



DESIGN REVIEW COMMITTEE MEETING AGENDA

Tuesday, August 14, 2018, 5:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL / INTRODUCTIONS

III. MEETING ITEMS

A. Camas Self-Storage (DR18-07)

Details: The applicant proposes to construct a one-story mini storage facility, a one-story industrial warehouse, and ground storage units all totaling 76,710 square feet in a Light Industrial (LI) zoning district. The Design Review Committee (DRC) provides a recommendation to the decision maker that includes consideration of the general design review standards of the Camas Municipal Code (CMC) Chapter 18.19 Design Review and the Camas Design Review Manual (DRM).

Presenter: Lauren Hollenbeck, Senior Planner

Recommended Action: The Design Review Committee (DRC) reviews the submitted materials, deliberates and forwards a recommendation to the Director for a final decision.

 [Staff Report for Camas Self Storage](#)

[Design Review Checklist](#)

[Exhibit 1 Applicant's Narrative](#)

[Exhibit 2 Existing Conditions](#)

[Exhibit 3 Site Plan & Elevations](#)

[Exhibit 4 Landscape Plan 1](#)

[Exhibit 5 Landscape Plan 2](#)

[Exhibit 6 Notice of Design Review](#)

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.



Community Development Department
616 NE Fourth Avenue
Camas, WA 98607
(360) 817-1568

STAFF REPORT
Design Review Application for Camas Self Storage Facility
City File No. DR18-07
Related files: (SPRV18-04, CA18-09, SEPA18-17)

To: Design Review Committee
FROM: Lauren Hollenbeck, Senior Planner
APPLICANT/OWNER: Kate's Heath, LLC. Melanie Poe
LOCATION: Parcel number 125195000

APPLICABLE LAW: The application was submitted on June 4th, 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 applicant is currently seeking design review approval for the construction of a one story mini-storage building, one story industrial warehouse, and ground storage units totaling 47,710 square feet. A total of 43 parking spaces are provided for the buildings. The site fronts 38th Ave. Vehicular access to the building is provided off of 38th Ave. The majority of the landscaping is focused along the perimeter of the property.

The project area is bordered on the north, east, and west by vacant land zoned Light Industrial and Business Park. To the south are single family residential swellings in Regional Commercial zoned lots.

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 gateway and corridors (CMC Chapter 18.19.050.B.1 and the DRM pages 8-12), and commercial and mixed-uses (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 USES DESIGN PRINCIPLES AND GUIDELINES:

The standard, gateway & corridor 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 Checklist- DR18-04 Camas Self Storage

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

GATEWAYS AND CORRIDORS				
SIGNAGE				
Yes	No	NA	Principles and Guidelines	Comments
			Free-standing signs are not proposed with the development as they are prohibited in gateways.	
			Preexisting freestanding signs are proposed for removal at the time of development, redevelopment, or major rehabilitation on the site.	
			Proposed signage is standardized to create a consistent look in terms of size, color, and materials.	
STREETSCAPE				
Yes	No	NA	Principles and Guidelines	Comments
			The main public entrance is oriented toward the public right-of-way.	
			Pedestrian walkways connect each building's front entry with the sidewalk.	
			Bike lanes are provided and link public areas with neighborhoods and other local and regional bicycle corridors.	
			Alternative transportation, such as attractive bus stop shelters, bicycle parking, etc. are provided.	
			Trees, planting strips or bioswales are used for separating vehicles and pedestrian movements.	
			Street trees no less than two inches in diameter are planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation.	
			The surface of pedestrian walkways within intersections are accentuated with a unique character (i.e. pattern stone, exposed aggregate, stamped concrete, etc.)	
			Buildings are placed as close to streets and roads as the zoning code allows.	
			On-site parking is located to the rear or the side of the	

DESIGN REVIEW CHECKLIST

			building.	
			A consistent iconic streetscape lighting scheme is used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.	
LANDSCAPING				
Yes	No	NA	Principles and Guidelines	Comments
			Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.	
			Hanging baskets or trellises are encouraged, and if proposed they must be designed along building frontages to add visual interest.	Note: The bottom of a hanging basket must be a minimum of 80 inches above the finished grade of the sidewalk.
			Median planting design/plant selection creates a unique and cohesive streetscape design.	
			Watering system will maintain proposed landscaping (and hanging baskets) 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.

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				

DESIGN REVIEW CHECKLIST

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 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.	

CAMAS STORAGE

Design Review

6/06/2018

Kate's Heath LLC, applicant

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ATTACHMENTS

Design Review Packet

PROJECT NARRATIVE

I. INTRODUCTION

PROJECT LOCATION AND IDENTIFICATION

The Camas Storage project is located on Tax Parcel 125195-000 (4.75 acres), SE ¼ of Section 32 T2N, R3E. The site is a vacant parcel located on NW 38th Avenue, west of NW Parker Ave.

EXISTING CONDITIONS

The site is currently vacant. There is no evidence of previous buildings or development on the site. The parcel has frontage on NW 38th Avenue, a 2-lane arterial with median. The site is flat and consists of open grassland.

ADJACENT DEVELOPMENT

Existing uses adjacent to the project site:

NORTH: City mitigation property zoned Light Industrial

EAST: City mitigation property zoned Light Industrial

SOUTH: NW 38th Avenue and Regional Commercial property across the street

WEST: City mitigation driveway zoned Light Industrial, with Urban Holding BP-zoned property beyond

PROJECT DESCRIPTION

The Applicant is requesting Design Review approval. A Site Plan application for this project has been submitted under a separate application. The project will provide a one-story 30,550 sf storage building, a one-story 9,960 sf industrial building, and 36,200 sf one-level ground storage units.

The project will include the construction of the proposed buildings, along with associated parking lots, access driveway, stormwater treatment and detention facilities, utilities, and other required infrastructure. Landscaping and screening will be provided. The main access point will be a full access driveway on NW 38th Avenue.

PROJECT GOALS

To be meaningful, add value, and produce a positive impact

The proposed project adds a high quality project to the commercial potential of the NW 38th Avenue gateway corridor. This project will help to realize the projected outcome of the investment and improvements made in NW 38th Avenue.

To preserve or enhance the community's character

Through the use of materials, the project's facade brings creativity and energy to the design. It is

designed to enhance the appearance and character of the project, and to enliven the streetscape.

To provide compatibility with surrounding uses and quality of design

The proposed commercial heights of the building facades give a dynamic appearance while providing a sense of scale and providing appropriately-scaled massing along the street frontage. Landscaping along NW 38th Avenue will add a softening buffer and transitional element to the streetscape.

To efficiently use the land

Multiple layouts of buildings and parking were studied to determine the most efficient use of the land to meet the intent of the design goals.

To create a park like setting

The proposed project will be surrounded by landscape screening and buffers, as well as a stormwater detention pond.

Preserve community's heritage

The site and surrounding area are vacant, and were previously used for agriculture. Although there have been no previous built uses on the site, the applicant will make every effort to incorporate artistic references to historical Camas.

