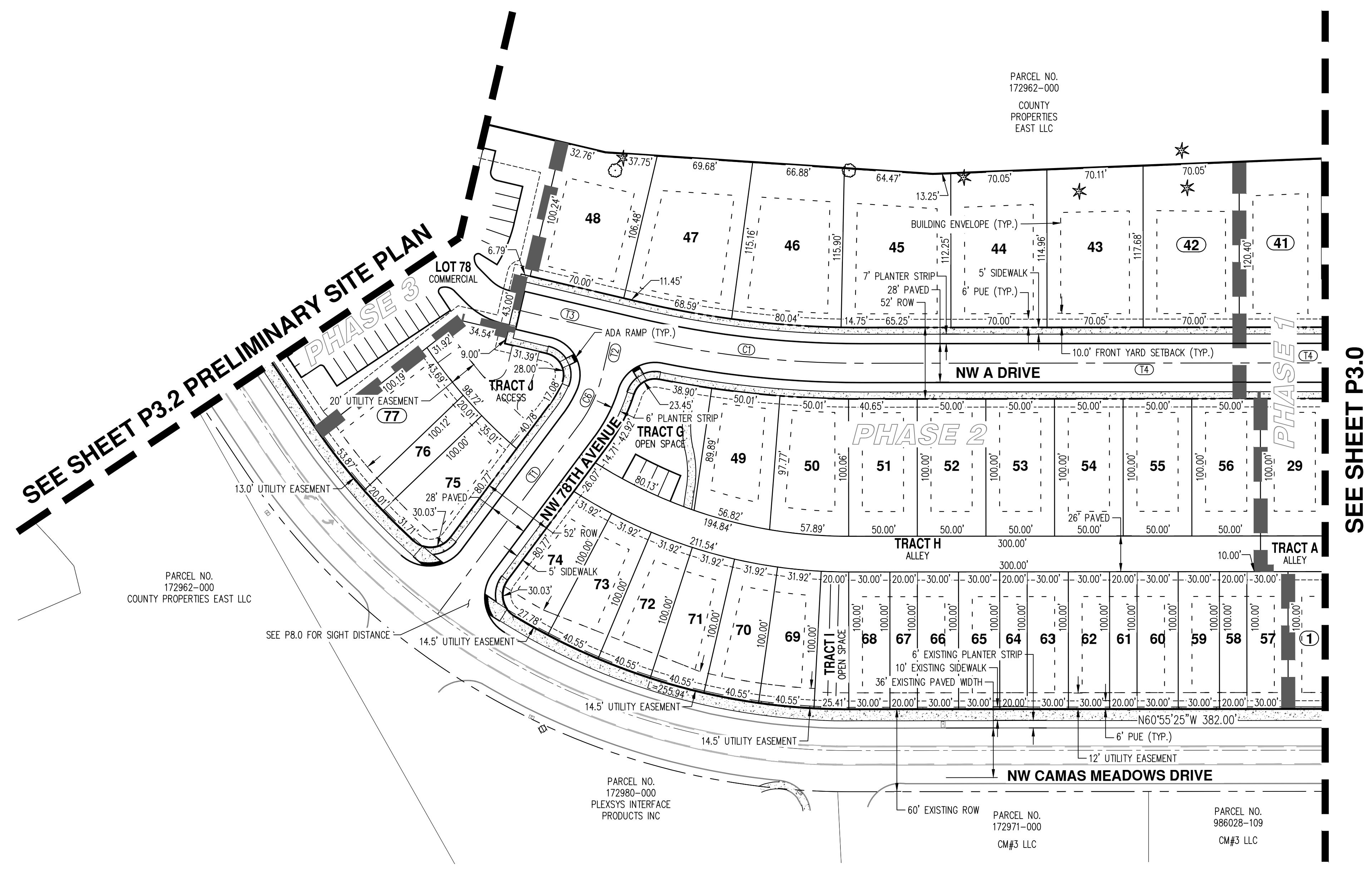
- 1. REFER TO SHEET P9.0 FOR PRELIMINARY PLANT SCHEDULE AND NOTES.



**PRELIMINARY LANDSCAPE PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

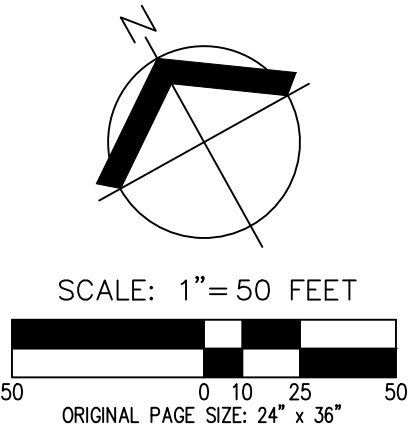


JOB NUMBER:	9030
DATE:	3/2/2023
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	MPA



**GENERAL NOTES**

- TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- NO STRUCTURES EXIST ON SITE.
- NO TRANSIT FACILITIES ARE PROPOSED.
- NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEET P8.0.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- NO HARD LANDSCAPING FEATURES ARE PROPOSED.
- SEE SHEETS P9.0 AND 9.1 FOR LANDSCAPE PLANS.
- THE DEVELOPMENT PROPOSES TO SUBDIVIDE SEVEN PARCELS INTO 77 ATTACHED AND DETACHED SINGLE-FAMILY LOTS, AND ONE COMMERCIAL LOT.
- THE DEVELOPMENT WILL CONSTRUCT FOUR INTERNAL STREETS. PROPOSED STREETS TO INCLUDE A 52-FOOT RIGHT-OF-WAY, 28-FOOT PAVED WIDTH, 7-FOOT PLANTER STRIP, AND 5-FOOT DETACHED SIDEWALK PER CITY OF CAMAS STANDARD DETAIL ST3.
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- ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
- ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM THE LINES IN NW CAMAS MEADOWS DRIVE INTO THE SITE.
- STORMWATER FROM SUBDIVISION WILL BE COLLECTED ON SITE AND CONVEYED TO A MECHANICAL FILTER VAULT AND UNDERGROUND DETENTION IN TRACT F PRIOR TO DISCHARGING AT THE NORTHEAST CORNER OF THE SITE. STORMWATER FROM COMMERCIAL LOT WILL BE COLLECTED ON SITE AND CONVEYED TO MECHANICAL FILTER CATCH BASINS AND UNDERGROUND DETENTION PRIOR TO DISCHARGING AT THE NORTH CORNER OF THE SITE. STORMWATER TO BE DESIGNED PER CITY OF CAMAS STANDARDS.
- OPEN SPACE/PARKING TRACTS C & G TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- ACCESS TRACTS A, B, E, & H TO BE OWNED AND MAINTAINED BY THE HOA.
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- BUILDING ENVELOPES SHALL BE PER DEVELOPMENT STANDARDS TABLE.
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- LOTS 20, 21, AND 30-48 WILL BE FRONT LOADED STANDARD DETACHED HOMES.
- LOTS 22-29 AND 49-56 WILL EITHER BE REAR LOADED OR FRONT LOADED STANDARD DETACHED HOMES, LOT ACCESS WILL BE BASED ON FINAL GRADING.
- NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK, GRIND AND INLAY AT NW 75TH AVENUE AND NW 77TH AVENUE.



**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
42	8,333
43	8,149
44	7,952
45	8,949
46	8,531
49	5,010
50	5,358
51	5,000
52	5,000
53	5,000
54	5,000
55	5,000
56	5,000
57	3,000
58	2,000
59	3,000
60	3,000

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
61	2,000
62	3,000
63	3,000
64	2,000
65	3,000
66	3,000
67	2,000
68	3,000
69	3,624
70	3,624
71	3,624
72	3,624
73	3,624
74	3,892
75	4,242
76	2,001
77	4,878

**SITE STATISTICS**

PARCEL ZONE: MIXED USE (MX)  
GROSS AREA: 13.81 AC (601,725 SF)  
TOTAL ROW DEDICATION: 96,852 SF (2.22 AC)  
MINIMUM LOT AREA: 2,000 SF  
MAXIMUM LOT AREA: 9,915 SF  
PROPOSED AVERAGE LOT AREA: 4,714 SF

**LOT STATISTICS**

ATTACHED REAR LOAD: 40  
DETACHED FRONT LOAD: 37  
COMMERCIAL: 1  
TOTAL LOTS: 78

**DEVELOPMENT STANDARDS**

MINIMUM FRONT YARD SETBACK: 10 FEET  
GARAGE SETBACK: 5 FEET FROM FRONT OF DWELLING  
MINIMUM SIDE YARD: 10 FEET  
MINIMUM STREET SIDE YARD: 10 FEET  
MINIMUM REAR YARD: 25 FEET

**RESIDENTIAL PARKING STATISTICS**

REQUIRED PARKING: 1 SPACE/5 LOTS  
PROPOSED PARKING: 15 SPACES (77 LOTS/5 LOTS/SPACE)  
TRACT C: 11 SPACES  
TRACT G: 4 SPACES  
TOTAL PROPOSED: 15 SPACES

**TRACT PURPOSE AREA**

TRACT	PURPOSE	AREA
TRACT A	ALLEY	2,600 SF
TRACT B	ALLEY	10,400 SF
TRACT C	OPEN SPACE/PARKING	7,590 SF
TRACT D	OPEN SPACE	13,804 SF
TRACT E	ACCESS	5,117 SF
TRACT F	STORMWATER FACILITY	23,425 SF
TRACT G	OPEN SPACE/PARKING	5,123 SF
TRACT H	ALLEY	13,083 SF
TRACT I	OPEN SPACE	2,270 SF
TRACT J	OPEN SPACE/ACCESS	4,981 SF
TOTAL		88,393 SF

**APPLICANT/CONTACT**

ROMANO DEVELOPMENT, LLC  
CONTACT: STACEY SHIELDS  
4610 NE 77TH AVENUE, SUITE 102  
VANCOUVER, WA 98682  
PH: (360) 904-4759  
EMAIL: STACEY@ROMANOFINANCIAL.COM

**OWNERS**

LOFTS AT CAMAS MEADOWS PHASE I LLC  
2370 E 3RD LOOP SUITE 100  
VANCOUVER, WA 98661  
  
VANPORT MANUFACTURING INC & HERTRICH ADOLF  
PO BOX 97  
BORING OR, 97009

PEDWAR DEVELOPMENT GROUP LLC  
4711 NW CAMAS MEADOWS DRIVE  
CAMAS, WA 98607

**ENGINEER/PLANNER/ARBORIST/SURVEY/LANDSCAPE ARCHITECT/BIOLOGIST**

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CONTACT: MICHAEL ANDREOTTI  
9600 NE 126TH AVENUE, SUITE 2520  
VANCOUVER, WA 98682  
PH: 360-882-0419  
FAX: 360-882-0426  
E-MAIL: ANDREOTTI@AKS-ENG.COM

**PROPERTY DESCRIPTION**

LOCATED IN THE NORTHWEST AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.

