



Design Review Committee Meeting Agenda Monday, October 25, 2021, 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 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 and download the app or click "Join A Meeting" and use Meeting ID – 98671804995
2. Or, from any device click <https://zoom.us/j/98671804995>

OPTION 2 - Join by phone (audio only):

1. Dial 877-853-5257 and enter meeting ID# 98671804995

CALL TO ORDER

ROLL CALL

INTRODUCTIONS

MEETING ITEMS

1. Washougal River Oaks Cottage Development (DR20-07)

Presenter: Lauren Hollenbeck, Senior Planner

ADJOURNMENT



STAFF REPORT

Washougal River Oaks cottage development

Major Design Review (DR20-07)

Related File: SUB20-01

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION 2515, 2523, 2527 & 2531 NE 3rd Avenue
Parcel Nos. 89884000, 89883000, 89881000 and 89875000

APPLICANT Bryan Degrosellier
Degrosellier Development, Inc.
(360) 907-2500

APPLICABLE LAW: This land use application submitted November 16, 2020 is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.09.050 – MF-C Overlay, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, and Chapter 18.19 Design Review.

Summary

The applicant is currently seeking design review approval for the construction of a 22-lot single-family residential subdivision with cottage homes sized less than approximately 1,000 square feet. The site fronts NE 3rd Avenue and takes vehicular access from NE Wedgewood Court to the east. Landscaping is provided throughout the site.

The subject property is zoned Multi-Family Residential (MF-18) including the properties to the east and west of the site. Properties to the north are within City of Washougal jurisdiction and have an R1-15 zoning designation.

The site consists of a steep south facing slope with a vertical elevation drop of approximately 150-feet from West S Street north of the project site to NE 3rd Avenue south of the project site. A naturally flat terrace exists across the south end of the project site where the majority of the subdivision development is proposed. Vegetation consists of native mature trees at the site’s north and native understory vegetation as well as invasive species are intertwined throughout the site.

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 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 Gateway & Corridor Design Principles and Guidelines

The standard and specific gateway & corridor 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.**

CMC Chapter 18.05.040.H MF-C Cottage Standards

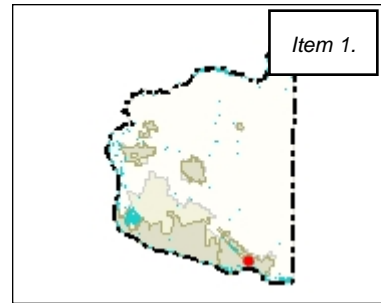
The Design Review Committee recommendations shall also be based on the cottage overlay architectural standards of a front porch, steep-pitch gable roof and a recessed garage.

Recommendation

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



Vicinity Map



Legend

- Taxlots
- World Street Map

Notes:

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



G. MICHAEL ABBATE
CERTIFICATE NO. 674



WASHOUGAL RIVER OAKS
2531 NE 3rd Avenue

CAMAS, WA 98607

ABBATE DESIGNS LLC
LANDSCAPE ARCHITECTURE
1236 NE MARKET DRIVE
FAIRVIEW, OR 97204
971-404-8670
www.abbatedesigns.com

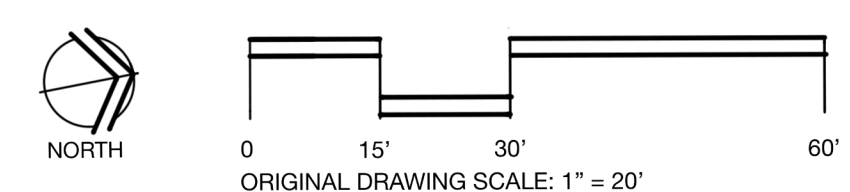
**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT 1917.1	DATE 3.14.20
DRAWN	CHECKED

REVISED	

SHEET TITLE
**SITE
PLAN**

SHEET
L1.0
ORIGINAL SHEET SIZE
22' x 34'



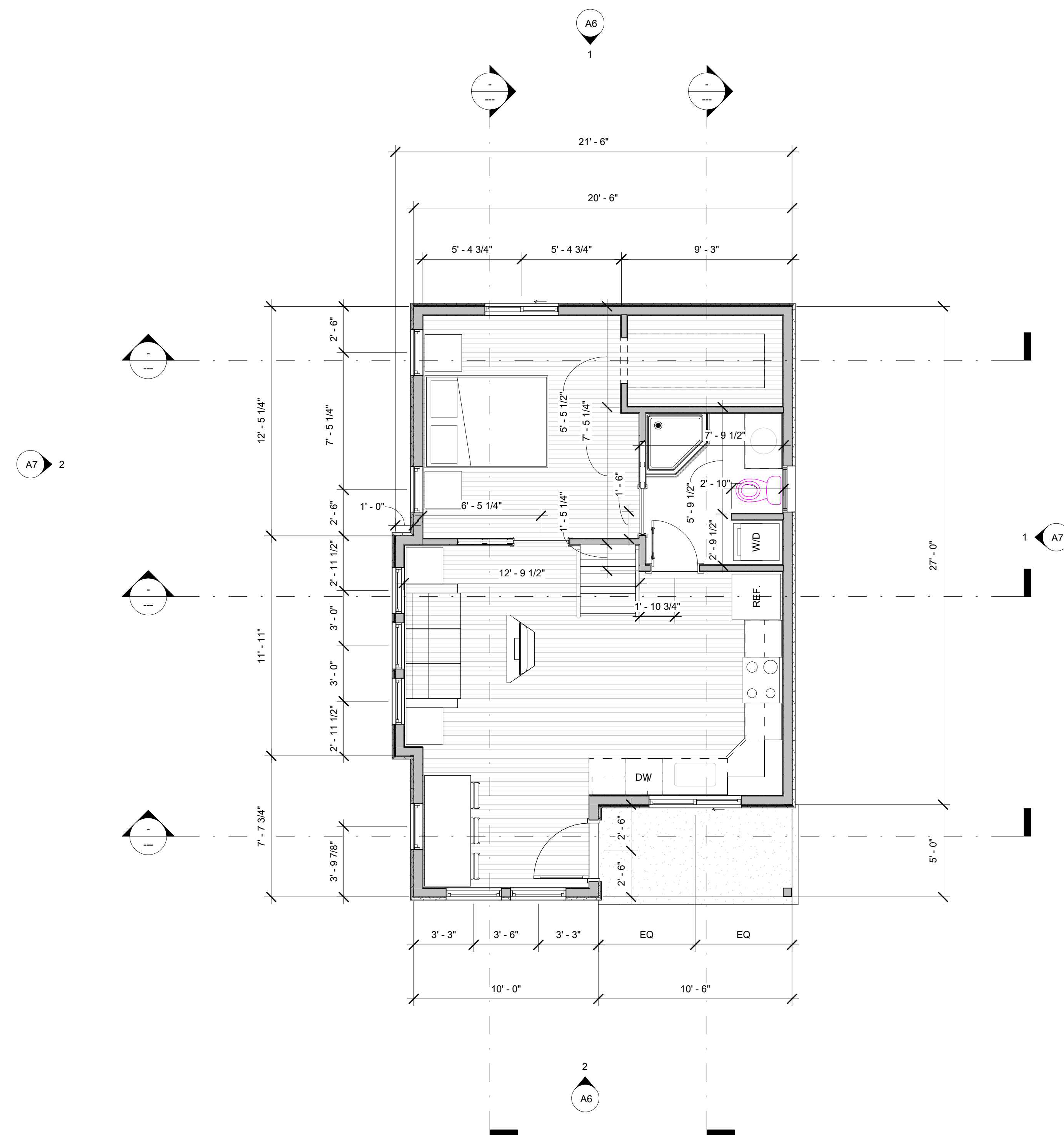


PO Box 1861 Battle Ground,
WA 98604
jeff@oakstonedb.com
(360) 635.1181

Drawn by: Author
Checked by: Checker
Project Date: 00/00/2010
Project #: 000000

MAIN FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS

MAIN FLOOR DOOR SCHEDULE					
CONSTRUCTION TYPE	TYPE	WIDTH	HEIGHT	COUNT	COMMENTS
Wood	Refer to Catalog	3' - 0"	6' - 8"	3	
			6' - 8"	1	
Grand total: 4					