II. DESIGN REVIEW – CMC 18.19

18.19.050 Design Principles

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

A. Standard Principles.

- 1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.*

RESPONSE: Landscaping:

Landscaping will be used as screening and to soften the transition between building and streetscape. The proposed landscaping will be used to screen parking and ground storage areas, add dimension and aesthetic elements to building elevations, and enhance the streetscape along the site frontage on NW 38th Avenue.

Fencing will be incorporated into the site design to assist in screening, security, and defining project lines.

Any landscape lighting utilized will be low voltage, non-glare and indirect. Any street lights utilized will be compatible with nearby lighting if required.

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: Significant natural features:

The site is currently flat with grasses, and does not contain any visible significant natural features or habitat diversity. Proposed landscaping and storm pond will contribute to the habitat structure, ecological functions, and visual framework surrounding the site.

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: Buildings and materials:

The proposed buildings have been designed specifically for the site, and have interesting elevations on all sides, contributing to a finished look for the buildings. The project architect and developer propose to use high quality materials with visual interest as shown in the building elevations and renderings. The materials proposed for this project are finished, low-maintenance and intended to be permanent and have been selected for their durability. The materials were selected for their abilities to mix a variety of colors and textures to complement and enhance the appearance of the building.

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

RESPONSE: Historic and Heritage Preservation:

The project site is vacant and shows no signs of previous development. An archaeological predetermination found no evidence of previous cultural impact on the site. Information and/or artwork on the subject of Camas' history will be incorporated into the finished buildings.

B. *Specific Principles.*

1. *Gateways.*

a. *Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site.*

Exemptions include approved directional or community information signage as approved by the city.

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

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

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

e. *A consistent streetscape lighting scheme shall be used.*

RESPONSE: Specific Principles - Gateways:

The project site is located in the designated gateway on NW 38th Avenue.

There will be no freestanding signs at the project site. Business signage will be incorporated into the buildings.

Layered landscaping will be employed along the street frontage to assist in transition of massing along the streetscape and to add dimension and variety to the streetscape.

There is an existing meandering sidewalk and center median with street trees along NW 38th Avenue.

Streetscape lighting will be implemented to match existing or planned City light features, if required.

2. *Commercial and Mixed Uses.*

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

RESPONSE: Parking:

Parking is placed at the sides of buildings or to the interior of the development; no parking areas are located between the buildings and the street.

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

RESPONSE: Streetscape Definition:

The proposed structures are placed along the street, with landscaping provided between the building and the street. This approach will provide greater visual interest, increase the aesthetic quality of the project, and improve streetscape appearance and experience.

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

RESPONSE: Size and Scale:

The proposed structures are not directly adjacent to residential areas. However, the structure heights will not be an imposition of future surrounding uses, as the proposed heights are one-story each at an average of 25'.

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

RESPONSE: Uses/Activities:

The proposed uses in the development are complementary (storage/industrial). The building designs have been coordinated with similar themes, yet each is distinctive in color and proportion. Together, the uses and design aesthetic create a cohesive development.

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: Mixed Uses:

The proposed uses are complementary (storage/industrial) and consist of one-story buildings with heights around 25'. These buildings will not be an imposition on future surrounding uses on properties zoned Light Industrial. The ground storage area and storm pond provide a transition of lessening impact from the buildings along the street frontage to the City mitigation area located to the north and east.

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

RESPONSE: Articulated Walls:

The walls are articulated to avoid a blank look. The design of the building facades gives each of these buildings a sense of proportion and scale along the streetscape of NW 38th Avenue.

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

RESPONSE: Outdoor Lighting:

Any landscape lighting utilized will be low voltage, non-glare and indirect. Any street lights utilized will be compatible with nearby lighting if required.

(Ord. 2518 § 1 (Exh. A (part)), 2008, ([Ord. No. 16-006](#), § I, 5-2-2016)

18.19.060 Guidelines

- A. *The guidelines include five major categories:*
1. *Landscaping and screening;*

RESPONSE: Landscaping and screening:

The project site will provide 19% pervious landscape area, with landscape and fence screening installed to the level of required buffer standards on all sides.

Native and ornamental low-maintenance plantings are proposed through the project site. Low shrubs and plantings transitioning to trees are used along NE 38th Ave. to provide a transitional aspect to the proposed design. All trees being utilized are on the City's Street Tree List. The proposed landscaping will provide a more diverse landscape structure than the grassy nature of the existing site.

Signage for this project will be incorporated into the building facades. No freestanding signs are proposed.

Site lighting will be designed for safe pedestrian movements. Between building mounted lights and pole mounted lights in the parking lot, the site will have adequate lighting while minimizing light fall off-site through the use of cut-off shields.

To provide security for businesses, the project will be fenced with security fencing, and

gated at the ground storage entry. The fencing will be integrated into the landscape buffers. Most of the parking area is obstructed from view from the street by building, fencing and landscaping.

2. *Architecture;*

RESPONSE: Architecture:

Through the choices of exterior materials, a varied, dynamic facade is proposed to give a finished appearance. The materials proposed for this project are finished, durable, low-maintenance and designed for durability. Board and batten is not proposed. The materials were selected for their abilities to mix a variety of colors and textures to complement and enhance the appearance of the buildings. Images and renderings shown throughout this packet show the variety and intent with materials. Final color palette will be chosen during construction.

The building forms vary in height and material types to provide visual interest and articulation of the form. Various coordinated color schemes are proposed for the metal panel finishes on the two buildings. The ground storage units will have corrugated metal finishes with colored roll up doors. The view of the ground storage units will be obstructed from the street by the two main buildings, fencing, gate and landscaping.

3. *Massing and setbacks;*

RESPONSE: Massing and Setbacks:

The proposed uses are in compliance with permitted uses in the Light Industrial zone, and the buildings are appropriately designed for those uses. The arrangement of buildings places the two main buildings closest to the street, with parking areas between and behind the buildings. The main buildings are placed just behind the front setback to provide massing along the street, per gateway requirements. The heights of the two main buildings will range around 25'.

4. *Historic and heritage preservation; and*

RESPONSE: Historic and heritage preservation:

Historic images and other heritage inspired artwork may be incorporated into some common spaces.