**EXISTING LAND USE**

UNDEVELOPED ZONED MIXED USE (MX)

**PROJECT PURPOSE**

PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

**SITE AREA**

13.81 AC (601,725 SF)

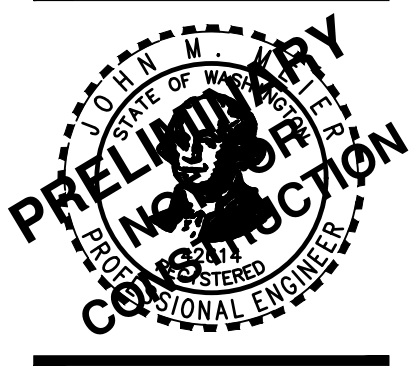
**CENTERLINE TANGENT TABLE**

LINE #	LENGTH	DIRECTION
T1	171.70	S65° 51' 46.18"W
T2	31.67	S42° 22' 23.73"W
T3	88.24	S47° 37' 36.27"E
T4	704.72	S60° 55' 25.29"E
T5	282.00	S29° 04' 34.71"W
T6	255.50	S29° 04' 34.71"W

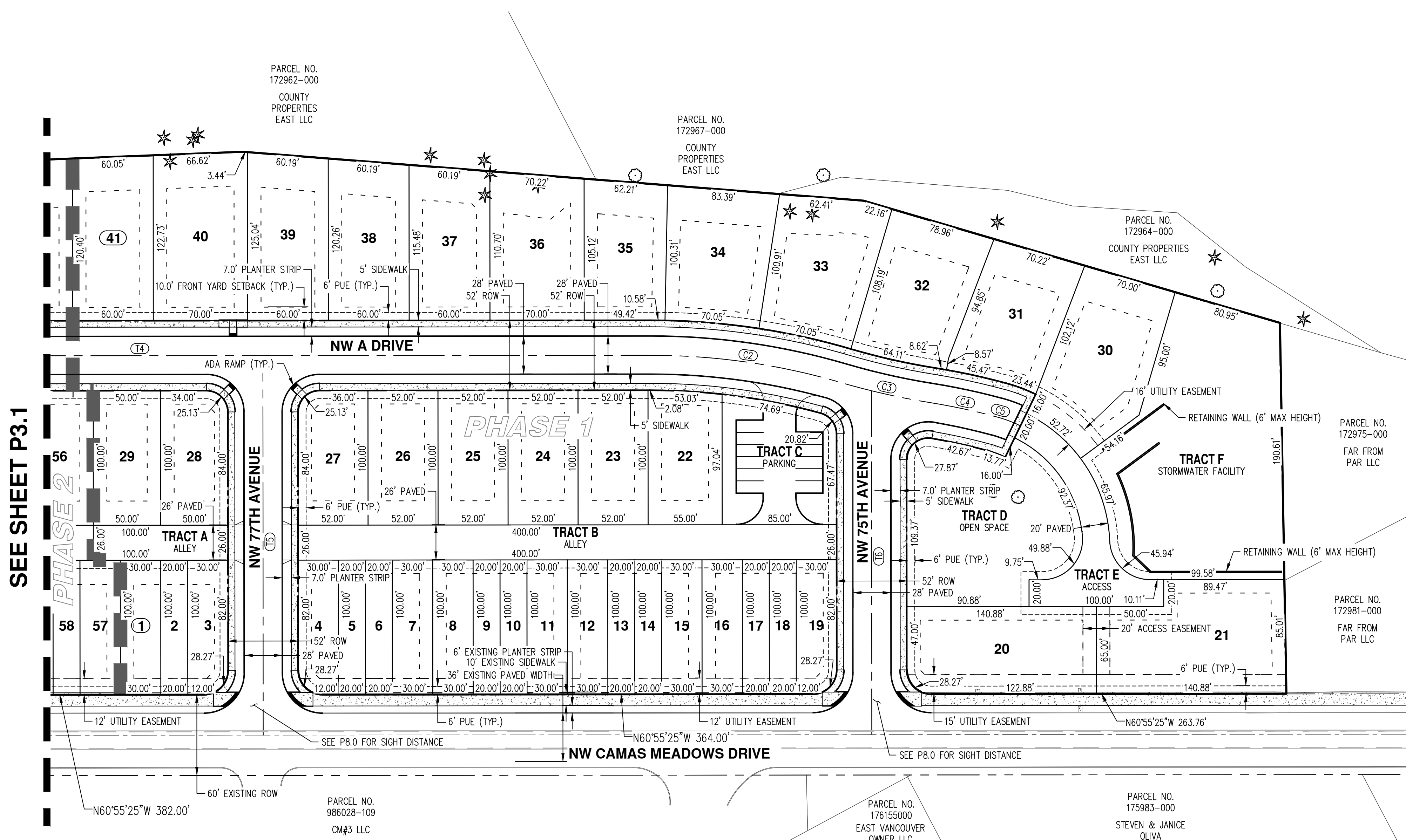
**CENTERLINE CURVE TABLE**

CURVE #	ARC LENGTH	DELTA	RADIUS
C1	169.42	137°7'49"	730.00
C2	143.24	16°24'49"	500.00
C3	67.45	7°20'49"	526.00
C4	51.28	6°11'53"	474.00
C5	18.60	10°39'29"	100.00
C6	41.00	23°29'22"	100.00

**PRELIMINARY SUBDIVISION PLAT**  
**CAMAS MEADOWS SUBDIVISION**  
**ROMANO CAPITAL**  
**CITY OF CAMAS, WASHINGTON**

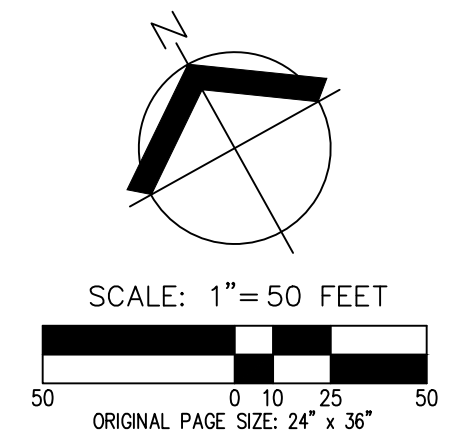


JOB NUMBER: 9030  
DATE: 3/2/2023  
DESIGNED BY: DJL  
DRAWN BY: DJL  
CHECKED BY: JMM



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SEE SHEET P3.1

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
1	3,000
2	2,000
3	2,930
4	2,930
5	2,000
6	2,000
7	3,000
8	3,000
9	2,000
10	2,000
11	3,000
12	3,000
13	2,000
14	2,000

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
15	3,000
16	3,000
17	2,000
18	2,000
19	2,930
20	9,088
21	10,915
22	5,448
23	5,200
24	5,200
25	5,200
26	5,200
27	5,145
28	4,945

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
29	5,000
30	9,138
31	7,089
32	7,974
33	8,115
34	7,645
35	6,266
36	7,554
37	6,786
38	7,072
39	7,359
40	8,686
41	7,294

**SITE STATISTICS**

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GROSS AREA: 13.81 AC (601,725 SF)  
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MINIMUM LOT AREA: 2,000 SF  
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COMMERCIAL: 1  
TOTAL LOTS: 78

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MINIMUM FRONT YARD SETBACK: 10 FEET  
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**PROPERTY DESCRIPTION**

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13.81 AC (601,725 SF)

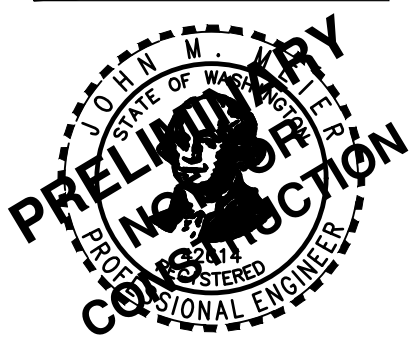
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CURVE #	ARC LENGTH	DELTA	RADIUS
C1	169.42	131°7'49"	730.00
C2	143.24	16°24'49"	500.00
C3	67.45	7°20'49"	526.00
C4	51.28	6°11'53"	474.00
C5	18.60	10°39'29"	100.00
C6	41.00	2°32'22"	100.00

**PRELIMINARY SUBDIVISION PLAT**  
**CAMAS MEADOWS SUBDIVISION**  
**ROMANO CAPITAL**  
**CITY OF CAMAS, WASHINGTON**



JOB NUMBER: 9030  
DATE: 3/2/2023  
DESIGNED BY: DJL  
DRAWN BY: DJL  
CHECKED BY: JMM

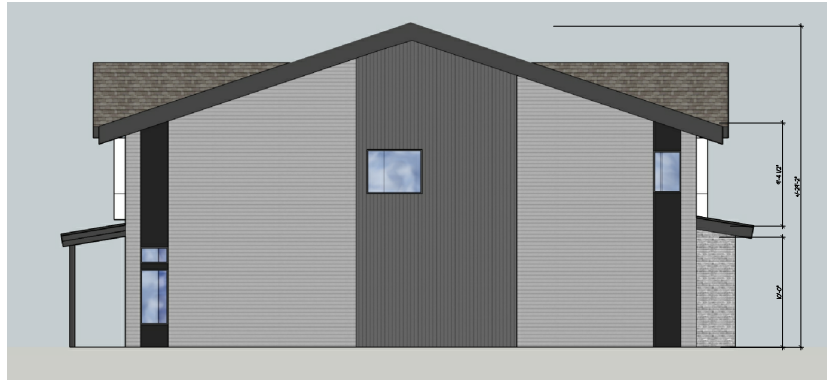
**THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.**

**THE  
RONHOVDE  
ARCHITECTS  
LLC**

Item 1.

14900 INTERURBAN AVE SOUTH  
SUITE 138  
TUKWILA, WASHINGTON 98168  
(206) 854-5500 | FAX (206) 854-5501  
ronhovdearchitects.com

REGISTERED ARCHITECT  
JAY RONHOVDE  
STATE OF WASHINGTON



**2 LEFT ELEVATION (END UNIT)**  
SCALE: 1/8" = 1'-0"



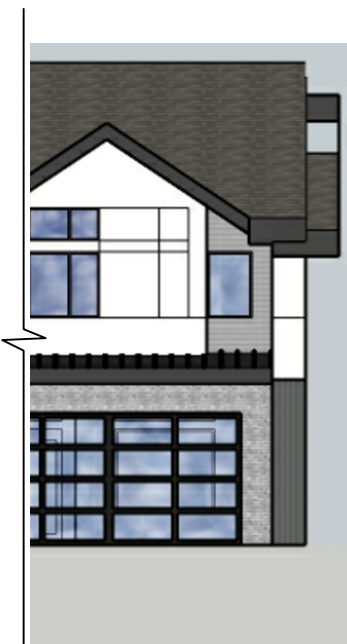
**3 RIGHT ELEVATION (END UNIT)**  
SCALE: 3/16" = 1'-0"



**3 RIGHT ELEVATION (END UNIT) (w/ pop-out)**  
SCALE: 3/16" = 1'-0"



**4 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 REAR ELEVATION (w/ pop-out)**  
SCALE: 3/16" = 1'-0"



**1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

FOR LOT 36 FOR LOT 37 (AND OPP. FOR LOT 39)



**4 REAR ELEVATION - ALTERNATE**  
SCALE: 3/16" = 1'-0"

**FLAG NOTES**

- ① BLACK/GRAY BRICK "BASE" ~ (ALT-HARDIE ARTISAN "SHIP-LAP")
- ② METAL WRAPPED ACCENT BELLY BAND - COLOR BLACK
- ③ PRE-FINISHED METAL RAILING - COLOR BLACK
- ④ PRE-FINISHED METAL ROOFING - COLOR BLACK
- ⑤ COMPOSITION ASPHALT SHINGLES
- ⑥ VINYL WINDOWS - COLORED BLACK
- ⑦ STEPPED OR METAL WRAPPED FASCIA - COLOR MEDIUM GREY

**FINISH/PAINT SCHEDULE**

- 8-1/4" FIBER CEMENT HORIZONTAL LAP SIDING (1" REVEAL)  
COLOR: LIGHT GREY
- HARDIE MULTI GROOVE VERTICAL PANEL SIDING  
COLOR: MEDIUM GREY
- HARDIE ARTISAN SHIPLAP SIDING OR HARDIE PANEL  
COLOR: WHITE
- HARDIE ARTISAN SHIPLAP SIDING OR HARDIE PANEL  
COLOR: BLACK

**GENERAL NOTES**

1. ALL EXTERIOR LIGHTING SHALL BE FITTED WITH SHIELDING TO CONFINE LIGHTING TO PROJECT SITE.
2. ADDRESS TO BE POSTED AND PLAINLY VISIBLE FROM FRONTAGE STREET. (12" HIGH MIN. IV CONTRASTING BACKGROUND) PER IFC SECTION 505J (CONTRACTOR TO PROVIDE 12" STAMPED ALUMINUM NUMBER/ADDRESS WITH EXPANSION ANCHORS IN CONCRETE)
3. KNOX EMERGENCY ACCESS KEY BOX IS REQUIRED FOR BUILDING, WITH SPECIFIC MOUNTING LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT. RECESSED MOUNT KEY BOXES ARE REQUIRED. BUILDING ACCESS KEYS SHALL BE MARKED AND PLACED IN BOX PRIOR TO FINAL INSPECTION TO ENSURE EMERGENCY ACCESS. THE BUILDING OWNER/OCCUPANTS SHALL PROVIDE REPLACEMENT KEYS WHENEVER LOCKS ARE CHANGED.