1 MAIN FLOOR PLAN - NEW
1/4" = 1'-0"

Camas Cottages Unit A

Bryan Degrossier

Camas, WA 98607

Pre-Design

07/01/10

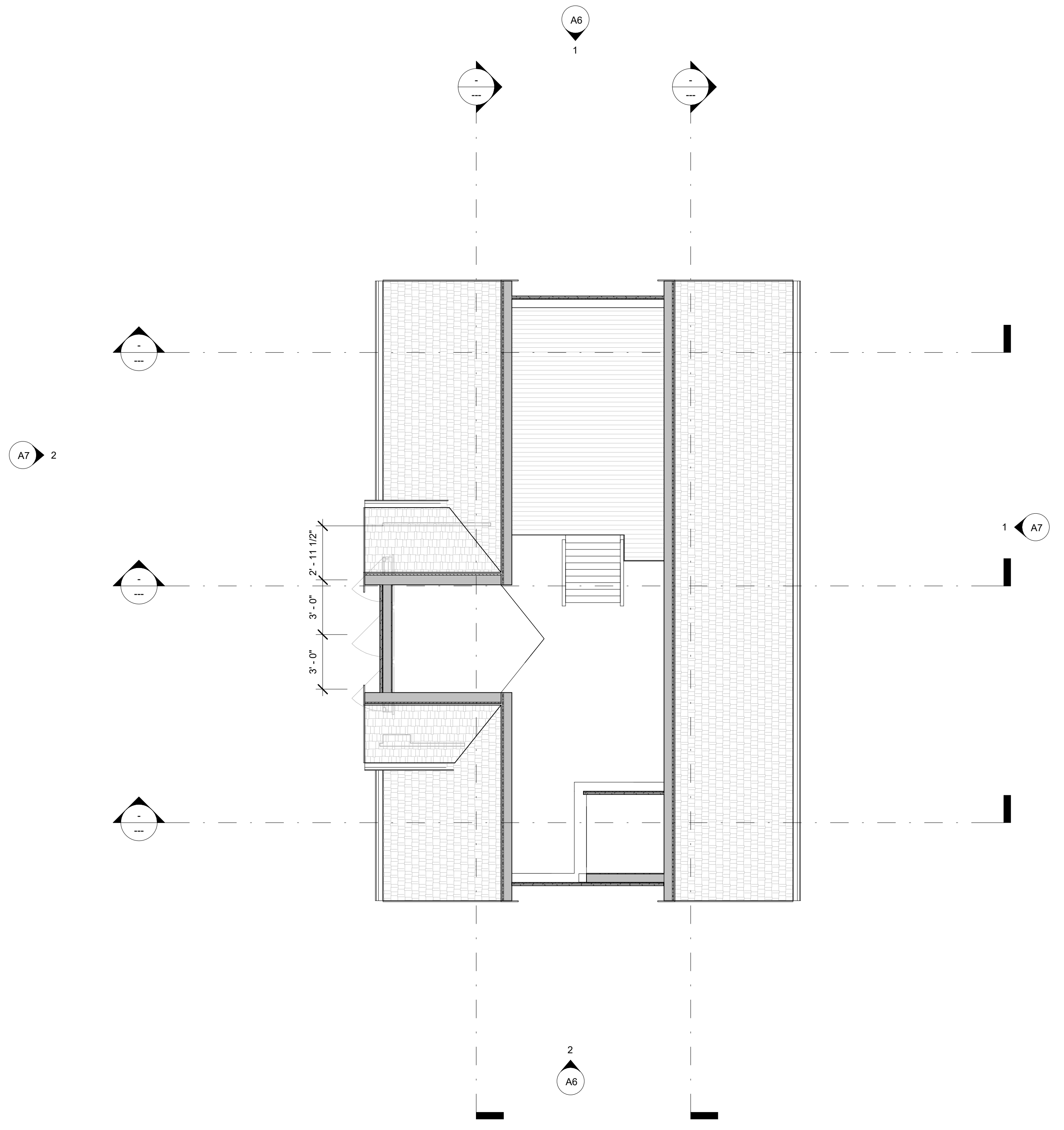
MAIN FLOOR PLAN

A2

UPPER FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS

UPPER FLOOR DOOR SCHEDULE					
CONSTRUCTION TYPE	TYPE	WIDTH	HEIGHT	COUNT	COMMENTS

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1 UPPER FLOOR PLAN - NEW
 1/4" = 1'-0"

Camas Cottages Unit A

Camas, WA 98607
 Bryan Degrosslier

Pre-Design

07/01/10

UPPER FLOOR
 PLAN

A3

Washougal River Oaks Unit A

Bryan Degrossier

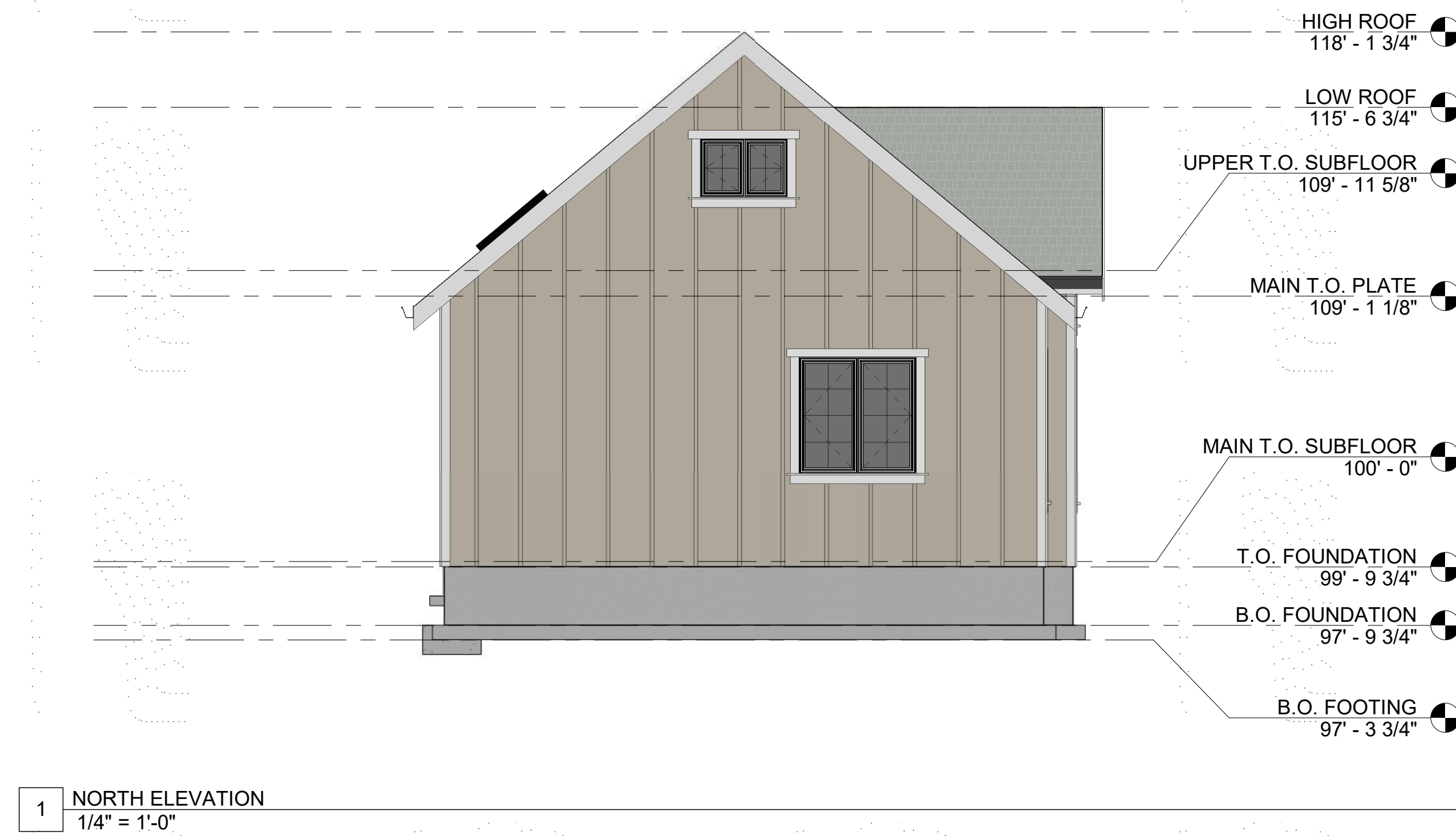
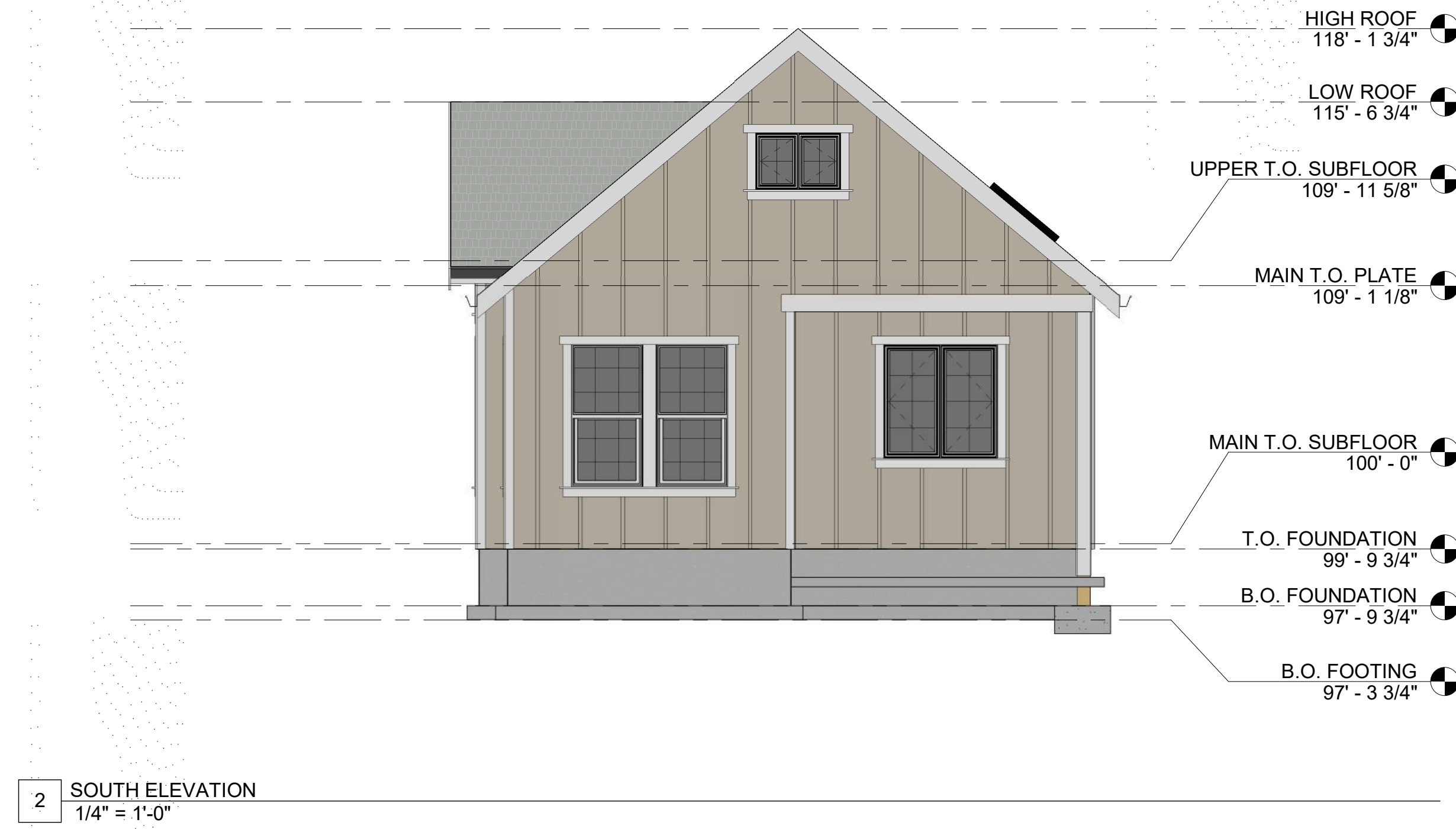
Camas, WA 98607