5. *Circulation and connections.*

RESPONSE: Circulation and connections:

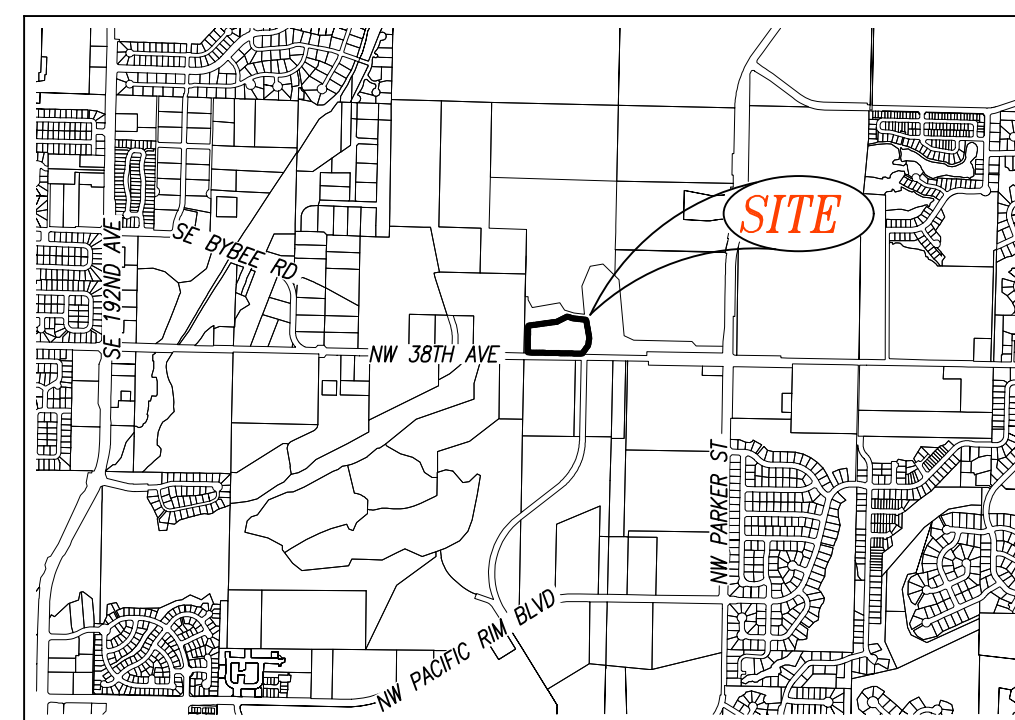
Accessible and direct pedestrian circulation is provided to the main entries of each building. The streetscape along NW 38th Avenue will present interesting building facades buffered by landscape screening.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval

authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied

RESPONSE: Applicable subcategories of guidelines have been addressed in Section 18.19.060(A) above. No guideline variances are requested.

(Ord. 2518 § 1 (Exh. A (part)), 2008, ([Ord. No. 2691, § 1\(Exh. A\), 1-21-2014](#))

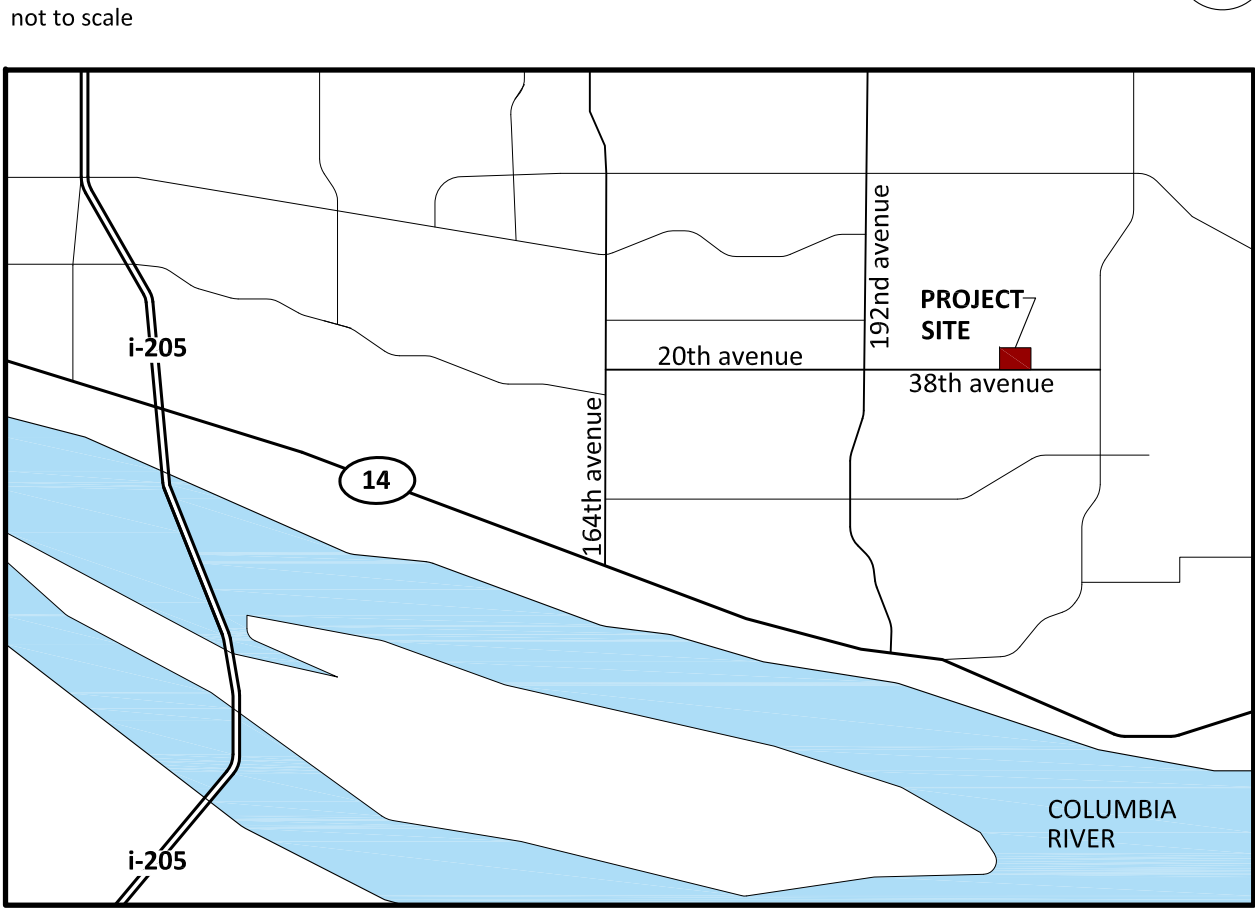


camas storage & industrial

NW 38TH AVE



vicinity map



SITE PLAN REVIEW SUBMITTAL

project information

governing codes

BUILDING:	2015 International building code with Washington state amendments
FIRE CODE:	2012 International Fire Code with Washington state amendments (WAC 51-54)
ACCESSIBILITY:	IIC/ANSI 117.1-2003 (National technical standard) Fair Housing Act
ENERGY CODE:	2012 Washington State Energy Code (WA 51-11C)
PLUMBING:	2012 Uniform Plumbing and standards with Washington state amendments (WAC 51-57)
MECHANICAL:	2012 International Mechanical Code (WAC 51-52) with Washington state amendments
ELECTRICAL:	2012 International Electrical Code (NFPA 70) with Washington state amendments

authority having jurisdiction

LOCAL:	City of Camas 616 NE 4th Avenue Camas, WA 98607
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zoning information