**2018 IRC  
CONSTRUCTION TYPE: VB**

PROJECT: **CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY

CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA

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NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:  
**EXTERIOR ELEVATIONS**

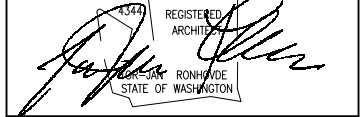
**20FT  
2-CAR TOWNHOME**

JOB NO.: 2022.45 SHEET NO. 21  
DRAWN BY: LWS  
CHECKED BY: T.R.  
DATE:



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**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY  
CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA



**4 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

**FLAG NOTES**

- ① BLACK/GRAY BRICK "BASE" ~ (ALT-HARDIE ARTISAN "SHIP-LAP")
- ② METAL WRAPPED ACCENT BELLY BAND - COLOR BLACK
- ③ PRE-FINISHED METAL RAILING - COLOR BLACK
- ④ PRE-FINISHED METAL ROOFING - COLOR BLACK
- ⑤ COMPOSITION ASPHALT SHINGLES
- ⑥ VINYL WINDOWS - COLORED BLACK
- ⑦ STEPPED OR METAL WRAPPED FASCIA - COLOR MEDIUM GREY

**FINISH/PAINT SCHEDULE**

- 8-1/4" FIBER CEMENT HORIZONTAL LAP SIDING (1" REVEAL)  
COLOR: LIGHT GREY
- HARDIE MULTI GROOVE VERTICAL PANEL SIDING  
COLOR: MEDIUM GREY
- HARDIE ARTISAN SHIPLAP SIDING OR HARDIE PANEL  
COLOR: WHITE
- HARDIE ARTISAN SHIPLAP SIDING OR HARDIE PANEL  
COLOR: BLACK

**GENERAL NOTES**

1. ALL EXTERIOR LIGHTING SHALL BE FITTED WITH SHIELDING TO CONFINE LIGHTING TO PROJECT SITE.
2. ADDRESS TO BE POSTED AND PLAINLY VISIBLE FROM FRONTAGE STREET. (12" HIGH MIN. W/ CONTRASTING BACKGROUND) PER IFC SECTION 505J (CONTRACTOR TO PROVIDE 12" STAMPED ALUMINUM NUMBER/ADDRESS WITH EXPANSION ANCHORS IN CONCRETE)
3. KNOX EMERGENCY ACCESS KEY BOX IS REQUIRED FOR BUILDING, WITH SPECIFIC MOUNTING LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT. RECESSED MOUNT KEY BOXES ARE REQUIRED. BUILDING ACCESS KEYS SHALL BE MARKED AND PLACED IN BOX PRIOR TO FINAL INSPECTION TO ENSURE EMERGENCY ACCESS. THE BUILDING OWNER/OCCUPANTS SHALL PROVIDE REPLACEMENT KEYS WHENEVER LOCKS ARE CHANGED.

**2018 IRC**  
**CONSTRUCTION TYPE: VB**  
**FOR LOTS 40 THRU 54**

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NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:  
**EXTERIOR ELEVATIONS**

**SINGLE FAMILY**

JOB NO.: 2022.45 SHEET NO.:  
DRAWN BY: LWS  
CHECKED BY: T.R.  
DATE:

**T H E  
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ARCHITECTS  
L L C**

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ronhovdearchitects.com

REGISTERED ARCHITECT  
JAY RONHOVDE  
STATE OF WASHINGTON



**4 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

**FLAG NOTES**

- ① BLACK/GRAY BRICK "BASE" ~ (ALT-HARDIE ARTISAN "SHIP-LAP")
- ② METAL WRAPPED ACCENT BELLY BAND - COLOR BLACK
- ③ PRE-FINISHED METAL RAILING - COLOR BLACK
- ④ PRE-FINISHED METAL ROOFING - COLOR BLACK
- ⑤ COMPOSITION ASPHALT SHINGLES
- ⑥ VINYL WINDOWS - COLORED BLACK
- ⑦ STEPPED OR METAL WRAPPED FASCIA - COLOR MEDIUM GREY

**FINISH/PAINT SCHEDULE**

- ① 8-1/4" FIBER CEMENT HORIZONTAL LAP SIDING (1" REVEAL)  
COLOR: LIGHT GREY
- ② HARDIE MULTI GROOVE VERTICAL PANEL SIDING  
COLOR: MEDIUM GREY
- ③ HARDIE ARTISAN SHIPLAP SIDING OR HARDIE PANEL  
COLOR: WHITE
- ④ HARDIE ARTISAN SHIPLAP SIDING OR HARDIE PANEL  
COLOR: BLACK

**GENERAL NOTES**

1. ALL EXTERIOR LIGHTING SHALL BE FITTED WITH SHIELDING TO CONFINE LIGHTING TO PROJECT SITE.
2. ADDRESS TO BE POSTED AND PLAINLY VISIBLE FROM FRONTAGE STREET. (12" HIGH MIN. W/ CONTRASTING BACKGROUND) PER IFC SECTION 505J (CONTRACTOR TO PROVIDE 12" STAMPED ALUMINUM NUMBER/ADDRESS WITH EXPANSION ANCHORS IN CONCRETE)
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**2018 IRC  
CONSTRUCTION TYPE: VB**  
  
**FOR LOTS 26 THRU 36**

**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY  
  
CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA

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SHEET CONTENTS:  
**EXTERIOR ELEVATIONS**

**30ft  
SINGLE FAMILY**

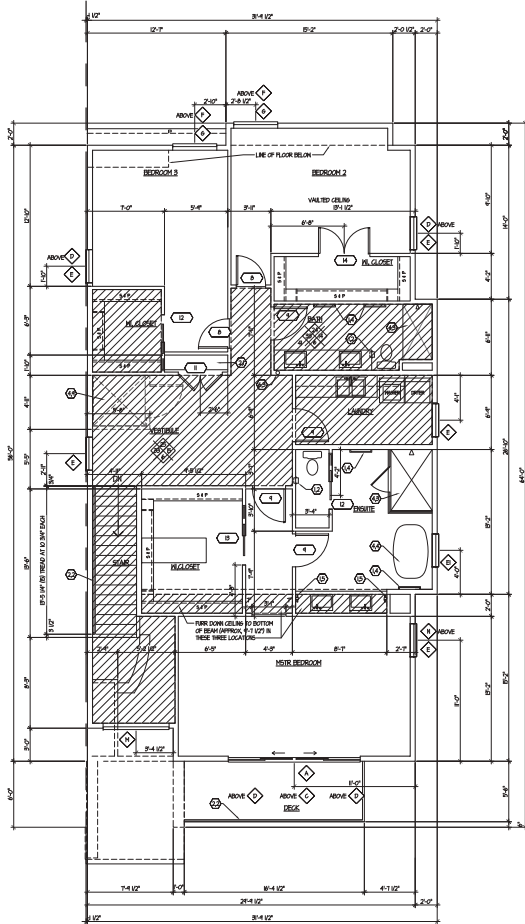
JOB NO.: 2022.45 SHEET NO. 23  
DRAWN BY: LWS  
CHECKED BY: T.R.  
DATE:

Item 1.

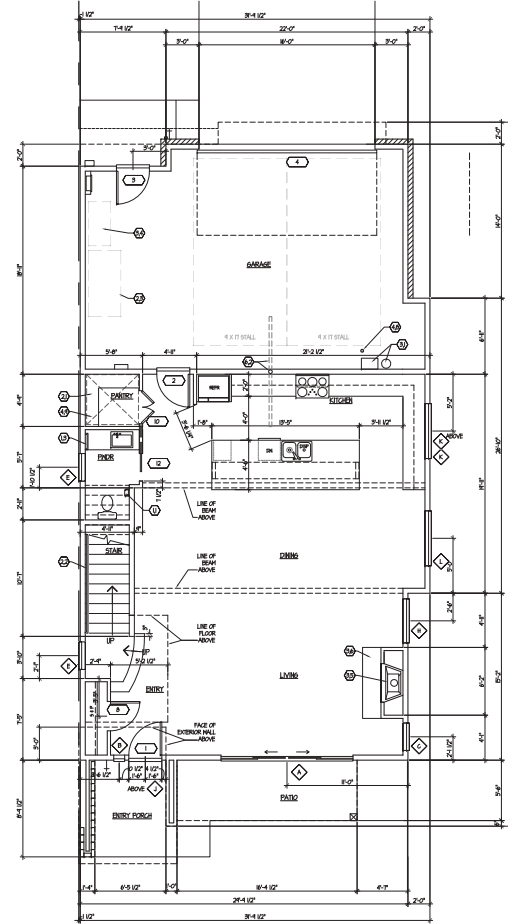
**T H E  
RONHOVDE  
ARCHITECTS  
L L C**

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SUITE 138  
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*[Signature]*  
REGISTERED ARCHITECT  
STATE OF WASHINGTON



**2 SECOND FLOOR**  
SCALE: 3/8" = 1'-0"



**1 FIRST FLOOR**  
SCALE: 3/8" = 1'-0"

**2018 IRC  
COVERED PORCH AREA = 85 SQ. FT.  
GARAGE AREA = 607 SQ. FT.  
UNIT HEATED FLOOR AREA = 2,896 SQ. FT.**

**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY  
CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA

PROJECT:

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NO.	DATE	DESCRIPTION

REVISIONS  
SHEET CONTENTS:  
**FLOOR PLANS**  
**30ft**

JOB NO.: 2022.6 SHEET NO.  
DRAWN BY: LHS  
CHECKED BY: T.R.  
DATE: **A1.3**

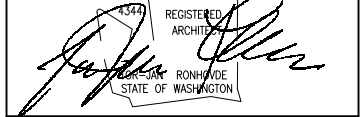




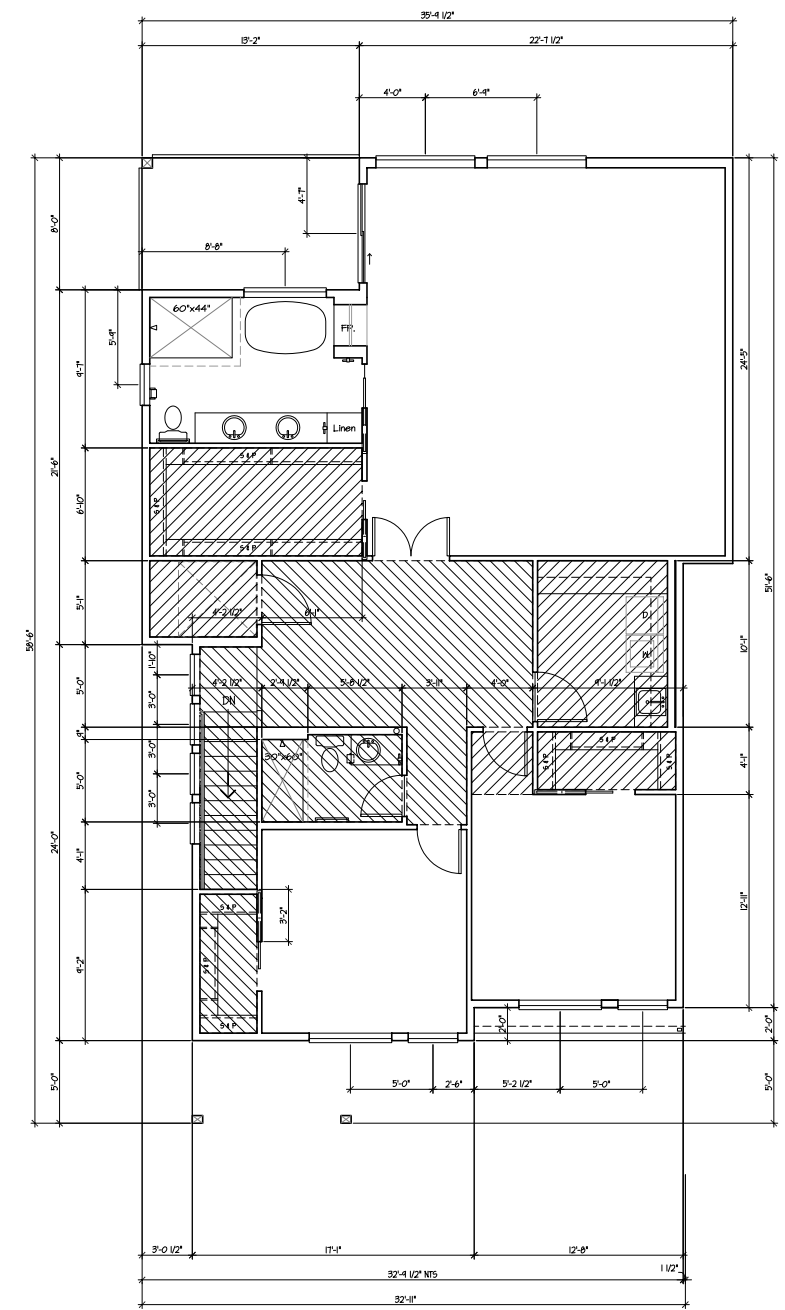


Item 1.

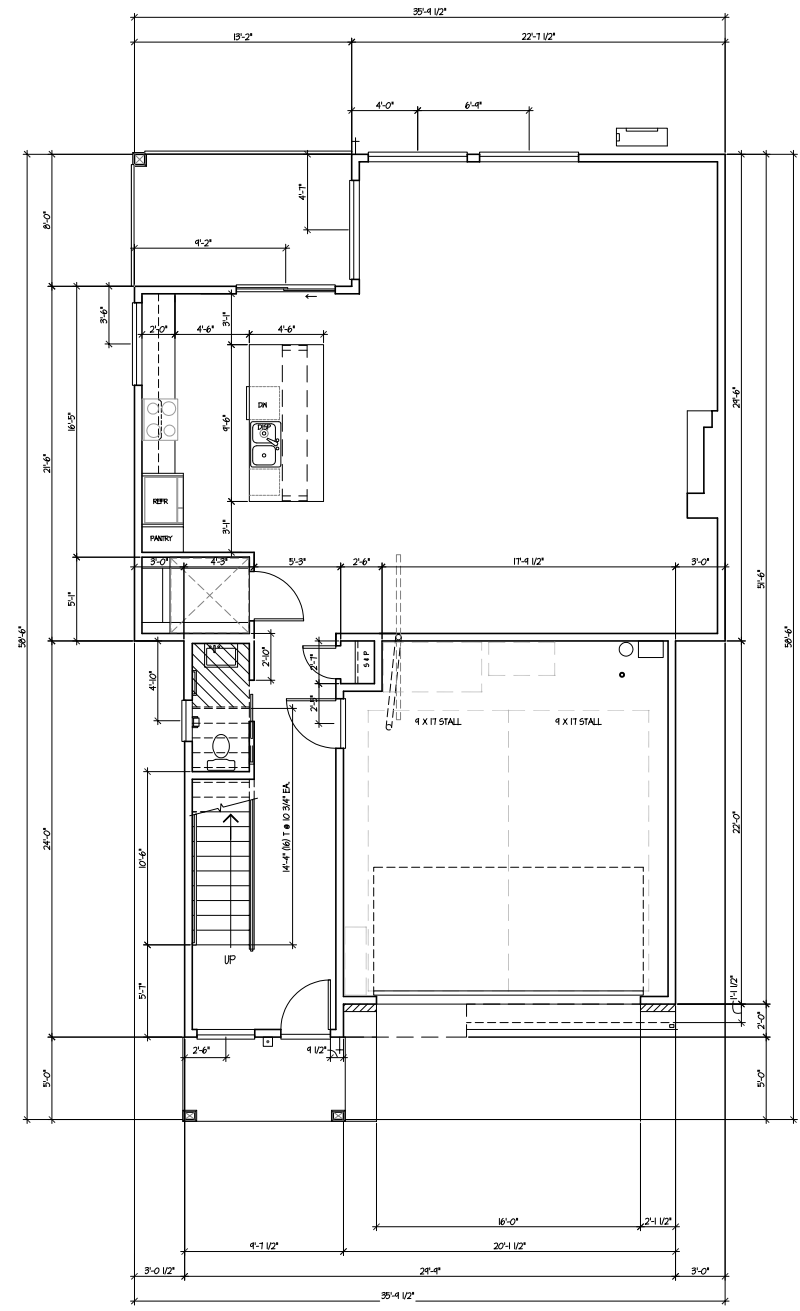
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**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY  
CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA



**2 SECOND FLOOR**  
SCALE: 3/16" = 1'-0"



**1 FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

**2018 IRC  
COVERED PORCH AREA = 258 SQ. FT.  
GARAGE AREA = 436 SQ. FT.  
UNIT HEATED FLOOR AREA = 2,756 SQ. FT.**

**SFR PLAN HAS 3,192 SQ.FT. (INCLUDING GARAGE)  
MAXIMUM FAR IS 0.5  
FOR LOTS 40 THRU 54**

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REVISIONS

SHEET CONTENTS:  
**FLOOR PLANS**

**SINGLE FAMILY**

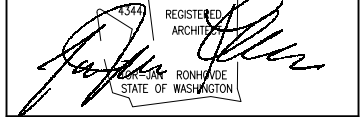
JOB NO.: 2022.45 SHEET NO. 26  
DRAWN BY: LWS  
CHECKED BY: T.R.  
DATE:

**A1.**



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**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY  
CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA

PROJECT:

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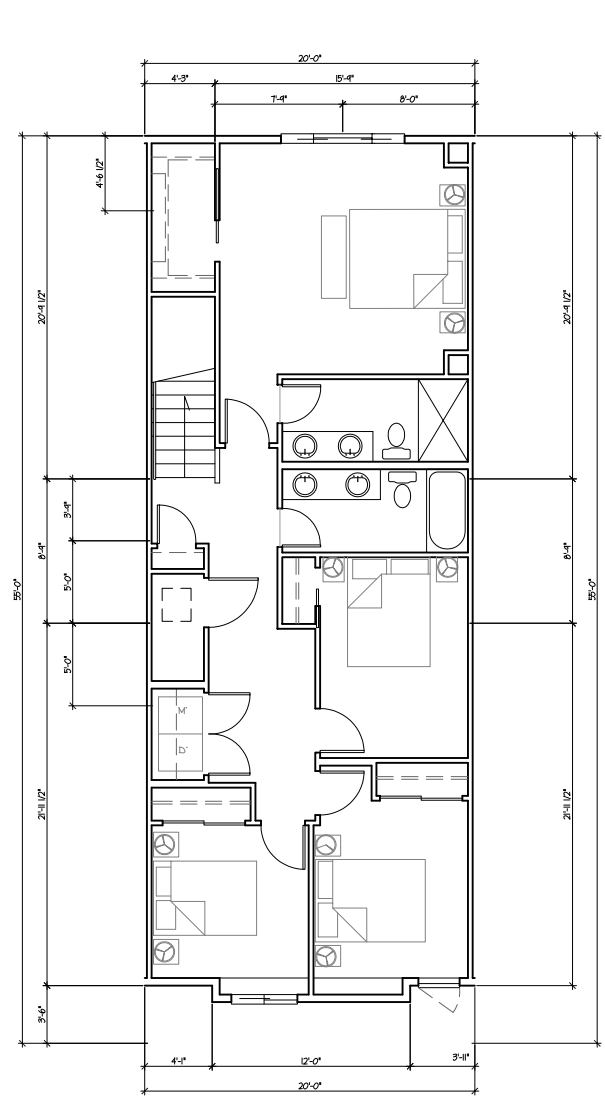
NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:  
**FLOOR PLANS**

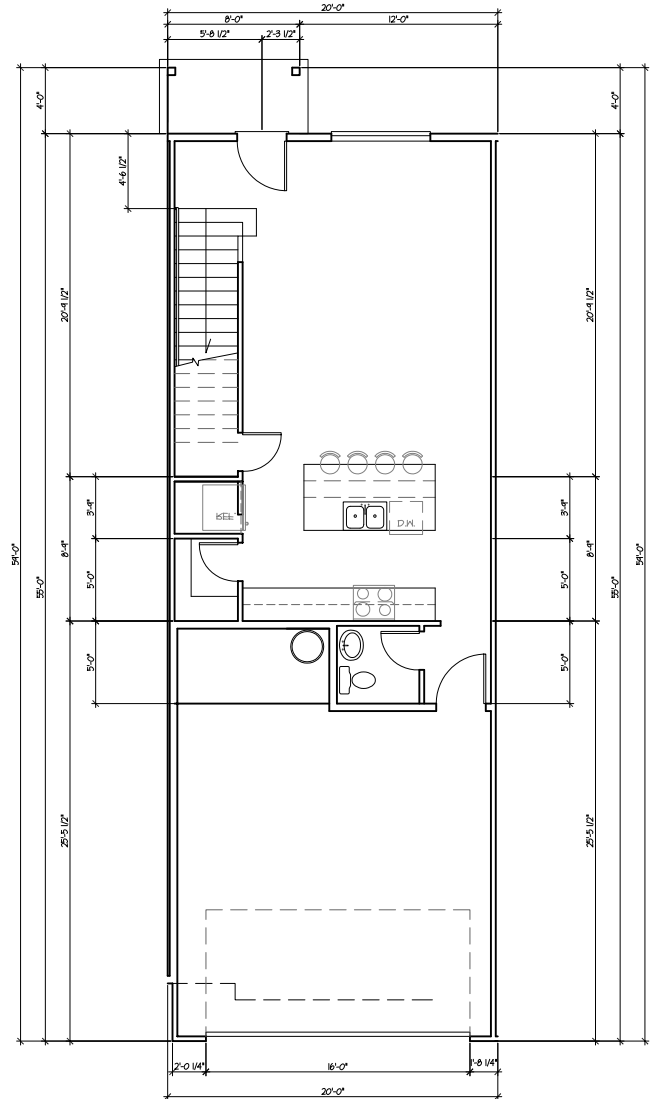
**20FT  
2-CAR TOWNHOME**

JOB NO.: 2022.45 SHEET NO. 27  
DRAWN BY: LWS  
CHECKED BY: T.R.  
DATE:

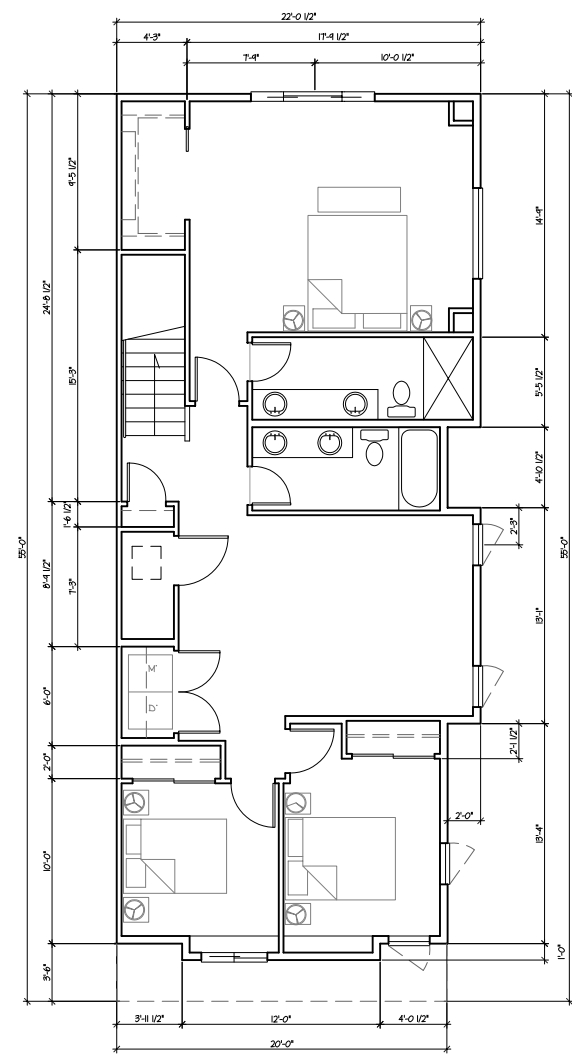


**2 SECOND FLOOR**  
SCALE: 3/16" = 1'-0"

**2018 IRC  
COVERED PORCH AREA = 32 SQ. FT.  
GARAGE AREA = 452 SQ. FT.  
UNIT HEATED FLOOR AREA = 1,656 SQ. FT.  
FOR LOT 36**

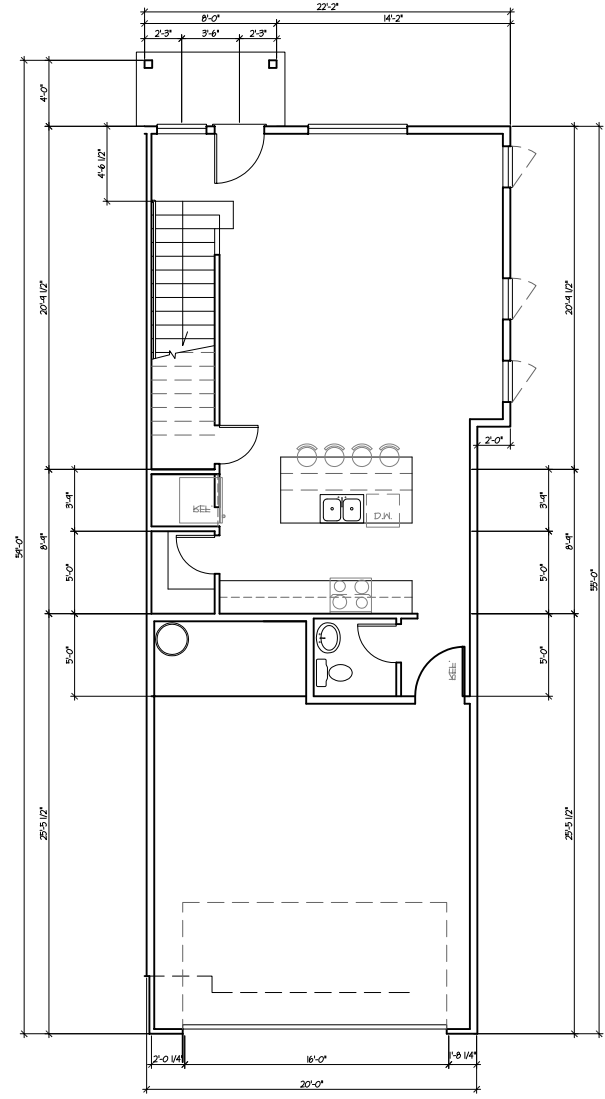


**1 FIRST FLOOR**  
SCALE: 3/16" = 1'-0"



**2 SECOND FLOOR - ALT. END COND.**  
SCALE: 3/16" = 1'-0"

**2018 IRC  
COVERED PORCH AREA = 32 SQ. FT.  
GARAGE AREA = 452 SQ. FT.  
UNIT HEATED FLOOR AREA = 1,759 SQ. FT.  
FOR LOT 37 (AND OPP. FOR LOT 39)**

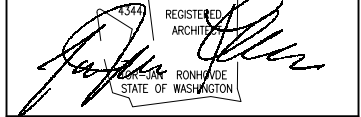


**1 FIRST FLOOR - ALT. END COND.**  
SCALE: 3/16" = 1'-0"



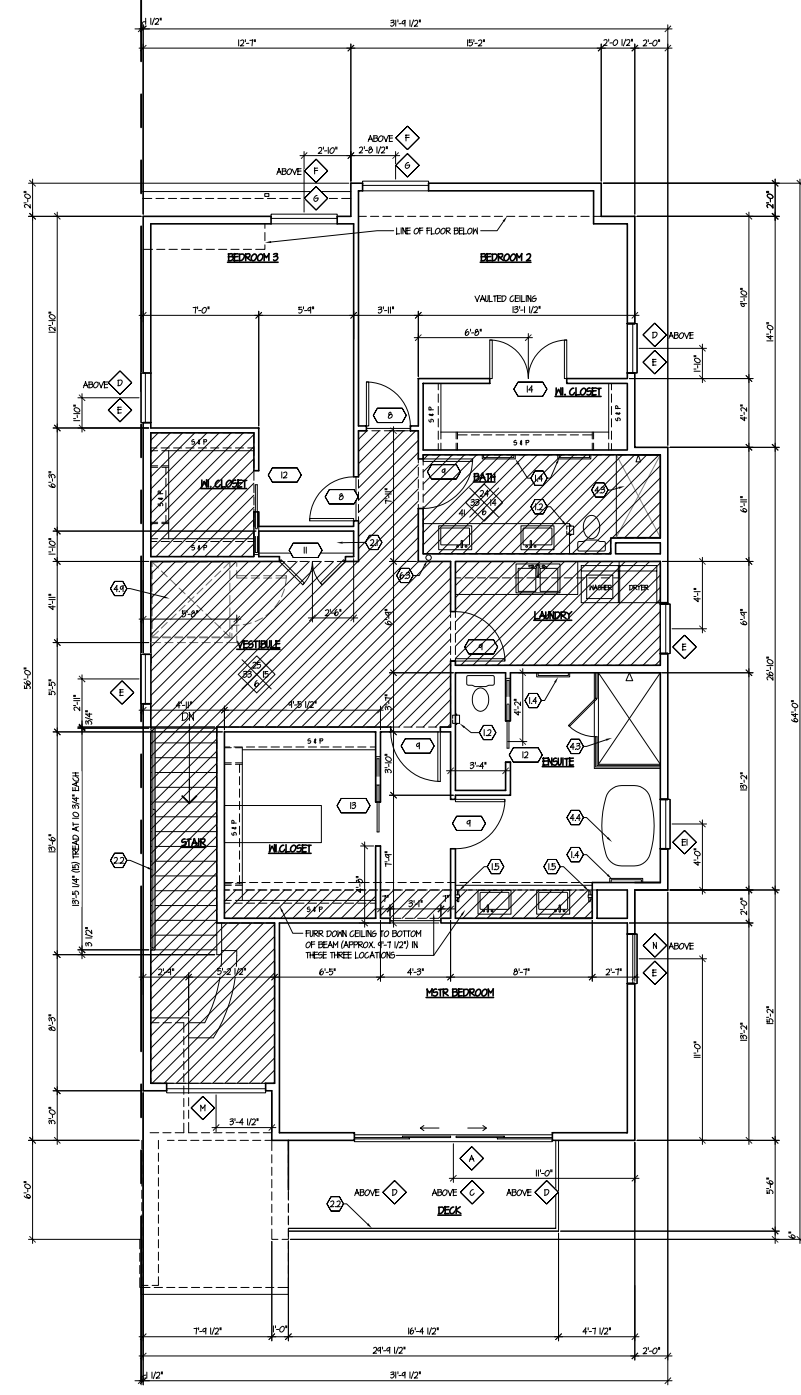
Item 1.

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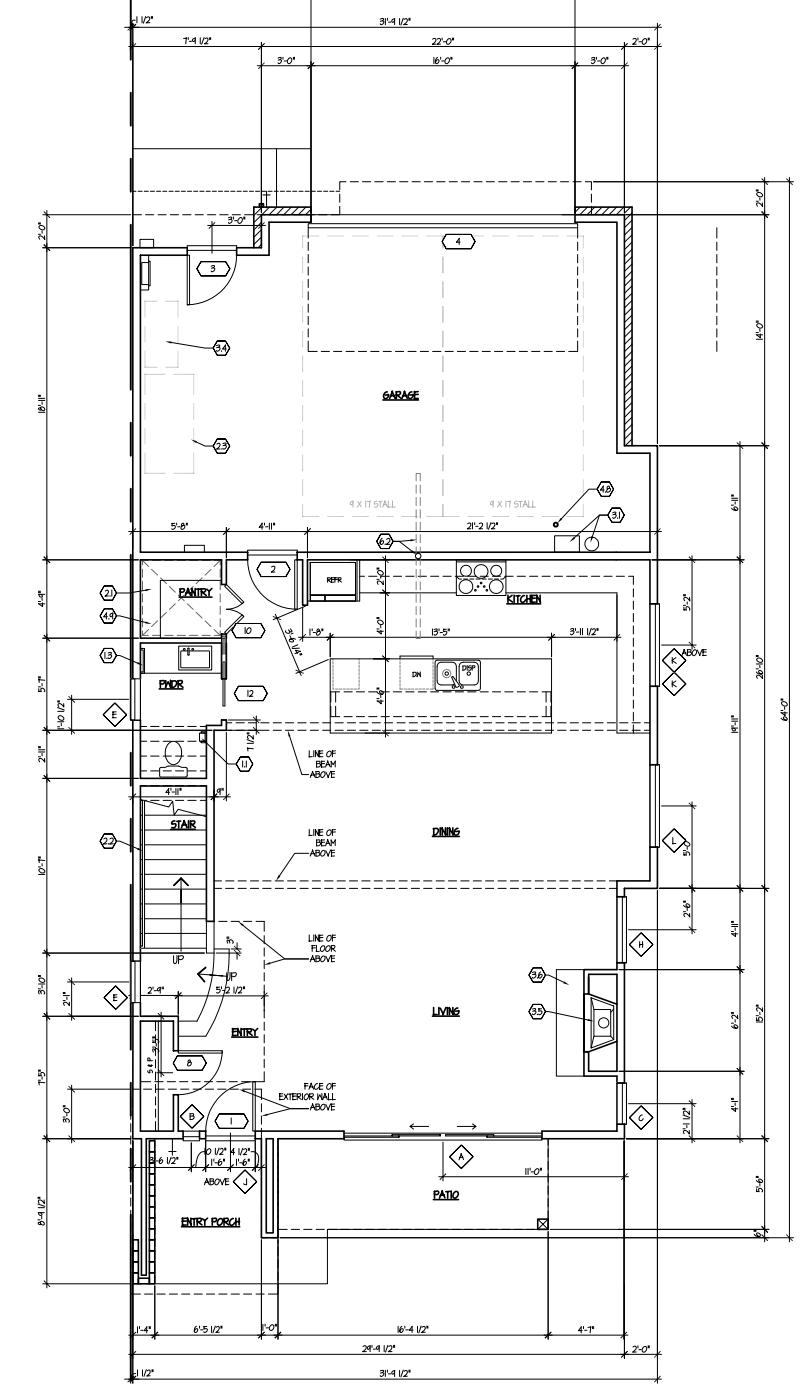


