

August 4, 2016

Design Review Narrative

Camas Design Review Manual:

Gateways and Corridors, Commercial, Mixed-Use & Multi-Family Uses

Proposal for a new Medical Office Building at 5420 NW 38th Ave., Camas WA 98607

Project Summary:

This proposal is for a new 16,000 SF, 2-story medical office building. The footprint is 66' x 120' in a north-south orientation in order to accommodate the drive aisle and required parking count at 67 spaces.

The building is planned to accommodate two tenants on each floor. There is a main entrance proposed on the east side of the building because all building users will arrive by car. The entry leads to a lobby with an elevator, stair and ground floor tenant entries.

There is a second floor balcony on the west side for staff to enjoy lunch.

Site:

The subject site is at 5420 NW 38th Ave. in Camas, WA and is 0.87 acres. It is within the Regional Commercial (RC) zone with a Gateway Corridor overlay.

Building:

The building takes inspiration from typical gable roof forms, marching gables and inverted gables around the building broken only at the main entrance. The saw-tooth elements provide opportunity for clerestory windows. The intent is that the trusses will be exposed creating vaulted ceilings. The sloped roof portions are proposed as standing seam metal in grey.

The façade is divided into equal bays on each side with materiality alternating between vertical charred ship-lap siding and grey brick in a running bond pattern. This reduces the scale of the building. The bays are also broken at the 2nd floor level.

STANDARD GUIDELINES

I. Landscaping & Screening

- *Landscaping and screening is an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape.*

RESPONSE: Landscaping has been provided per the landscape land to provide screening of the parking lot on the east, south and west sides by 'Gulfstream False Bamboo' and of the building to the west by Graham Blandy Boxwood. Eastern Redbuds are proposed to flank the drive entrance.

- *Signage should be placed on buildings or incorporated into the landscaping. If signs are illuminated, then they shall be front-lit (light cast onto the face of the sign from a source positioned in front of the sign). Signage in the landscaping should be built in to the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact.*

RESPONSE: An 8' x 8' front-lit blade sign is proposed at the north side of the building to reference the window patterning. In addition, front-lit signage attached flat to the east, north and west building facades is shown on the elevations to be permitted under a separate signage permit.

- *Outdoor furnishings, when used, should be compatible with the immediate environment.*

RESPONSE: N/A

- *If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact.*

RESPONSE: N/A

- *The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.*

RESPONSE: There are existing street trees planted (presumably) by the City of Camas. The two western trees can be protected and saved but the eastern tree will need to be removed and a new tree planted east of the existing catch basin.

- *Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be 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.*

RESPONSE: Landscape lighting shall be LED, non-glare and indirect. ROW lighting is already in place.

II. Massing & Setbacks

- *Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.*

RESPONSE: The proposed building design reduces the scale of the building by creating proportionally equal vertical bays. This enforces a rhythm that

marches all the way around the building, broken only at the main entrance. The bays are also broken at the 2nd floor level. Gable and sawtooth roof forms are utilized to break the rectangular shape of the building plan.

The building has been proposed at the northwest corner of the site due to traffic patterns but also reinforces the street edge.

A sidewalk is proposed to connect the ROW to the main entrance and the rear parking lot area.

- *Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.*

RESPONSE: The vehicular easement to the west of the property provides a buffer to the residence on that side while the parking lot and aforementioned landscaping buffers those to the south and east.

III. Architecture

- *Buildings should have a “finished”, sound, durable, and permanent appearance. Use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance. This would bring into question the use of corrugated materials, standing seam, T-1 11, or similar siding materials, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality. The applicant and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the City.*

RESPONSE: The primary materials proposed are standard wire-cut brick with running bond installation and vertical shiplap charred cedar (shou sugi ban). The charred wood is a Japanese technique which renders the wood insect and weather resistant. It can be seen in person on Gresham Fire Station 76 at 30714 SE Dodge Park Blvd., Gresham, OR 97080.

Curtainwall glass and aluminum storefront are proposed to differentiate the fenestration. The curtainwall facing north has a gradated frit pattern at the top and bottom to create a sense of transparency at the street edge while providing the necessary privacy for the use.

- *Placement of buildings should preserve significant natural features, such as rocks, trees, etc. In doing so, developers may make use of site variances such as adjusting setbacks.*

RESPONSE: In order to maximize use of the site, full development is proposed. Therefore, this guideline is not applicable.

- *Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two- tone colors, or creating plazas, water features, art (civic, pop, etc.), awnings, or similar devices.*

RESPONSE: The building façade is articulation in numerous ways both vertically and horizontally and utilizes multiple materials. In order to maximize the site, the building is built to the lot line.

- *The use of bold colors should be avoided except when used as minor accents.*

RESPONSE: The proposed colors are all natural except for accents at the main entry and the 8' x 8' “punched” openings.

