

**I. DEVELOPMENT SUMMARY INFORMATION**

Owner: OSMS, LLC  
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Applicant / Contact: Standridge Design, Inc.  
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Request: Site Plan and Design Review Approval

Location: 3444 SE 2<sup>nd</sup> Avenue  
City of Camas and City of Washougal

Legal Description: 71911000, 91045573, 91045577, 91045578

Zoning Designation: Camas - RC (Regional Commercial)  
Washougal – HC (Highway Commercial)

## II. PROPOSAL DESCRIPTION/REQUESTED LAND USE REVIEW

In 2008, the applicant requested Conditional Use approval to complete a phased expansion of their existing One Stop Mini Storage business. Phase 1, which included one building, has been completed pursuant to the approvals received. The applicant now requests site plan and design approval to construct Phases 2 thru 5, which will add five buildings to the existing facility, one of which will include an office. An existing single-family residence located on the property will be removed during Phase 5 to accommodate the completion of the project.

A detailed phasing plan is included in the plan set as sheet 4. The following is a summary of each phase:

| Phase           | Phase Area     | Building Area  | Paving Area    | Landscape Area |
|-----------------|----------------|----------------|----------------|----------------|
| 1 (constructed) | 21,459 sq. ft. | 7,000 sq. ft.  | 12,349 sq. ft. | 1,940 sq. ft.  |
| 2               | 1,700 sq. ft.  | 1,700 sq. ft.  | 0              | 0              |
| 3               | 8,641 sq. ft.  | 3,570 sq. ft.  | 4,735 sq. ft.  | 336 sq. ft.    |
| 4               | 20,919 sq. ft. | 6,000 sq. ft.  | 9,433 sq. ft.  | 5,486 sq. ft.  |
| 5               | 13,294 sq. ft. | 5,600 sq. ft.  | 3,040 sq. ft.  | 4,654 sq. ft.  |
| TOTAL SITE      | 66,013 sq. ft. | 23,870 sq. ft. | 29,557 sq. ft. | 12,416 sq. ft. |

The site gently slopes from north to south. Portions of the site are located within a Critical Aquifer Recharge Area. A Level 1 Hydrogeologic Assessment was prepared for the development as part of the previous conditional use approval. The Assessment identified the use of pervious pavement for portions of the project within the wellhead protection of existing wells drilled near the property.

The project takes access from SE Lechner Street, and the public alley that runs through the project from SE 2<sup>nd</sup> Avenue. The One Stop Mini Storage facility is surrounded by undeveloped property to the north, residential properties to the east and west, and a BNSF railroad line to the south. Adjacent properties are zoned Regional Commercial (RC).

As previously demonstrated in the conditional use approval, the total floor area of new and existing buildings results in 89 average daily trips. This falls below the threshold for a traffic study.

As shown in this application, the proposal meets all applicable approval criteria.

## III. CONFORMANCE WITH CITY OF CAMAS MUNICIPAL CODE

### *Chapter 18.18 Site Plan Review*

*18.18.060 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 development is consistent with the City of Camas Comprehensive Plan. This commercial project supports the development of a diverse economy, which highlighted in

the Comprehensive Plan as the City's land use philosophy. By permitting the expansion of an existing successful business, the City is encouraging and fostering economic development in an area designated for commercial development, consistent with Comprehensive Plan Policy LU-12.

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

RESPONSE: The project conforms with all applicable design and development standards, including the Gateway Area design principles and guidelines as documented in this narrative:

Density and Dimensions are outlined in CMC 18.09.030. In the RC zone, no minimum lot area, lot width, lot depth, setbacks, lot coverage or building height apply.

Landscaping will be provided per the standards of CMC 18.13.050. This includes 17% of the gross site area being landscaped. Plant materials have been chosen for compatibility with the proposed use as well as surrounding properties. Further discussion of landscaping is provided in response to design review criteria.

Parking standards are outlined in CMC 18.11.130. The proposed "Storage" use requires one parking space for every 1,000 square feet of gross floor area. A total of 18 spaces are proposed for the 16,870 square footage of floor area associated with Phases 2 thru 5, meeting this standard.

Parking areas will be landscaped in accordance with CMC 18.13.060. This includes perimeter landscaping and planter strips interior to the parking areas. One tree is provided for every three single-loaded parking stalls.

A wall sign is proposed for Building 2 adjacent to SE Lechner Street. In accordance with the standards of CMC 18.15, the wall sign will not exceed 10% of the wall area. The wall sign will include lettering mounted directly on the wall. Complimentary lettering colors will use the light tan building color as their background.

