



Design Review Committee Meeting Agenda Wednesday, September 16, 2020, 4:00 PM REMOTE PARTICIPATION

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 to enable the City to make reasonable accommodations to ensure accessibility (28 CFR 35.102-35.104 ADA Title 1.).

Participate in this virtual Meeting with the online ZOOM application and/or by phone.

OPTION 1 -- Join the virtual meeting from any device:

1. First-time ZOOM users, go to <https://zoom.us/>
 - To download the free ZOOM Cloud Meetings app for your device
 - Or, click the Join Meeting link in the top right corner and paste -
<https://zoom.us/j/97953385848>
2. From any device click the meeting link
3. Enter your email and name, and then join webinar.
4. Wait for host to start the meeting.

OPTION 2 -- Join the virtual meeting from your phone (audio only):

1. Dial 877-853-5257
2. When prompted, enter meeting ID 97953385848#, and then ###

CALL TO ORDER

ROLL CALL

INTRODUCTIONS

MEETING ITEMS

1. Logan Place Townhome Development (DR20-01)
Presenter: Madeline Sutherland, Assistant Planner

ADJOURNMENT

STAFF REPORT

DESIGN REVIEW COMMITTEE

DR20-01 Logan Place Townhome Development

To: Design Review Committee
From: Madeline Sutherland, Assistant Planner
Applicant: Killen Development, LLC
3842 NW McIntosh Rd
Camas, WA 98607
Location: Parcel No. 81958123

APPLICABLE LAW: The application was submitted on March 16, 2020. The applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2016); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:

The townhome development is located on approximately 2.22 acres of Multi-Family Residential (MF-10) zoned property, surrounded by single-family and multi-family residential, in the SE ¼ of Section 3, Township 1 North, Range 3 East, of the Willamette Meridian.

PURPOSE:

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Chapter 18.19.050.A and the Camas Design Review Manual “DRM” pages 4-7), along with the specific standards for townhomes and row houses (CMC Chapter 18.19.050.B.3.b and the DRM pages 18); which are included in the enclosed Design Review Checklist.

STANDARD AND TOWNHOMES & ROWHOUSES DESIGN PRINCIPLES AND GUIDELINES:

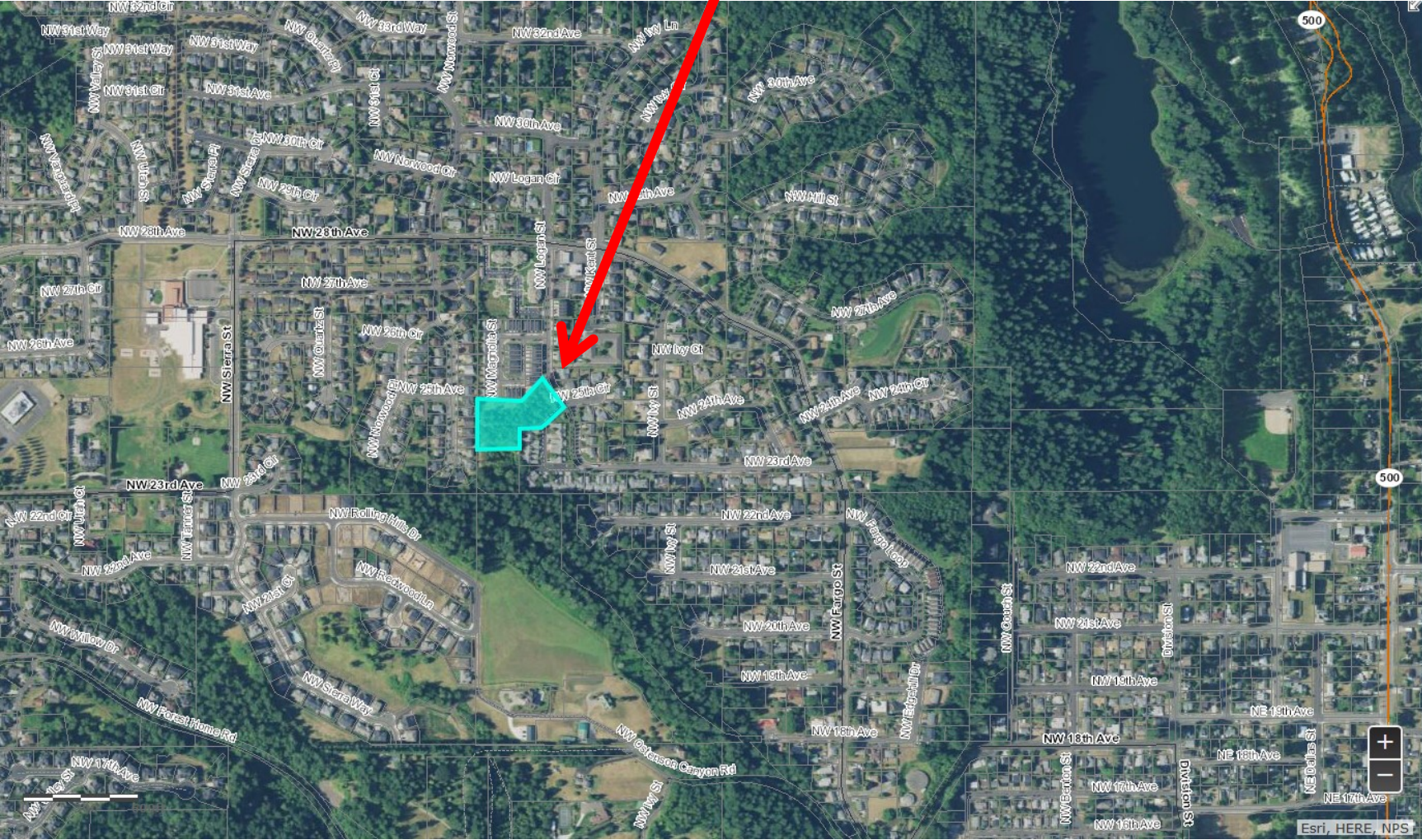
The standard and townhome & row house principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. 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.

