



DESIGN REVIEW COMMITTEE MEETING AGENDA
Wednesday, March 27, 2019, 4:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL / INTRODUCTIONS

III. MEETING ITEMS

A. Lacamas View Care Facility (DR18-11)

Presenter: Lauren Hollenbeck, Senior Planner

Recommended Action: That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Hearings Examiner for a final decision.

 [Lacamas View Residentail Care Facility Staff Report \(DR18-11\)](#)

[Design Review Checklist](#)

[1 Applicant's Narrative](#)

[2 Site Plan Drawing](#)

[3 Landscape Plan](#)

[4 South and East Buiding Elevations](#)

[5 North and West Building Elevations](#)

[6 Floor Plan](#)

[7 Building Rendering A](#)

[8 Building Rendering B](#)

[9 Building Material Sample](#)

- B. Three Rivers Development (DR19-01)
Presenter: Madeline Sutherland, Assistant Planner
Recommended Action: Staff recommends that the Design Review Committee (DRC) review the submitted materials, deliberates and forwards a recommendation to the Director for a final decision.

 [Three Rivers Development Staff Report \(DR19-01\)](#)

[1 Applicant's Narrative](#)

[2 Street View Rendering](#)

[3 Elevation Drawing](#)

[4 Landscape Plan Drawing](#)

[5 Floor Plan Drawing](#)

[6 Vicinity Map](#)

[7 Zoning Map](#)

[8 Design Review Checklist](#)

IV. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1591.



STAFF REPORT

Lacamas View Residential Care Facility

Major Design Review (DR18-11)

Relates Files: CUP18-02, SPRV18-26, CA18-15, SEPA18-26

<u>TO</u>	Design Review Committee		
<u>FROM</u>	Lauren Hollenbeck, Senior Planner		
<u>LOCATION</u>	3401 NW Lake Rd Camas 98607 Parcel No. 177666000		
<u>APPLICANT</u>	BAMA Architecture- Mildred White 7350 Milwaukie Ave. Portland, OR 97202	<u>OWNER</u>	Peter Anca PO Box 87651 Vancouver, WA 98687

APPLICABLE LAW: The application was submitted on 11/1/18 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, Chapter 18.43 Conditional Use Permits and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval for the construction of a 36 bed residential care facility with a common dining room, social and recreational area, interior open air courtyards, and facilities for housekeeping, sanitation, and personal hygiene. The site fronts NW Lake Road. Vehicular access to the building is provided off of NW Lake Road, via a one-way drive aisle. Landscaping is focused at the perimeter of the site.

The project area is bordered by single family residential dwellings in R-7.5 and R-15 zones. To the southwest is Wafertech, zoned Light Industrial/Business Park. The southern side of the site is relatively flat and then the grade dramatically drops to the south, which is densely populated with trees.

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 Downtown Design Review Manual. An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Commercial & Mixed Uses Design Principles and Guidelines

The standard and commercial & mixed use 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 Hearings Examiner for a final decision.



Design Review Checklist: DR18-11 Lacamas View Residential Care Facility

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	

DESIGN REVIEW CHECKLIST

			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.	

DESIGN REVIEW CHECKLIST

Specific Principles and Guidelines

COMMERCIAL & MIXED USES				
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 zoned 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 zones 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.	
			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	

DESIGN REVIEW CHECKLIST

			incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

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October 30, 2018

Project Narrative

Applicant: Mildred White
BAMA Architecture and Design
7350 SE Milwaukie Ave.
Portland, OR 97202

Below is a narrative for the proposed Residential Care Facility at 3401 NW Lake Rd. Camas, WA 98607.

Description of Facility:

This is a new construction of a 36 bed Residential Care Facility which will have 36 resident units, common dining room, common social and recreational area, interior open-air courtyards, and facilities for housekeeping, sanitation, and personal hygiene.

This Residential Care Facility will provide a homelike setting for seniors and adult individuals with disabilities. The facility will offer and coordinate a range of supportive services available on a 24-hour basis to meet the activities of daily living, health, and social needs of the residents.

Both staff and visitors will enter at the main doors of the building. Visitors will check in at the reception and are then directed to the patient they are visiting. There is a designated visitor and staff bathroom. Residents have private toilet facilities. There will be common bathing facilities. Staff will assist residents with using these facilities. General supplies are delivered during business hours. Trash will be removed via a side door and placed in an exterior trash enclosure.

Existing Site Conditions:

The site in question is located along the north side of NW Lake Rd. The site is approx. 2.23 acres in size, with the street facing southern side of the property being relatively flat and currently populated with vacant buildings including; a single-family residence, a detached garage, pump house, and the remains of a loft barn foundation. All current structures on site are proposed to be demolished. The northern portion of the site is steep grade, with densely populated trees. A vast majority of the northern portion and the existing trees located on this portion of the site is proposed to remain unaltered except as needed for site and public safety.

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Public Facilities and Services:

There are no public facilities located on site.

Existing water, sewer, and electrical lines are located on NW Lake Rd. and we are proposing new connections to these existing services.

Storm water will be dealt with on-site through new storm water facilities meeting the guidelines of the City of Camas, and prepared and designed by a registered professional.

This proposal includes an automatic sprinkler system under separate permit through the fire marshal's office.

There currently is not any public transit, parks or trails, or other relevant services on or near the site.

Natural Site Features:

The site does currently present natural features.

The northern portion of the site has densely populated trees in a natural area which will be retained.

The building will have views to the north of the surrounding natural area as well as Lacamas Lake.

Design Criteria:

Definitions:

This proposal will meet the definitions of a *Residential Care Facility* pursuant to RCW 70.128.175 and will be licensed through the State of Washington.

This proposal will meet the definitions of the *Assisted Living* use as the facility will provide personal support and services to people who need help with daily living activities as a result of physical or cognitive disability. Meals, housekeeping, bathing, and dressing will be among the services provided. The facility will meet the definition of an assisted living facility pursuant to the IBC as a facility with more than 16 persons who receive custodial care.

Conditional Use Permit Standards:

Standard 'A'

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"The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated."

Response:

This proposal is located on a site in a mostly residential neighborhood, surrounded by residential development. The structure will be designed in a fashion to maintain the residential and multi-family characteristics of the district and neighborhood. By proposing a single story, gabled building, this proposal will minimize the impacts of the commercial use. The proposed assisted living use will provide an opportunity for senior citizens in the area to be able to transition to a full-time care facility consistent with the existing homes in the area. The small proposed parking area will not create a hindrance to the neighborhood, or to vehicular street traffic as it will be right in, right out only as to minimize adverse effects.

Standard 'B'

"The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated."

Response:

The proposed use is located on a vacant 2.23-acre site. This site size exceeds the 10,000 Square Foot required lot area allowing the district to maintain appropriate density. The proposed building height will be under the 35-foot maximum height allowed in the district, and a large portion of the structure will be under 20 feet in height. Lot coverage and rear building setbacks proposed are well under the requirements of the district. Overall, all reasonable actions have been taken to ensure the development exceeds the standards of the district.

Standard 'C'

"The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design."

Response:

The proposed use and structure will be compatible with the neighborhood as the circulation has been designed to minimize the effects of increased vehicular and pedestrian traffic. A traffic study has been completed and has been submitted under this review to state clear compliance with all related traffic effects. The pedestrian circulation system will be designed in a way so that pedestrians can easily access the right of way sidewalks adjacent to the main entrance of the structure. Residential care facilities are relatively low traffic structures as the residents do not drive. The building is designed to reflect a residential character typical of the neighborhood. It is single story, with gabled roofs, and proposing exterior materials consistent with residential use. The site is designed with large areas of vegetation and gardens for residents' use.

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Standard 'D'

"Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located."

Response:

This proposal will actively pursue and partake in appropriate measures to the extent practical to avoid adverse impacts in the area. By demolishing decrepit vacant buildings, and clearing unmaintained landscaping, the site will become an attractive addition to the neighborhood. The proposed structure will be located at the current cleared area, minimizing the need to remove existing trees. The proposed building will have attractive outdoor areas and recreation spaces which will allow space for residents and their families to actively enjoy and appreciate the site and the neighborhood. This proposal will also include required improvements to the public right of way that will increase the pedestrian livability of the neighborhood. By thinning and pruning the existing trees on site, the overall attractiveness and openness of the neighborhood will be greatly increased. During construction all necessary steps will be taken to ensure all erosion control measures and other measures will be taken to ensure the construction process will not be a burden on the neighborhood.