As a secure storage facility, fencing is a necessity for the project. Visitors enter the site from SE Lechner Street, and are able to park near the office. Beyond this point, the facility will be accessed through gated entrances leading to individual buildings. Fencing is proposed to best suit long-term maintenance and the needs of adjacent property owners. As shown on the landscape plan, existing chain link fencing will be retained along the northwestern property line. Chain link fencing will be provided along the southwestern property line adjacent to existing residential uses, working in tandem with the proposed landscaping to provide a visual barrier. Chain link fencing will form the site's southern boundary, providing security while maintaining visual access into the site.

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

RESPONSE: The proposed development will continue to take vehicular access from SE Lechner Street. Sanitary sewer and water will also be extended from available connections within SE Lechner Street. Stormwater will be infiltrated on-site.

- D. Adequate provisions are made for other public and private services and utilities, parks and trails;*

RESPONSE: All public and private improvements will be made in accordance with City of Camas Design Standards and/or applicable building codes. Therefore this criterion is met.

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

RESPONSE: All connections to public utilities will be made according to City Design Standards, facilitating long-term maintenance.

- F. All relevant statutory codes, regulations, ordinances and compliance with the same.*

RESPONSE: Through this narrative and associated application materials, the applicant has demonstrated compliance with all applicable codes, regulations and ordinances.

#### *Chapter 18.19 Design Review*

##### *18.19.050.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 has been incorporated into the project design with specific purpose. The first is to provide an attractive streetscape along SE Lechner Street. Oak and cedar trees with an understory of David's viburnum will provide year-round visual interest along the street. Vision clearance at the entrance to the site is maintained by transitioning to lawn.

Landscape islands are proposed within the onsite parking areas to provide screening. These islands are generally provided at the required ratio and design standard. However, an enhanced island is located immediately in front of the office building to signify arrival at the entrance to the development. Landscaping is also provided around the office building and along the pedestrian pathways.

Screening is designed to accommodate the needs of adjacent uses as well as long-term maintenance. Where the development adjoins existing residential use, evergreen trees and shrubs are proposed to create a permanent visual barrier. Where the development adjoins the BNSF railroad right-of-way, lawn and Heavenly Bamboo will create an evergreen, low-maintenance screen that also provides fall color.

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: The site is partially located within a Critical Aquifer Recharge Area. Given this natural feature, pervious pavement has been incorporated into the overall site plan.

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: The proposed modular storage buildings are designed for durability specific to the climate of the Pacific Northwest. They utilize galvanized structural steel, standing-seam steel roofing and paint formulated for long-term viability. All fasteners are concealed within the framing unit to provide a seamless visual appearance and ensure safety. The exterior finishes will match the existing buildings onsite.

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

RESPONSE: The proposed development is an expansion of an existing successful business. Incorporating existing architectural style will create consistency and enhance the site-specific sense of place.

18.19.050.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.*

RESPONSE: No freestanding signs are proposed, therefore this principle is met.

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

RESPONSE: Signage is proposed on the wall of Building 2 adjacent to SE Lechner Street. No freestanding signage is proposed.

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

RESPONSE: Signage will be placed on the Building 2 wall facing SE Lechner Street, consistent with the gateway principles.

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

RESPONSE: There are no intersections within or near the subject site; therefore this criterion is not applicable.

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

RESPONSE: Streetscape improvements along SE Lechner Street have been completed as part of Phase 1, therefore this criterion does not apply.

2. *Commercial and Mixed Uses*

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

RESPONSE: The nature of the self-storage business proves difficult for providing interior parking. For security reasons, it is necessary to have parking for potential customers outside the gated, secured area. Recognizing this as a challenge, the proposed site plan includes a robust landscaping plan along SE Lechner Street to screen the parking located outside the secure gate.

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

RESPONSE: As previously noted, the nature of the self-storage business – one which requires customers to enter the site before approaching the office or the security gate – makes it impossible for the buildings to define the streetscape. Instead, a robust landscape plan is proposed along SE Lechner Street between the right-of-way and the building.

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

RESPONSE: The subject site and surrounding properties are zoned for commercial development. Pre-existing residential uses abut the site. Compatibility with these uses is important and has been considered in the site design. Visual impact of the proposed commercial use is minimized through the use of single-story buildings, as well as fencing and landscaping.

- 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: The development contains a single use; therefore this criterion is not applicable.

- 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: The proposed development is not mixed-use; therefore this criterion is not applicable

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

RESPONSE: The tan walls are broken up with blue doors. The color variation avoids a blank look. Facing Lechner Street, stone wainscoting will provide additional variation. The office building facing Lechner Street will also feature a timber-framed entrance providing a Northwest theme and sense of scale.