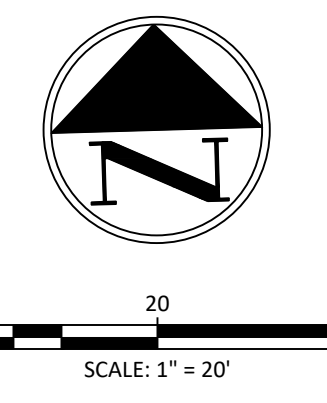
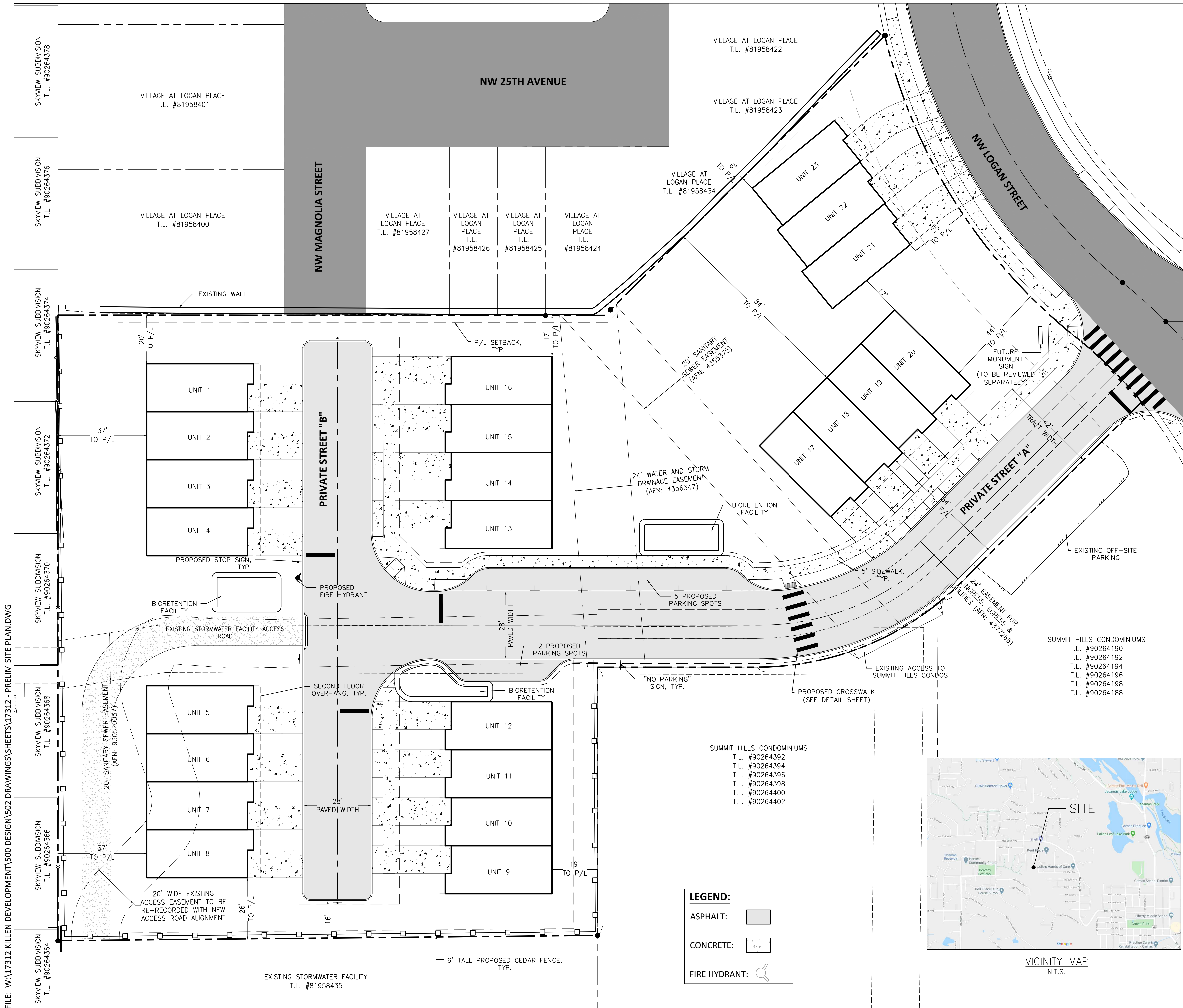
RECOMMENDATION:

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

Vicinity Map

Logan Place Townhouse Development (DR20-01)





OWNER / APPLICANT

KILLEN DEVELOPMENT, LLC
 ATTN: RANDY KILLEN
 3842 NW MCINTOSH ROAD
 CAMAS, WA 98607
 (360) 450-8222
 KILLEDEV@GMAIL.COM

CONTACT/PLANNER

MACKAY SPOSITO, INC.
 ATTN: JACLYN SMITH, PE
 1325 SE TECH CENTER DRIVE, SUITE 140
 VANCOUVER, WA 98683
 (360) 823-1320
 JWSMITH@MACKAYSPPOSITO.COM

PROPERTY INFORMATION

SITE ADDRESS: NO IN-SITU ADDRESS
 TAX LOT: 81958123
 PRESENT USE: VACANT
 PROPOSED USE: 23 TOWNHOUSE MULTI-FAMILY
 CURRENT ZONE: MF-10
 STREETS: CITY OF CAMAS PRIVATE STREET - C SECTION
 STORM DRAINAGE: PRIVATE; PER CITY OF CAMAS STANDARDS
 SANITARY SEWER SERVICE: PUBLIC; CITY OF CAMAS
 WATER SERVICE: PUBLIC; CITY OF CAMAS
 ELECTRICAL SERVICE: CLARK PUBLIC UTILITIES
 SETBACKS: 20' FRONT YARD
 3' SIDE YARD
 25' REAR YARD