Standard 'E'

"The proposed use is consistent with the goals and policies expressed in the comprehensive plan."

Response:

This proposal is located in the Single Family - Medium comprehensive plan. This proposal meets the goals and policies of the comprehensive plan as the development continues the residential character and intent of the comprehensive plan designation as well as creating a safe facility which utilizes the attractive views and encourages residents to feel a sense of ownership of the present natural elements in the area including Lacamas Lake, the surrounding dense tree canopies, and all the habitats and animals which inhabit such elements.

Standard 'F'

"Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan."

Response:

This proposal has incorporated all required conditions and criteria as laid out in the pre-application conference. This proposal also is submitting for Site Plan Review, Major

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Design Review, SEPA requirements and all other required reviews which shows an ongoing compliance and respect with all intent in the Camas Municipal Code. As a part of this proposal we will submit as exhibit of compliance.

Site Plan Review Criteria:

Standard 'A'

"Compatibility with the city's comprehensive plan."

Response:

This proposal is located in the Single Family - Medium comprehensive plan. This proposal meets the goals and policies of the comprehensive plan as the development continues the residential character and intent of the comprehensive plan designation. It also creates a safe facility which utilizes the attractive views and encourages residents to feel a sense of ownership of the present natural elements in the area including Lacamas Lake, the surrounding dense tree canopies, and all the habitats and animals which inhabit such elements.

Standard 'B'

"Compliance with all applicable design and development standards contained in this title and other applicable regulations."

Response:

The site is located in the R-10 Zone. The following standards will be met pursuant to CMC 18.09.040;

Density and Dimensions for Single-family Residential Zones.

Max. density: 4.3 units per acre.	Actual density: One dwelling unit
Max. building coverage: 35%	Actual building coverage: 25.6%
Max. building height: 35'	Actual building height: 30'-6"

Building Setbacks for Single-Family Residential Zones.

Min. front yard: 30'	Actual front yard: 47'
Min. side yard: 15'	Actual side yard: 15'
Min. rear yard: 35'	Actual rear yard: 35'

In conclusion; this proposal meets all applicable design and developments standards and is committed to going above the intent of the requirements of the regulations to the extent practical.

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Standard 'C'

"Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided by the applicable regulations."

Response:

This proposal will meet all requirements of improvements to public facilities, streets, and utilities pursuant to the pre-application conference and the Camas Municipal Code. All required right of way improvements will be made in conjunction with new utility work as required. Proper steps have been made to ensure this, including the pre-application conference, the provided traffic study by a professional traffic engineer, and full civil engineering public improvements and utility drawings.

Standard 'D'

"Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents)."

Response:

No private or public covenants exist on site and none are proposed as a part of this land use review. No public parks or trails are proposed to be altered, effected, or created as part of this proposal. A small nature trail may be created as part of this development as to enhance the natural elements of the site,

Standard 'E'

"Adequate provisions are made for maintenance of public utilities."

Response:

All existing and proposed public utilities will be properly maintained as to not create strain or negative effects on the system. All appropriate measures will be taken to verify maintenance is performed as required by the local jurisdiction and to industry standards.

Standard 'F'

"All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55 Administration and Procedures."

Response:

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All applicable reviews are being applied for as a part of this proposal as provided by the pre-application conference. This proposal will meet all the guidelines for land use review completeness and issuance. All requirements for neighborhood notification and meetings shall be met.

Design Review Narrative Criteria:

Standard Principles:

Standard 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:

Landscape design is included as a part of this proposal. Landscape design has been provided by a licensed Landscape Architect. All required landscape plans are included as part of this proposal. All measures have been taken to ensure existing native vegetation is protected and retained to the extent practical. All new landscaping will meet the landscaping standards of the CMC and will be designed to integrate with the existing landscaping. New landscaping has been selected based on appropriate sizes, variety, and to create a residential feel.

Standard 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:

An effort has been made to retain significant trees within the site that do not encroach on the new structure. The proposed project has been located on the already developed property to the extent possible. All vegetation to the north of the site past the area of development will be left unaltered as to retain the integrity of significant natural features.

Standard 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:

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No panelized exterior building materials are proposed as a part of this proposal. The proposed facades are designed to integrate seamlessly with each other and with the neighboring properties appropriate with the building type. Materials were selected that are consistent with those seen on adjacent residential structures.

Standard 4:

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

Response:

No historic or heritage elements exist on site. An Archaeological Predetermination has been completed and included with our application. The new building will be designed as to create attractive views of the Lacamas Lake to enhance surrounding features.

Commercial and Mixed Uses.

Standard '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 area shall not be required to provide on-site parking."

Response:

The site has steep slopes along the majority of the property which would make parking to the north of the building prohibitive and impractical. All parking will be adequately screened from the street frontage. Parking screening will be provided per the CMC.

Standard 'B':

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

Response:

The street facing facade will have a large amount of glazing to create an attractive frontage that defines the streetscape as well as varying roof heights and changes in elevation to create a variety in scale and materials to enhance the residential characteristics of the structure.

Standard 'C':

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"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:

The proposed structure is residential in nature, which is consistent with the uses of the neighboring residential buildings. By limiting the structure to a single story, and by utilizing building articulation and various roof forms, the structure will mitigate size and scale differences with the existing homes.

Standard 'D':

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

Response:

This proposal is for only residential use only. No integration with different uses is needed therefore this guideline is met.

Standard '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:

No mixed-use development is proposed as a part of this review. The structure will be designed in a manner consistent with the neighboring uses.

Standard 'F':

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

Response:

The structure is designed with multiple articulations along the frontage as well as multiple roof forms to break up the facade. Multiple exterior materials will be utilized to create attractive elevations. A masonry wainscot and wood detailing will provide a sense of scale. No panelized siding will be used. Architectural detailing will be used to enhance the proposed covered drop off.

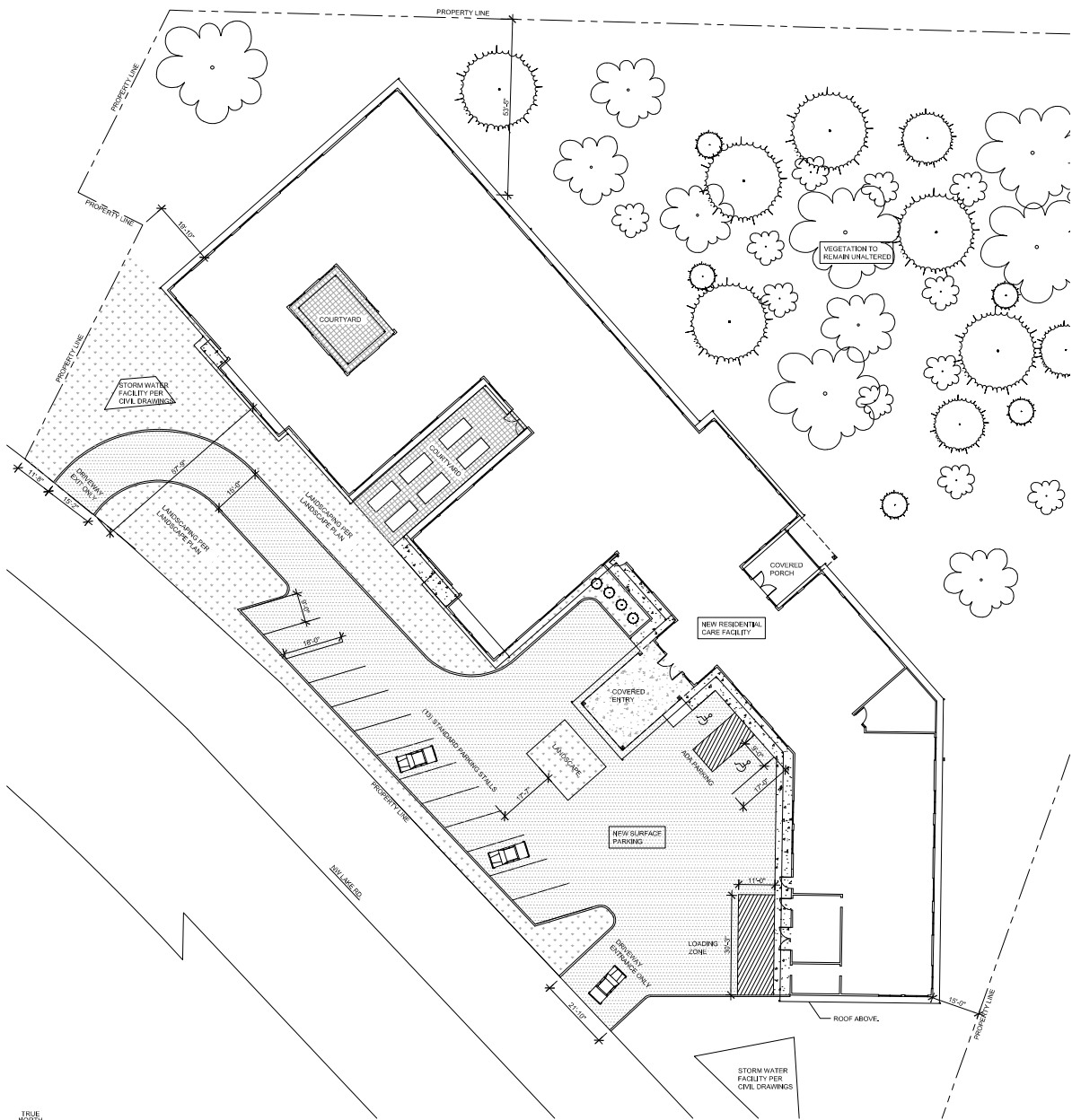
Standard 'G'