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

RESPONSE: Outdoor lighting associated with the development will be shielded to prevent trespass off-site.

#### **IV. CITY OF CAMAS DESIGN REVIEW MANUAL**

##### *Standard Design Guidelines*

##### *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 incorporated into the project design with specific purpose. The first is to provide an attractive streetscape along SE Lechner Street. Oak and cedar trees with an understory of David's viburnum will provide year-round visual interest along the street. Vision clearance at the entrance to the site is maintained by transitioning to lawn.

Landscape islands are proposed within the onsite parking areas to provide screening. These islands are generally provided at the required ratio and design standard. However, an enhanced island is located immediately in front of the office building to signify arrival at the entrance to the development. Landscaping is also provided around the office building and along the pedestrian pathways.

Screening is designed to accommodate the needs of adjacent uses as well as long-term maintenance. Where the development adjoins existing residential use, evergreen trees and shrubs are proposed to create a permanent visual barrier. Where the development adjoins the BNSF railroad right-of-way, lawn and Heavenly Bamboo will create an evergreen, low-maintenance screen that also provides fall color.

*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: Signage will be located on the façade of Building 2 in compliance with these standards.

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

RESPONSE: No outdoor furnishings are proposed; therefore this criterion is not applicable.

*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: As a secure storage facility, fencing is a necessity for the project. Visitors enter the site from SE Lechner Street, and are able to park near the office. Beyond this point, the facility will be accessed through gated entrances leading to individual buildings. Fencing is proposed to best suit long-term maintenance and the needs of adjacent property owners. As shown on the landscape plan, existing chain link fencing will be retained along the northwestern property line. Chain link fencing will be provided along the southwestern property line adjacent to existing residential uses, working in tandem with the proposed landscaping to provide a visual barrier. Chain link fencing will form the site's southern boundary, providing security while maintaining visual access into the site.

*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: Landscape materials are proposed that are low-maintenance and provide for the long-term integrity of the site design. Street trees were provided along SE Lechner Street as part of Phase 1 of the project.

*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: No landscape or street lighting is proposed as part of this project, therefore this standard is not applicable.

#### *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 placement of buildings within the proposed site plan is driven by the need for security. The storage buildings are located beyond secure gates accessed only by staff and customers with appropriate authorization. Visitors to the property must first check-in at the office. Therefore, the office and a small number of parking spaces must be available prior to entering the secure areas of the site. A driveway entrance off SE Lechner Street provides access to the office and parking. This is screened by a large landscaped area to the south of the driveway along SE Lechner Street.

Beyond the need for site security, existing circulation patterns within the site, as well as the unique lot dimensions have guided the building layout. The layout accommodates landscape buffers that provide transitions between the street, existing and proposed on-site development and adjacent uses.

*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 subject site and surrounding properties are zoned for commercial development. Pre-existing residential uses abut the site. Compatibility with these uses is important and has been considered in the site design. Visual impact of the proposed commercial use is minimized through the use of single-story buildings, as well as fencing and landscaping.

#### *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 proposed modular storage buildings are designed for durability specific to the climate of the Pacific Northwest. They utilize galvanized structural steel, standing-seam steel roofing and paint formulated for long-term viability. All fasteners are concealed within the framing unit to provide a seamless visual appearance and ensure safety. The exterior finishes will match the existing buildings onsite.

Stone wainscoting will be used in the façade of building 2 and building 3, visible from SE Lechner Street. The office portion of building 3 will include a timber truss framework for its entry.

*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: No significant natural features are located onsite, therefore no variances are requested.

*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 wall of Building 2 adjacent to SE Lechner Street will include a sign identifying the enterprise name and contact information. This wall will also include a non-operable door panel with trim allowing potential customers to see the type of security provided. Stone wainscoting will provide visual interest.

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

RESPONSE: Building colors will match the building constructed during Phase 1 of the project. An image of this building is included as Appendix H. The walls will be light tan and the doors, roof and trim will be "Hawaiian Blue". Stone wainscoting will provide visual interest along the façade adjacent to SE Lechner Street.

#### *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: The project name takes into account the heritage of the area. The site is located to the South of the "One Stop Shopping Center", which is a neighborhood destination. The project expands and continues to use the name of "One Stop Mini Storage".