IV. Historic and Heritage Preservation

- *The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.*

RESPONSE: N/A

GATEWAYS AND CORRIDORS GUIDELINES

I. Landscaping & Screening

- *Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.*

RESPONSE: The building is built to the lot line so the only landscaping adjacent to the ROW is flanking the parking lot and is comprised of Azalea, Kinnikinnik and Eastern Redbuds as shown in the landscape plan.

- *Hanging baskets should be used along building frontages to add visual interest, and must be installed so that the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.*

RESPONSE: We feel that the building design provides adequate visual interest and that hanging baskets are not necessary in this instance.

- *Median planting design/plant selection shall create a unique and cohesive streetscape design.*

RESPONSE: N/A

II. Massing & Setbacks

- *New construction shall be placed as close to streets and roads as the zoning code allows. Main entrances to the buildings must be oriented to the street.*

RESPONSE: The building is designed at the lot line. The main entrance has been located to the east side of the building instead of toward the street due to site and parking constraints. The site is more rural in nature and all building users will arrive by auto.

- *On-site parking areas shall be located to the rear or the side of a building.*

RESPONSE: Parking is located to the rear and side of the building.

III. Architecture

- *Freestanding signs are not allowed to be erected within Gateways.*

RESPONSE: No freestanding signs are proposed.

- *Permanent signage within gateways shall be standardized in terms of size, color, and materials.*

RESPONSE: N/A

IV. Historic and Heritage Preservation

- *The use of historic markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.*

RESPONSE: N/A

V. Circulation & Connections

- *Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building's front entry with the sidewalk.*

RESPONSE: The main entrance has been located to the east side of the building instead of toward the street due to site and parking constraints. The site is more rural in nature and all building users will arrive by auto.

- *Bike lanes shall be provided where possible, linking public areas with neighborhoods and other local and regional bicycle corridors.*

RESPONSE: N/A

- *New developments should include plans for alternative transportation, such as providing attractive bus stop shelters, bicycle parking, etc.*

RESPONSE: 4 Short-term bike parking spaces are proposed near the main entrance.

- *Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.*

RESPONSE: 21 trees and generous landscaping are proposed onsite and throughout the parking area.

- *Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips, planter wells or raingardens/bioswales.*

RESPONSE: The sidewalk is in the ROW and is separated from the street by a planter strip.

- *Tree spacing will be determined by the species of trees planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (whichever comes first).*

RESPONSE: Please refer to the landscape plan for tree species and spacing.

- *Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials.*

RESPONSE: N/A

- *A consistent streetscape lighting scheme shall be 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.*

RESPONSE: N/A

COMMERCIAL & MIXED-USE GUIDELINES

I. Landscaping & Screening

- *A landscaping/vegetation plan needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, with the exception of noxious weeds. Low maintenance/hardy landscaping should also be encouraged. A list of low maintenance/hardy materials is available upon request.*

RESPONSE: Please refer to the landscape plan.

- *Intersections should be illuminated, but not dominated by lighting. Incorporating lighting into the landscape should be encouraged to illuminate the quality of the natural environment. Low voltage, non-glare, indirect lighting should be used exclusively for landscaping. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future. Surrounding sites should be screened from parking and building lighting.*

RESPONSE: Surrounding sites are screened from parking and building lighting by use of indirect lighting.

- *Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park like environment. Parking lot landscaping should be credited toward the total landscaping requirement.*

RESPONSE: The parking lot is designed in clustered small groupings separated by landscaping.

- *Commercial developments should be encouraged to include a community information kiosk. The kiosk could be used to provide community information and/or incorporate historic/heritage information relating to the specific site or surrounding area.*

RESPONSE: A kiosk is not proposed for this development.

II. Massing & Setbacks

- *Since buildings define circulation routes, they should be placed as close to streets and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site constraints make it impossible or characteristics of surrounding properties already developed make it incompatible.*

RESPONSE: The building is proposed to be located at the street lot line.

- *Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.*

RESPONSE: The building is two stories and broken into smaller segments with materiality and offsets as previously described. The roof shapes are inspired from traditional residential gables.

- *On-site parking areas should be placed to the interior of the site whenever possible.*

RESPONSE: On-site parking is placed as close to the interior of the site as possible.

III. Architecture

- *Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings).*

RESPONSE: The building is two stories and broken into smaller segments with materiality and offsets as previously described. The roof shapes are inspired from traditional residential gables.

- *Buildings over two stories should have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land uses designations on adjacent sites do not allow more than three story development.*

RESPONSE: N/A

- *Outdoor lighting shall be hooded or shielded so as not to directly light adjoining or neighboring properties.*

RESPONSE: All proposed outdoor lighting is shielded.

IV. Circulation & Connections

- *Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.*

RESPONSE: The building is proposed to be located at the road and street trees are already installed.

- *New streets intersecting commercial properties should be designed to create a safe environment. "Coving" techniques and "round-a-bouts" should be considered for traffic calming when appropriate.*

RESPONSE: N/A