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

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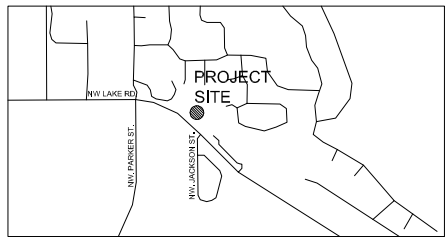
Response:

Lighting design will be supplied by a lighting professional as required as part of this land use review. All exterior building lighting and parking lighting will be directional so that light is not directed off site.

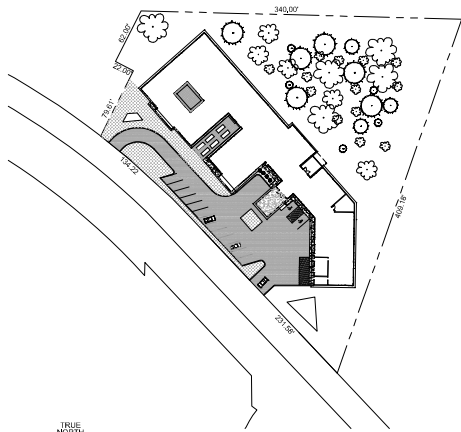


TRUE NORTH
1
SD1.1
ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

SITE INFORMATION
PROPERTY ADDRESS: 3401 NW LAKE RD.
CAMAS, OR 98607
PROPERTY ID: 17706000
ABBREVIATED LEGAL DESCRIPTION: #4 SEC 33 T2N R3EWM
2.23A
TOTAL LOT AREA: 87,138 SF
ZONING CODE INFORMATION
ZONING: R40
PROPOSED USE: LICENSED RESIDENTIAL CARE FACILITY
(ASSISTED LIVING)
SETBACKS:
SIDE: 15'
FRONT: 30'
REAR: 30'
MAX HEIGHT: 35'-0"
MAX BUILDING COVERAGE ALLOWED: 35%
BUILDING COVERAGE PROPOSED: 25.6%



TRUE NORTH
2
SD1.1
VICINITY MAP
NOT TO SCALE



TRUE NORTH
3
SD1.1
MASTER SITE PLAN
SCALE: 1/8" = 1'-0"

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PH: 503.253.4283



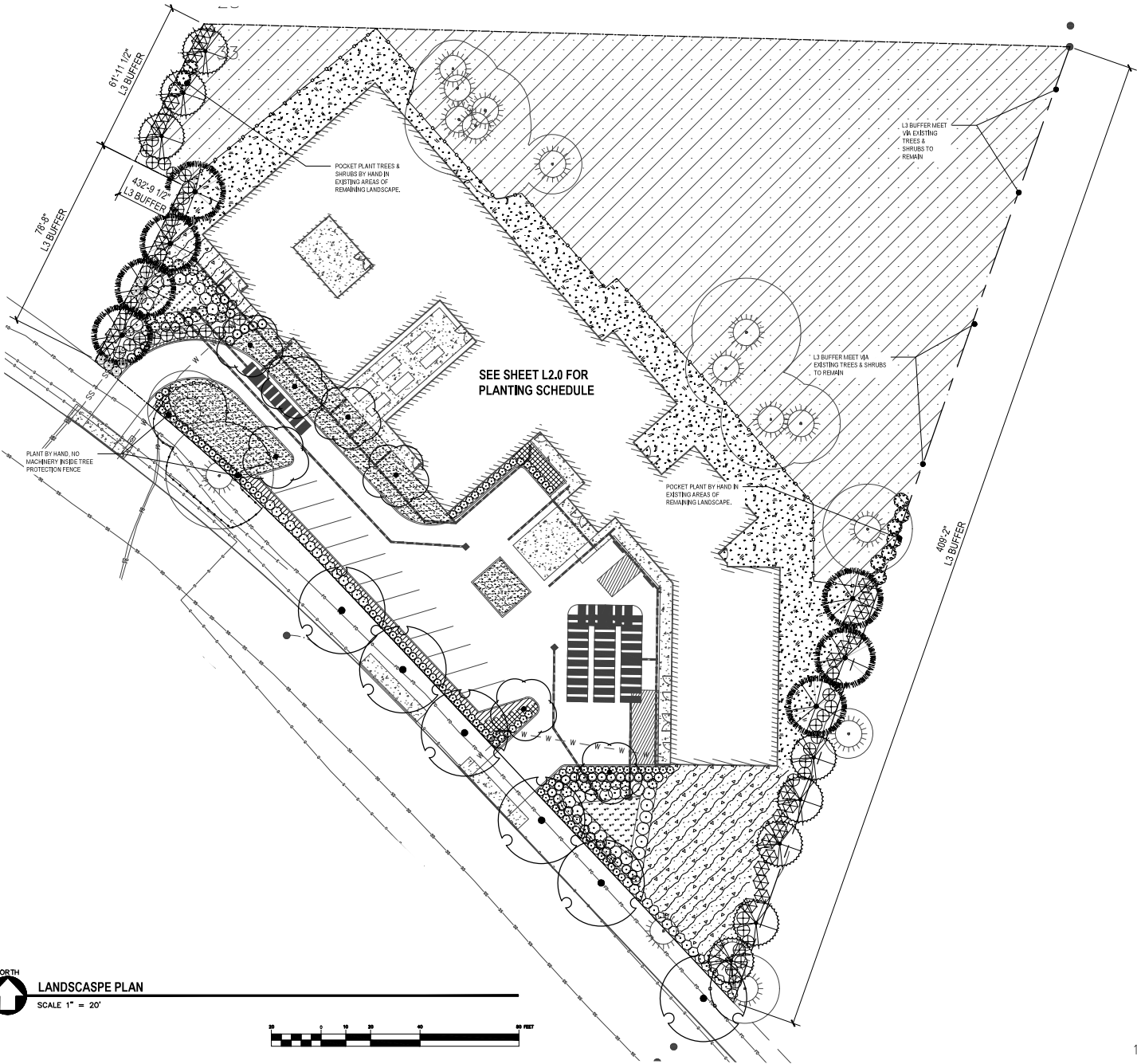
These drawings are the property of BAMA Architecture and Design, and are not to be reproduced or disclosed in any manner except with the prior written consent of BAMA Architecture and Design.