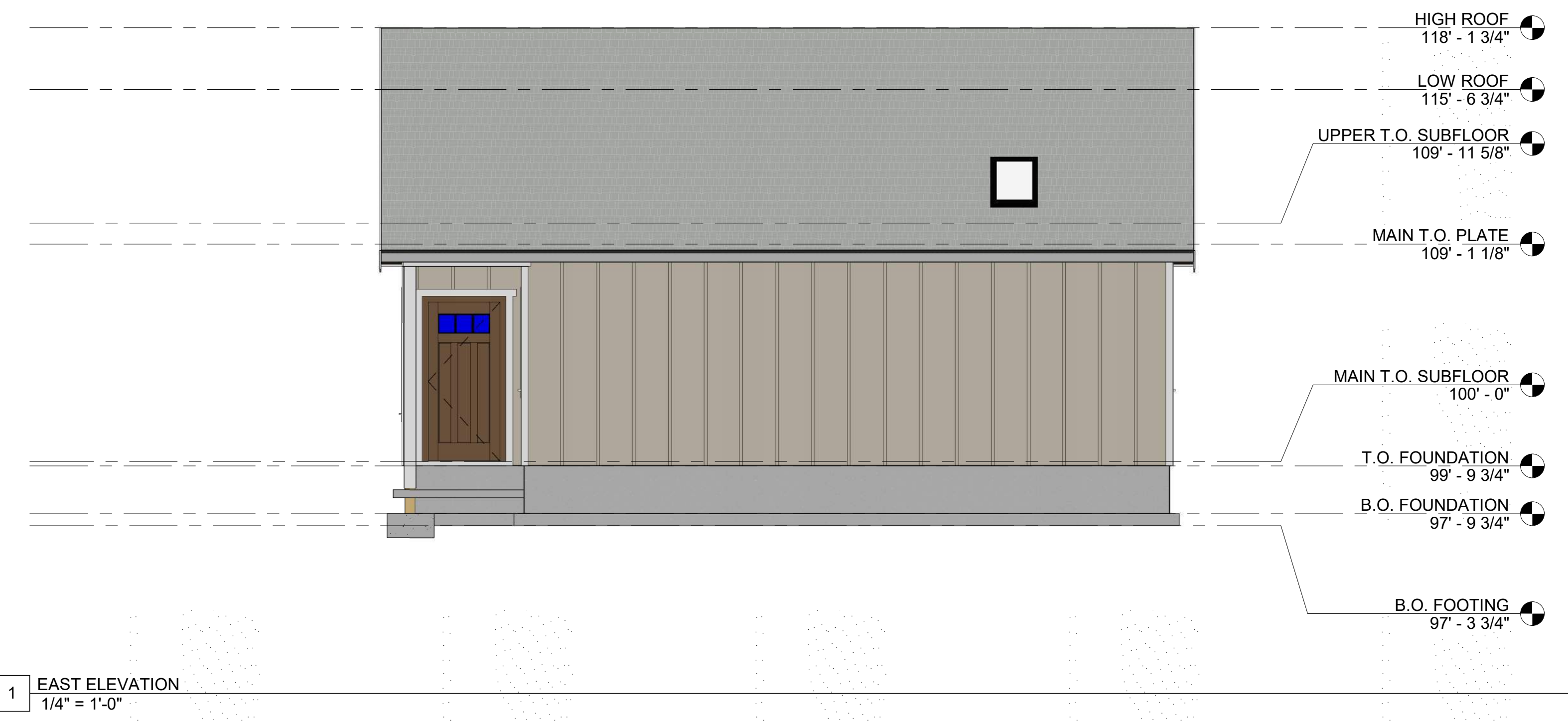
Schematic-Design

07/01/10

NORTH AND SOUTH ELEVATIONS

A6





Washougal River Oaks Unit A

Camas, WA 98607
Bryan Degrossier

Schematic-Design

07/01/10

EAST AND WEST ELEVATIONS

A7

OakStone Design & Development

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Project Date: 01/01/2020
Project #: 2020-001