**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY

CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA



**2 SECOND FLOOR**  
SCALE: 3/16" = 1'-0"



**1 FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

**2018 IRC  
COVERED PORCH AREA = 65 SQ. FT.  
GARAGE AREA = 607 SQ. FT.  
UNIT HEATED FLOOR AREA = 2,695 SQ. FT.**

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REVISIONS

SHEET CONTENTS:  
**FLOOR PLANS**

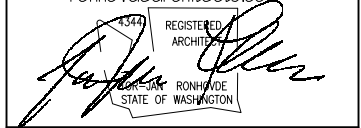
**30ft  
DUPLEX FRONT LEVEL**

JOB NO.: 2022.45 SHEET NO. **A1.3**  
DRAWN BY: LWS  
CHECKED BY: T.R.  
DATE:



Item 1.

14900 INTERURBAN AVE SOUTH  
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**CAMAS MEADOWS HOLE 9**  
RESIDENTIAL COMMUNITY

CITY OF CAMAS, WA 98  
JURISDICTION: CLARK COUNTY, WA

PROJECT:

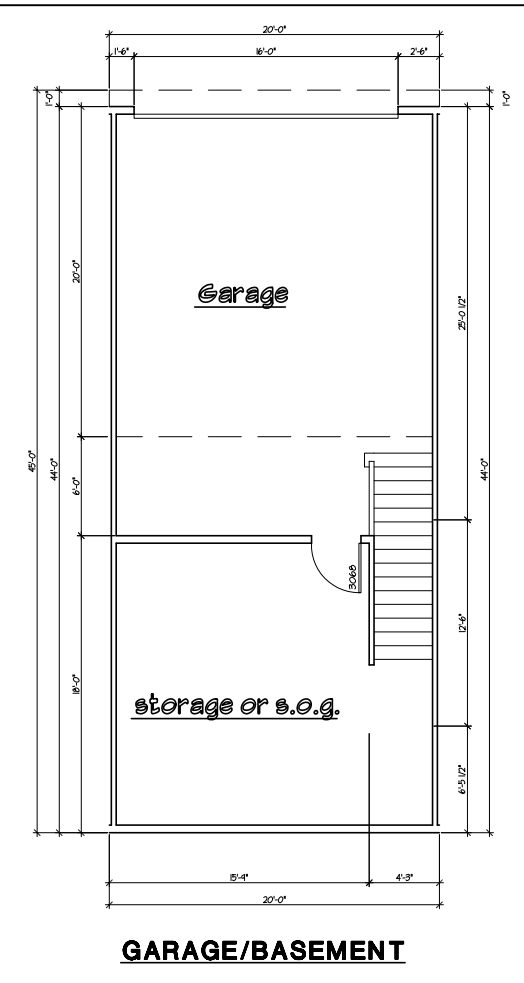
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REVISIONS

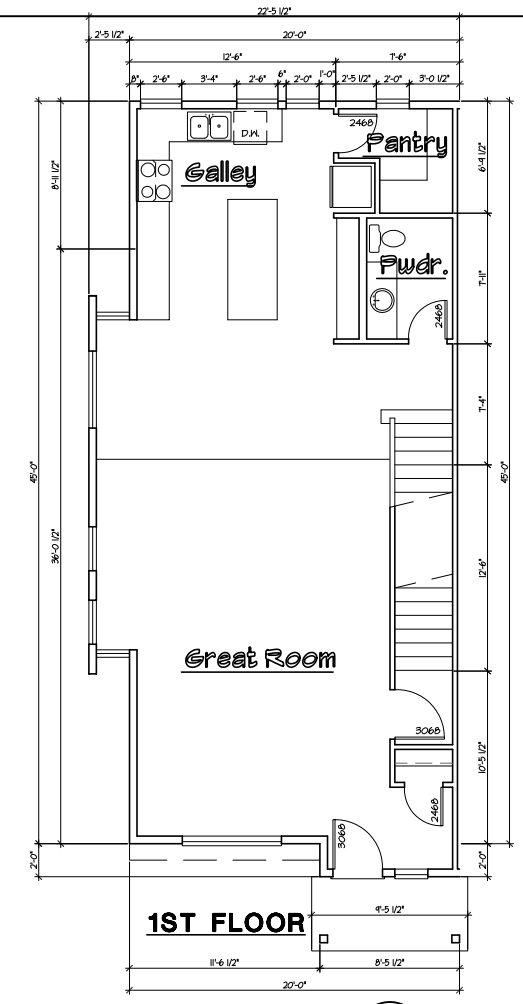
SHEET CONTENTS:  
**FLOOR PLANS**

**20 FT TOWNHOME REAR-LOW**

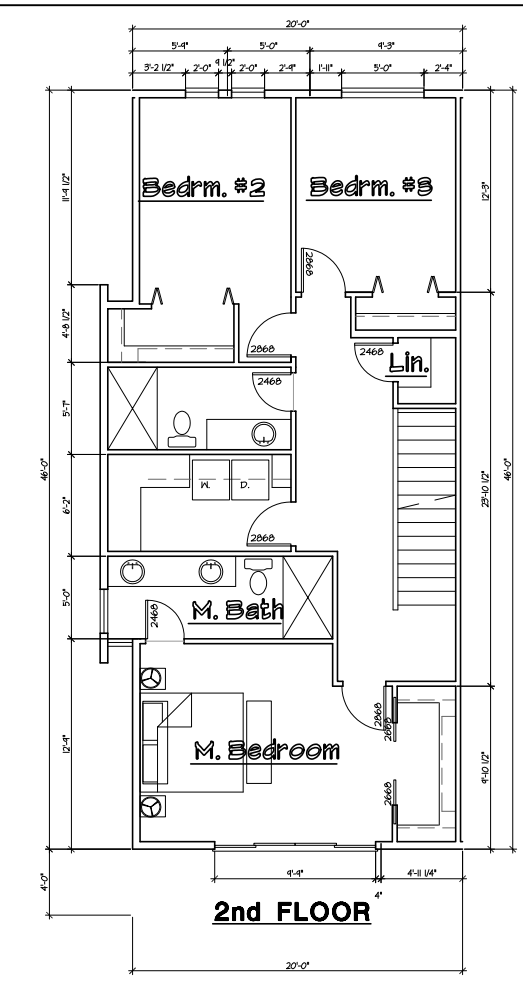
JOB NO.: 202245 SHEET NO. 29  
DRAWN BY: LHS  
CHECKED BY: T.R.  
DATE:



**GARAGE/BASEMENT**

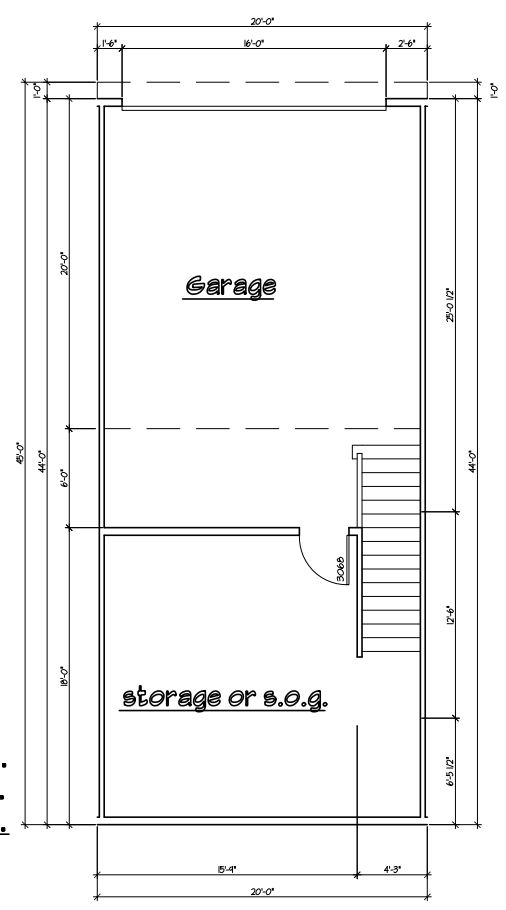


**1ST FLOOR**

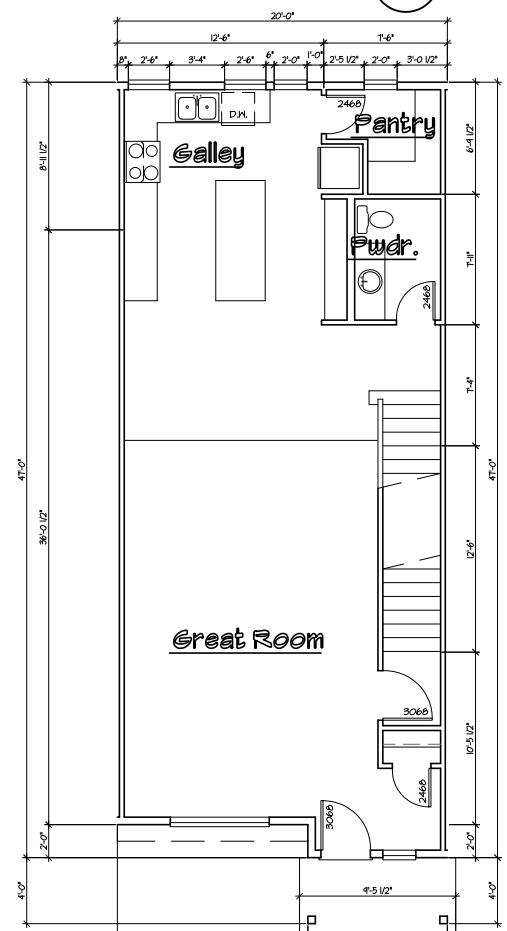


**2nd FLOOR**

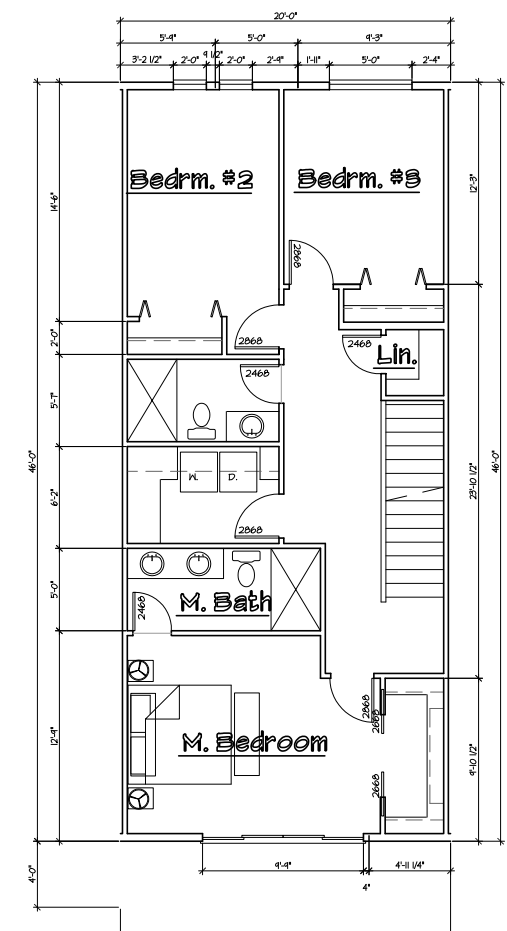
**1 FLOOR PLANS - END UNIT**  
SCALE: 3/16" = 1'-0"