Lacamas View
RESIDENTIAL CARE FACILITY

3401 NW Lake Rd,
Camas, WA 98607

Proj # 201819
REVISIONS:

Land Use Review:
October 31, 2018
SHEET NO.
SD1.1
SITE PLAN



LEGEND

EXISTING TREES TO REMAIN
ROOT ZONE AREA

EXISTING LANDSCAPE TO REMAIN

TREE PROTECTION FENCE

TREE PROTECTION FENCE

LANDSCAPE REQUIREMENTS	
TOTAL SITE AREA	= 47,719 SF
LANDSCAPE AREA REQUIRED 15% OF SITE	= 7,158 SF
LANDSCAPE ARE PROPOSED 30% OF SITE	= 14,306 SF
PKG. LOT TREES REQ. 1 / 8 SPACES (156 - 12.5)	= 3 PKG. LOT TREES
PERCENTAGE OF EVERGREEN SHRUBS & GROUND COVER PLANTINGS	= 100%
PERCENTAGE OF NATIVE PLANTINGS	= 85%

- GENERAL NOTES**
1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS.
- PLANTING NOTES**
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF CAMAS, WASHINGTON STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
2. VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. DO NOT MULTITALLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
4. PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN (E.G. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES) SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. 2. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
6. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
7. MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
8. COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
9. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF CAMAS, WASHINGTON STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
10. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL, SEE SPECS.
11. CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
12. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.
13. CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
14. ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
15. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
16. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
17. ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

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NORTH

LANDSCAPE PLAN

SCALE 1" = 20'

REGISTERED
552
Teresa Katherine Long
OREGON
5-14-04
LANDSCAPE ARCHITECT

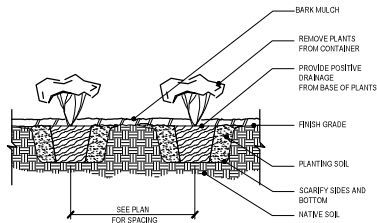
AAI
ENGINEERING
4805 NW Greenbush Road, Suite 200
Bend, OR 97705
503.625.5000 FAX 503.625.5001 www.aai-engineering.com

CAMAS RCF
CAMAS, WASHINGTON

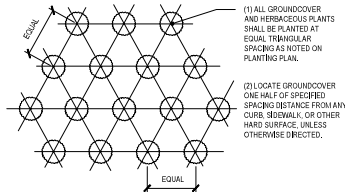
SHEET TITLE
LANDSCAPE PLAN
DATE: 10/25/18
DRAWN: TKL
CHECKED: TKL
REVISIONS:

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SHEET NUMBER

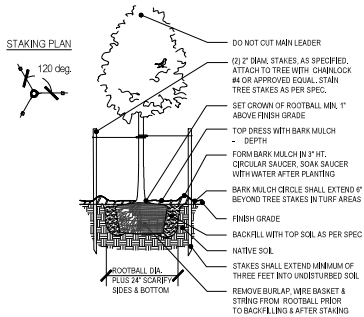
L1.1
JOB NUMBER: A18139.20



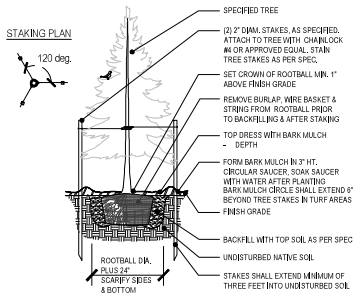
1 GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL
L2.0 SCALE: NTS



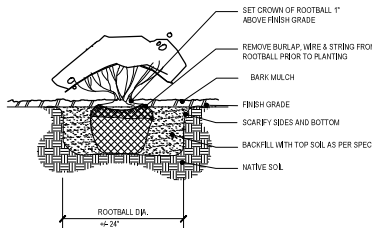
2 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN
L2.0 SCALE: NTS























3 DECIDUOUS TREE PLANTING DETAIL
L2.0 SCALE: NTS



5 CONIFER TREE PLANTING DETAIL
L2.0 SCALE: NTS



4 SHRUB PLANTING
L2.0 SCALE: NTS

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	7	ACER RUBRUM 'FRANKS RED' TM DROUGHT TOLERANT	RED SUNSET MAPLE	7' CAL.	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CD	8	CALOCEDRUS DECURRENS NATIVE	BINCENSE CEDAR	6' HT.	
	TP	7	THUJA PLICATA	WESTERN RED CEDAR	6' HT.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	UC	6	ULMUS X. FRONTIER DROUGHT TOLERANT	AMERICAN ELM	7' CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CR	32	CORNUS SERICEA NATIVE	RED TWIG DOGWOOD	1' GAL.	
	RP	41	ROSA ROSCARPA NATIVE	CLUSTERED WILD ROSE	1' GAL.	
	SD	31	SPRAEA DOUGLASSI NATIVE	WESTERN SPIREA	1' GAL.	
3'-4" - 6'-0" HEDGE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	LR	32	LONGICARIA INTIDA 'RED TIPS' EVERGREEN	RED TIPS BOX HONEYSUCKLE	3' GAL.	
	NC	76	NANDINA DOMESTICA 'COMPACTA' EVERGREEN DROUGHT TOLERANT	DWARF HEAVENLY BAMBOO	3' GAL.	
	RE	38	RHAPHIOLEPS INDICA 'CONOR' EVERGREEN DROUGHT TOLERANT	ELEANOR TABOR INDIAN HAWTHORN	3' GAL.	
TALL (MIN. 6'-0") EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC	27	ARCTOSTAPHYLOS COLUMBIANA	HARRY MANZANITA	1' GAL.	
	BP	16	BACCHARIS PILLULARIS EVERGREEN NATIVE	DWARF COYOTE BRUSH	1' GAL.	
	CT	46	CEANOTHUS THYRSIFLORUS EVERGREEN NATIVE	BLUE BLOSSOM	1' GAL.	
	MA	7	MAHONIA AQUIFOLIUM EVERGREEN NATIVE	OREGON GRAPE	1' GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FC	161	FRAGARIA CHLOENSIS	BEACH STRAWBERRY	—	18" o.c.
	MR	62	MAHONIA REPENS	CREeping MAHONIA	—	24" o.c.
		2,365 SF	LAWN			
		3,513 SF	PROTOME (PT) 665 POLLINATOR GARDEN & URBAN RECLAMATION APPLICATION RATE: 1 LBQZ/000 SF			
		7,754 SF	PROTOME (PT) 665 NATIVE UPLAND MIX FOR SHADE APPLICATION RATE: 1 LBVZ/000 SF			
		662 SF	PROTOME (PT) 665 CWS NATIVE WET AREA MIX APPLICATION RATE: 4 OZ PER 1,000 SF			



BAMA
Architecture and Design
1631 NE Broadway St., #754
Portland, Oregon 97232
PH: 503.253.4283



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Lacamas View
ASSISTED LIVING FACILITY

3401 NW Lake Rd.
Camas, WA 98607

Proj # 201819

REVISIONS:

Land Use Review
October 31, 2018

SHEET NO.
A2.1
EXTERIOR ELEVATIONS

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PH: 503.253.4283



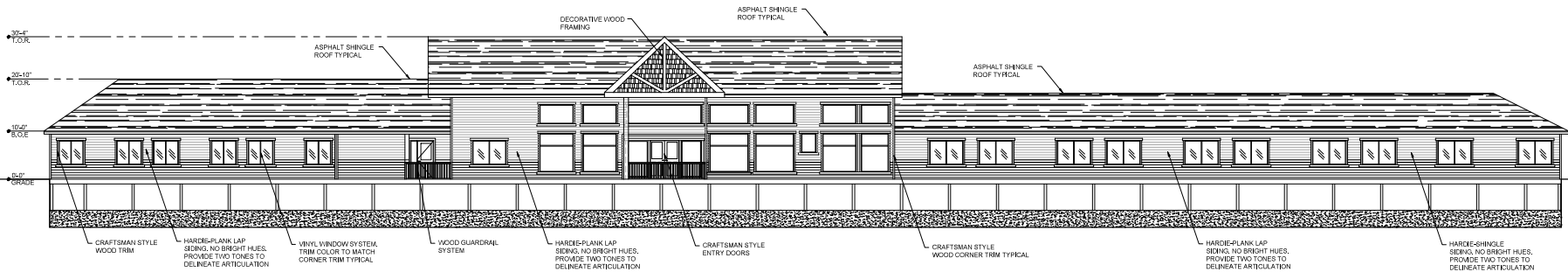
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Lacamas View
ASSISTED LIVING FACILITY

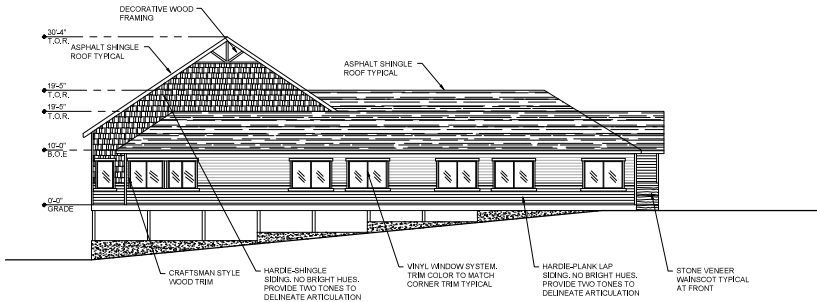
3401 NW Lake Rd.
Camas, WA 98607

Proj # 201819
REVISIONS:

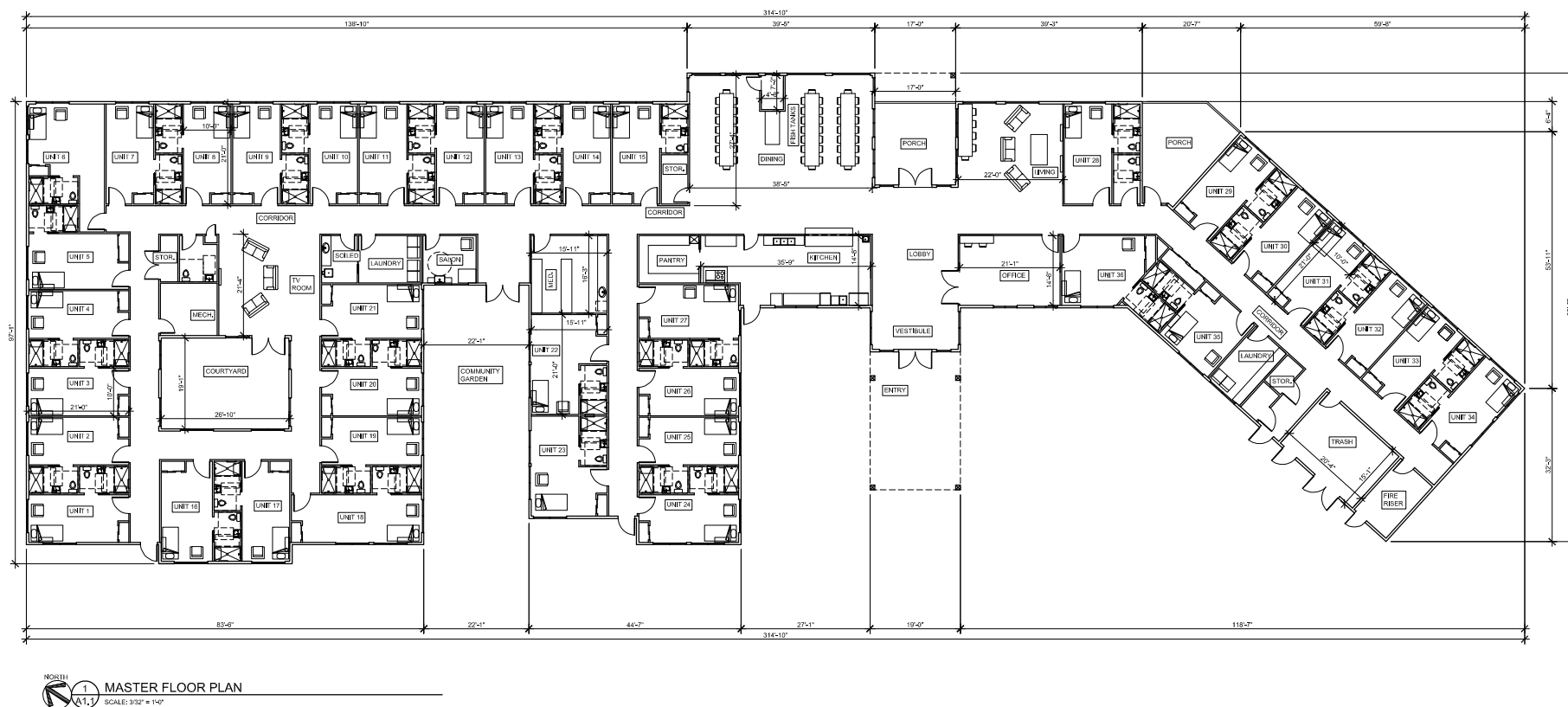
Land Use Review
October 31, 2018
SHEET NO.
A2.2
EXTERIOR ELEVATIONS



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



B A M A
Architecture and Design

2019
REGISTERED
ARCHITECT
Mildred White
MILDRED WHITE
STATE OF WASHINGTON

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Lacamas View
RESIDENTIAL CARE FACILITY

3401 NW Lake Rd.
Camas, WA 98607

Proj # 201819
REVISIONS:

Land Use Review:
October 31, 2018

SHEET NO.
A1.1

MASTER FLOOR PLAN









STAFF REPORT

DESIGN REVIEW

DR19-01 Three Rivers Development

To: Design Review Committee

From: Madeline Sutherland, Assistant Planner

Applicant: Michael Lewallen
319 NE Cedar Street
Camas, WA 98607

Location: 220 SE Everett St
Parcel No. 89530000

APPLICABLE LAW: The application was submitted on December 31, 2018. 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 office building is located on approximately 2,900 square feet of Heavy Industrial (HI) zoned property, surrounded by single-family residential, vacant land, and a storage warehouse/parking lot to the south east, in the SE ¼ of Section 11, 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 commercial (CMC Chapter 18.19.050.B.2 and the DRM pages 13-15); which are included in the enclosed Design Review Checklist.

STANDARD AND COMMERCIAL & MIXED USE DESIGN PRINCIPLES AND GUIDELINES:

The standard and commercial & mixed use 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.

DESIGN REVIEW PROPOSAL - TYPE II

THREE RIVERS BUILDING – 3,080 SF TWO STORY OFFICE BUILDING

September 5, 2018

220 SE EVERETT CAMAS WA 98607 - TAX # 8953000

PROJECT NARRATIVE:

The project parcel is in a Heavy Industrial zone (HI) adjacent to down town. The side street 6th is an important arterial from the Union Gateway Corridor to down town. The 3,075 SF two story building is on a 2,914 SF triangular lot. Zero setbacks are on the North and West sides of the parcel. The South is landscaped to an L-3 standard to provide a buffer to the existing residential 4plex building.

The blue steel colored office building is reflective of the industrial neighborhood epitomized by the paper mill, and the steel truss railroad bridge across the street. As one drives entering or leaving the downtown on 6th street the proposed building will reinforce the industrial heritage of Camas through its “truss” image and metal detailing.

Landscaping along 6th street will be Grasses planted in concrete planters below or next to the building, mimicking the low vegetation along the river below the train bridge. The south side of the site will be landscaped for office employees to use for lunch and relaxation, in addition to the privacy buffering it provides to the neighbors.

CAMAS DESIGN GOALS

Meaningful Development adding to the Camas fabric with a positive impact to the immediate area and to the community. The building and landscaping, should be compatible with surrounding development adding richness while promoting Camas community heritage.

APPLICABLE DESIGN GUIDELINES:

A. ARCHITECTURE

A1 SIGNAGE

Signage will carry the theme of “Clean Modern Industrial”; signage will be back lit stainless steel with laser cut address numerals and business names. See drawings for locations.

A2 LIGHTING

Sixth Street will have LED landscape lighting in the two planter areas. The entry will have LED recessed lighting to illuminate the entry and building. Everett Street will have a LED wall scone @ 8ft to illuminate the walkway to trash/recycling. The Second-Floor exit stair will have shielded wall scone lighting to offer safety and crime prevention.

All lights will be on dimmers and set to change with timers.

A3 BUILDING FORM

The proposed building is triangular to take advantage of the very small lot. The entry is marked by change in materials and a “notch” to provide rain protection. It is the focus of the design as one drives over the Everette bridge from downtown.

A4 BUILDING MATERIALS

The building is wood framed clad with prefinished metal panels set at forty-five degrees to match the windows. The storefront windows and all associated trim to be Anodized aluminum. There is an exterior exposed galvanized steel stair with precast concrete treads for egress.

B. LANDSCAPE & SCREENING

B1 IMPERVIOUS VS PERVIOUS

Minimal amount of impervious surface used to access the recycling/trash areas and the common space. Landscaping and rain garden used to treat and return storm water to aquifer.

Impervious Roof: 1683 SF

Impervious Paving: 496: SF

Pervious Ground: 737 SF including Rain Garden

B2 LANDSCAPING & SCREENING

Concrete planters along 6th street will have “Blue Oat” grasses to move in the wind. A large Espalier on the “back” wall will be filled with climbing “black Eyed Susans” along with fruit trees for birds. The 16 foot “back Yard” is landscaped with large “jean Marie” Rhododendrons. A flowering cheery “Akebono will be placed in the far corner to provide placement for the common area.