#### *Gateway Design Guidelines*

##### *Landscaping & Screening*

*Signage shall be on buildings or incorporated into the landscaping. Illumination of signs within landscaped areas shall be front-lit only, to keep the sign from being the main focus. The intent is to soften the visual impact as well as for the landscape not to be dominated by signage.*

RESPONSE: Signage will be mounted on the eastern wall of Building 2. The sign will include lettering utilizing the wall face as its background. No illumination will be provided. The sign will not dominate the landscape, therefore this guideline is met.

##### *Architecture*

*The type, scale, and placement of signage within a gateway can significantly effect the visual/sensory interpretation of the physical quality of the area. Gateways that appear to be littered with signage present a negative impression and an environment that individuals want to avoid.*

RESPONSE: A wall-mounted sign will be located on the eastern side of Building 2.

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

RESPONSE: No freestanding signs are proposed, therefore this guideline is met.

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

RESPONSE: The sign proposed for the eastern side of Building 2 will include letters directly mounted to the building wall. Colors will be complimentary with the light tan backdrop.

*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: The project name takes into account the heritage of the area. The site is located to the South of the "One Stop Shopping Center", which is a neighborhood destination. The project expands and continues to use the name of "One Stop Mini Storage".

*Circulation & Connections:*

*The streetscape and pedestrian movements are the elements of primarily interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.*

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

RESPONSE: Street improvements to SE Lechner were completed as part of Phase 1 of the project. A large landscaped area with oak and cedar trees, as well as shrubs, will be located along the street to provide visual interest for motorists and pedestrians.

*Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips or planter wells (to be no less than 30 inches wide).*

RESPONSE: Street improvements were completed along SE Lechner Street as part of Phase 1. This guideline was previously achieved.

*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 (which ever comes first).*

RESPONSE: Street improvements were completed along SE Lechner Street as part of Phase 1. This guideline was previously achieved.

*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: There are no intersections within or near the subject site; therefore this criterion is not applicable.

*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: Street lighting is not proposed; therefore this criterion is not applicable.

#### *Commercial & Mixed-Use Guidelines*

##### *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.*

*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.*

*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: As shown on the site plan, parking areas are clustered in small groups within the site. Four parking spaces are provided adjacent to the office outside the security gates. The remaining required spaces are located beyond the gate. Consistent with City Code requirements, one landscape island is proposed for every three parking spaces. This landscaping is included in the total site landscaped area.

*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: The proposed development is a single business, therefore no community kiosk is proposed.

##### *Massing & Setbacks*

*Specific guidelines that should be addressed include:*

*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 placement of buildings within the proposed site plan is driven by the need for security. The storage buildings are located beyond secure gates accessed only by staff and customers with appropriate authorization. Visitors to the property must first check-in at the office.

Therefore, the office and a small number of parking spaces must be available prior to entering the secure areas of the site. A driveway entrance off SE Lechner Street provides access to the office and parking. This is screened by a large landscaped area to the south of the driveway along SE Lechner Street.

Beyond the need for site security, existing circulation patterns within the site, as well as the unique lot dimensions have guided the building layout. The layout accommodates landscape buffers that provide transitions between the street, existing and proposed on-site development and adjacent uses.

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

RESPONSE: The subject site and surrounding properties are zoned for commercial development. Pre-existing residential uses abut the site. Compatibility with these uses is important and has been considered in the site design. Visual impact of the proposed commercial use is minimized through the use of single-story buildings, as well as fencing and landscaping.

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

RESPONSE: The majority of parking proposed for the site is located within the interior of the development. Given the security needs associated with a mini-storage business, the office and a small number of parking spaces must be available prior to entering the secure areas of the site. A driveway entrance off SE Lechner Street provides access to the office and parking. This is screened by a large landscaped area to the south of the driveway along SE Lechner Street.

#### *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 subject site and surrounding properties are zoned for commercial development. Pre-existing residential uses abut the site. Compatibility with these uses is important and has been considered in the site design. Visual impact of the proposed commercial use is minimized through the use of single-story buildings, as well as fencing and landscaping.

*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: Two story buildings are not proposed; therefore this criterion is not applicable.

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

RESPONSE: All outdoor building lighting will be shielded to prevent trespass onto adjacent property.

#### *Circulations & Connections*

*Most vacant and redevelopable commercial land within the City of Camas will occur along existing roads or areas that have established circulation and connections. Therefore, the scope of appropriate regulations in regards to connections and circulation is limited.*

*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: In order to create a pedestrian-friendly environment, a landscape area is proposed between the pedestrian way along SE Lechner Street and the drive aisle and parking located within the site.

*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: New streets are not proposed; therefore this criterion is not applicable.

## **V. CONCLUSION**

The applicant has met the burden of proof for Site Plan and Design Review. The proposal meets all relevant criteria.