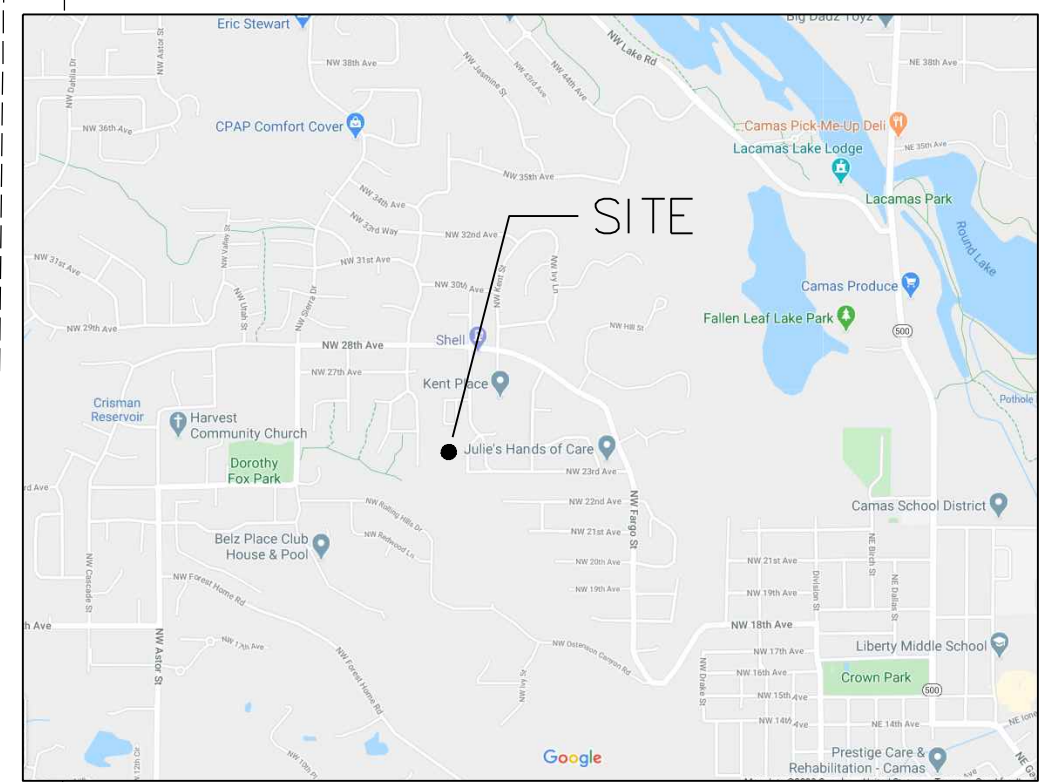
TOTAL SITE AREA: 2.22 ACRES
 ON-STREET PARKING: 7 STALLS
 RESIDENTIAL PARKING: 2 STALLS (1 DRIVEWAY, 1 GARAGE)
 LANDSCAPE BUFFER: 5 FEET (LEVEL 1)

TOWNHOUSE INFORMATION

ADA ACCESSIBLE: UNIT 20, 21
 BUILDING FOOTPRINT: 860 S.F. (PER UNIT)
 FLOOR AREA: 1,540 S.F. (PER UNIT)

LAND-USE SYNOPSIS:

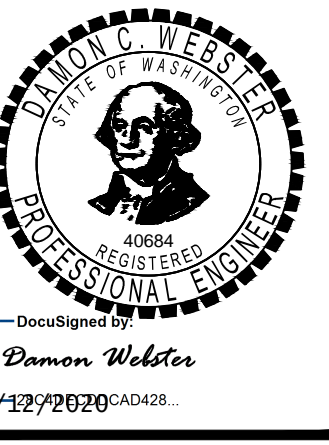
BUILDING FOOTPRINT:	0.45 ACRES	20%
SIDEWALK/DRIVEWAY:	0.56 ACRES	25%
GRAVEL ACCESS DRIVE:	0.06 ACRES	3%
LANDSCAPE:	1.15 ACRES	52%
TOTAL:	2.22 ACRES	100%



LEGEND:

- ASPHALT: [Symbol]
- CONCRETE: [Symbol]
- FIRE HYDRANT: [Symbol]

FILE: W:\17312 KILLEN DEVELOPMENT\500 DESIGN\502 DRAWINGS\SHEETS\17312 - PRELIM SITE PLAN.DWG



LOGAN PLACE TOWNHOMES
 CAMAS, WASHINGTON
SITE PLAN

REVISIONS:

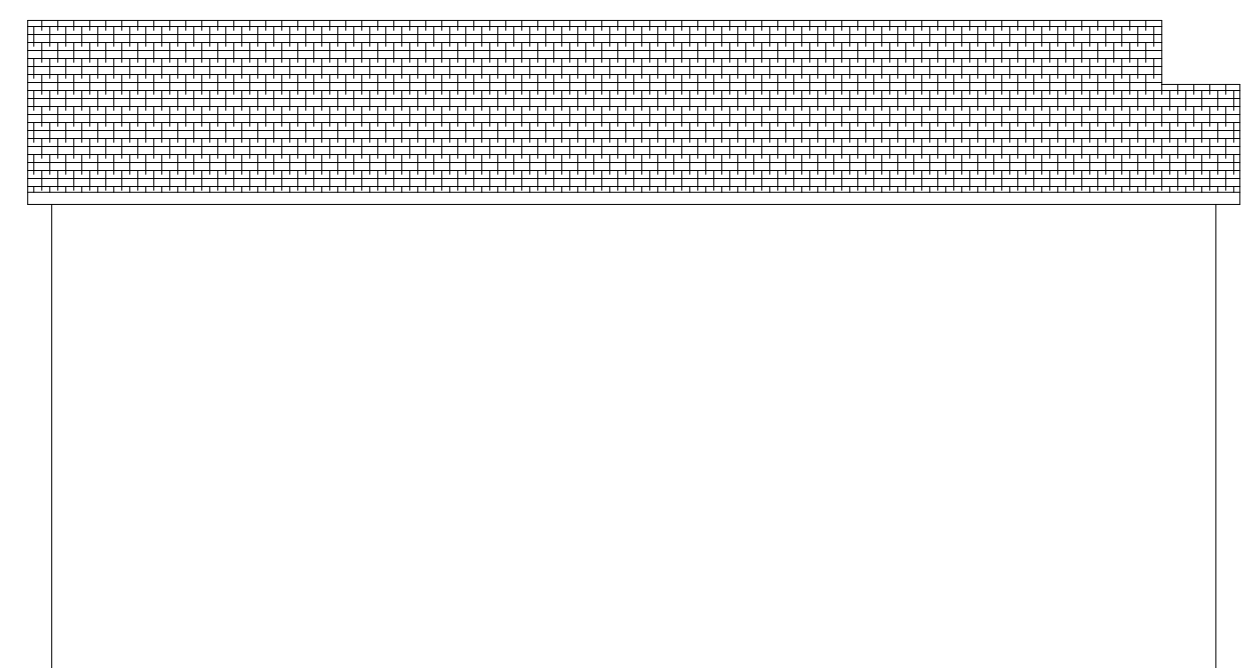
JOB NO.:	17312
DATE:	03/11/2020
SCALE:	1" = 20'
DESIGNED BY:	NH
DRAWN BY:	NH
CHECKED BY:	ET