Washougal River Oaks Unit A

Camas, WA 98607
Bryan Degrossier

Schematic-Design

07/01/10

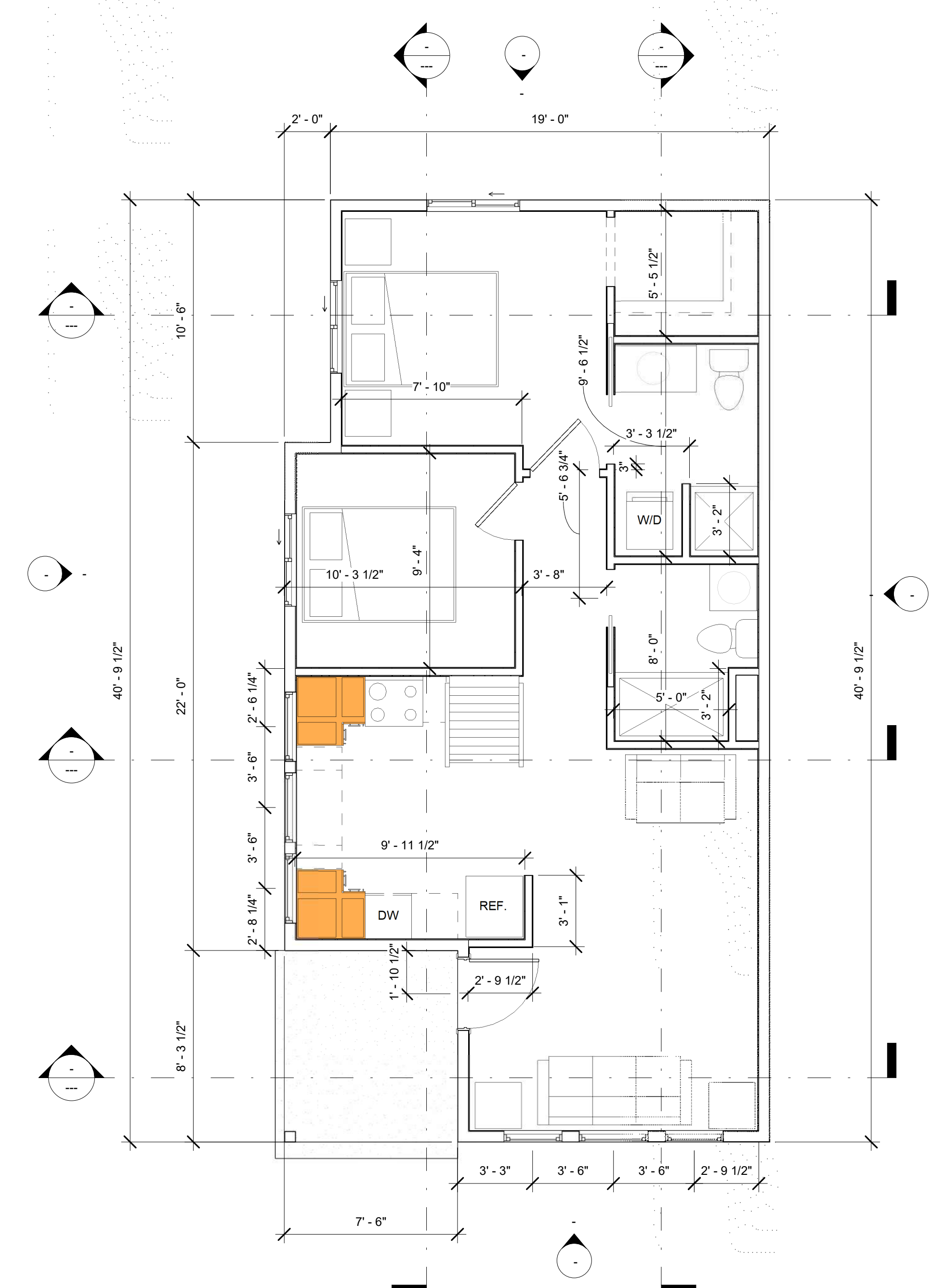
RENDERING

MAIN FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS
242	36" x 60"	3' - 0"	5' - 0"	3' - 0"	8' - 0"	
243	30" x 60"	2' - 6"	5' - 0"	3' - 0"	8' - 0"	
243	30" x 60"	2' - 6"	5' - 0"	3' - 0"	8' - 0"	
247	48" x 48"	4' - 0"	4' - 0"	3' - 0"	7' - 0"	
247	48" x 48"	4' - 0"	4' - 0"	3' - 0"	7' - 0"	
247	48" x 48"	4' - 0"	4' - 0"	3' - 0"	7' - 0"	
251	36" x 48"	3' - 0"	4' - 0"	3' - 0"	7' - 0"	
251	36" x 48"	3' - 0"	4' - 0"	3' - 0"	7' - 0"	
251	36" x 48"	3' - 0"	4' - 0"	3' - 0"	7' - 0"	

Grand total: 9

MAIN FLOOR DOOR SCHEDULE					
CONSTRUCTION TYPE	TYPE	WIDTH	HEIGHT	COUNT	COMMENTS
	36" x 80"	3' - 0"	6' - 8"	1	
2668	30" x 80"	2' - 6"	6' - 8"	1	
2680 PKT	2680 Pocket	2' - 6"	8' - 0"	1	
3068	36" x 80"	3' - 0"	6' - 8"	1	
3068 PKT	3068 Pocket	3' - 0"	6' - 8"	1	