ZONE :	LI
OVERLAY ZONE:	Gateway
HEIGHT MAX:	60'-0"
PARKING REQUIREMENTS:	Industrial Flex - 1 space/500 sf Storage - 10 spaces provided

sheet index

architectural

COVER SHEET	A000
SITE PLAN	A100
CIRCULATION PLAN	A101
COLOR ELEVATIONS	A500
EXTERIOR ELEVATIONS - STORAGE	A501
EXTERIOR ELEVATIONS - INDUSTRIAL	A502
CONCEPTUAL RENDERINGS	



preliminary
not for construction

**camas storage
& industrial**
NW 38TH Ave.
Camas, WA 98607

OWNER: KATE'S HEATH, LLC ETAL
ADDRESS :
16420 SE MCGILLIVRAY BLVD,
#103-197
VANCOUVER, WA 98683

site plan review

PROJECT ABBREVIATION:	KHS
DRAWN BY:	NAK
DATE ISSUED:	05.17.18
REVISIONS:	

cover sheet

A000

Torvale LLC © 2018

PROJECT INFORMATION

New construction of a single story storage building, ground storage units, and an industrial flex building. Located along NW 38th Ave., project will have a central driveway.

zoning information

ZONE: LI
Light Industrial

SITE: 4.75 acres total

phasing summary

- phase 1: 3.9 acres
- phase 2: 0.85 acres

MASTER PLAN

phase 1:

- Single story storage building- 30,550 sf total
-250 sf of office
-10 parking spaces
- 181 - 10' X 20' Ground storage units
-drive up parking access - 36,200 sf
- 10,000 sf storm pond w/ 20' access road

phase 2:

- Industrial warehouse/office - 9,960 sf
-33 parking spaces

landscaping requirements

- L2 buffer standard required with minimum 15% lot coverage.

total landscaping provided:
0.9 acres = 19% site coverage

- L2 buffer standard landscaping provided on site.
- One tree per thirty lineal feet of landscaping provided. - **see civil**
- Groundcover plants provided in all remaining landscape areas

preliminary
not for construction

camas storage & industrial
NW 38TH Ave.
Camas, WA 98607

OWNER: KATE'S HEATH, LLC ETAL
ADDRESS:
16420 SE MCGILLIVRAY BLVD,
#103-197
VANCOUVER, WA 98683

site plan review

PROJECT ABBREVIATION: KHS
DRAWN BY: NAK
DATE ISSUED: 05.17.18
REVISIONS:

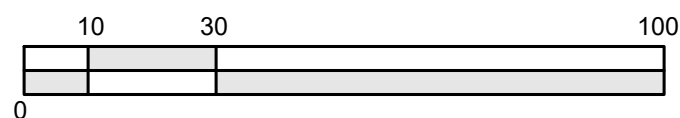
overall site plan

A100

Torvale LLC © 2018



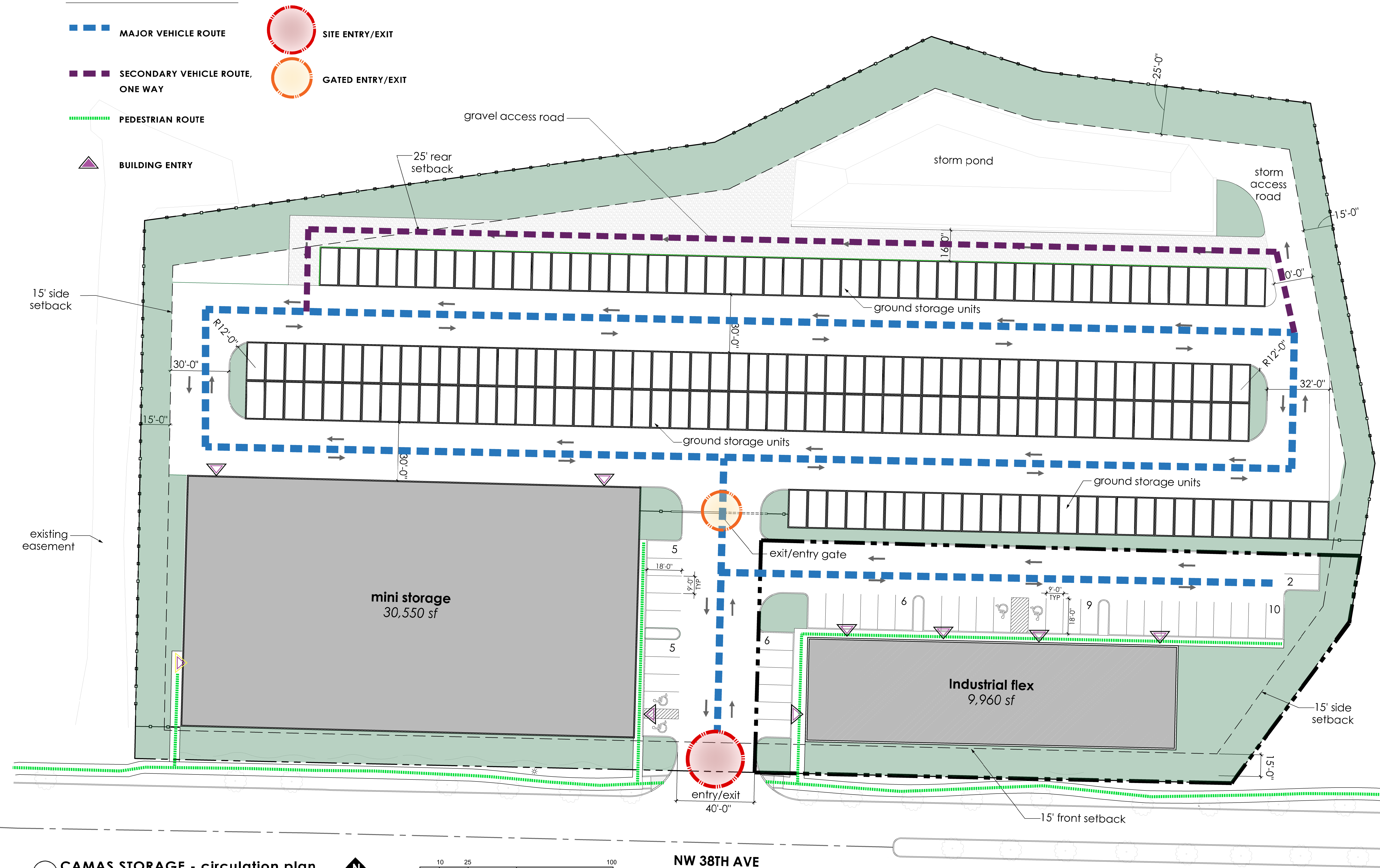
1 CAMAS STORAGE - site plan
SCALE: 1" = 30'-0"
05/17/2018



CAMAS STORAGE

CIRCULATION plan

preliminary
not for construction



**camas storage
& industrial**
NW 38TH Ave.
Camas, WA 98607

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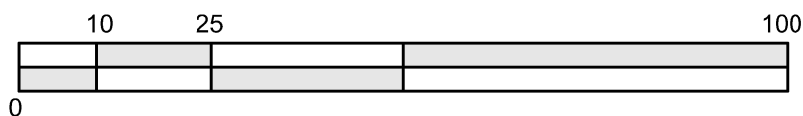
site plan review