**GARAGE/BASEMENT**



**1ST FLOOR**



**2nd FLOOR**

**2 FLOOR PLANS - INTERIOR UNIT**  
SCALE: 3/16" = 1'-0"

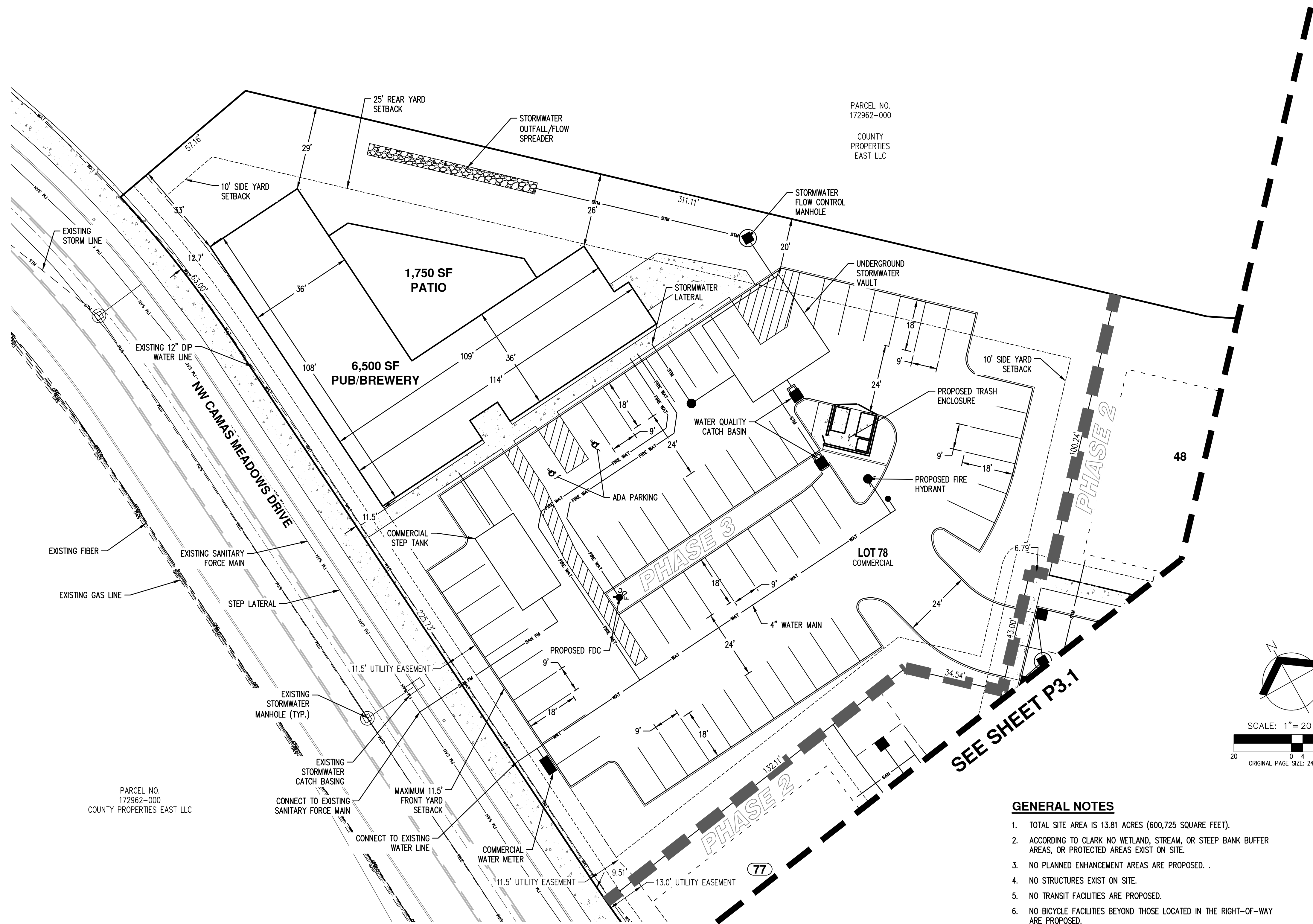
2018 IRC  
COVERED PORCH AREA = 33 SQ. FT.  
GARAGE AREA = 507 SQ. FT.  
UNIT HEATED FLOOR AREA = 1,814 SQ. FT.  
FOR LOTS 1 THRU 25

Item 1.



1. SITE PLAN NTS





PARCEL NO.  
172962-000

COUNTY  
PROPERTIES  
EAST LLC

**APPLICANT/CONTACT**  
 ROMANO DEVELOPMENT, LLC  
 CONTACT: STACEY SHIELDS  
 4610 NE 77TH AVENUE, SUITE 102  
 VANCOUVER, WA 98682  
 PH: (360) 904-4759  
 EMAIL: STACEY@ROMANOFINANCIAL.COM

**OWNERS**  
 LOFTS AT CAMAS MEADOWS PHASE I LLC  
 2370 E 3RD LOOP SUITE 100  
 VANCOUVER, WA 98661

LOFTS AT CAMAS MEADOWS PHASE II LLC  
 2370 E 3RD LOOP SUITE 100  
 VANCOUVER, WA 98661

VANPORT MANUFACTURING INC & HERTRICH ADOLF  
 PO BOX 97  
 BORING OR, 97009

PEDWAR DEVELOPMENT GROUP LLC  
 4711 NW CAMAS MEADOWS DRIVE  
 CAMAS, WA 98607

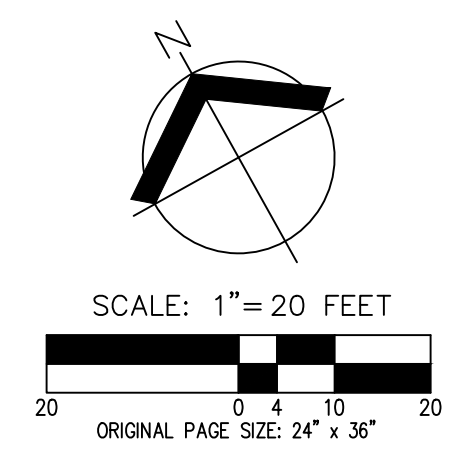
**ENGINEER/PLANNER/ARBORIST/  
 SURVEY/LANDSCAPE  
 ARCHITECT/BIOLOGIST**  
 AKS ENGINEERING & FORESTRY, LLC  
 CONTACT: MICHAEL ANDREOTTI  
 9600 NE 126TH AVENUE, SUITE 2520  
 VANCOUVER, WA 98682  
 PH: 360-882-0419  
 FAX: 360-882-0426  
 E-MAIL: ANDREOTTI@AKS-ENG.COM

**PROPERTY DESCRIPTION**  
 LOCATED IN THE NORTHWEST AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.

**EXISTING LAND USE**  
 UNDEVELOPED ZONED MIXED USE (MX)

**PROJECT PURPOSE**  
 PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

**SITE AREA**  
 13.81 AC (601,725 SF)



**GENERAL NOTES**

- TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- ACCORDING TO CLARK NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- NO STRUCTURES EXIST ON SITE.
- NO TRANSIT FACILITIES ARE PROPOSED.
- NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEET P8.0.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- NO HARD LANDSCAPING FEATURES ARE PROPOSED.
- SEE SHEETS P9.0 AND 9.1 FOR LANDSCAPE PLANS.
- STRUCTURE SQUARE FEET IS NOTED/SHOWN ON THE PLAN.
- SEE ARCHITECTURAL PLANS INCLUDED IN THE APPLICATION SUBMITTAL PACKAGE FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- RECYCLABLE AND SOLID WASTE STORAGE IS SHOWN ON THE PLANS.
- SEE SHEETS 10.0 AND 10.1 FOR OUTDOOR LIGHTING PLANS.
- LOT 78, COMMERCIAL LOT, WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM THE LINES IN NW CAMAS MEADOWS DRIVE INTO THE SITE.
- STORMWATER WILL BE COLLECTED ON SITE AND CONVEYED TO MECHANICAL FILTER CATCH BASINS AND UNDERGROUND DETENTION PRIOR TO DISCHARGING AT THE NORTH CORNER OF THE SITE. STORMWATER TO BE DESIGNED PER CITY OF CAMAS STANDARDS.
- STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK.

**SITE STATISTICS**

PARCEL ZONE:	MIXED USE (MX)
GROSS AREA:	13,81 AC (601,725 SF)
TOTAL ROW DEDICATION:	95,084 SF (2.18 AC)
MINIMUM LOT AREA:	2,000 SF
MAXIMUM LOT AREA:	9,157 SF
PROPOSED AVERAGE LOT AREA:	4,620 SF

**DEVELOPMENT STANDARDS**

MINIMUM SIDE YARD:	10 FEET
MINIMUM STREET SIDE YARD:	11.5 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM FRONT YARD:	10 FEET

**COMMERCIAL PARKING STATISTICS**

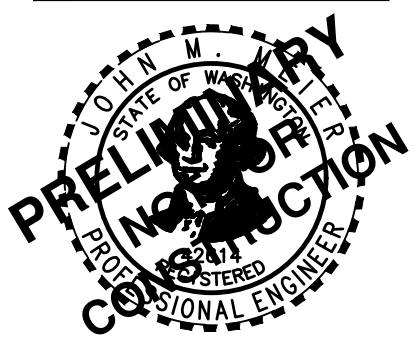
REQUIRED PARKING STALLS (6,500/100):	65
PROPOSED STANDARD PARKING STALLS (9' X 18'):	64
PROPOSED ADA PARKING STALLS (9' X 18'):	2
TOTAL PROPOSED PARKING STALLS:	66

**COMMERCIAL LOT STATISTICS**

ZONE:	MIXED USE (MX)
GROSS SITE AREA:	52,616 SF (1.21 AC)
ROW DEDICATION:	N/A
NET PROJECT AREA:	52,616 SF (1.21 AC)
DISTURBED AREA:	52,616 SF (1.21 AC)
PROPOSED BUILDING AREA:	6,500 SF
LANDSCAPED AREA:	19,326 SF (36.7%)
IMPERVIOUS AREA:	33,290 SF (63.3%)

PARCEL NO.  
172962-000  
COUNTY PROPERTIES EAST LLC

**PRELIMINARY SITE PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**



JOB NUMBER: 9030  
 DATE: 3/2/2023  
 DESIGNED BY: D.J.L.  
 DRAWN BY: D.J.L.  
 CHECKED BY: J.M.M.