Grand total: 5



Drawn by: JJS
Checked by: JJS
Project Date: 02/10/2020
Project #: 000000

Camas Cottages Unit B

Bryan Degrossier

Camas, WA 98607

Pre-Design

07/01/10

MAIN FLOOR PLAN

A2

Drawn by: Author
Checked by: Checker
Project Date: 02/10/2020
Project #: 000000

Camas Cottages Unit B

Camas, WA 98607
Bryan Degrossier

Pre-Design

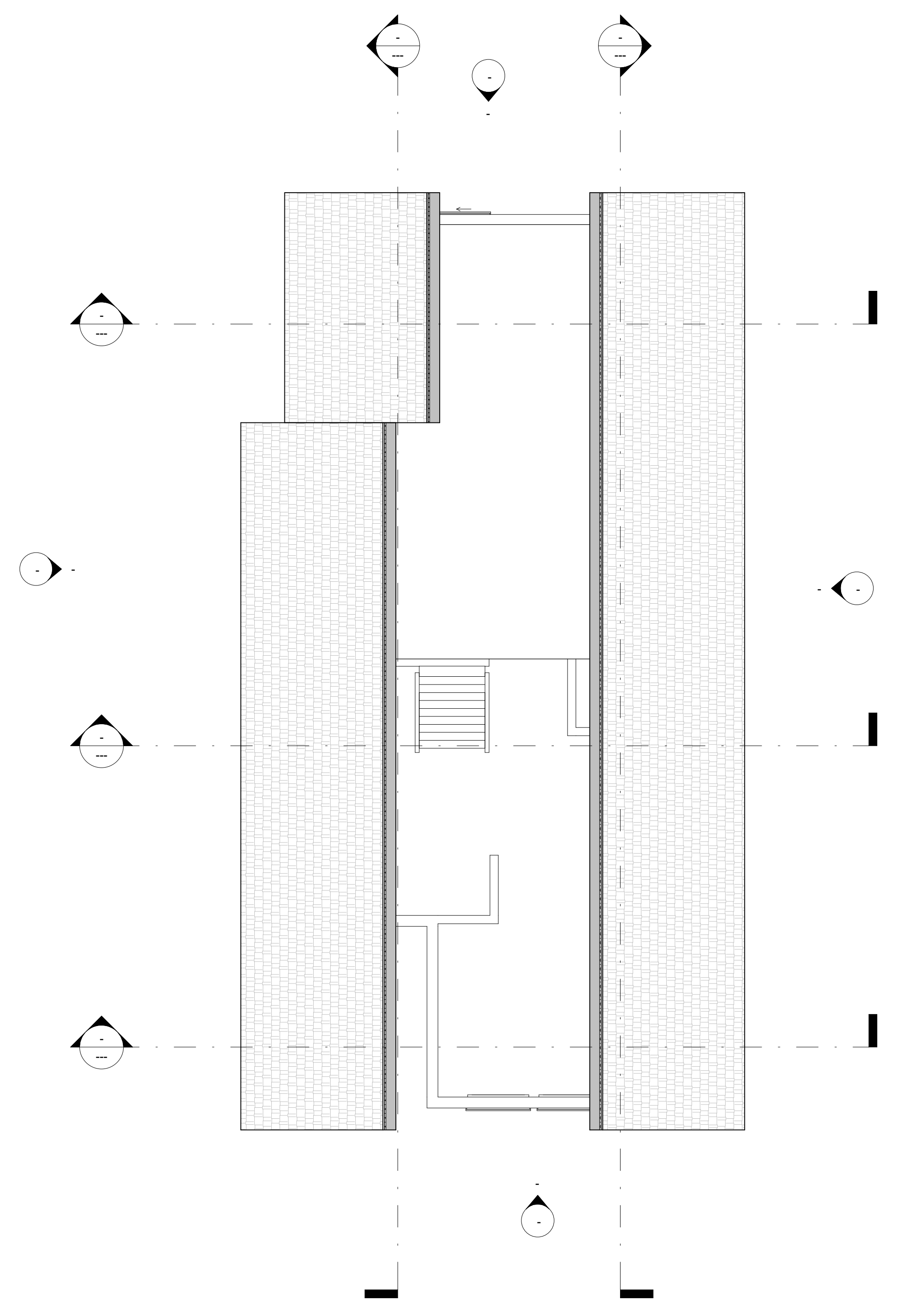
07/01/10

UPPER FLOOR PLAN

A3

UPPER FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS

UPPER FLOOR DOOR SCHEDULE					
CONSTRUCTION TYPE	TYPE	WIDTH	HEIGHT	COUNT	COMMENTS



1 UPPER FLOOR PLAN - NEW
1/4" = 1'-0"

Washougal River Oaks Unit B

Bryan Degrossier

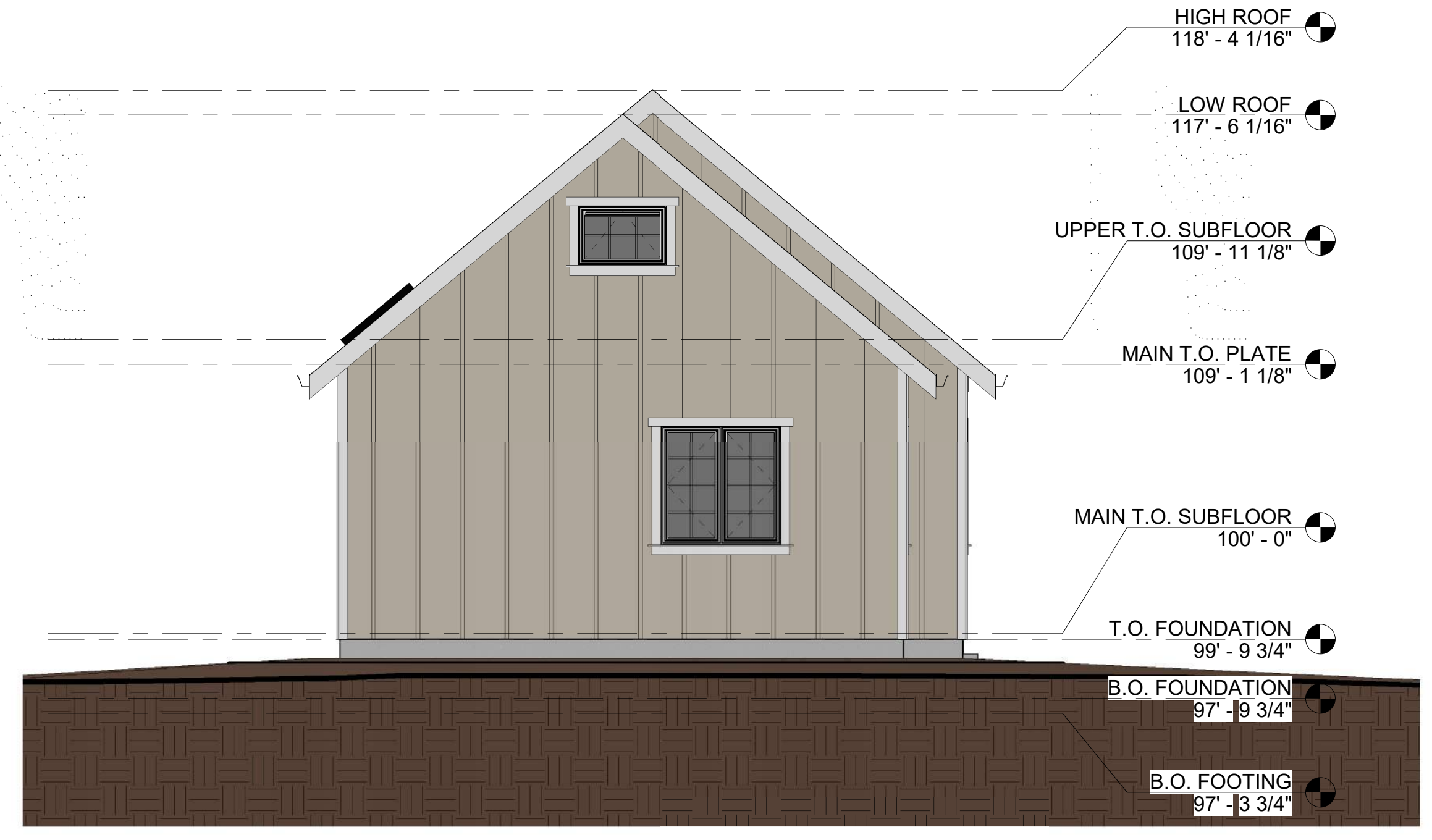
Camas, WA 98607

Schematic-Design

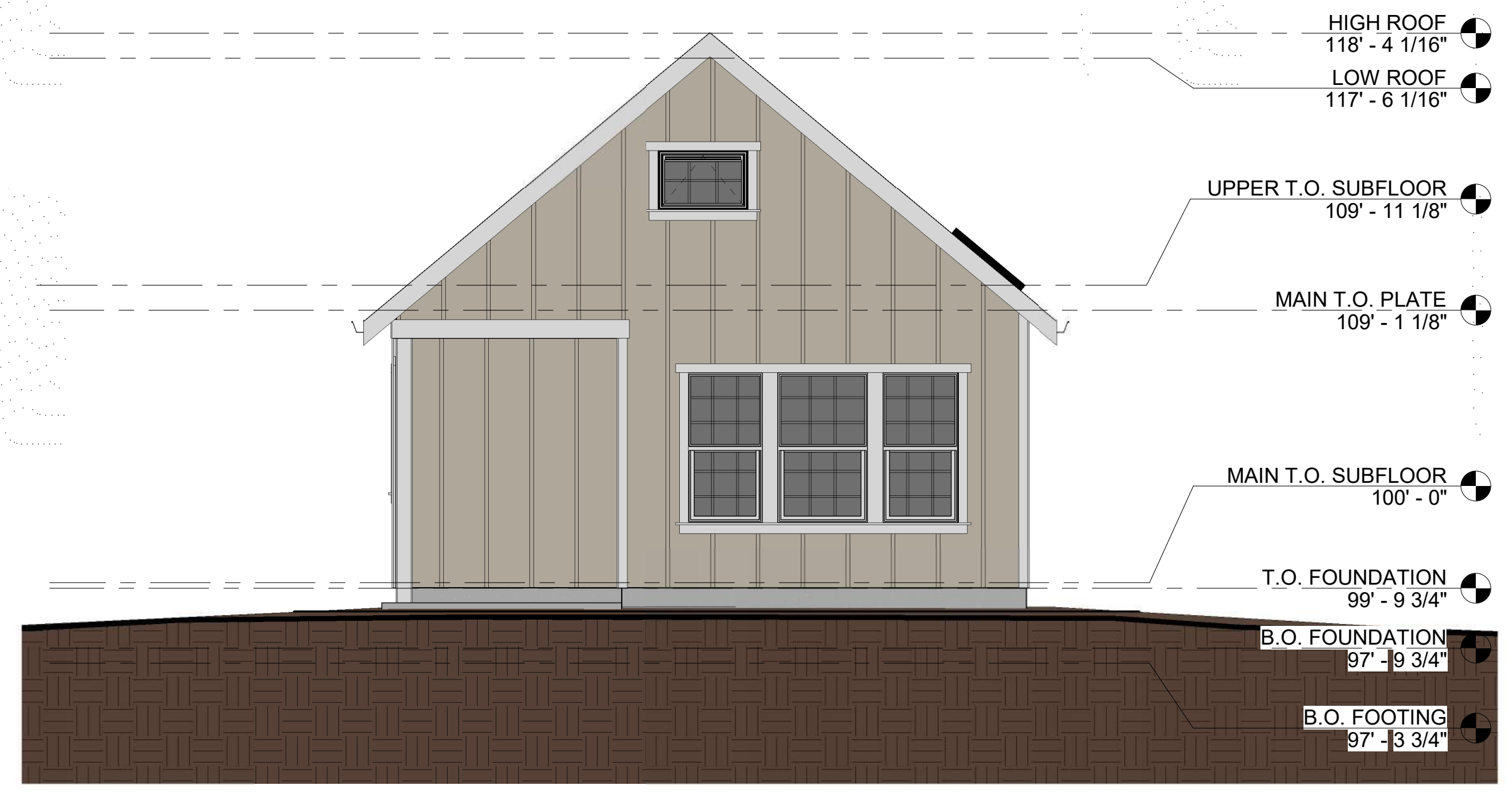
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NORTH AND SOUTH ELEVATIONS

