



DESIGN REVIEW COMMITTEE MEETING AGENDA

Wednesday, February 13, 2019, 4:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL / INTRODUCTIONS

III. MEETING ITEMS

A. SS Design Duplex (DR19-03)

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.

 [SS Design Duplex Staff Report \(DR19-03\)](#)

[1 Applicant's Narrative](#)

[2 Site Plan](#)

[3 Elevations](#)

[4 Landscape Plan](#)

[5 Design Review Checklist](#)

[6 Vicinity Map](#)

B. Sampson Sports Expansion (DR18-10)

Presenter: Lauren Hollenbeck, Senior 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.

 [Sampson Sports Expansion Staff Report \(DR18-10\)](#)

[1 Applicant's Narrative](#)

[2 Vicinity Map & Site Plan](#)

[3 Elevations](#)

[4 Landscape Plan](#)

[5 Floor Plans](#)

[6 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

DESIGN REVIEW

DR19-03 SS Design Duplex

To:	Design Review Committee
From:	Madeline Sutherland, Assistant Planner
Applicant:	SS Design 6161 NE HWY 99 #101a Vancouver, WA 98665
Location:	NW 6 th Ave Parcel No. 85255000

APPLICABLE LAW: The application was submitted on January 14, 2019. 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 duplex is located on approximately .18 acres of multi-family zoned property (MF-18), surrounded by multi-family residential, North of NW 6th Ave and South of NW 7th Ave in the SW ¼ of Section 10, 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 multi-family (CMC Chapter 18.19.050.B.3.c and the DRM page 19); which are included in the enclosed Design Review Checklist.

STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:

The standard and multi-family 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.



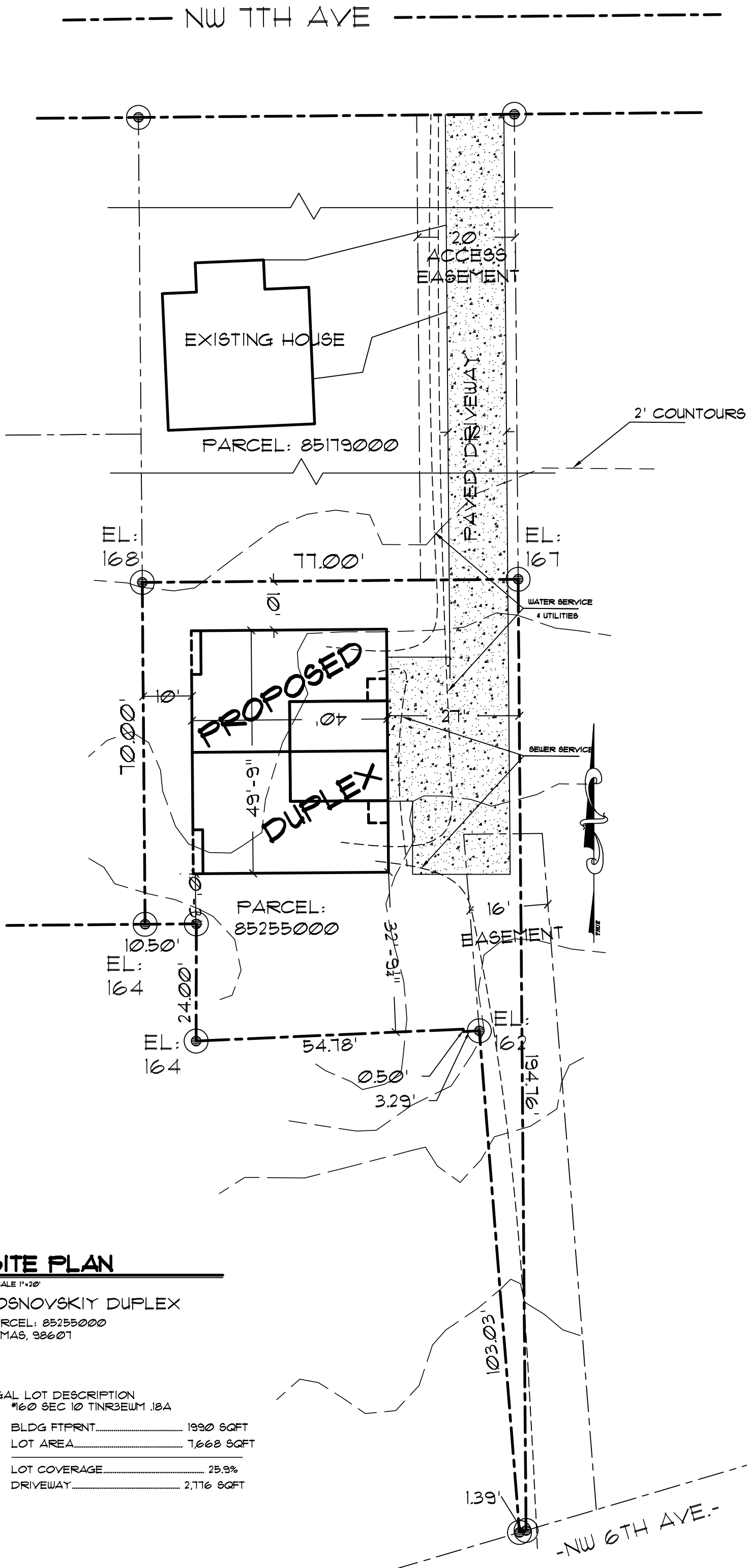
6168 NE HWY 99 STE 101A
VANCOUVER, WA. 98665
PHONE: (360) 521-3667

January 9, 2019

NARRATIVE – Duplex Design Review

Parcel 85255000

Proposing duplex on flag lot. Building to consist of 2 two residential units. Gross footprint 1960 sqft. Building will be 2 story with dimensions of 49 feet wide by 40 feet deep. Approximate building height to be 28 feet. Building will be as traditional stick framed walls with manufactured roof trusses, sitting on a concrete foundation. Building exterior will fiber cement lap siding with trim, architectural asphalt shingles, with earth tone colors. Landscape to surround the building with paved parking at the front garage door per attached site and landscape plan. As for how this duplex conforms to the design review manual, the garages of the building make up for 44% of the building width.



SITE PLAN

SCALE 1"=20'

SOSNOVSKIY DUPLEX

PARCEL: 85255000
CAMAS, 98607

LEGAL LOT DESCRIPTION	
*160 SEC 10 T1N3EWM .18A	
BLDG FTRNT.....	1990 SQFT
LOT AREA.....	7,668 SQFT
LOT COVERAGE..... 25.9%	
DRIVEWAY.....	2,716 SQFT

SHEET:

A1.00

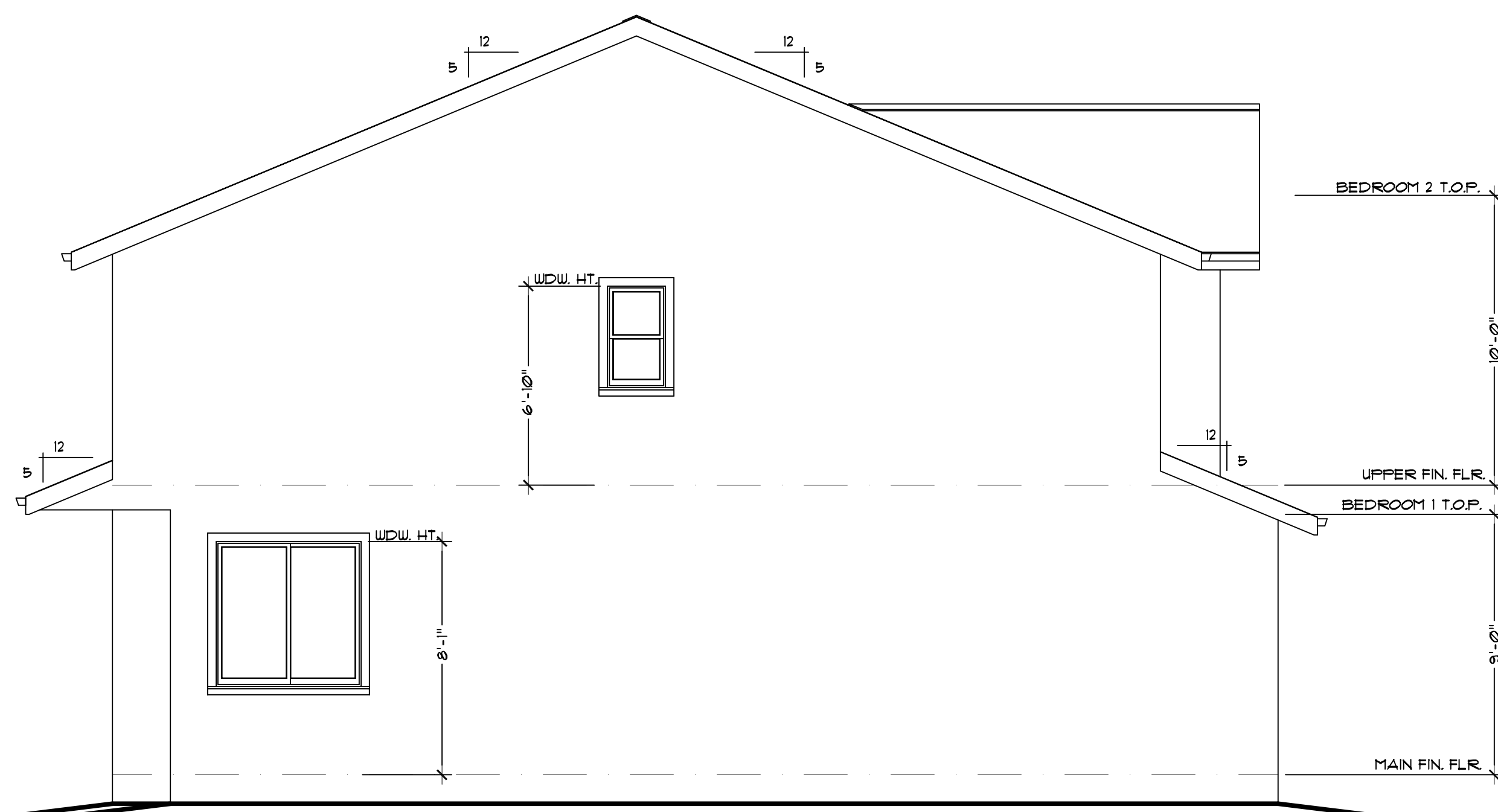
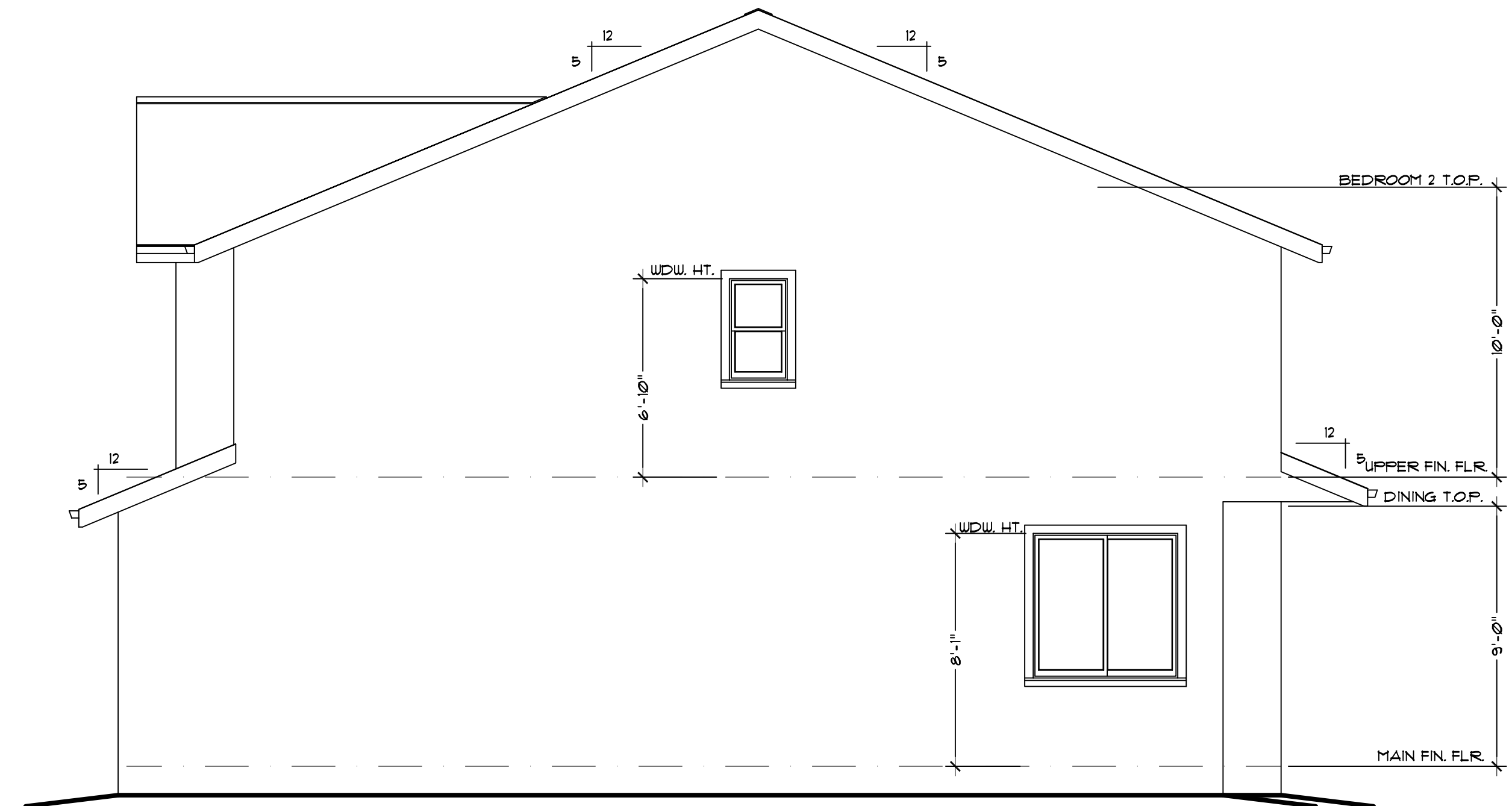
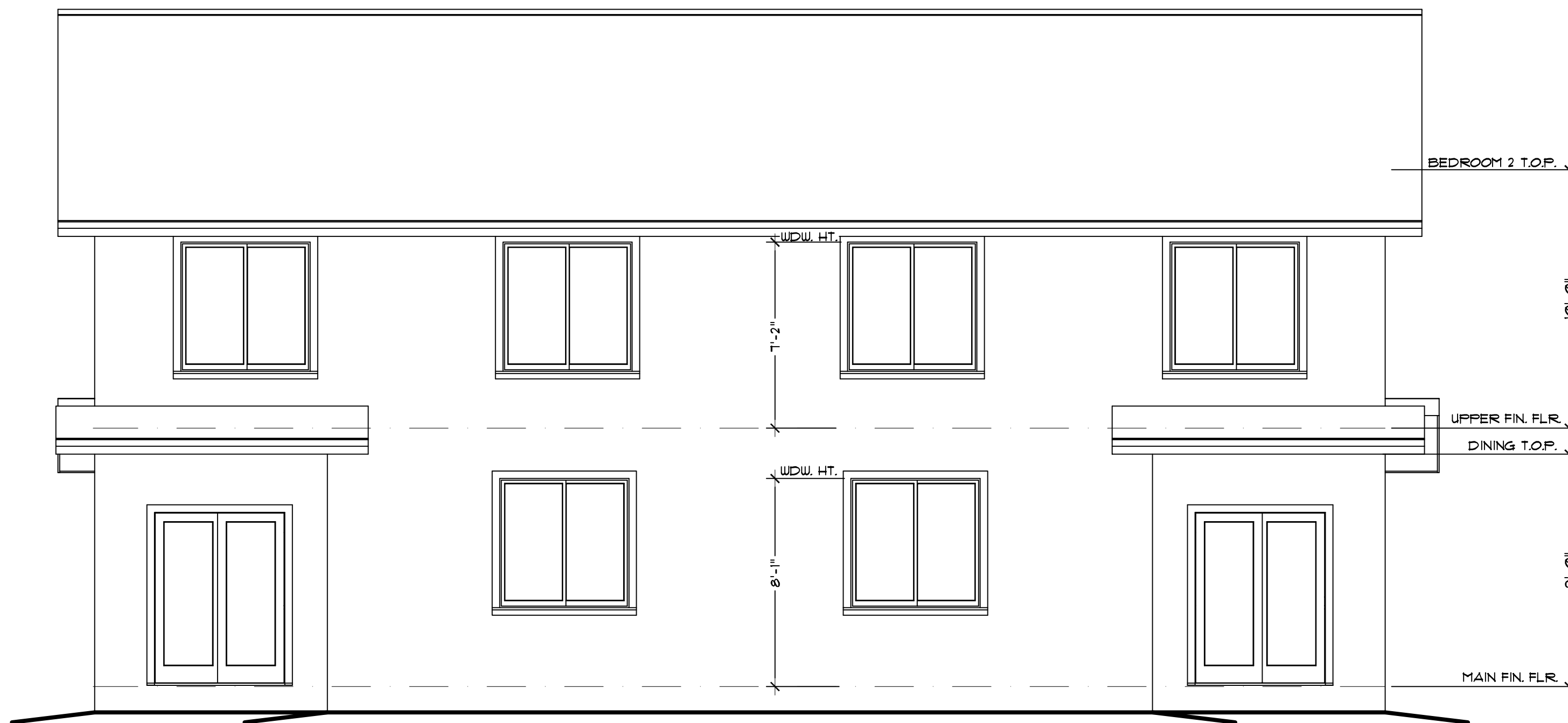
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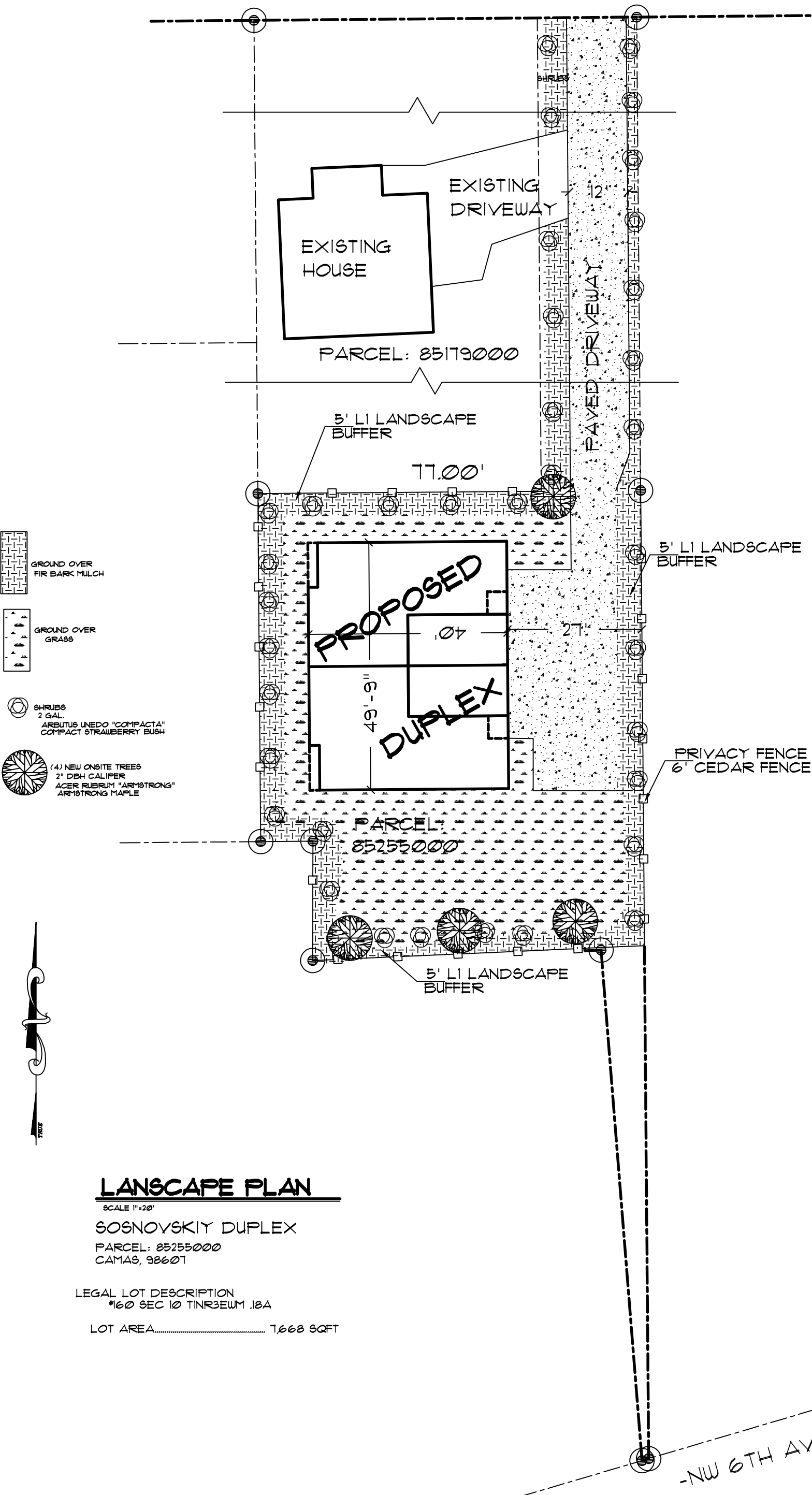
-SS Design-
Vancouver, Washington
tel. (360) 521-3667

