



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

## STAFF REPORT

### Design Review Application for NW 38<sup>th</sup> Avenue Medical/Dental office building

#### City File No. DR15-03

(Related Files: SPRV16-04 and SEPA16-13)

**TO:** Design Review Committee

**FROM:** Lauren Hollenbeck, Senior Planner

**APPLICANT:** Gabriel Dominek, Dominek Architecture, LLC

**LOCATION:** 5420 NW 38<sup>th</sup> Avenue  
 Parcel number 126247000  
 Camas, WA 98607

**APPLICABLE LAW:** The application was submitted on June 20, 2016 and 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 seeking design review approval for the construction of a 2-story 16,000 square foot medical/dental office building on approximately 0.87 acres of Regional Commercial (RC) zoned property abutting the south side of NW 38<sup>th</sup> Avenue within a gateway corridor. A parking lot with 70 stalls to be screened with landscaping is proposed at the side and back of the building, which is accessed off of NW 38<sup>th</sup> Avenue.

The project area is bounded to the north by NW 38<sup>th</sup> Avenue, to the east, west and south by single-family residences zoned Regional Commercial (RC). The project area is a relatively flat grass field with a few deciduous trees. There is an existing unoccupied residential building and an associated shed on the property proposed for demolition. There are no critical areas on site. Existing street trees and sidewalks constructed with the NW 38<sup>th</sup> road project are located along the site's frontage.

#### **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 (Camas Design Review Manual "DRM" pages 4-7), along with the the specific standards for gateways and corridors (DRM pages 8-12) and commercial uses (DRM pages 13-15); which are included in the enclosed Design Review Checklist.

**STANDARD, GATEWAY & CORRIDORS AND COMMERCIAL DESIGN PRINCIPLES AND GUIDELINES:**

The standard, gateway & corridors and commercial 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 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.