PROJECT ABBREVIATION: KHS
DRAWN BY: NAK
DATE ISSUED: 05.17.18
REVISIONS:

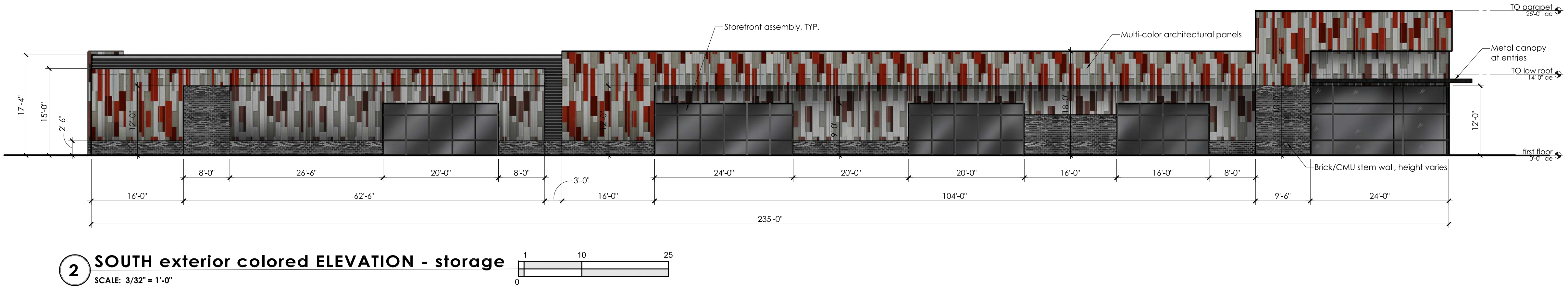
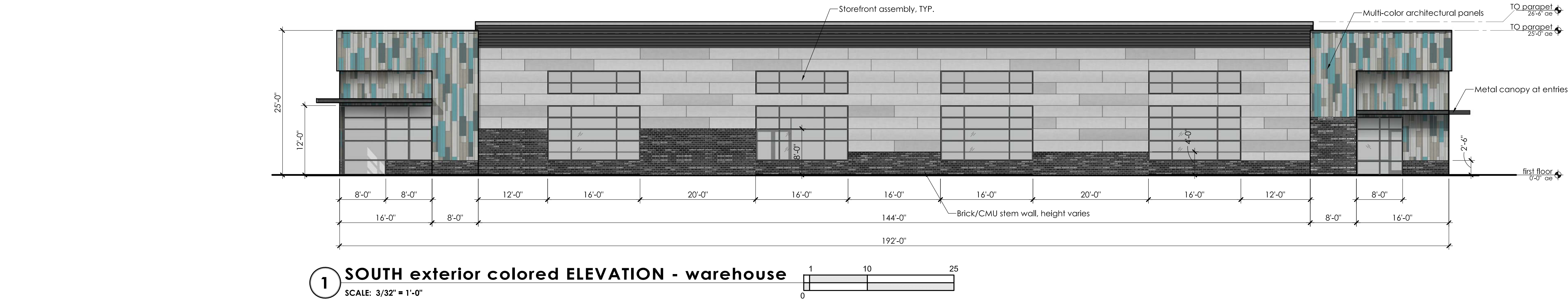
circulation plan

A101

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preliminary
not for construction

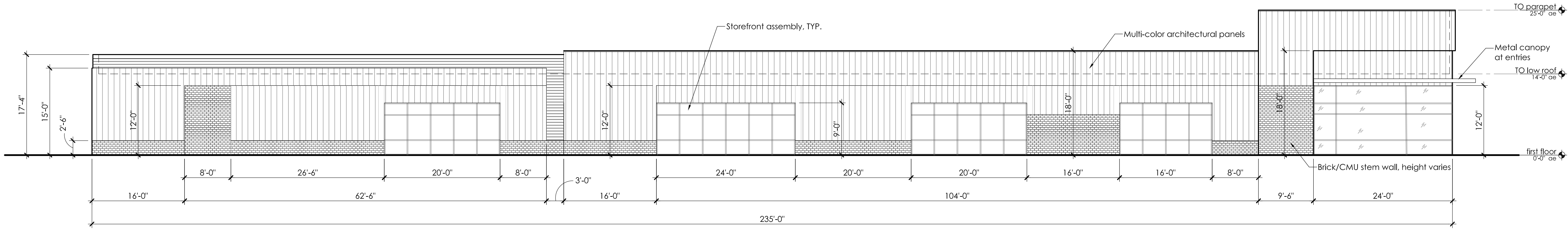


**camas storage
& industrial**
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#103-197
VANCOUVER, WA 98683

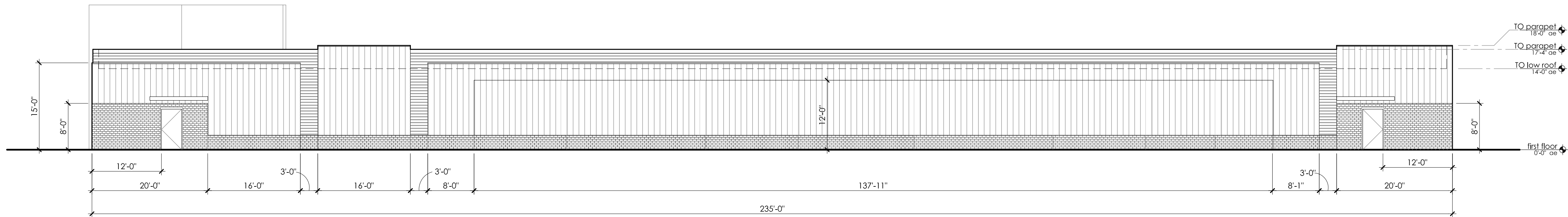
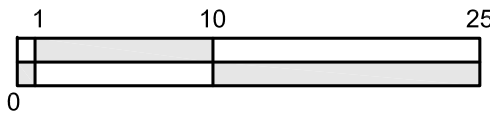
site plan review

PROJECT ABBREVIATION: KHS
DRAWN BY: NAK
DATE ISSUED: 05.17.18
REVISIONS:



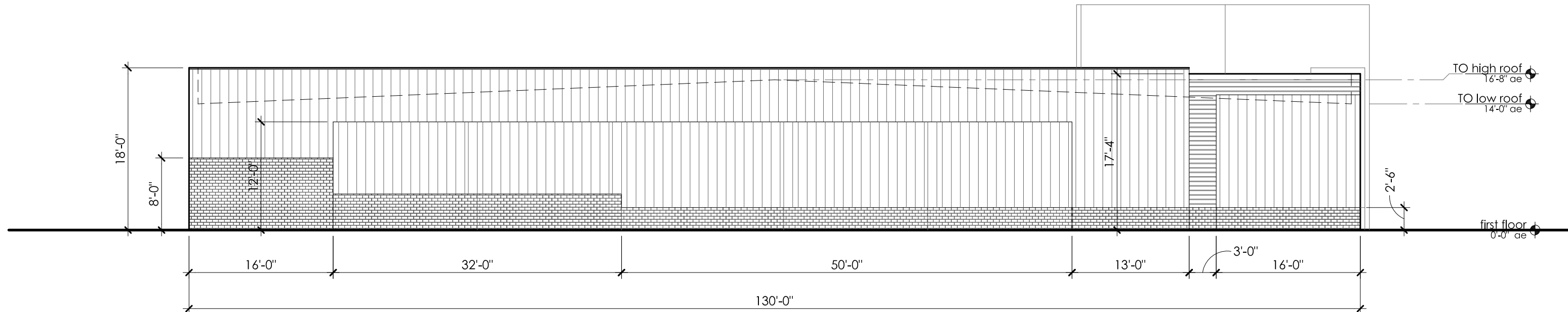
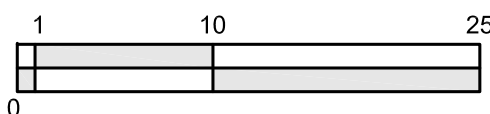
1 SOUTH exterior ELEVATION - storage

SCALE: 3/32" = 1'-0"



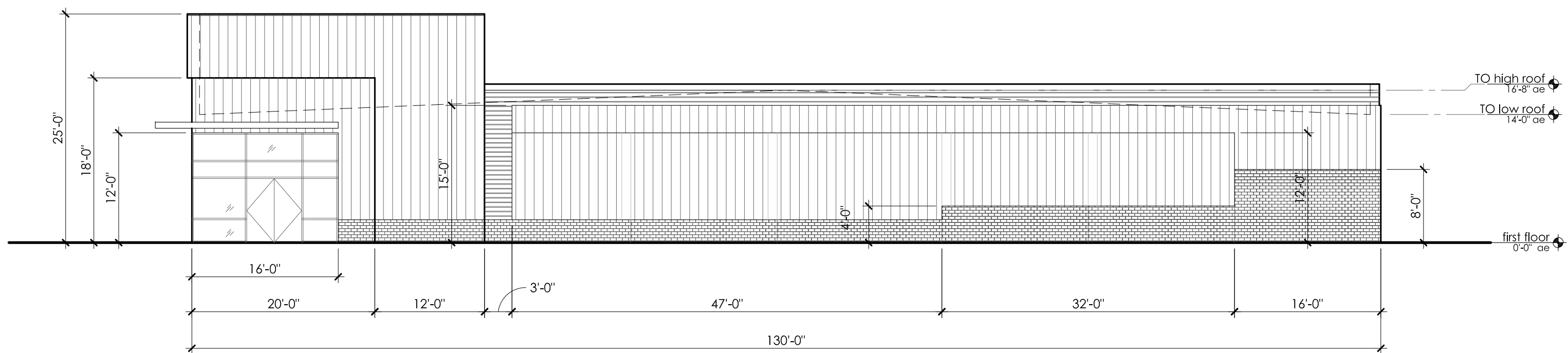
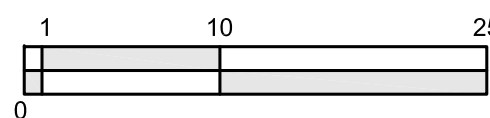
2 NORTH exterior ELEVATION - storage

SCALE: 3/32" = 1'-0"



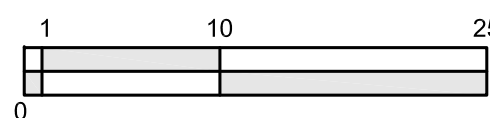
3 WEST exterior ELEVATION - storage

SCALE: 3/32" = 1'-0"



4 EAST exterior ELEVATION - storage

SCALE: 3/32" = 1'-0"



LEGEND

- 12" METAL PANELS
- CMU/BRICK
- STAGGERED METAL PANELS
- CORRUGATED METAL PANELS



preliminary
not for construction

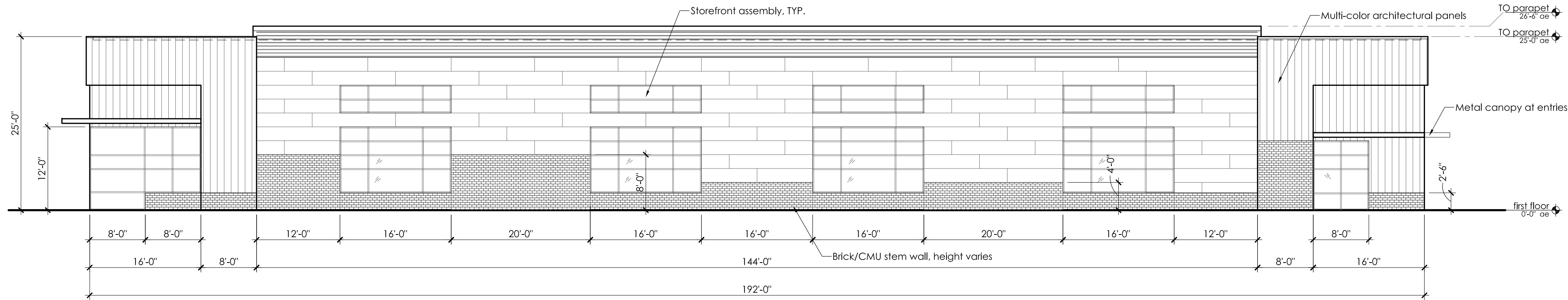
**camas storage
& industrial**
NW 38TH Ave.
Camas, WA 98607

OWNER: KATE'S HEATH, LLC ETAL
ADDRESS:
16420 SE MCGILLIVRAY BLVD.
#103-197
VANCOUVER, WA 98683

site plan review

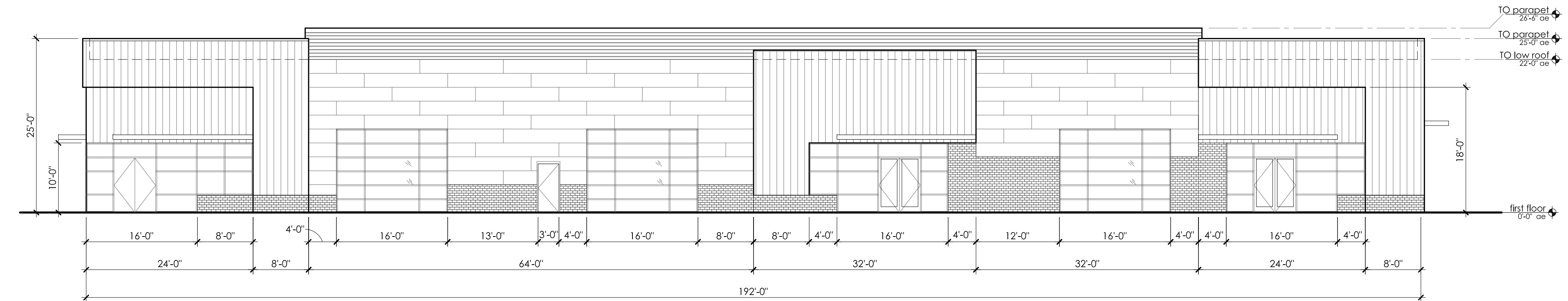
PROJECT ABBREVIATION: KHS
DRAWN BY: NAK
DATE ISSUED: 05.17.18
REVISIONS:

exterior
elevations-storage
A501
Torvale LLC © 2018

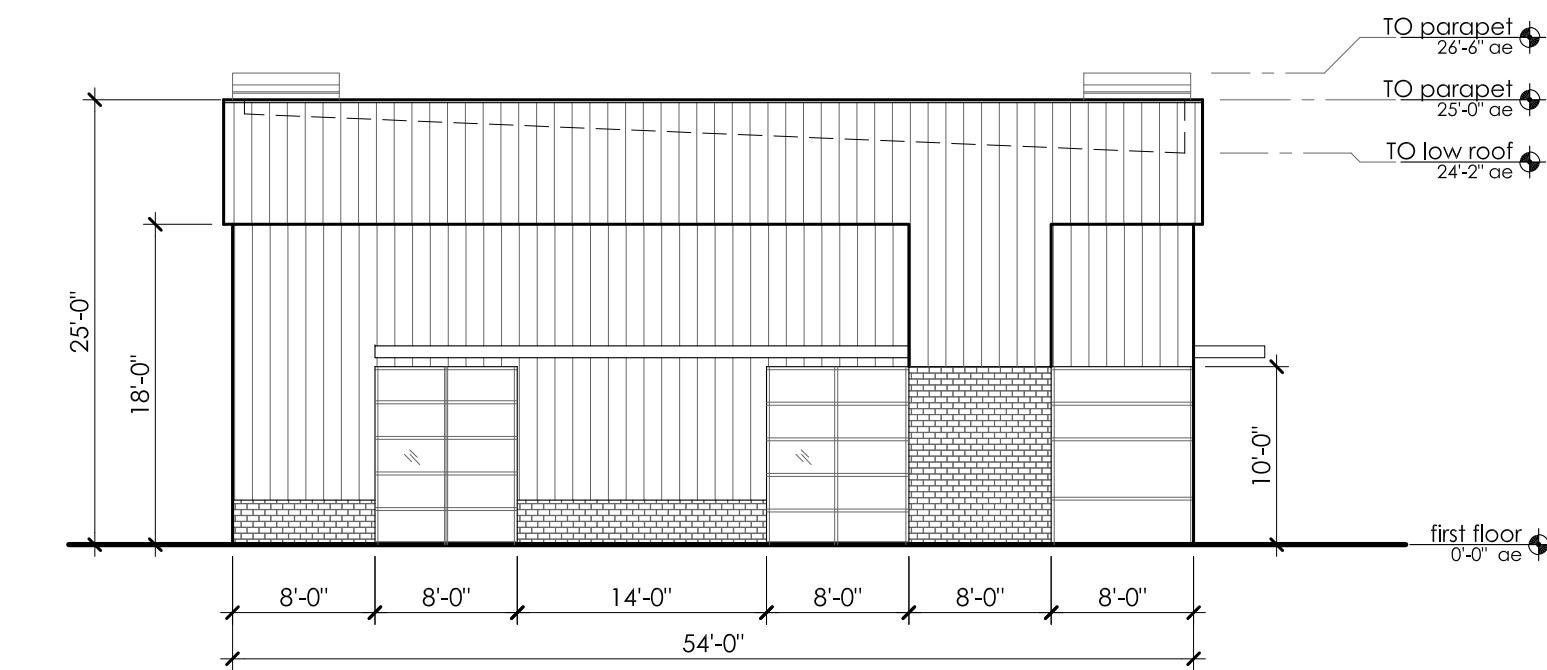


1 SOUTH exterior ELEVATION - warehouse
SCALE: 3/32" = 1'-0"

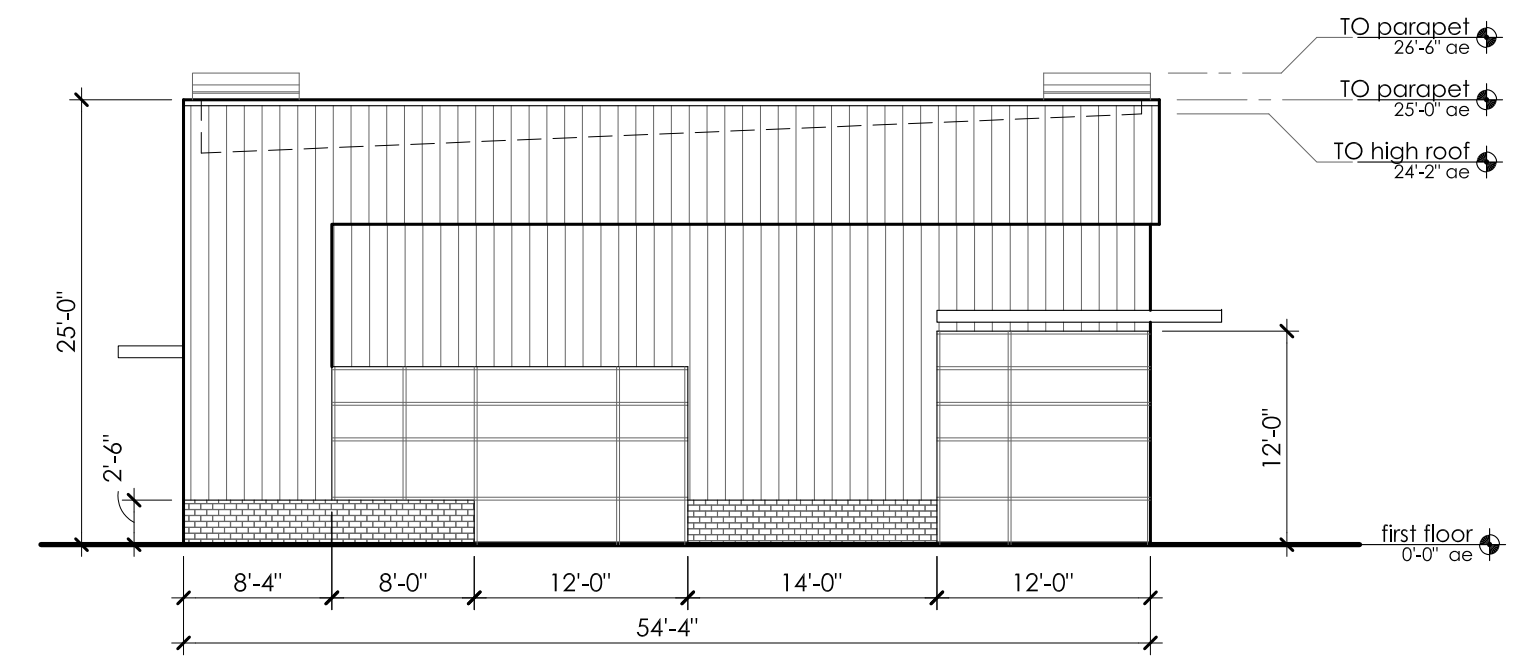
LEGEND	
	12" METAL PANELS
	CMU/BRICK
	STAGGERED METAL PANELS
	CORRUGATED METAL PANELS