A Proposed Project for:
SOSNOVSKIY DUPLEX
712 NE 130TH ST
Vancouver, WA 98685

REV.	DATE:
SLAVIK S.	09.14.18

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
APPLICABLE BUILDING CODES.
IT IS RESPONSIBILITY OF THE CONTRACTOR/ BUILDER
TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED
DIMENSIONS.







Design Review Checklist – DR19-03 SS Design Duplex

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

MULTI-FAMILY				
Yes	No	NA	Principles and Guidelines	Comments
1. STACKED HOUSING (APARTMENTS)				
Landscaping & Screening				
			Green belts are used to separate different uses whenever possible.	
			Vertical intensity of landscaping increases as the height of the structure increases.	
			Stacked housing abutting or located in single-family residentially zoned areas is designed to mitigate size and scale differences.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
Architecture & Streetscape				
			Buildings are brought up to the road to help define traffic/pedestrian movements.	
			Principal pedestrian entrances of buildings are along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.	
			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%.	
			All on-site parking areas are screened with landscaping. Parking spaces are clustered in small groups of no more than 6-10 spaces and separated by landscaping to create a pedestrian friendly park-like environment.	
			Detachable garages are located to the rear of stacked unit(s) so as not to be directly viewable from a public street.	
			Attached garages must be underground or to the rear of the units. If visible to adjoining properties, then they will account for less than 30% of the front face of the structure and articulated by architectural features, such	

DESIGN REVIEW CHECKLIST

			as windows, to avoid a blank look.	
			Stoops, porches and direct individual entries are included in the ground-floor units.	
			Street lighting poles and lamps are compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired. Surrounding sites are screened from parking and building lighting.	
2. TOWNHOMES AND ROWHOUSES				
			All on-site parking areas (excluding driveways & garages) are screened with landscaping. Width of driveway is minimized and front yard landscaping is maximized.	
			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 (as measured by lineal footage).	
			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.	
3. DUPLEX, TRIPLEX & FOUR-PLEX				
			Corner lots are preferred, and include fronts oriented to the street (In other words, each unit faces a street).	

DESIGN REVIEW CHECKLIST

			Attached garages account for less than 50% of the front face of the structure (as measured by lineal footage).	
			Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
			Buildings provide a complementary façade that faces the public right of way, and is the primary entrance to a unit or multiple units, unless impracticable.	

Exhibit 6
DR19-03





DESIGN REVIEW STAFF REPORT

Samson Sports Expansion

DR18-10

Relates Files: SPRV18-06,
BSP18-01, SEPA18-24

<u>TO</u>	Design Review Committee		
<u>FROM</u>	Lauren Hollenbeck, Senior Planner		
<u>LOCATION</u>	4325 NW Lake Rd Camas 98607 Parcel No. 175935-000		
<u>APPLICANT</u>	Brian Groth – BSG Design 360.567.9470	<u>OWNER</u>	Scott Parnell 1500 NW Ivy St Camas 98607 360.833.2507

APPLICABLE LAW: The application was submitted on October 3, 2018 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, and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval for the construction of a 9,427 square foot building for powder coating, parking for employees, customers and boat/trailer parking for business, along with associated landscaping. Vehicular access to the building is provided off NW Lake Road. The majority of the landscaping is focused along the perimeter of the property.

The Samson Sports business site is zoned Regional Commercial including vacant parcels that border the site to the north, east, and west. Single family residential uses within the site's vicinity are also within the Regional Commercial zone. To the south, the original development site is fronting NW Lake road and south of NW Lake Road is Wafertech, which is zoned Light Industrial/Business Park.

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

Standard, 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 Director for a final decision.



DESIGN REVIEW NARRATIVE

**SAMSON SPORTS NEW
BUILDING**

4325 NW Lake Road.
Camas, Wa 98607

Presented to: City
of Camas
Community Development Department 616
N.E. 4th Avenue
Camas, WA 98607

Prepared by: Brian
Groth (360) 567-
9470
ccswsolutions@gmail.com

December 7, 2018



**PROJECT INFORMATION
FOR
SAMSON SPORTS
NEW BUILDING**

GENERAL INFORMATION

Applicant:	Mason Sports LLC 4325 NW Lake Road Camas, WA 98607 (360) 833-2507
Request:	Design Review Approval
Location:	The site is located on the North side of NW Lake Rd. a few parcels West of NW Payne St. Located in the SW ¼ of Section 28, Township 2N, Range 3E of the Willamette Meridian.
Zoning:	RC (Regional Commercial)
Site Size:	286,625 sf (6.58 acres)

PROJECT DESCRIPTION AND LOCATION

The applicant is proposing a new manufacturing building of approximately 9,427 s.f. to be constructed on the North side of Future Road B with on-site parking for 24 cars. The existing parcel is on the North side of NW Lake Road and a few parcels West of NW Payne Street. The proposed development requires Design Review approval to insure compliance with applicable development standards. The project is also proposing to divide the existing site into 5 parcels through the Binding Site Plan. The Binding Site Plan will place the two existing buildings and parking two on two of the new lots. The new building proposed with this development will be located on another of the two new lots. Two additional lots will be located to the north of the proposed building for purposes of future development. This project does not propose any grading or construction on the northern two lots.