A6



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

Washougal River Oaks Unit B

Bryan Degrossier

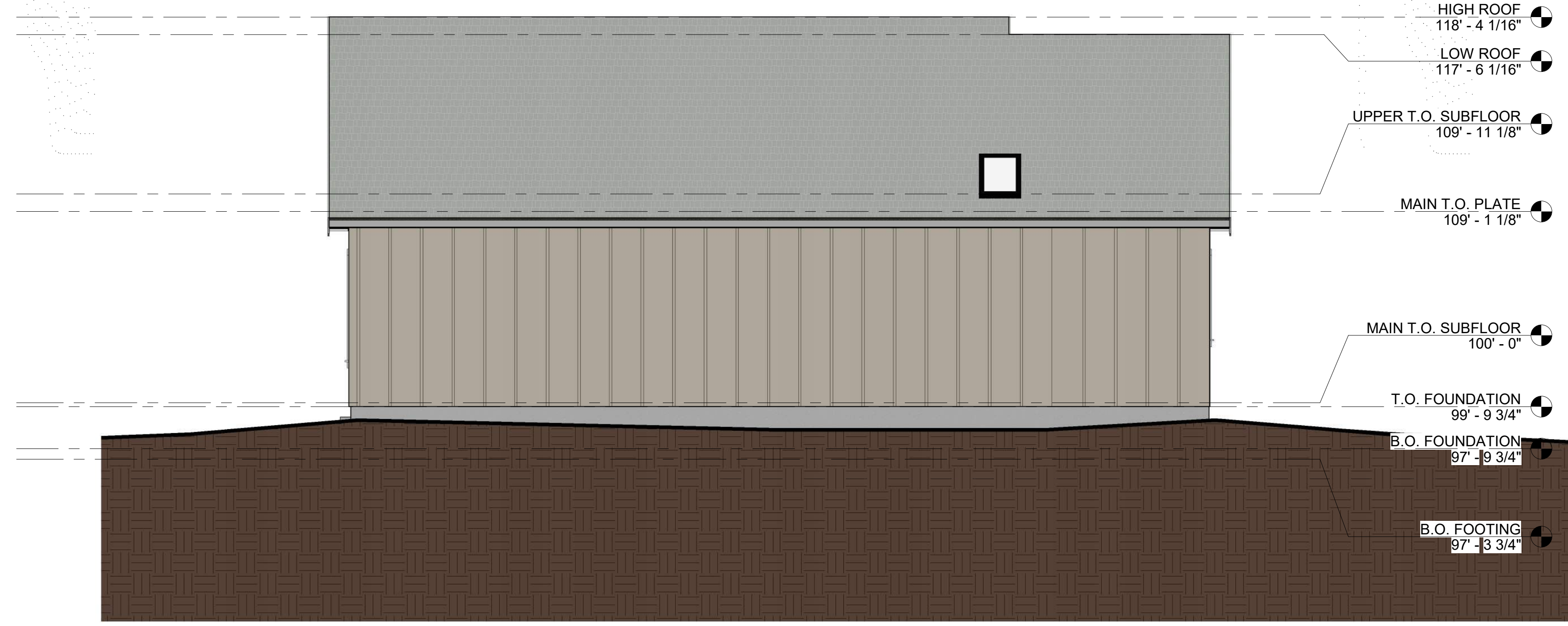
Camas, WA 98607

Schematic-Design

07/01/10

EAST AND WEST ELEVATIONS

A7



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

OakStone Design & Development

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(360) 635.1181

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Washougal River Oaks Unit B

Camas, WA 98607 Bryan Degrossier

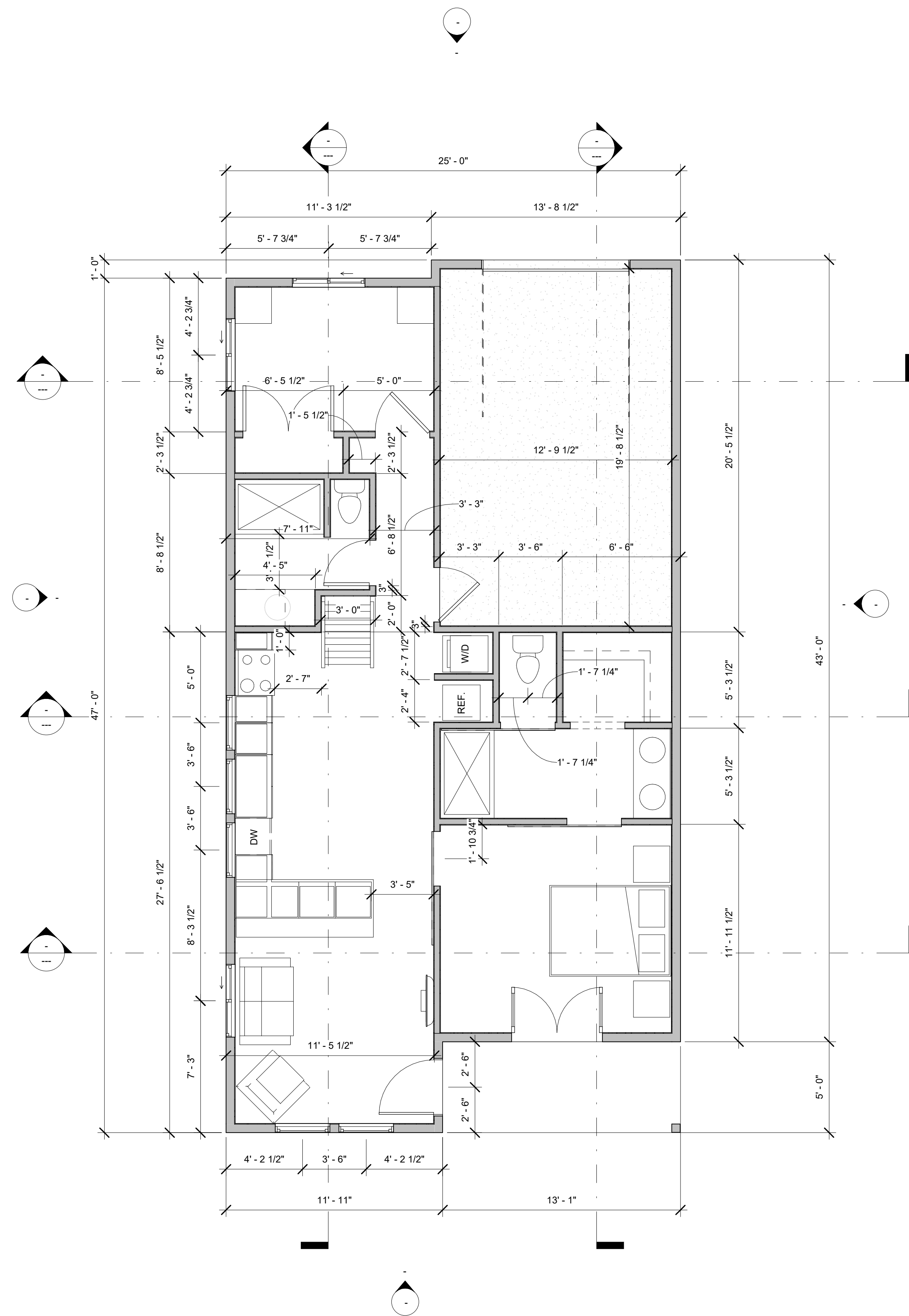
Schematic-Design

07/01/20

RENDERING

MAIN FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS
242	36" x 60"	3' - 0"	5' - 0"	1' - 10 1/2"	6' - 10 1/2"	
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251	36" x 48"	3' - 0"	4' - 0"	3' - 0"	7' - 0"	
251	36" x 48"	3' - 0"	4' - 0"	3' - 0"	7' - 0"	
Grand total: 8						

MAIN FLOOR DOOR SCHEDULE					
CONSTRUCTION TYPE	TYPE	WIDTH	HEIGHT	COUNT	COMMENTS
	36" x 80"	3' - 0"	6' - 8"	2	
	36" x 80"	3' - 0"	6' - 8"	1	
3068	36" x 80"	3' - 0"	6' - 8"	2	
3068 BARN	3068	3' - 0"	6' - 8"	3	
5068	60" x 80"	5' - 0"	6' - 8"	1	
5068 GLASS	60" x 80"	5' - 0"	6' - 8"	1	
Grand total: 10					



