



**STAFF REPORT**  
**AMENDMENTS TO THE CAMAS DESIGN REVIEW MANUAL FOR GATEWAYS AND CORRIDORS**  
**AND**  
**CAMAS MUNICIPAL CODE AMENDMENTS FOR CHAPTER 18.19 DESIGN REVIEW REGULATIONS**

File #MC 16-04  
March 8, 2016

To: Bryan Beel, Chair  
Planning Commission  
Public Hearing: March 15, 2016

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Compliance with state agencies: Notice of the public hearing before Planning Commission was published in the Camas Post Record on March 8, 2016 (publication no. 555420).

#### SUMMARY

Through the city's comprehensive plan update, entitled "Camas 2035", the community overwhelmingly expressed the desire for the gateways of the city be distinguished from the adjacent communities. These gateways are intended to be welcoming and design rich to reflect the best image of the city. Staff introduced the locations of the gateways and corridors as an overlay on the draft zoning map at public meetings over the past year, which has been well-received. The zoning map with the proposed overlay will be reviewed and approved at public hearing apart from the amendments discussed in this report.

The proposed amendments to the Camas Design Review Manual (DRM), specifically the section "Gateways Principles & Guidelines", include the addition of corridors that extend ¼ mile from a gateway, and a table that identifies unique features and styles for a specific gateway or corridor. Revisions to the design review development standards for gateways at CMC Section 18.19.050(B)(1) will remove the redundancy of the standards, which are identical in these documents. Also, the specific design standards are more appropriately housed within a manual that could be updated more regularly. The last update to the DRM was in 2002. The Community Development work plan for 2016, which was approved by Council, includes a complete update to the policies and guidelines of the DRM.

#### ANALYSIS

The proposed amendments to the principles & guidelines for gateways are a result of a series of public outreach efforts in developing the 2035 Comprehensive Plan. During the visioning process, many Camas residents voiced their desire that the entrances to the City are welcoming and identifiable. The Technical Advisory Committee (TAC) was tasked with ensuring the goals and policies established in the 2035 Comprehensive Plan were consistent with the community's vision. The TAC and city staff worked together to identify gateways and gateway elements such as signage, lighting, sidewalks, and crosswalks that will distinguish Camas from neighboring cities. These gateways are included as overlays on the City zoning map and the Economic Development Element identifies specific goals and policies for them.

Two types of gateways were identified: 1) primary entrances and 2) secondary entrances to a particular part of the City. Corridors, which extend 0.25 miles from a gateway, were also identified to include enhanced features, such as bike lanes, widened or detached sidewalks, and signage that represent a style or character of a

particular gateway. For example, the 6<sup>th</sup> avenue gateway/corridor consists of detached sidewalks with commercial buildings oriented towards the street whereas wide sidewalks and iconic guard rails are identified for the Brady Road gateway/corridor. Table 1 of the revised DRM lists the unique gateway/corridor features for each identified gateway/corridor. The unique features are consistent with the type of development currently located within the gateway and/or along the corridor in order to ensure new development and redevelopment is compatible with existing development patterns. The locations of the gateways and corridors are shown on the attached draft Camas Zoning map. The following is a brief description of the proposed amendments that are intended to create attractive and welcoming entrances to the City and distinguish Camas from adjacent jurisdictions.

**CMC 18.19.050 Design Review**

The proposed amendments to CMC 18.19.050 Design Principles will keep the description of the scope of the design review process, but will eliminate repetition of the specific development standards that are already addressed in the design guidelines of the DRM.

**DRM Gateway Specific Design Principles and Guidelines**

The proposed amendments to the DRM gateway design guidelines will eliminate repetition, and will add specific standards that are unique to each area. For example, the landscape & screening guideline regarding “signage shall be on buildings or incorporated into the landscaping” is already addressed in the Standard Design Guidelines of the DRM. However, landscaping adjacent to the public right of way, hanging baskets along building frontages and planted medians were added as new landscaping & screening guidelines to provide for a welcoming and safe streetscape. Proposed amendments also include new massing and setback guidelines where buildings are placed close to the street with parking behind the buildings. New circulation & connections guidelines were added to create a more pedestrian friendly environment such as requiring the main entrance of a building facing the public right of way and pedestrian walkways connecting each building’s front entry with the sidewalk, bike lanes that link public areas with neighborhoods, and bus shelters and bike racks for alternative transportation.

**RECOMMENDATION**

**That Planning Commission conduct a public hearing, deliberate, and forward a recommendation of approval to City Council.**