SITE CHARACTERISTICS

Current Conditions: The site area proposed for development is currently undeveloped and sits on the North side of the two existing Samson Sports buildings. The site moderately slopes from the SE corner down to the NW corner. An existing



curb-cut is located on NW Lake Road to the South.

The area surrounding the site is best characterized by noting it is an area in transition. To the South are the two existing Samson Sports Buildings and the land on the remaining three sides is vacant land zoned RC. Currently this area is transitioning from rural housing to light industrial/commercial uses.

ZONING

The applicant is proposing a new two-story manufacturing building of approx. 9,427 s.f. with on-site parking for 24 cars. The on-site parking will include 18 standard stalls, 5 compact stalls, and 1 van accessible handicap stalls.

Hours of operation for the new addition will be from 7:00 AM to 6:00 PM Monday thru Saturday. Deliveries will occur in the morning hours.

Proposed construction schedule is to start in the Summer / Fall of 2019.

ROADS

The site is currently served by one full access curb-cut. An existing curb and sidewalk are in place along NW Lake road. The owner proposes to add a full access curb-cut to the proposed future road on the South end of this development parcel.

SEWER, WATER and STORM DRAINAGE

The site is currently served by the Camas sewer and water district. The new impervious surface area will be serviced by a new on-site water filtration system as per City of Camas standards.

FIRE

The project is located in the Camas/Washougal Fire District. A new on-site fire hydrant is proposed, and adequate fire apparatus circulation is provided.

BINDING SITE PLAN - CMC 17.15.030.D

The Applicant is proposing to divide the subject parcel into 5 lots via the Binding Site Plan Process.

- 1. Prior to approval of any binding site plan, the community development director shall insure that the following improvements are provided to sufficiently service the anticipated uses throughout the proposed plan and*



meet the following decision criteria:

- a. *Provisions have been made for water, storm drainage, erosion control and sanitary sewer disposal that are consistent with the Camas Design Standard Manual and other state adopted standards and plans;*

Response: The Proposed Development Plans and Technical Information provide information and design elements that adequately address these items and prove that the proposal is feasible.

- b. *Provisions for road, utilities, street lighting, street trees, access to off-street parking and loading and other improvements consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;*

Response: No roads are proposed with this development. Utilities will be extended to and thru the site, the final engineering process will address these items. No street lighting is proposed, onsite lighting will be provided and designed with the final engineering process. Landscaping, which provides frontage trees and ground cover is provided in the preliminary landscaping plan. The site proposes off street parking and loading to meet CMC 18.11.

- c. *Street signs must be in place, fire apparatus access complete to most current adopted International Fire Code standards, and fire hydrants shall be flow tested by a Washington State licensed fire sprinkler contractor. Flow test results shall be submitted to the fire department. Fire hydrant locations shall be verified by the fire department;*

Response: The proposed development will install required signage per the final engineering review process. Fire apparatus access and infrastructure will be design, constructed and installed as directed by the City Fire Marshal.

- d. *Provisions have been made for all public dedications, and/or easements; and*

Response: The Proposed Development is not making any public dedications. Easements will be provided to the City for access, inspection and maintenance at time of Final Engineering.

- e. *Monumentation of all exterior site corners.*

Response: At time of final plat all site corners will have monumentation installed.

2. *The site is zoned commercial or industrial and meets the definition of an integrated site.*

Response: The site is Zoned Regional Commercial.

3. *Appropriate easements and maintenance agreements for shared facilities,*



including but not limited to, circulation, parking, utilities and landscaping, have been provided.

Response: Provided at final BSP, Final Site Plan and Final Engineering.

4. *When taken as a whole, and not considering any interior lot lines, the integrated site meets all the zoning and subdivision requirements.*

Response: The site as a whole meets all zoning and subdivision requirements.

5. *Modifications to the minimum zoning standards for individual lots located within the integrated site, including setbacks, parking, landscaping, lot area and lot dimension are not detrimental to the public health, safety and welfare, do not adversely affect the rest of the integrated site or other properties in the vicinity.*

Response: This proposed project is not detrimental to any of the above listed items.

6. *Common improvements necessary to serve any particular phase of development must be sufficient for meeting the zoning and subdivision requirements for that phase.*

Response: The proposed project is not being phased at this time.

7. *The circulation system incorporates appropriate provisions for safe pedestrian activity to the site from the street, and from building to building within the site.*

Response: The proposed project provides circulation and safe pedestrian access in line with the type of development and similar to adjacently approved projects such as Dwyer Creek Business Park.

8. *The sign regulations shall be applied to the integrated site as a whole. For example, the number of freestanding signs allowed is based on one site within the binding site plan. Individual ownership within the integrated site are not considered to be separate sites in determining the number of freestanding signs allowed.*

Response: Provided at final BSP, Site Plan and Engineering.

9. *Comply with yard requirements of the most current adopted International Building Code.*

Response: No "Yards" are proposed.

CRITERIA FOR APPROVAL.

The city shall consider approval of the site plans with specific attention to the following:



A. Compatibility with the city's comprehensive plan;

Response: The proposed commercial use of this site meets the intent of the comprehensive plan by retaining the sites use as commercial and developing the site out for commercial use.

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

Response: The proposal meets the applicable design and development standards as outlined, see prior narrative dialogue and proposed development plans.

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 for by the applicable regulations;

Response: Services are available and adequate to serve the proposed development, see prior narrative dialogue and proposed development plans.

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: Services are available and adequate to serve the proposed development, see prior narrative dialogue and proposed development plans. No Parks and Trails are proposed nor required.

E. Adequate provisions are made for maintenance of public utilities; and

Response: Onsite utilities are private.

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: The proposal qualifies for a Type II Review and Approval therefore the approval shall follow approval procedures as outlined in CMC 18.55.

SUMMARY

The proposed development is in the public interest because it complies with the comprehensive plan policies promoting economic development. It also complies with zoning and development codes insuring compatibility with surrounding uses. Among the design principals incorporated into this project are the following:

Onsite parking is placed on the interior of the development around the new manufacturing building. The nature of the manufacturing process requires multiple



full-sized overhead door access on both the East and West side of the building. This requires placing the building in the middle of the site to allow for functional circulation. This also provides maximum fire apparatus circulation around the entire structure. Although manufacturing buildings are typically large square boxes, a great deal of attention has been placed on designing this building to have street appeal. The most visible elevation of this building will be to the South. On the south side the office area has been designed to look more like a commercial office building. This area protrudes out from the manufacturing warehouse portion of the building and is highlighted by a curved/segmented oversized window system above the entry below. In addition to the office area, the exterior of the manufacturing/warehouse façade has been designed to break-up large wall areas into smaller, more interesting segments. This will be accomplished by using stone veneer wainscoting, synthetic stucco and multiple metal panels of differing vertical/horizontal orientation and color. The exterior overhead doors will have full glass panels which will not only improve the interior environment but will also add to the exterior elevation relief along with upper windows to break up the wall area. Overall the exterior design will help define the streetscape by showing a great deal of visual interest.

The surrounding zones are of equal or like uses however the new building does mitigate size and scale differences with its exterior elevation scheme.

The new building should seamlessly integrate with the surrounding development uses which appear to be large industrial/commercial buildings with large facades which are also broken-up with visual relief designs.

Proposed landscaping comprises of native NW vegetation and makes use of mostly evergreen shrubs that will maintain year around color and will be hardy with low maintenance.

Trees will be planted as per City of Camas standards.

Landscape islands are placed between parking stall groupings where possible and one tree per every three stalls will be planted in the parking and adjacent landscape areas around the building.

The total landscape area of the new development site is approximately 11.5% of the total site area. This will also contribute to minimizing the scale of the new building and to the visual appearance from the surrounding parcels.

Any on-site lighting will be screened from adjacent properties.