SITE PLAN

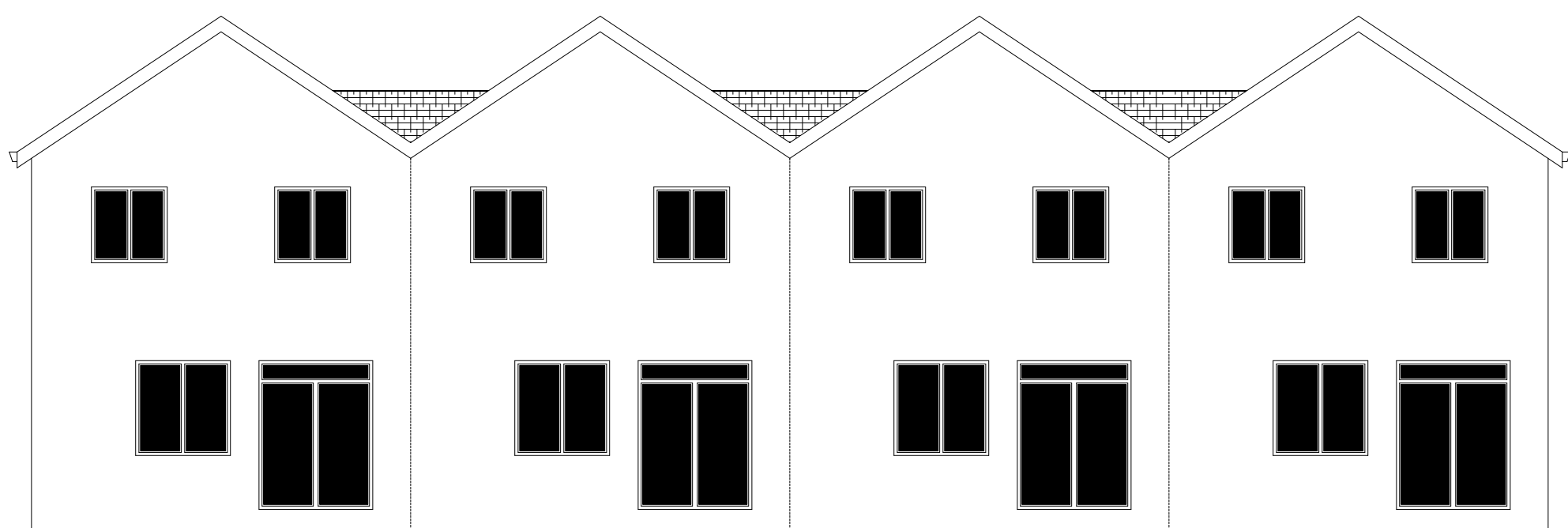
C100



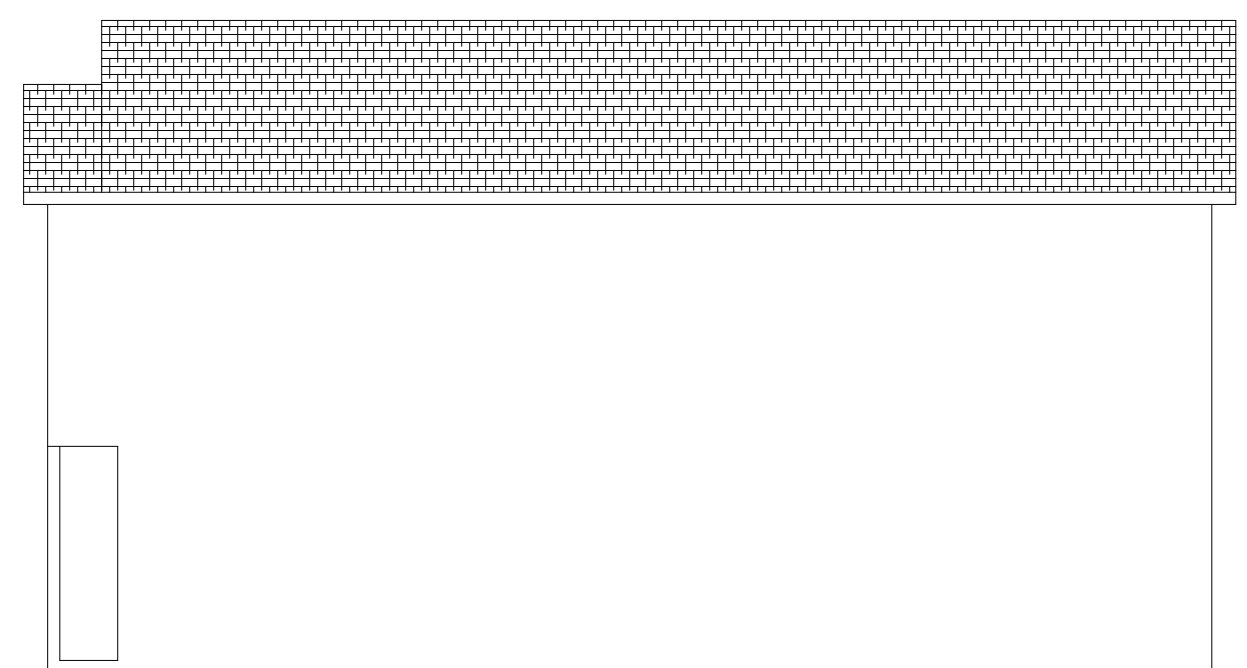
FRONT ELEVATION
SCALE 1/4"=1'0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'0"



REAR ELEVATION
SCALE 1/8"=1'0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'0"

Design NWTM
Custom Home Plans

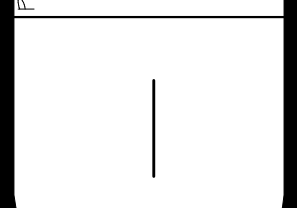


KILLEN DEVELOPMENT LLC
DESIGN: NORTHWEST, INC. • 14692-D NE 4TH PLAIN, VANCOUVER WA 98662
P: (360) 260-1766 F: (360) 260-1461

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED IS COMPLETE, ACCURATE, OR FREE FROM OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THESE PLANS.