To separate our South boundary from the existing 4 plex, there will be a Black Vinyl chain link fence with privacy slats.

B3 SIGNAGE

The street address: Stainless steel numerals laser cut, placed with standoffs and LED back lit.

Building Occupants: Stainless Steel 30x60 inch frame with 8” tall laser cut letters backlit for the three business.

B4 OUTDOOR FURNISHINGS

Bench and small “picnic” table in the common areas. There are built-in planters along 6th Street

B5 FENCES

Black Vinyl chain link with privacy slats.

B6 SIGNIFICANT TREES

One 40” cedar is in serious problem with double spit trunk. Will be removed under advice from Arborist.

A Akebono Cherry will be paced at common area in the “back Yard”.

B7 OUTDOR COMMON AREAS

There is a back yard proposed with Rain Garden gravel path and seating area under the flowering cherry.

B8 PARKWAY

Sidewalk with landscaping on both sides.

C. MASSING & SETBACK

C1. COMPLEMENT SURROUNDING USES

The proposed building is on a commercial street that accommodates several businesses as well as industrial structures such as the railroad bridge.

C2. VIEW SHED

Views are not an important asset for this property or our neighbors.

C3. INFILL

The proposed building has large ground street level storefront is to provide pedestrian interest. The overall building is referencing the railroad bridge across the road. We infill our parcel on two streets that we face. Zero setbacks with large windows.

C4. DENSITY

Our tiny lot is filled by the building. A landscaped buffer to the south separates the commercial building from the existing residential.

C5. HEIGHT, BULK, SCALE

The proposed building is in a neighborhood of one- and two-story buildings. The building will fit well on the corner of 6th ave and SE Everett St. This scale fits the road, speed traveled as one travels SW. The building is of human scale. Approximately 100 feet long.

C6. FLEXIBILITY OF BUILDING LOCATION.

Not much flexibility with this very small site of less then 3000SF. Facing two streets, the building has a minimal setback of 6" for footing design.

C7. ZONE TRANSITION

Driving SE crossing the bridge from the DC zone, out building is the first major building in the HI zone. The building is small, residential in size with a strong presence and materials often used in industrial building. The storefront is typical of the DC zone, while the materials and shape are of the HI zone.

D HISTORIC & HERITAGE PRESERVATION

D1. PRESERVATION OF EXISTING STRUCTURES OR SITES

The existing cruddy house is over the property line, has a wooden foundation in part and is no longer serviceable. It is to be removed in its entirety.

D2. INCORPORATE HISTORIC / HERITAGE INFORMATION

Not Applicable

E. CIRCULATION & CONNECTIONS

E1. WALKWAYS, TRIALS & PARKING

There will be a walkway on the south side of our building to access the trash recycling and a common area to sit under a flowering cherry tree. There is no off-street Parking as called for in the HI zone. Off street Circulation is not physically possible. Everett street and to a lesser degree, 3rd street offer ample parking for the occupant use of the 3200 sq ft building.

E2. TRANSIT STOPS

Not Applicable

E3. STREETScape

Our building has native and camas approved landscaping.

E4. TRAFFIC PATTERNS (ENTRANCE, EXITS, DELIVERY, ETC.)

The corner lot has two-way traffic on both streets. R500 (6h street) is a busy access road to downtown. Parking is not allowed on the portion of the street. There are no driveways onto our proposed site.

END OF DOCUMENT

THREE RIVERS DEVELOPMENT

220 SE EVERETT ST.
CAMAS, WA 98667

SITE PLAN/ DESIGN SUBMITTAL

FILE PA17-AL



PROJECT TEAM

OWNER
THREE RIVERS DEVELOPMENT
MICHAEL LEWALLEN, AIA
TIM TROFFER
360 844 6002

CONTRACTOR
TROFFER CONTRACTING
PO BOX 1145
CAMAS, WA 98607
360-261-3507
timtroffer@aol.com

ARCHITECT
MICHAEL LEWALLEN, AIA
LEWALLEN ARCHITECTURE, LLC
319 NE CEDAR ST. CAMAS, WA 98607
360.844.6002
jason@lewallenarchitecture.com

CIVIL ENGINEER
ELEZIBETH
KLEIN & ASSOCIATES, INC
1411 13TH STREET,
HOOD RIVER, OR 97031
541 386 3322

STRUCTURAL
MASSAAD ENGINEERING
6775 SW 11TH AVE #20
BEAVERTON, OR 97008
503-486-5387

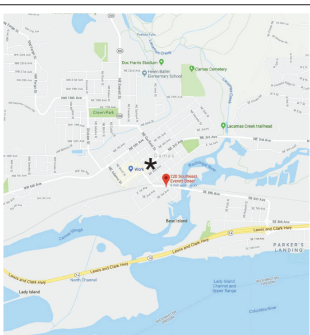
LEGAL DESCRIPTION:
CENSUS TRACT
ZONE:
SECTION-TOWNSHIP-RANGE
PROPERTY ID NUMBER

415.00
HEAVY INDUSTRIAL (HI)
SE 1/4, S11, T1N, R3E
83530000

AREA MAP



VICINITY MAP



SHEET LIST	
Sheet Number	Sheet Name
A1	COVER SHEET
A100	SITE PLAN
A200	FLOOR PLANS
A300	BUILDING ELEVATIONS
C4	EXISTING CONDITIONS
C5	GRADING EROSION CONTROL & DEMO PLAN
C6	SITE & UTILITY PLAN
C7	GENERAL NOTES & DETAILS
C8	EROSION CONTROL DETAILS
C9	WATER & SEWER DETAILS
C10	STREET & DRAINAGE DETAILS

LEWALLEN ARCHITECTURE LLC
319 NE CEDAR STREET * CAMAS, WASHINGTON
360 844 6002



THREE RIVERS BUILDING
220 SE EVERETT STREET
CAMAS WA 98607

1733

Print Date: 12/31/2018 3:03:03 PM

Date: Issued For:

2018/07/18 Issued For:

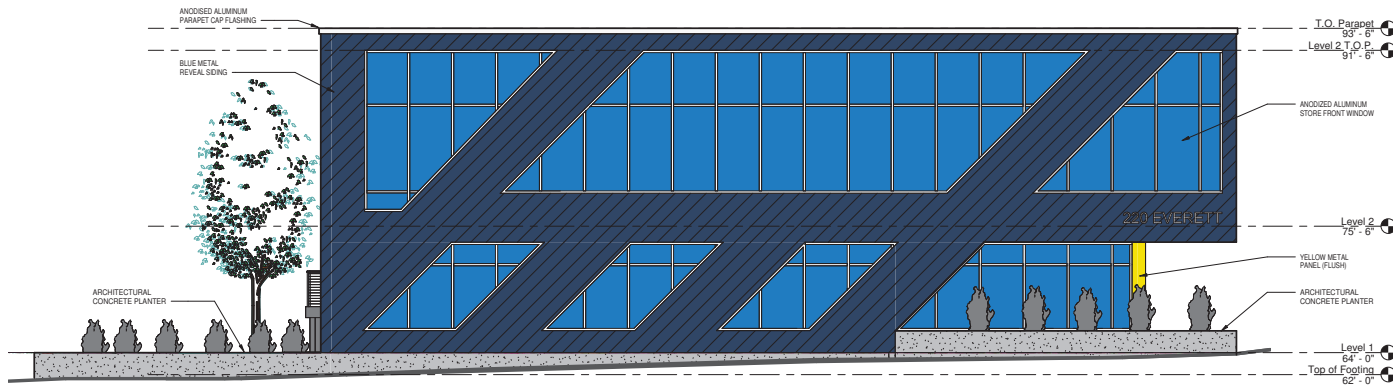
2018/08/05 Issued For:

Revisions

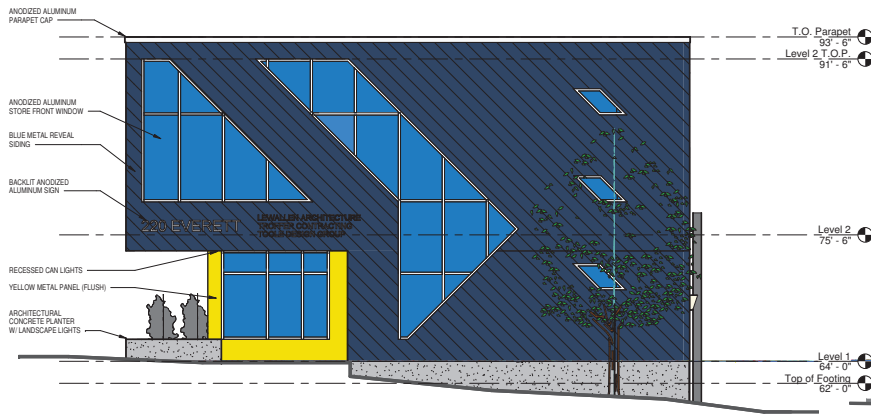
Number Date Revision Description

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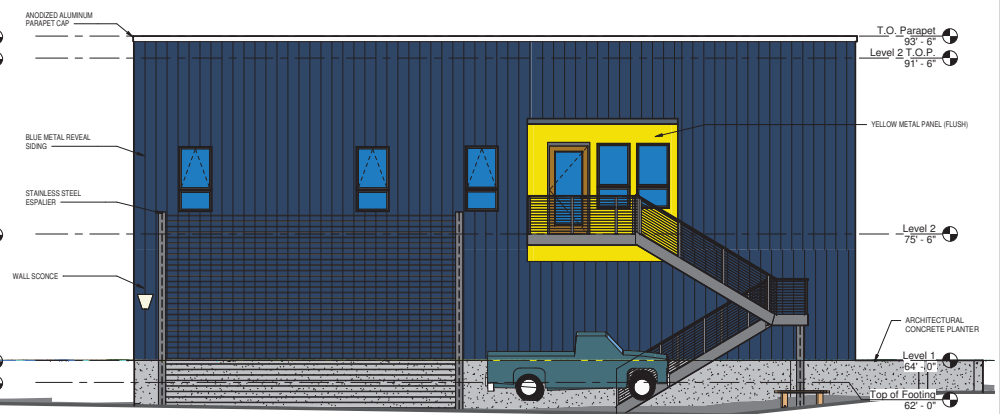
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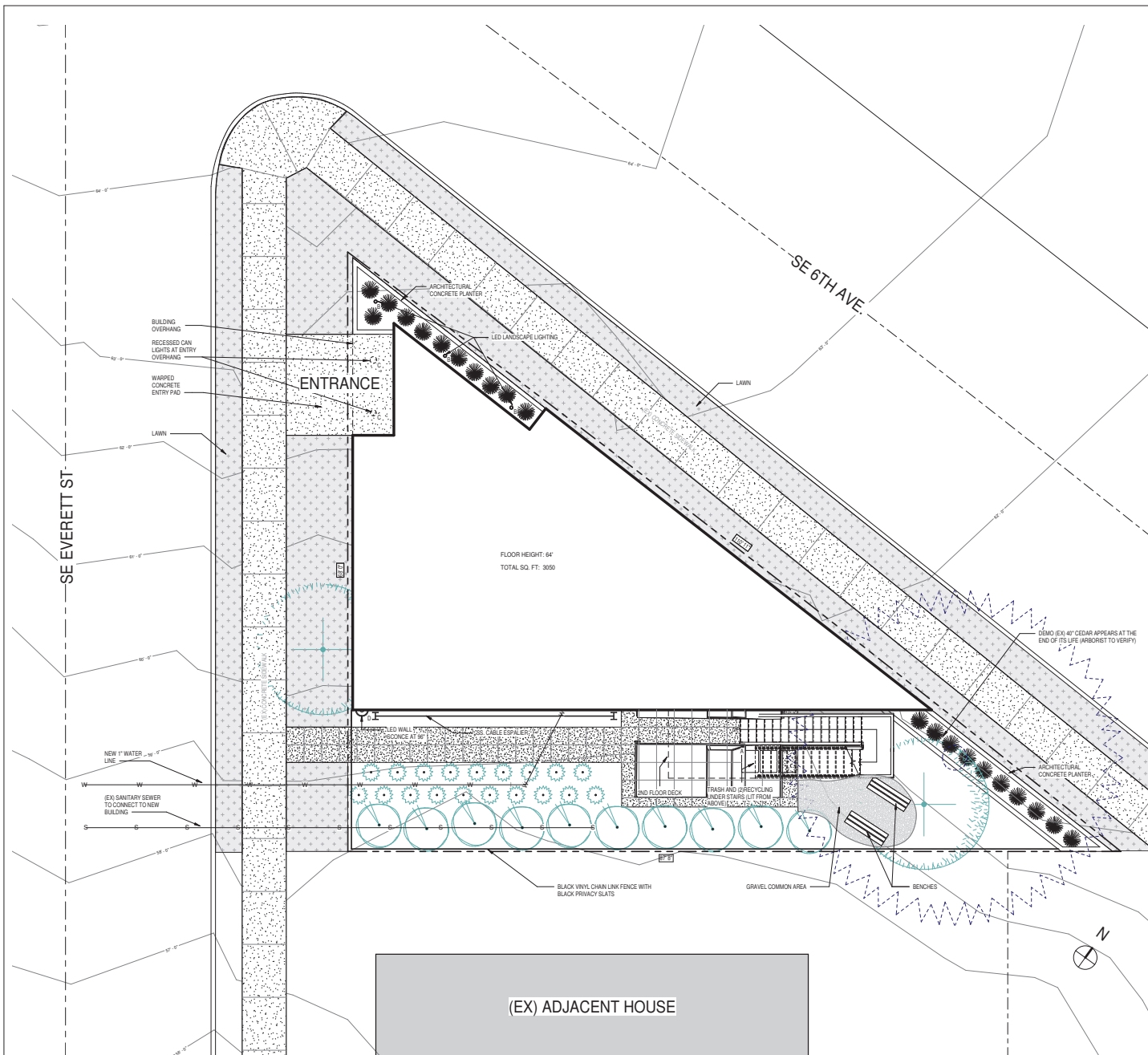
1 NORTHEAST
3/16" = 1'-0"