SAMSON SPORTS

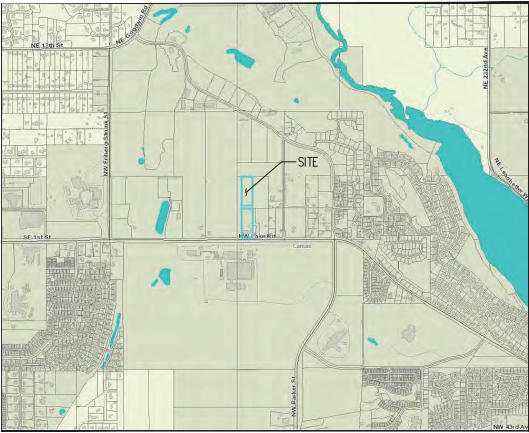
DESIGN REVIEW PLANS

PARCEL # 175935-000
IN A PORTION OF THE
SW 1/4 OF SECTION 28
T 2 N, R 3 E, W.M.
CAMAS, WASHINGTON

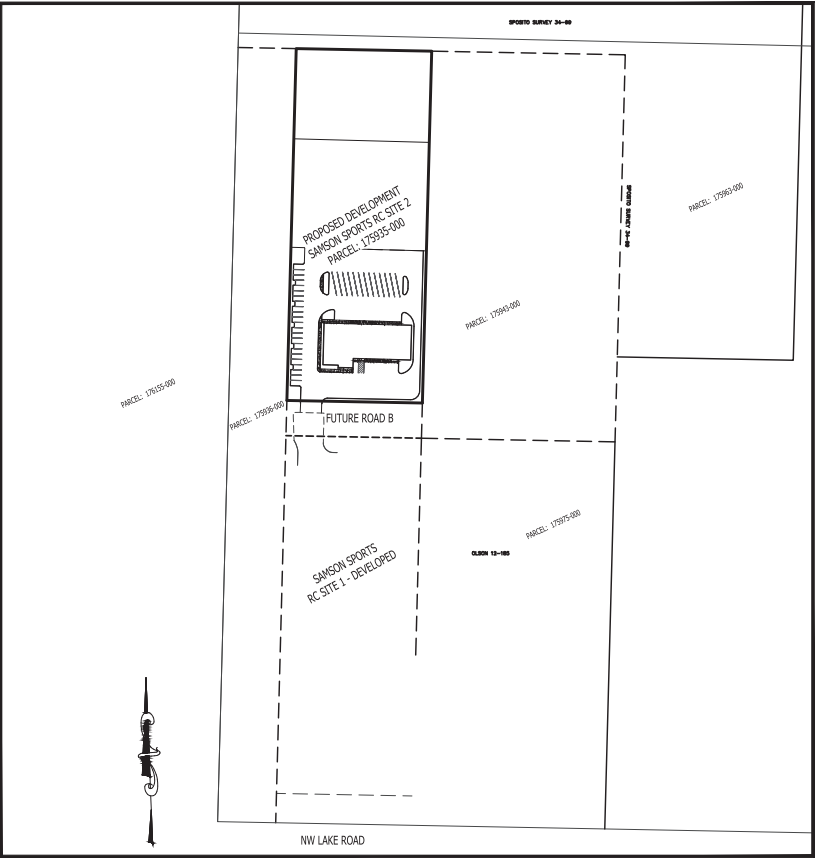
APPLICANT/OWNER:
SAMSON SPORTS
4327 NW LAKE RD.
CAMAS, WA 98607
PHONE: (360) 833-2507

ENGINEERING FIRM:
BSG DESIGN, LLC
3538 S. 3RD WAY
RIDGEFIELD, WA 98642
CONTACT PERSON: BRIAN GROTH
PHONE: (360) 567-9470
EMAIL: CCSWSOLUTIONS@GMAIL.COM

PARCEL INFORMATION:
PARCEL # 175935-000
PARCEL AREA: 6.58 ACRES
ZONED: RC



VICINITY MAP
NOT TO SCALE



SITE MAP
1" = 100'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
P00	COVER SHEET
P20	SITE PLAN - OVERALL
DR1	MAIN LEVEL FLOOR PLAN
DR2	UPPER LEVEL FLOOR PLAN
DR3	EAST AND SOUTH ELEVATION
P50	WEST AND NORTH ELEVATION
L100	LANDSCAPE PLAN

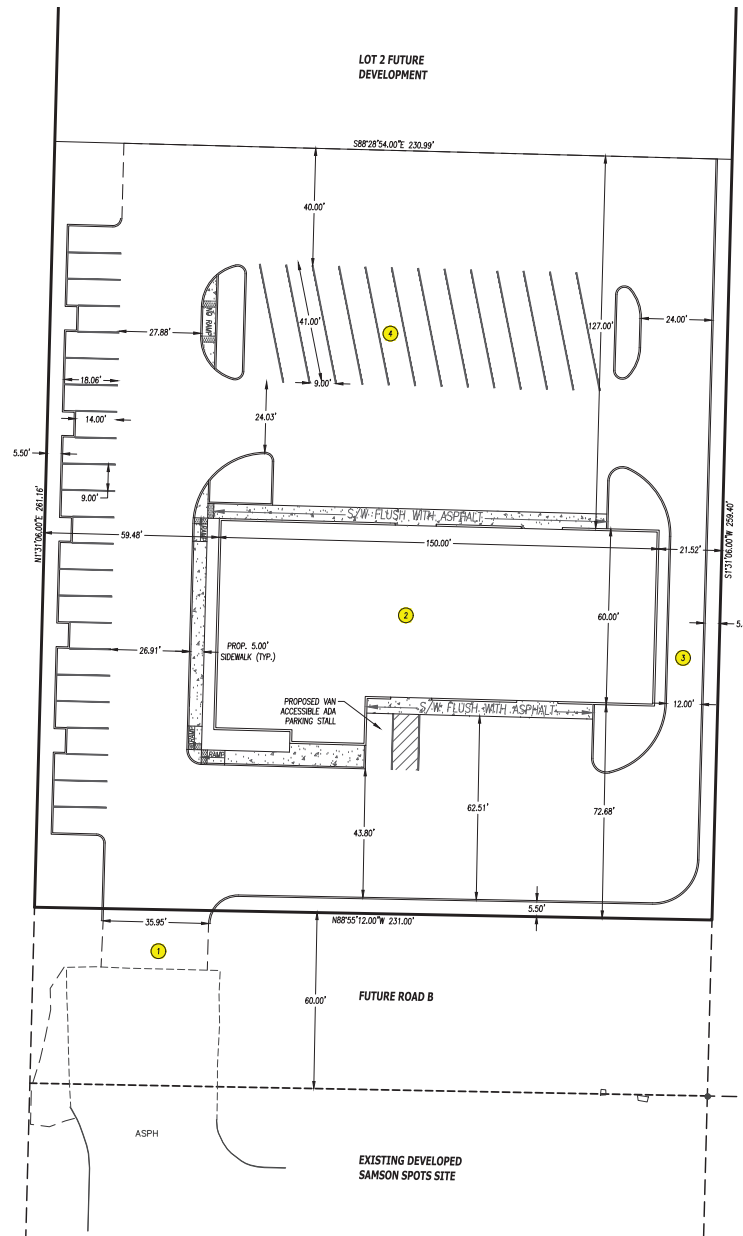


SAMSON SPORTS
REGIONAL COMMERCIAL SITE 2
CITY OF CAMAS, WA TAX ID 175935-000

COVER SHEET



SHEET
P00



SITE STATISTICS:

ZONING: RC
 SITE AREA: LOT #1: 59,917 SF
 TOTAL PROPOSED RIGHT-OF-WAY AREA: NONE
 LANDSCAPE PERCENTAGE: 15% REQUIRED (8,988 SF)
 29.5% PROVIDED (17,700 SF)
 PARKING TO TREE RATIO: 1 TREE PER 3 PARKING STALLS
 10 TREES REQUIRED - 12 PROVIDED
 PARKING:
 FULL-SIZE = 18
 ADA = 1
 COMPACT = 5
 TOTAL PROPOSED = 24
 TOTAL REQUIRED = 24*

*PARKING REQUIRED IS BASED ON 1 STALL PER 400 SF FLOOR AREA (REPAIR/MAINTENANCE FACILITY). APPLICANT RESERVES THE RIGHT TO MODIFY PROVIDED PARKING BASED ON FINAL BUILDING SIZE.