Camas Cottages Unit C

Bryan Degrossier

Camas, WA 98607

Pre-Design

07/01/10

MAIN FLOOR PLAN

A2

1 MAIN FLOOR PLAN - NEW
1/4" = 1'-0"

Drawn by: Author
Checked by: Checker
Project Date: 00/00/2010
Project #: 000000

Camas Cottages Unit C

Camas, WA 98607
Bryan Degrosslier

Pre-Design

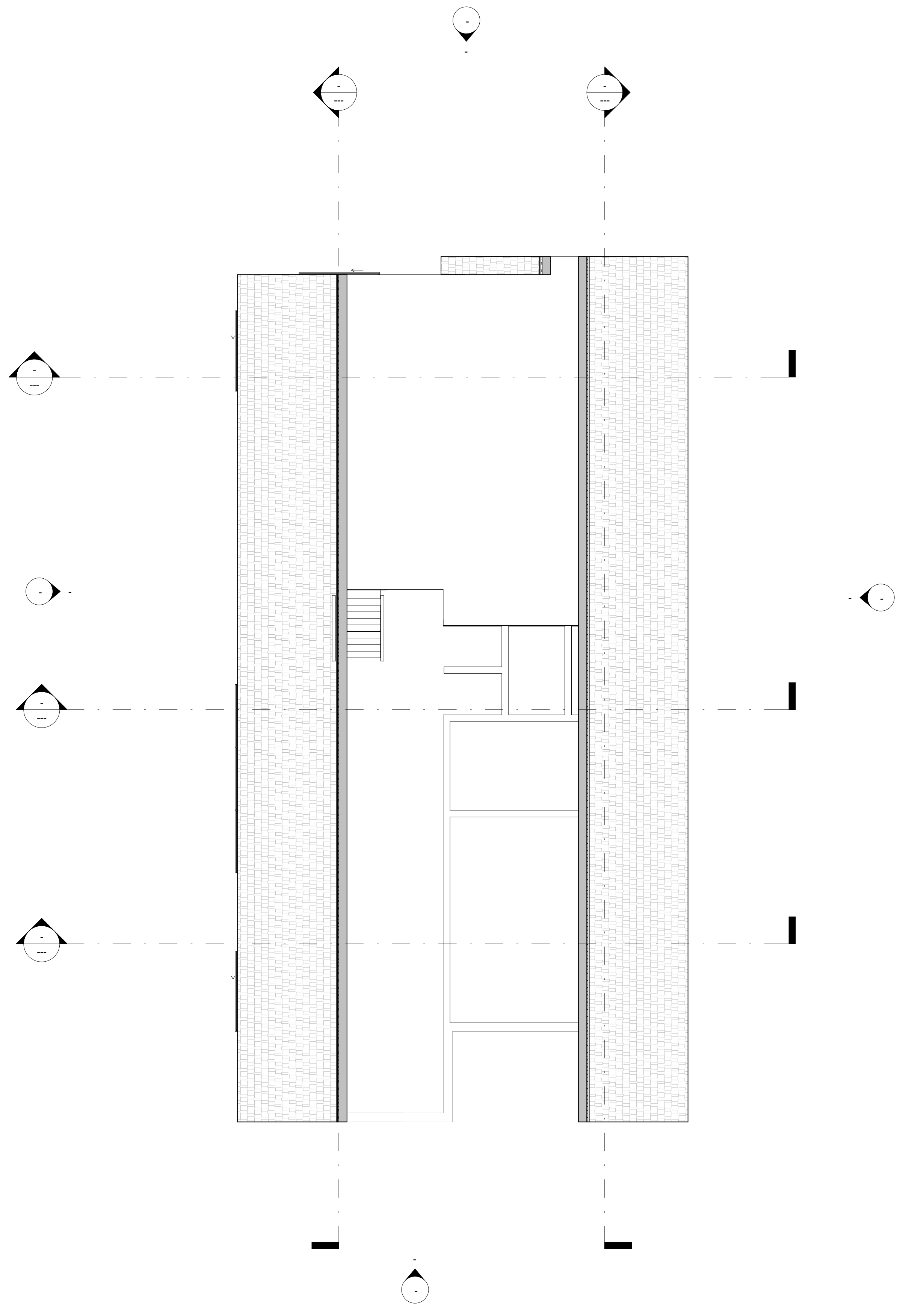
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UPPER FLOOR PLAN