Item 1.

ARIAL VIEW OF SOUTH ELEVATION AND PARKING LOT



ARIAL VIEW OF NORTH / EAST PATIO FACING GOLF COURSE





Item 1.



NW CAMAS MEADOWS DRIVE FACADE - WEST ELEVATION



ENTRY FACING PARKING - SOUTH ELEVATION



NORTH WEST CORNER VIEW

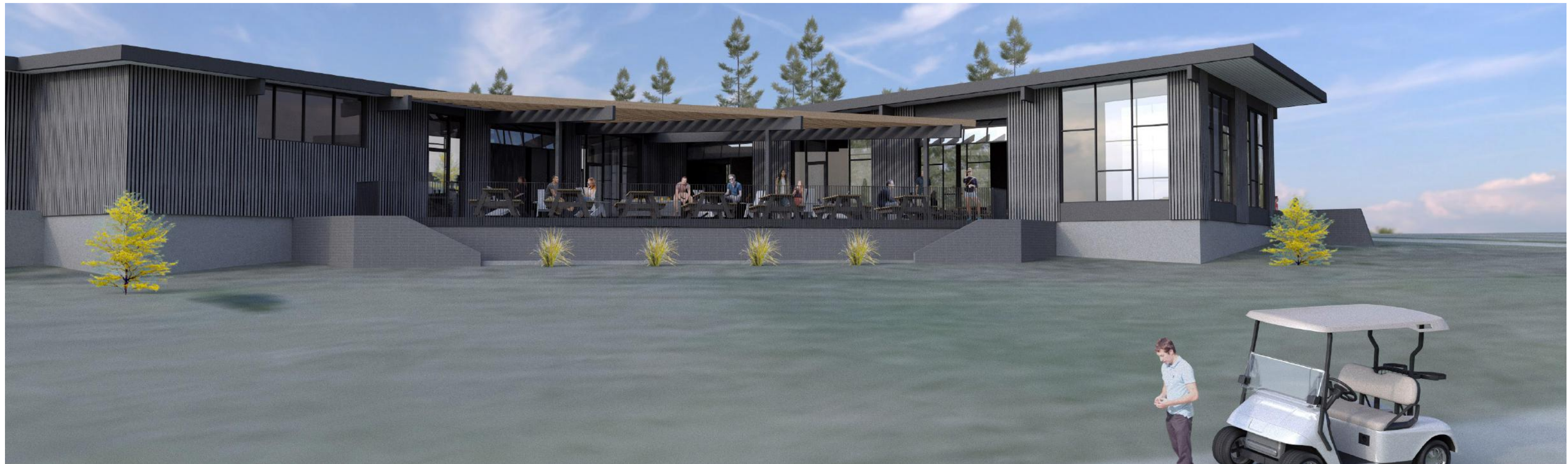


SOUTH WEST CORNER VIEW

Item 1.



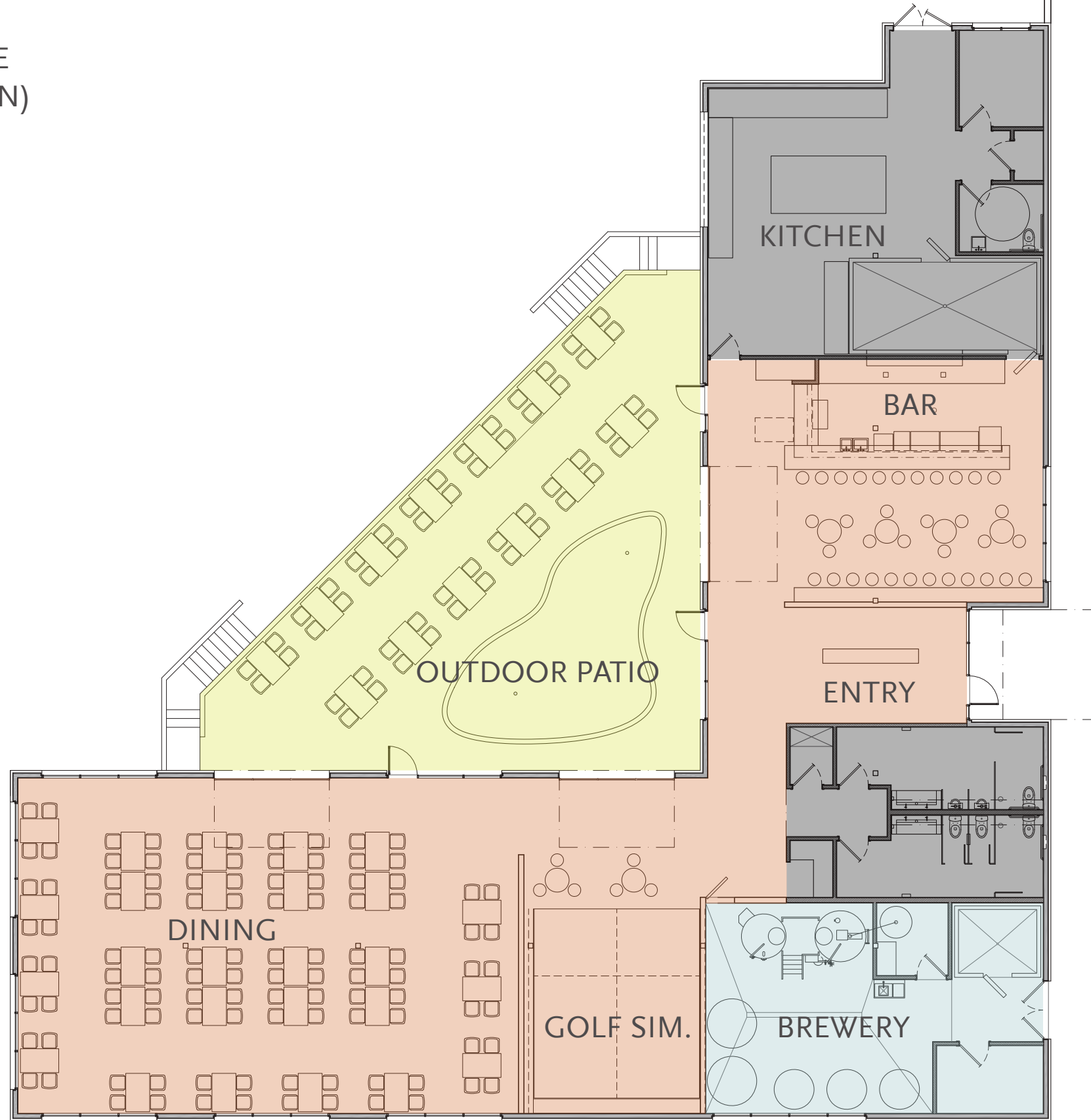
EAST ELEVATION



NORTH EAST PATIO FACING GOLF COURSE

Item 1.

GOLF COURSE  
(SEE SITE PLAN)

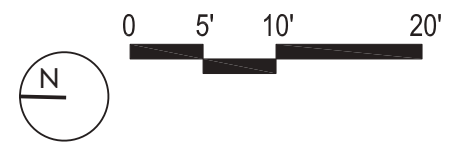


PARKING (SEE  
SITE PLAN)

AREAS (SF):

RESTAURANT + BAR	3,557
BREWERY	865
KITCHEN	1,126
BATHROOMS / SUPPORT	506
GOLF SIMULATOR	432
<b>TOTAL</b>	<b>6,486 SF</b>

1. FLOOR PLAN





EXTERIOR CLADDING OPT. 1 - METAL PANELS

EXTERIOR CLADDING OPT. 2  
CEMENTITIOUS BOARD + BATTEN

ACCENT PANELS - PAINTED  
CEMENTITIOUS PANELS



STOREFRONT WINDOWS - BLACK ANODIZED FINISH



STANDING SEAM METAL ROOF

# CAMAS MEADOWS

## MATERIAL BOARD

Camas Meadows Subdivision  
Romano Capital

Item 1.



GARAGE DOOR



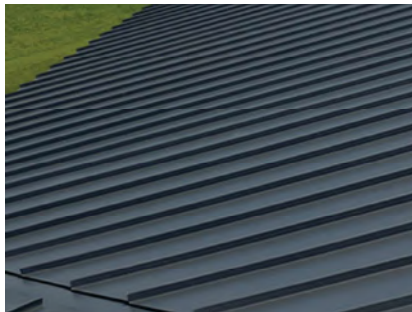
WINDOW



SIDING



EXTERIOR LIGHTS



ROOFING



ROOFING



PAINT



PAINT

# DESIGN REVIEW CHECKLIST

## DR23-03 Camas Meadows Hole 9 Mixed Use Development

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 a 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.	
			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.	
<b>HISTORIC AND HERITAGE PRESERVATION</b>				
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.	

Specific Principles and Guidelines

GATEWAYS AND CORRIDORS				
SIGNAGE				
Yes	No	NA	Principles and Guidelines	Comments
			Gateways are devoid of free-standing signs. Preexisting freestanding signs are proposed for removal at the time of development, redevelopment, or major rehabilitation on the site.	
			Permanent signage within a gateway are standardized to create a consistent look in terms of size, color, and materials.	



STREETSCAPE				
Yes	No	NA	Principles and Guidelines	Comments
			The main public entrance is oriented toward the public right-of-way.	
			Pedestrian walkways connect each building's front entry with the sidewalk.	
			Bike lanes are provided and link public areas with neighborhoods and other local and regional bicycle corridors.	
			Alternative transportation, such as attractive bus stop shelters, bicycle parking, etc. are provided.	
			Trees, planting strips or bioswales are used for separating vehicles and pedestrian movements.	
			Street trees no less than two inches in diameter are planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation.	
			The surface of pedestrian walkways within intersections are accentuated with a unique character (i.e. pattern stone, exposed aggregate, stamped concrete, etc.)	
			Buildings are placed as close to streets and roads as the zoning code allows.	
			On-site parking is located to the rear or the side of the building.	
			A consistent iconic streetscape lighting scheme is used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.	
LANDSCAPING				
Yes	No	NA	Principles and Guidelines	Comments
			Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.	
			Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.	
			Median planting design/plant selection create a unique and cohesive streetscape design.	

COMMERCIAL

ARCHITECTURE

Yes	No	NA	Principles and Guidelines	Comments
			Office and retail buildings provide a minimum solid to void ratio of 60%/40%	
			The development is built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings) if surrounded by residential areas or adjacent to residentially zone properties.	
			Buildings over two stories have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land use designations on adjacent sites do not allow more than three story development.	

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. Otherwise, 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.	
			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.	
<b>MULTI-FAMILY</b>				
Yes	No	NA	Principles and Guidelines	Comments
<b>2. TOWNHOMES AND ROWHOUSES</b>				
			All on-site parking areas (excluding driveways & garages) are screened with landscaping.	
			Buildings are brought up to the road to help define traffic/pedestrian movements.	
			Structures abutting or located in single family residentially zoned areas are designed to mitigate size and scale differences when appropriate.	
			Walls are articulated in order to avoid a blank look and provide a sense of scale including a minimum solid to void ratio of 70%/30%.	
			Detachable garages are located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.	
			Attached garages account for less than 50% of the front face of the structure. Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
			Green belts are used to separate different uses whenever possible.	
			Vertical intensity of landscaping increases as the height of the structure increases.	