2 WEST
3/16" = 1'-0"



3 SOUTH
3/16" = 1'-0"



1 SITE PLAN
3/16" = 1'-0"

GENERAL DATA

SITE AREA	3004 SF
IMPERVIOUS AREA	496 SF
PAVING	1683 SF
BUILDING	2179 SF
TOTAL IMPERVIOUS	30 FT
BUILDING HEIGHT	HI
ZONE	

LANDSCAPED AREA

TOTAL LOT AREA	3004 SF
15% MINIMUM LANDSCAPING AREA	451 SF
ACTUAL AREA SHOWN	894.5 SF

TREES REQUIRED

20 TREES PER ACRE (WITH 3004 SF LOT)	1.36 TREES
ACTUAL TREES SHOWN	2 TREES

SHRUBS AND GRASS

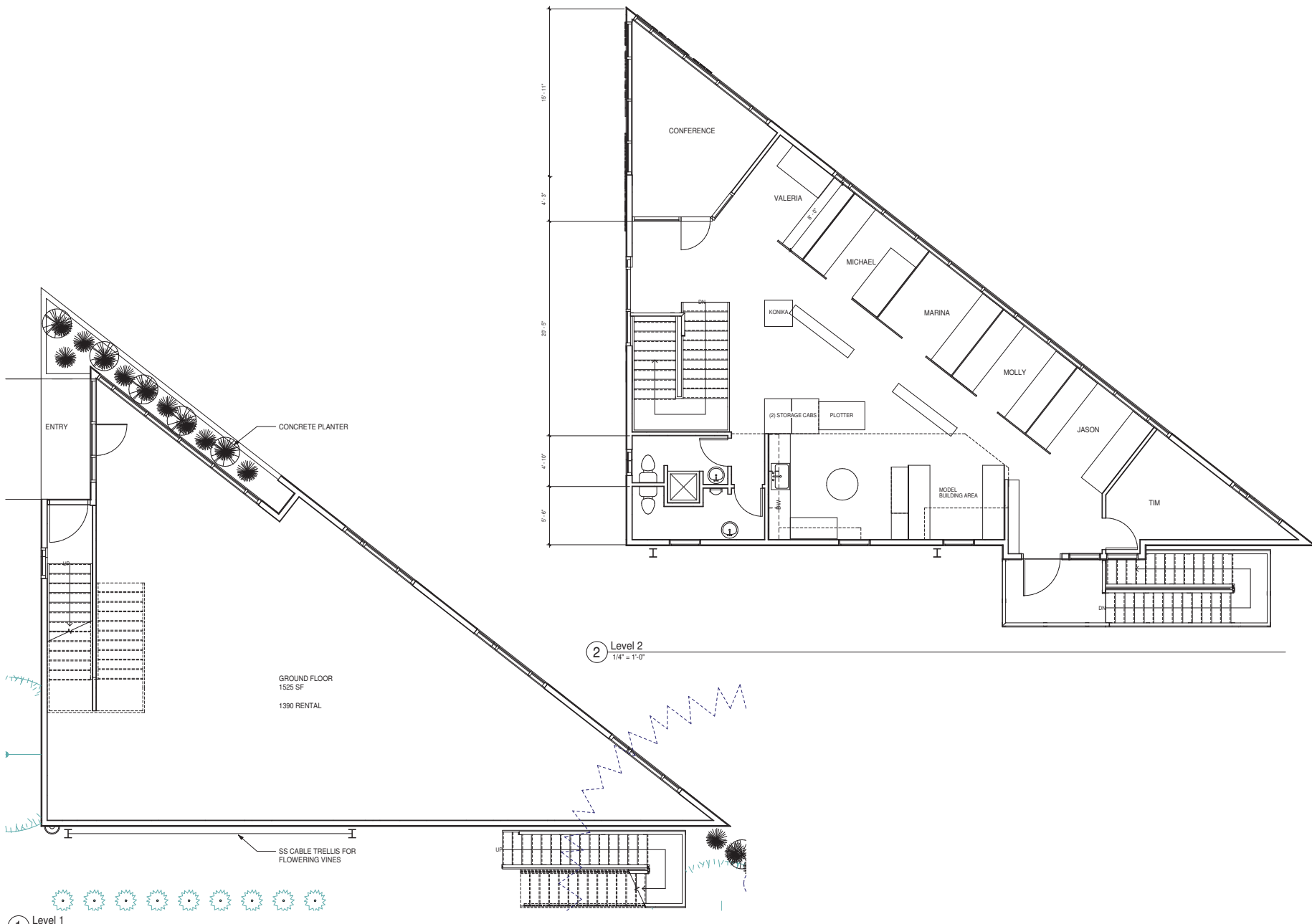
PLAN SYMBOL	MARK	COMMON NAME	BOTANICAL NAME	QTY
		BLUE OAT GRASS	HELODITRICHON SEMPERVIVENS	21
		HELLER JAPANESE HOLLY	ILEX C. 'HELLER'	19
		JEAN MARIE RHODODENDRON	RHODODENDRON 'JEAN MARIE'	10

TREES

PLAN SYMBOL	MARK	COMMON NAME	BOTANICAL NAME	QTY
		AKERON FLOWERING CHERRY	PRUNUS X YEDONENSIS 'WEBERHO'	2

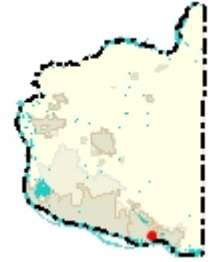
LIGHTING

A	DOWNLIGHT FOR TRASH AREA
B	LED LANDSCAPE LIGHT
C	RECESSED CAN LIGHT
D	WALL SCONCE





Three Rivers Development



Legend

Highway

- Interstate
- State Route
- Interstate Ramp
- State Ramp

Arterial

- Arterial
- Forest Arterial

Collector

- Minor
- Forest

Other

- Private, Other
- Proposed
- Unknown

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

220 SE Everett St
Parcel No. 89530000

1: 1,356



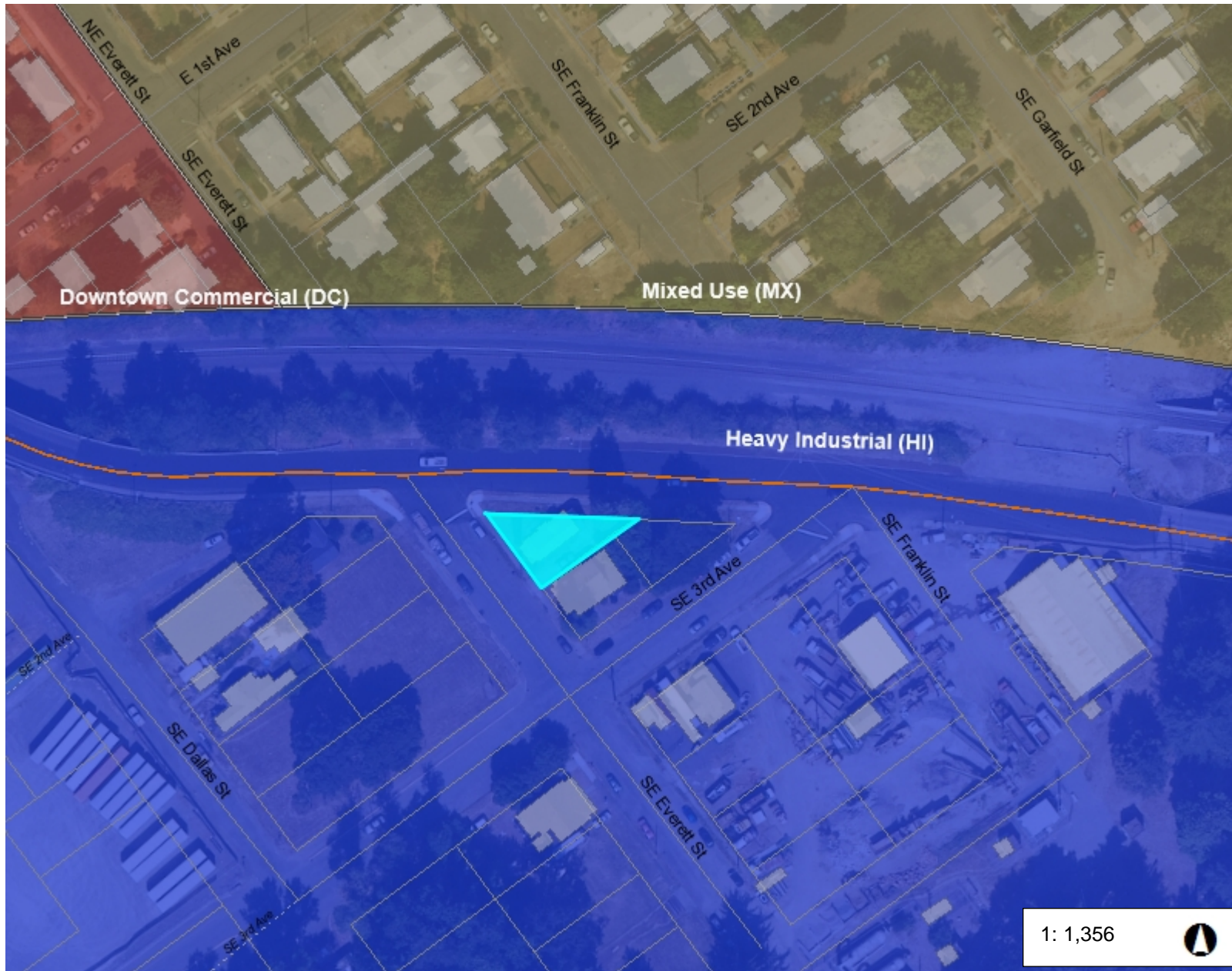
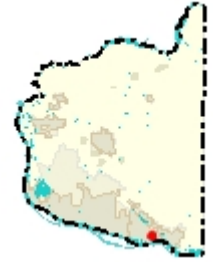
225.9 0 112.97 225.9 Feet

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

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Three Rivers Development



Legend

Highway

- Interstate
- State Route
- Interstate Ramp
- State Ramp

Arterial

- Arterial
- Forest Arterial

Collector

- Minor
- Forest

Other

- Private, Other
- Proposed
- Unknown

Building Footprints

Taxlots

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use

Notes:

220 SE Everett St
Parcel No. 89530000

225.9 0 112.97 225.9 Feet

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

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DR19-01 Three Rivers Development Design Review Checklist

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	

DESIGN REVIEW CHECKLIST

			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.	

DESIGN REVIEW CHECKLIST

Specific Principles and Guidelines

COMMERCIAL & MIXED USES				
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 zoned 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 zones 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.	
			Parking areas are screened with landscaping.	
			Buildings are placed close to streets and roads unless site constraints made it impossible or characteristics of the	

DESIGN REVIEW CHECKLIST

			surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	Note: Drought tolerant plants need at least 1-2 years of irrigation to be established.
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	