2 NORTH exterior ELEVATION - warehouse
SCALE: 3/32" = 1'-0"



3 WEST exterior ELEVATION - warehouse
SCALE: 3/32" = 1'-0"



4 EAST exterior ELEVATION - warehouse
SCALE: 3/32" = 1'-0"



conceptual rendering & material palette

rendering & materials are to provide an idea and intention for design. Final materials and colors to be determined.



architectural panels w/accent color



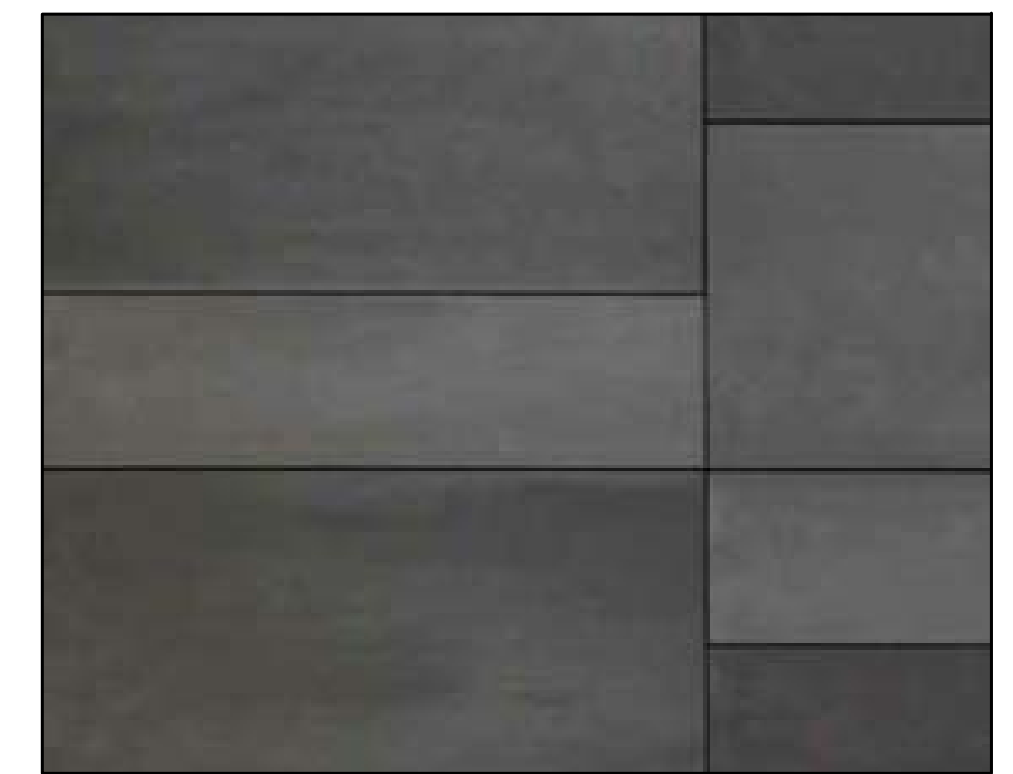
corrugated metal



architectural panels



brick/CMU



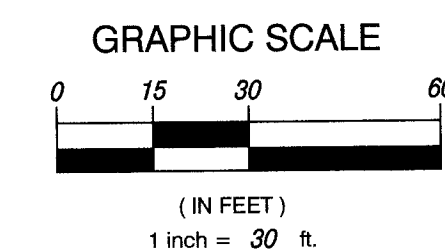
architectural panels





OWNER/APPLICANT:
KATE'S HEATH, LLC ETAL
16420 SE MCGILLVRA Y BLVD, #103-19
VANCOUVER, WA 98683
(360) 947-0347
FAX UNAVAILABLE
melanie.apc@comcast.net

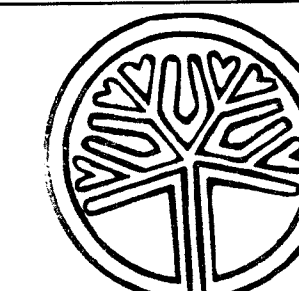
CONTACT:
OLSON ENGINEERING, INC.
ATTN: REBECCA WAHLSTROM
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8137
rebecacav@olsonengr.com



PLOT: consultant3.ctb
FILE: I:/data/8000/8300/8372/8372.01.01/Planning/8372.n.self storage.dwg

PRELIMINARY FRONTAGE LANDSCAPE PLAN FOR:

CAMAS SELF STORAGE



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Rebecca J. Wahlstrom
REBECCA J. WAHLSTROM
CERTIFICATE NO. 11

CHANGES / REVISIONS

[illegible]

DESIGNED: N/A

DRAWN: RJW

CHECKED: KFS

DATE: APRIL 2018

SCALE: H: 1" = 30'
V:

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CAMAS SELF STORAGE

JOB NO. 8372.01.01

SHEET

LS2



Notice of Design Review Committee Meeting Tuesday, August 14, 2018

A public meeting of the Design Review Committee will be held on August 14th, 2018, beginning at 5:00 p.m., or shortly thereafter, at City Hall, located at 616 NE Fourth Avenue, Camas. The meeting facility is ADA compliant. All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

The preliminary agenda includes the following application:

Project	Union Self Storage
File #	DR18-07
Location	Parcel No. 125195-000
Zone	Light Industrial (LI)
Owner	Kate's Heath
Description	To construct a one story mini-storage building, a one story industrial warehouse, and ground storage units.

MORE INFORMATION

The meeting agenda and supporting documents will be available for review on the city's website at the "Minutes, Agendas & Videos" link within the drop-down menu that is labeled "Your Government" (www.cityofcamas.us). Also, Planning Division staff can respond to questions and comments in regard to the public meeting or the projects under review.

Contact staff at (360) 817-1568 or by email at communitydevelopment@cityofcamas.us.

OPPORTUNITY FOR COMMENT

You are invited to offer comments regarding important design issues, which you believe, should be addressed in the decision for these projects. Procedures for a public meeting will be followed



in accordance with RCW 42.30, which differs from a public hearing. Comments may be submitted by regular mail to the Planning Division, City of Camas, 616 Northeast Fourth Avenue, Camas, WA 98607; or by email to: communitydevelopment@cityofcamas.us.

DESIGN REVIEW COMMITTEE ("DRC")

The DRC conducts a public meeting for the purpose of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the Design Review Manual. The DRC does not issue a decision, but issues a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose.