ORIG	06-08-12	GW
REV	05-17-16	GW
REV		
REV		

PLAN I540 4-PLEX



WALLS AND INTERIOR PARTITIONS, WOOD FRAMED
GA FILE NO. WP 3661

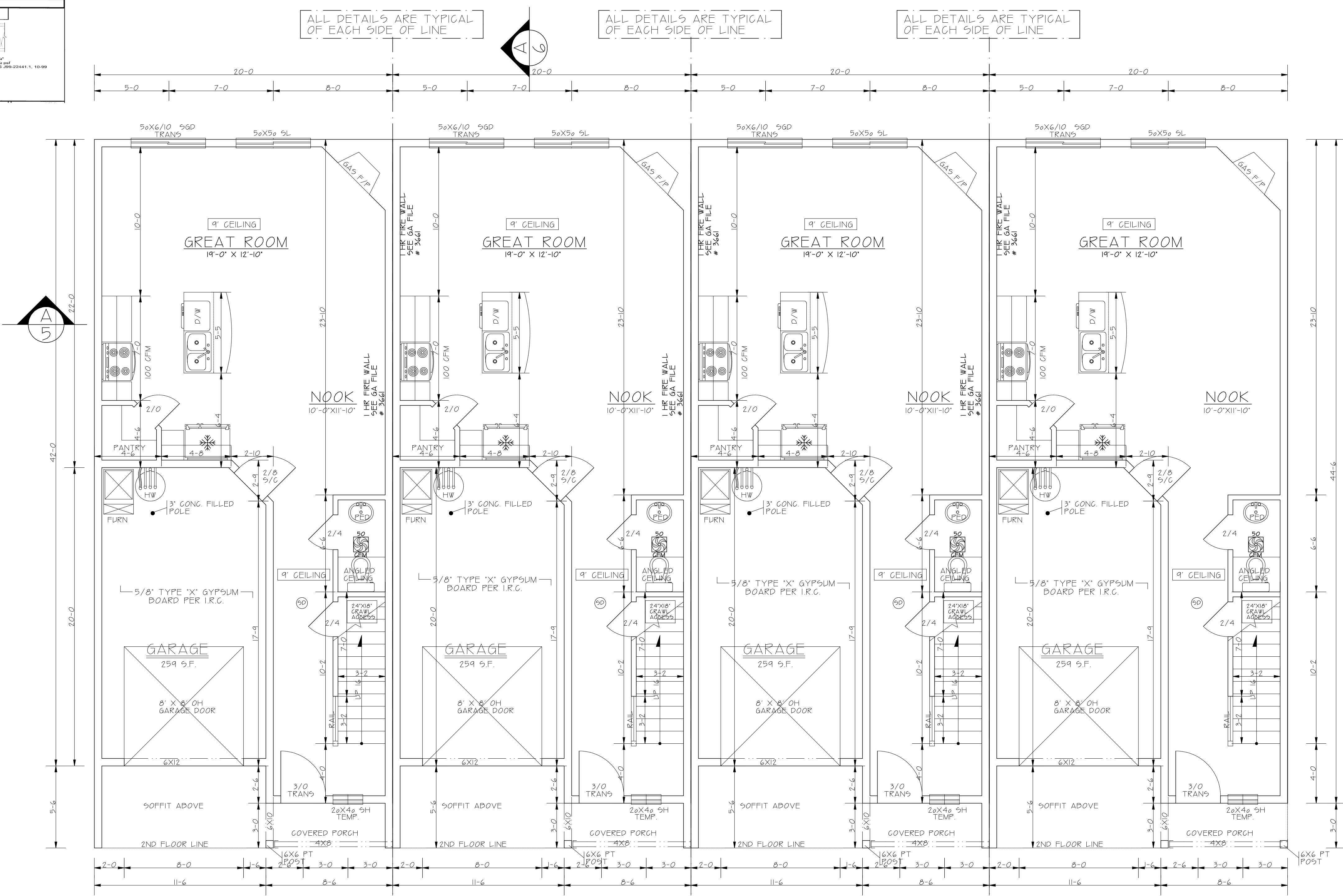
GENERIC

CONCRETE BOARD, WOOD STUDS

One layer 1/2" type X gypsum board applied to each side of 2 x 4 wood studs, spaced 16" o.c. Vertical joints staggered 12" o.c. 5/8" mineral fiber insulation, nominal 2 1/2" thick. R-value R-11 in wall space. Vertical joints staggered 12" o.c., horizontal joints staggered 24" o.c., on respective sides. Tested at 1,160 lbs per stud at 100 percent of design load. (LOAD BEARING)