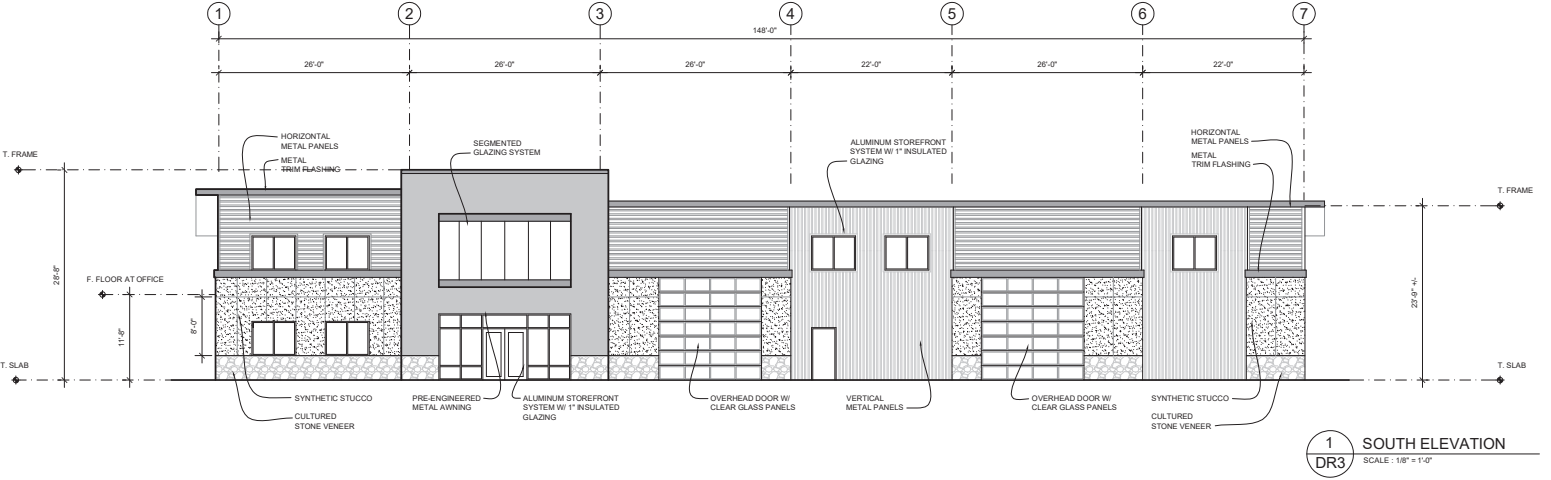
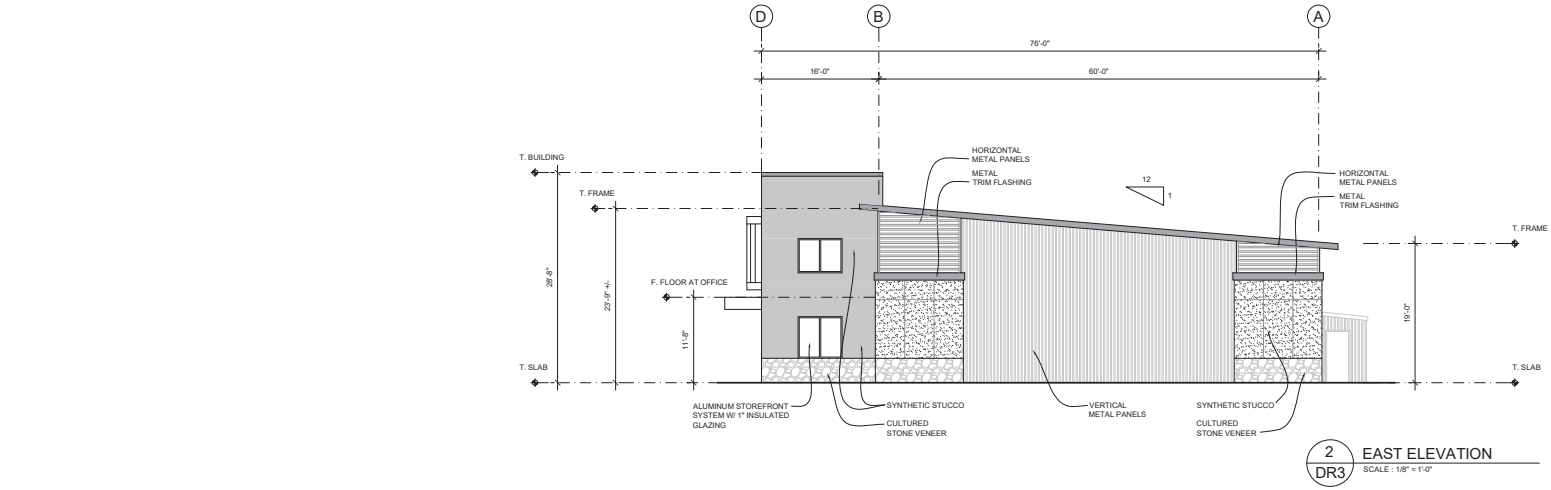
KEYED NOTES:

1. PROPOSED 36' WIDE ACCESS TO EXTEND FROM EXISTING DRIVEWAY STUB. EXTENSION ACROSS ROAD B IS TEMPORARY AND TO BE REMOVED WHEN ROAD B IS CONSTRUCTED.
2. PROPOSED 9,427 SF POWDER COATING BUILDING FOR SAMSON SPORTS BUSINESS EXPANSION. FINAL BUILDING SIZE TO BE DETERMINED.
3. OPTIONAL 12' SIDE DRIVE THRU FOR BUSINESS OPERATION USE. NOT FOR PUBLIC CIRCULATION. APPLICANT RESERVES THE RIGHT TO REMOVE OR MODIFY THIS DRIVEWAY.
4. PROPOSED BOAT WITH TRAILER PARKING AREA. FLEX PARKING FOR PHASE 1 BUSINESS USE. APPLICANT RESERVES THE RIGHT TO REMOVE OR MODIFY THIS AREA. AREA NOT INCLUDED IN PARKING CALCULATIONS.

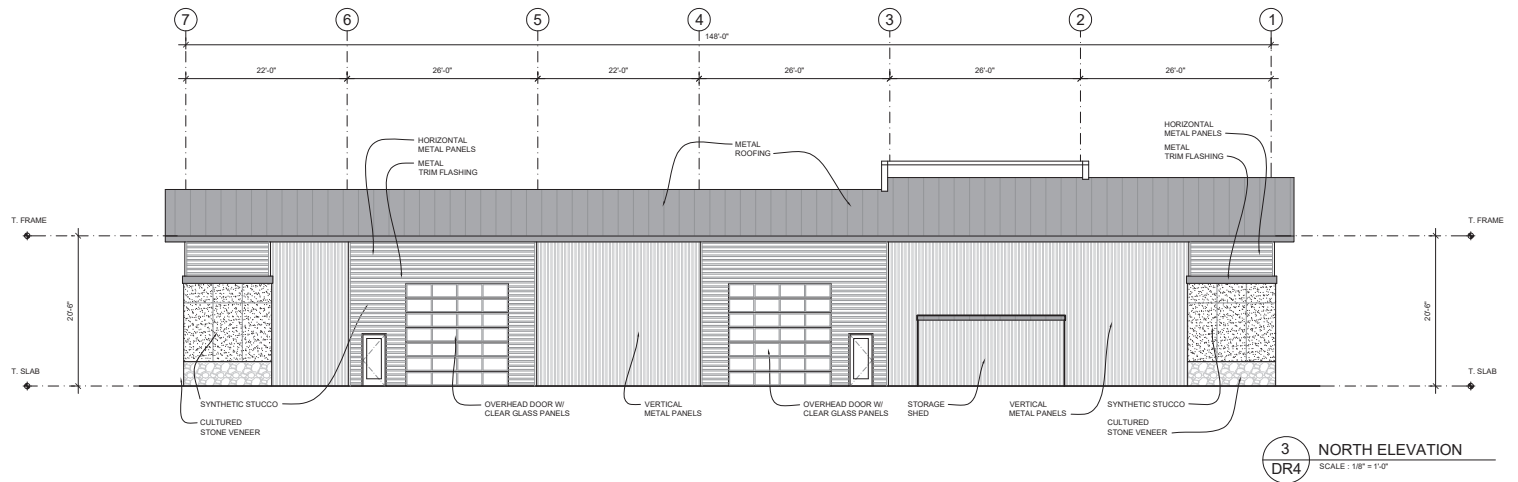
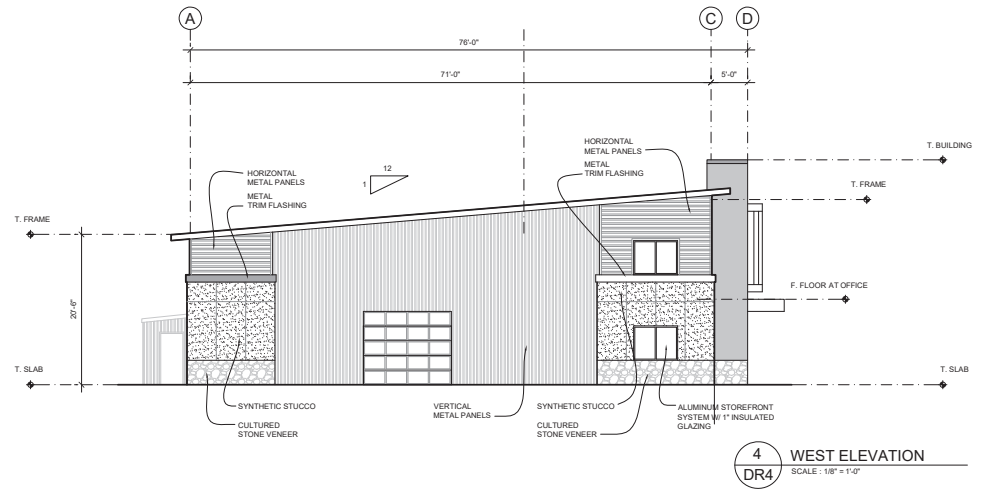
GENERAL NOTES:


1. LOT 1 IS TO HAVE SEWER, WATER, AND ACCESS EASEMENT FOR BENEFIT OF LOTS 2 AND 3.
2. SEE LANDSCAPE PLANS FOR REQUIRED PLANTINGS AND BUFFERS.