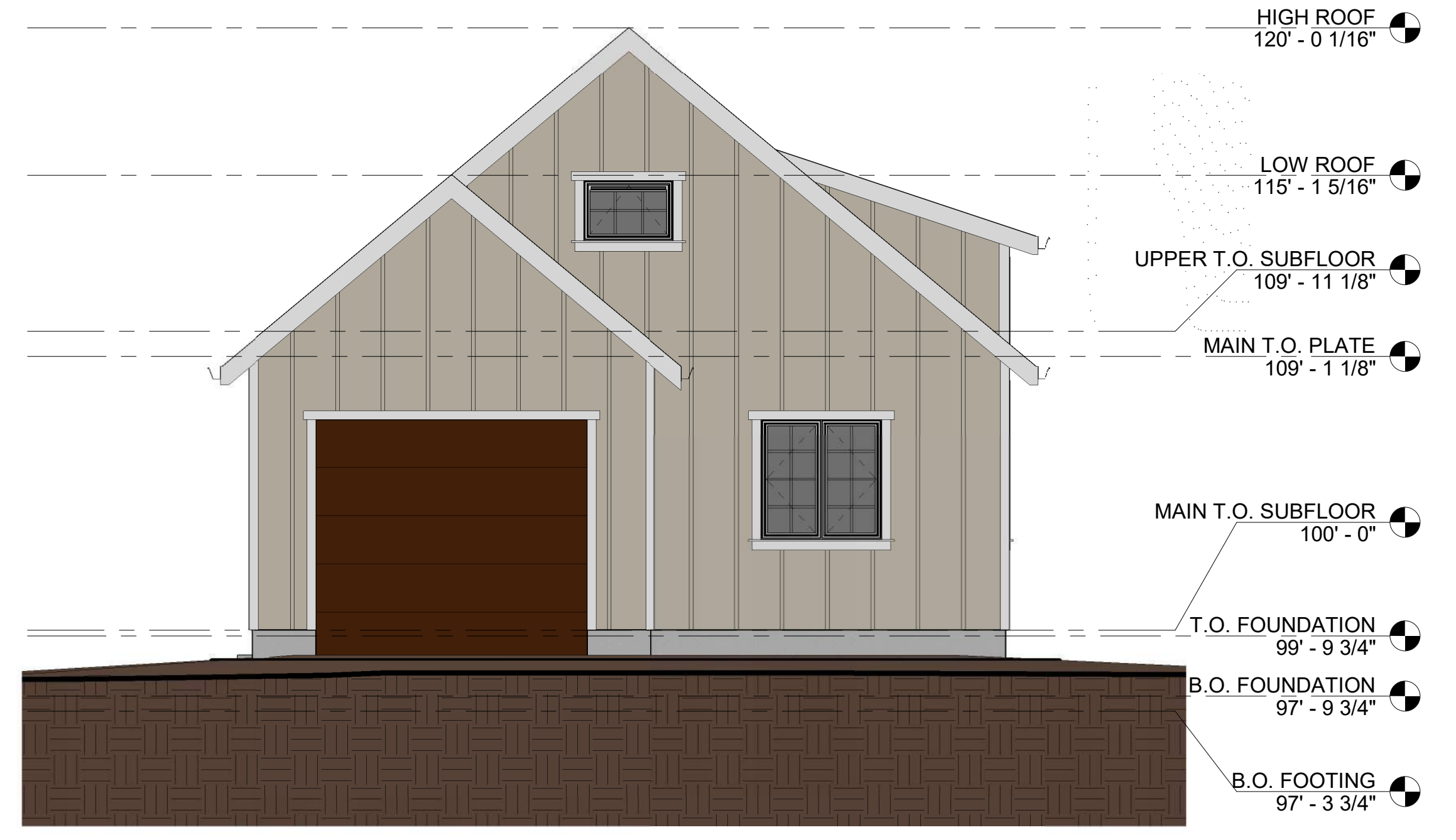
A3

UPPER FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS

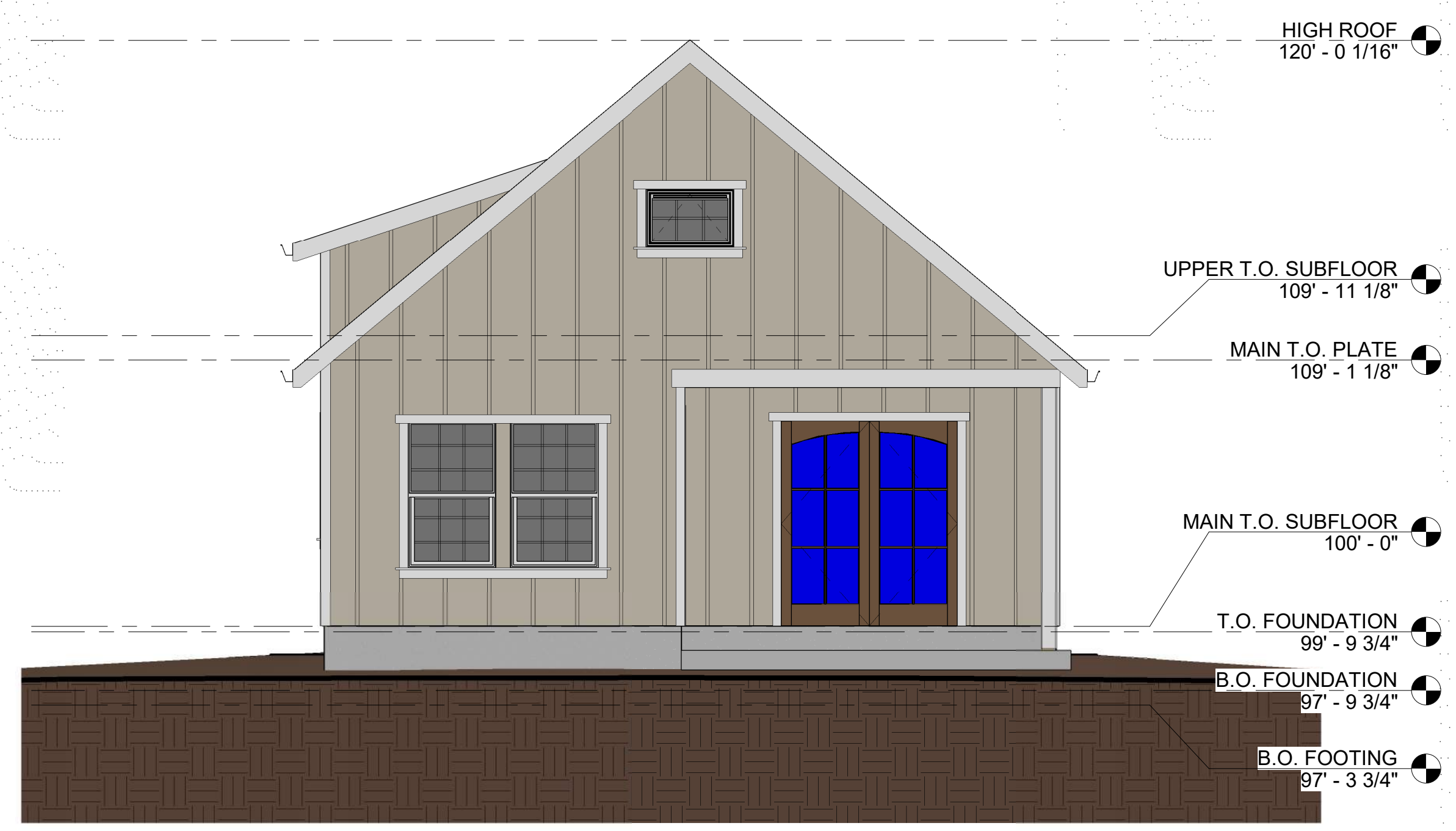
UPPER FLOOR DOOR SCHEDULE					
CONSTRUCTION TYPE	TYPE	WIDTH	HEIGHT	COUNT	COMMENTS



1 UPPER FLOOR PLAN - NEW
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

Washougal River Oaks Unit C

Camas, WA 98607
Bryan Degrossier

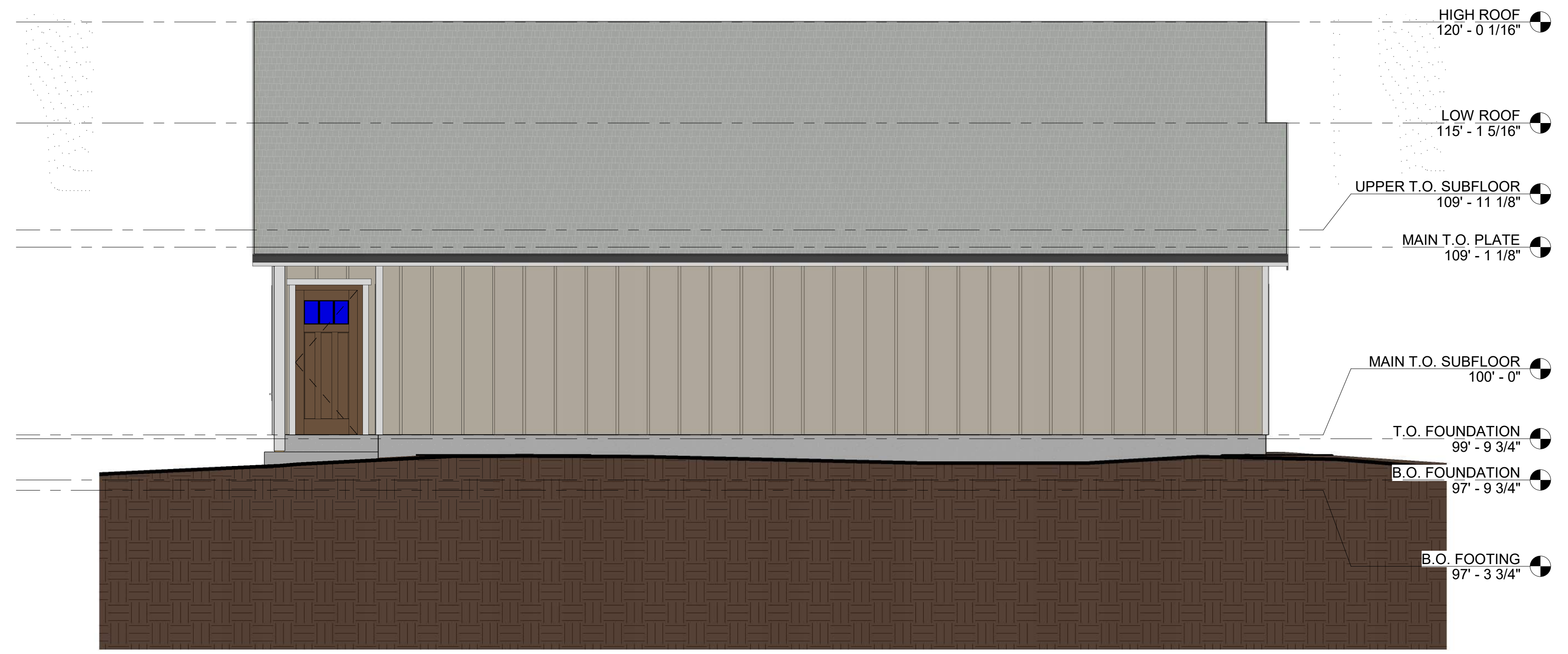
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NORTH AND SOUTH ELEVATIONS

A6

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1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Washougal River Oaks Unit C

Bryan Degrossier

Camas, WA 98607

Schematic-Design

07/01/10

**EAST AND
WEST
ELEVATIONS**

A7

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Washougal River Oaks Unit C

Camas, WA 98607
Bryan Degrosslier

Schematic-Design

07/01/10

RENDERING



‘WASHOUGAL RIVER OAKS’ – DEVELOPMENT NARRATIVE

Description of Development –

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

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

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

Parking Requirements-

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

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

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

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

Existing Site Conditions –

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

Critical Aquifer Recharge Area –

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

Geologically Hazardous Areas –

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

Habitat Conservation Areas –

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

Existing Buildings –

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

Public Facilities & Services –

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

Other Natural Features –

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



Community Development Department
616 NE Fourth Avenue Camas, WA 98607

Item 1.

Design Review Checklist for Washougal River Oaks cottage development (DR20-07)

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	

DESIGN REVIEW CHECKLIST

Item 1.

			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.	

DESIGN REVIEW CHECKLIST

Item 1.

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	

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	
			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	
			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	

DESIGN REVIEW CHECKLIST

Item 1.

			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.	
COTTAGES				
ARCHITECTURE				
Yes	No	NA	CMC 18.05.040.H MF-C Cottage	Comments
			Front porch, a steep-pitched gable roof and a recessed garage is provided.	