1 HOUR FIRE

Thickness: 5/8" Gypsum board, 1 1/2" studs
Area: 875 sq ft
Fire Test: IT5-200-22441.1, 10-99



NOTE: BLACKENED AREA

- POSTS OR STUDS
- 4x4 POSTS OR (12)X4
- 4x4 POSTS OR (12)X4
- TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.

MIN. LOADS

- FLOOR: LIVE 40lbs/PSF, DEAD 10lbs/PSF
- ROOF: LIVE 20lbs/PSF, DEAD 10lbs/PSF
- DECKS: LIVE 40lbs/PSF, DEAD 20lbs/PSF

6x8 HDR MIN 7'-0" CEILING
4x10 HDR MIN 8'-0" CEILING
4x10 HDR MIN 9'-0" CEILING

ALL BEAM, RAFTERS, JOIST, HORS POST, AND STUDS ARE #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED.

GENERAL CODE: HALLWAYS MIN WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT. SLOPE OF LANDING OF 2% MAX. (225 UNITS VERT. IN 12 UNITS HORIZ.)

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM ALARMS IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRE.

EMERGENCY ESCAPE AND RESCUE OPENINGS: BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS OPENING 5'11" HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR. MIN. OPENING AREA OF 57 SQFT. NET. MIN. OPENING HEIGHT OF 24" NET. MIN. OPENING WIDTH OF 22" NET. WINDOW WELL - HORIZ. AREA.

GOVERNING DESIGN CODE: 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL RESIDENTIAL CODE, GENERAL.

SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS. FOR FEATURE CONSTRUCTION FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS PER CCR'S OR PER LOCAL JURISDICTIONS. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

ALL DETAILS ARE TYPICAL OF EACH SIDE OF LINE

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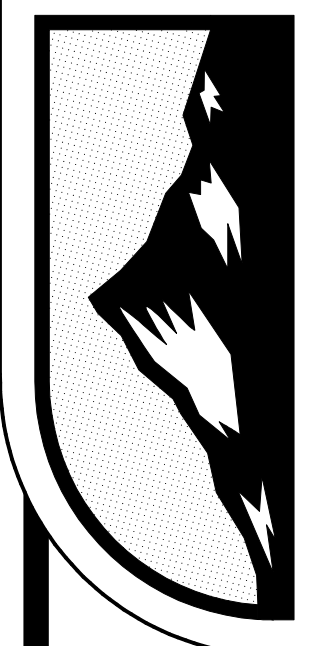
ALL DETAILS ARE TYPICAL OF EACH SIDE OF LINE

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ALL DETAILS ARE TYPICAL OF EACH SIDE OF LINE

1ST FLOOR	AREA	MAIN FLOOR	634 SF
		UPPER FLOOR	406 SF
		TOTAL	1040 SF

SCALE 1/4"=1'-0"



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PH: (360) 260-1765 FAX: (360) 260-1461

ORIG	06-08-12	GW
REV	05-17-16	GW
REV		
REV		

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 25th 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

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.

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

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 18th, 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 26th Street and NW 25th 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.

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 26th Avenue, 367 feet north of the southern access point to Summit Hills, and is proposed at the intersection of NW 25th 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 25th Circle and NW Logan Street and the northeast corner of NW 25th 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.

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.

Table 1 – Density and Dimensions for Multifamily Residential Zones		
Subject	Required	Proposed
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.

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.

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.

- 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.

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 or (360) 823-1320.



DESIGN REVIEW CHECKLIST

Logan Place Townhome Development (DR20-01)

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.	
			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.	

Specific Principles and Guidelines

MULTI-FAMILY				
Yes	No	NA	Principles and Guidelines	Comments
2. TOWNHOMES AND ROWHOUSES				
			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.	