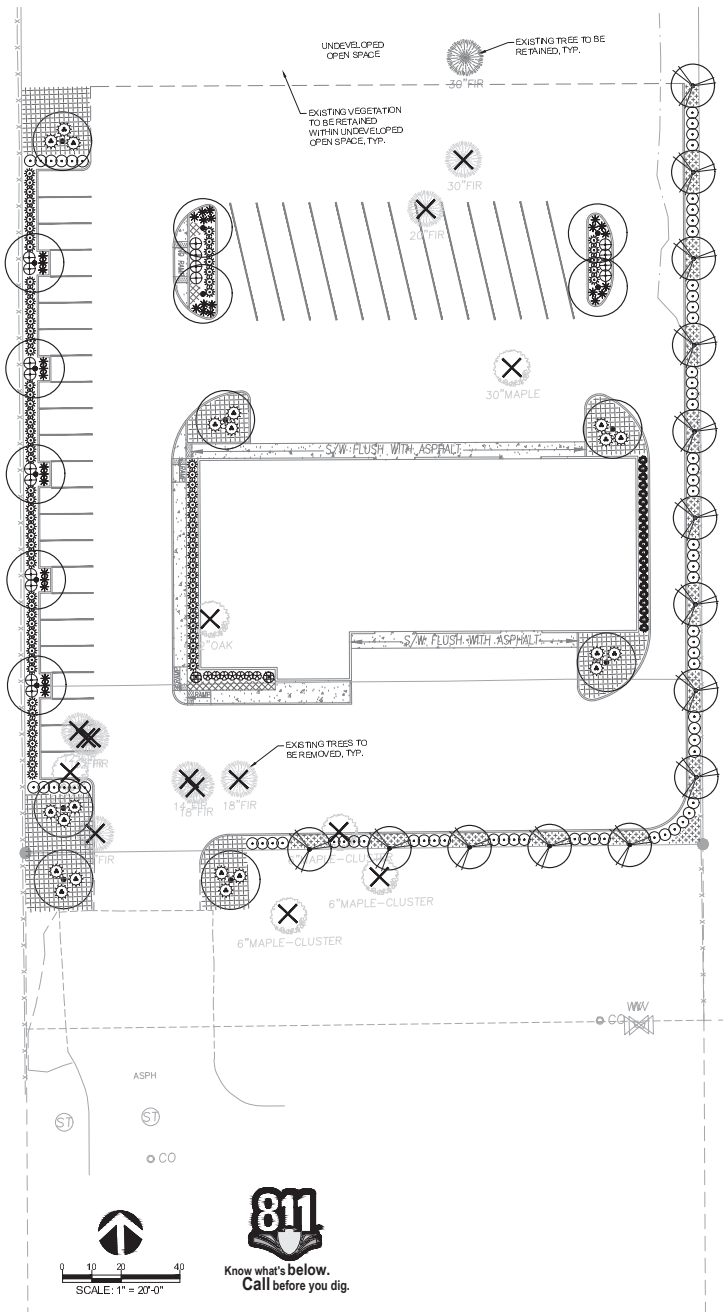
Exhibit 3
DR18-10



JOB NUMBER: 18-357	DATE: 9-17-2018	SAMSON SPORTS PHASE II 4325 NW LAKE ROAD CAMAS, WA 98607	 LLB ARCHITECTURE 1115 ESTHER STREET, SUITE B VANCOUVER, WA 98660	SHEET NUMBER: DR 3
DRAWN BY: MJB	REVISIONS:			
SHEET TITLE: EXTERIOR ELEVATIONS				

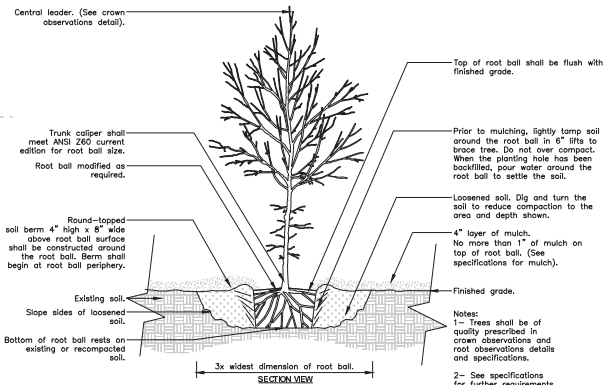


JOB NUMBER: 18-357	DATE: 9-17-2018	SAMSON SPORTS PHASE II 4325 NW LAKE ROAD CAMAS, WA 98607	 LLB ARCHITECTURE <small>1115 ESTHER STREET, SUITE B VANCOUVER, WA 98660</small>	DR 4
DRAWN BY: MJB	REVISIONS:			
SHEET TITLE: EXTERIOR ELEVATIONS				

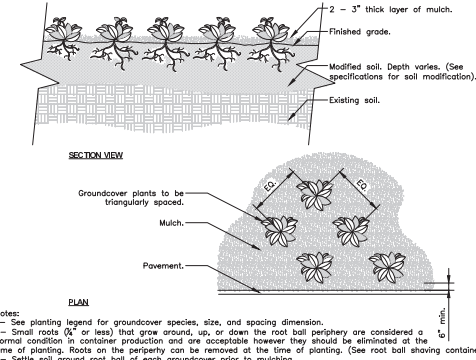


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	<i>Calyptranthes</i> 'Franz Fontaine' / Franz Fontaine Hornbeam or Approved Equal	B & B	2" cal	30' o.c.	14
	<i>Crataegus</i> x <i>laevigata</i> / Hawthorn or Approved Equal	B & B	2" cal	as shown	16
	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	<i>Cornus</i> alba 'Elegantissima' / Silveredge Dogwood or Approved Equal	5 gal	18"-24"	5' o.c.	21
	<i>Pieris</i> japonica 'Mountain Fire' / Mountain Fire Pieris or Approved Equal	5 gal	15"-18"	4' o.c.	2
	<i>Prunus laurocerasus</i> 'Otto Luyken' / Luykens Laurel or Approved Equal	5 gal	15"-18"	4' o.c.	70
	<i>Spiraea japonica</i> 'Double Play Gold' / Spiraea 'Double Play Gold' or Approved Equal	5 gal	15"-18"	3' o.c.	7
	<i>Spiraea x bumalda</i> 'Goldflame' / Goldflame Spiraea or Approved Equal	5 gal	15"-18"	4' o.c.	18
	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	<i>Calamagrostis</i> x <i>scutellaria</i> 'Avalanche' / Feather Reed Grass or Approved Equal	5 gal	18"-24"	3.5' o.c.	85
	<i>Carex</i> obovata 'Everest' / Everest Japanese Sedge or Approved Equal	1 gal	10"-12"	3' o.c.	21
	<i>Pennisetum alopecuroides</i> 'Himeki' / Himeki Dwarf Fountain Grass or Approved Equal	1 gal	10"-12"	3' o.c.	33
	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	<i>Asplenium</i> platyneuron / Carpet Buple or Approved Equal	1 gal	6"-12"	18" o.c.	54
	<i>Colanderella</i> dammeri 'Coral Beauty' / Bearberry Colanderella or Approved Equal	1 gal	6"-12"	4' o.c.	62
	<i>Fragaria</i> chiloensis / Beach Strawberry or Approved Equal	1 gal	6"-12"	4' o.c.	155



1 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)
1/2" = 1'-0"

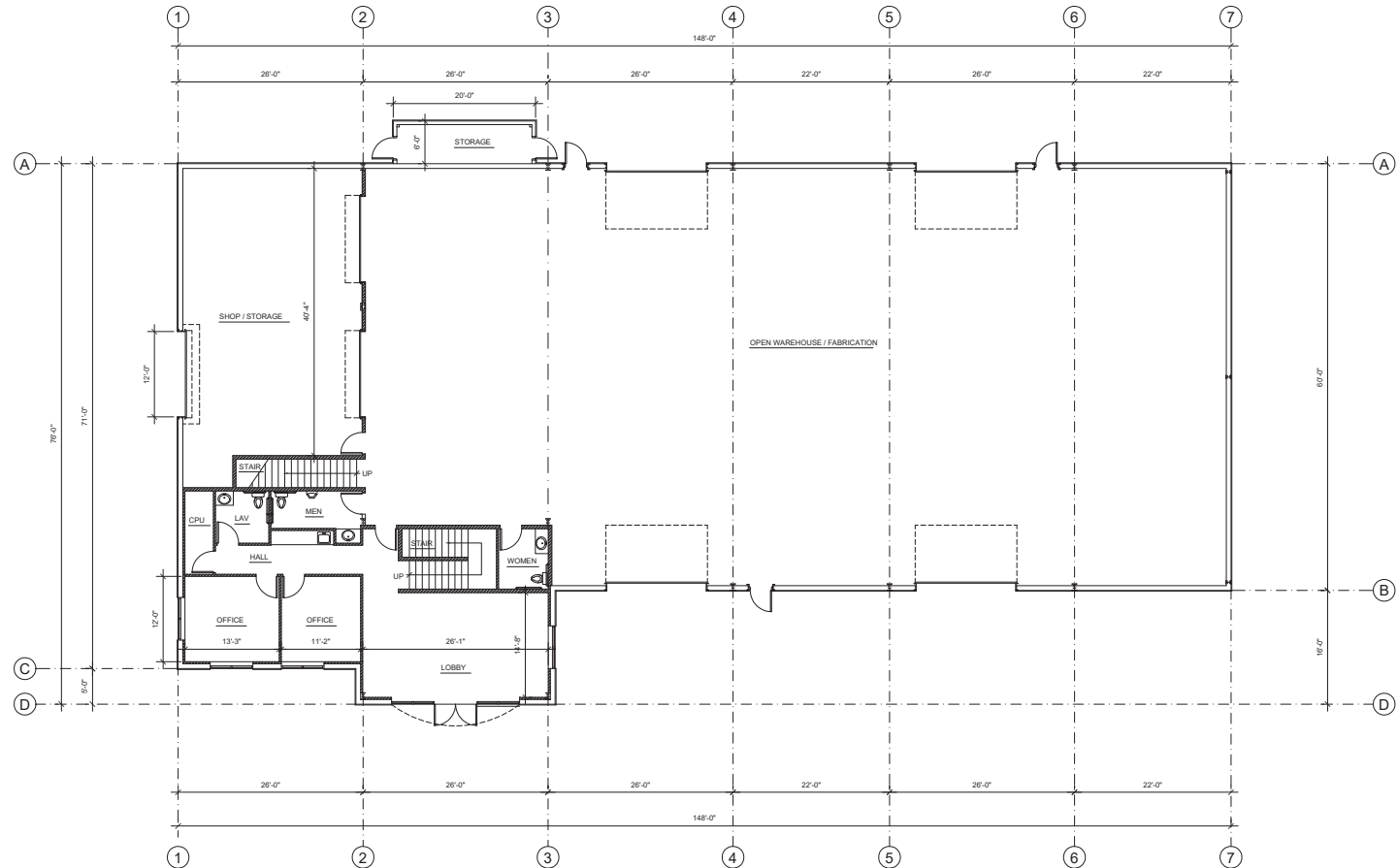


2 GROUND COVER
3/4" = 1'-0"

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball showing container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

URBAN TREE FOUNDATION © 2014
OPEN SOURCE TREE TO USE
FX-PL-FX-TREE-06
FX-PL-FX-GROU-01

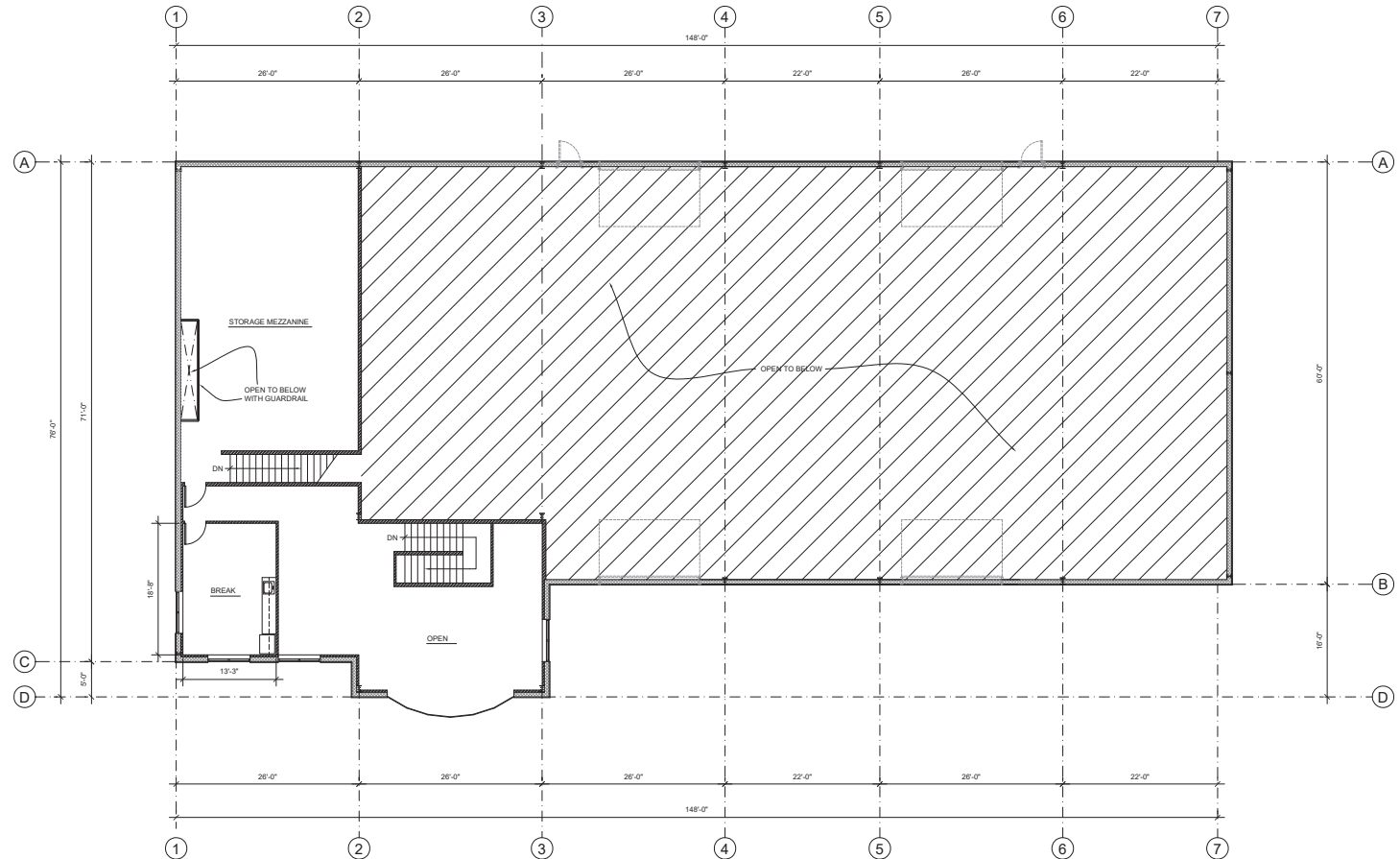
Exhibit 5 DR18-10



AREA CALCULATIONS	11,999 S.F. TOTAL
MAIN LEVEL OVERALL:	9,723 S.F. (OFFICE 1,345 S.F. / SHOP 8,378 S.F.)
UPPER LEVEL OVERALL:	2,276 S.F.

MAIN LEVEL
FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOB NUMBER: 18-357	DATE: 9-17-2018	SAMSON SPORTS PHASE II 4325 NW LAKE ROAD CAMAS, WA 98607	 LLB ARCHITECTURE 1115 ESTHER STREET, SUITE B VANCOUVER, WA 98660	SHEET NUMBER: DR 1
DRAWN BY: MJB	REVISIONS:			
SHEET TITLE: MAIN LEVEL FLOOR PLAN				



AREA CALCULATIONS	11,999 S.F. TOTAL
MAIN LEVEL OVERALL:	9,723 S.F. (OFFICE 1,345 S.F. / SHOP 8,378 S.F.)
UPPER LEVEL OVERALL:	2,276 S.F.

UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOB NUMBER: 18-357	DATE: SEPT. 2018	SAMSON SPORTS PHASE II 4325 NW LAKE ROAD CAMAS, WA 98607	 LLB ARCHITECTURE 1115 ESTHER STREET, SUITE B VANCOUVER, WA 98660	SHEET NUMBER: DR 2
DRAWN BY: MJB	REVISIONS:			
SHEET TITLE: UPPER LEVEL FLOOR PLAN				



Community Development Department
616 NE Fourth Avenue Camas, WA 98607

Design Review Checklist

Samson Sports Expansion (DR18-10)

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 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.	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.	