

TOWNHOMES & ROWHOUSES

Townhomes and rowhouses tend to be made up of several one to three story units that are attached (or connected) by a common wall. For the Design Review process, the Townhome/Rowhouse regulations address structures with two to five units attached by a common wall and configured in a townhouse style of structure. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Parker Village: The residential portion of Parker Village consists of 60 single family and live-work townhomes, ranging from 1,600 square feet to 2,100 square feet. Units will be attached in buildings ranging from 2 to 4. The commercial component on Lot 61 is not submitting for Design Review at this time.

Design Principles

1. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.

Parker Village: As per the attached plat map and landscaping plan approved by the City of Camas, all on-site parking is screened – utilizing physical design and landscaping. See attached plat and approved landscaping plan as Exhibit A & Exhibit B

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

Parker Village: Throughout the residential portion of Parker Village, buildings have been designed to define the streetscape. Buildings for each lot were selected based on topography and applicable setbacks.

3. Structures abutting or located in single family residentially zoned areas shall be designed to mitigate size and scale differences when appropriate.

Parker Village: Within the gated portion of Parker Village, all 60 units proposed to be construction are residential single family and residential live-work units. Considering the topography and feel of the neighborhood we incorporated 3 different type of plans:

Lots 1-15 and 40-48, which comprise the east and west borders of the project, are Two Level attached single family residences. Lots 40 to 48 have a live-work component to them. Organized in buildings of 3, the exterior units have 2 car garages while the inside unit has a one car garage. (Exhibit C)

Lots 16-39, which comprise the South border of the project, are Three Level attached single family residences. Due to the topography of the site, there were designed as “garage under” floor plans to incorporate the larger slope found on the South side of the site. The use of these plans here helps create a more integrated feel within the neighborhood. These will be built in units of 4. (Exhibit D)

Lots 49-60 (Exhibit E), located in the middle of the project, are Single Level attached floor plans. To be built in buildings of 3 or 4, the use of single level plans in this area will make the neighborhood feel less dense and provide significant variety in the products.

Taken together, the floor plans consider size, scale, and topography to create a community that looks and feels nice.

4. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.

Parker Village: Within Parker Village, all exterior walls (elevations) have been carefully designed to avoid a blank look and provide a sense of scale. All exterior residential elevations are provided in Exhibit F, Exhibit G and Exhibit H.

5. *Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.*

Parker Village: Parker Village is not proposing any detached garages. Additionally, based on the design of the residential portion of the neighborhood, the proposed residential units are not directly visible for neighboring public roads.

6. Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Parker Village: The plans as proposed and provided meet this requirement. Garages have been articulated by windows in the garage doors, along with other architectural features visible on the front elevation.

Design Guidelines

The design guidelines developed for townhomes and rowhouses are intended to serve as a guide to the development community (or project proponent).

Parker Village: The design guidelines have been helpful to use. We have followed these guidelines when considering building plan design, exterior elevations, exterior colors and the unit mix.

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

1. *Green belts should be used to separate different uses or intensity of uses whenever possible.*

Parker Village: Parker Village does not have any greenbelts. Therefore, this is not applicable.

2. The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Parker Village: The current design review is for 60 residential structures located within the gated Parker Village neighborhood. All 60 Lots range from single-level townhomes to a three-level townhome. The vertical intensity of landscaping within the neighborhood will be in accordance with the approved landscaping plan and designed to be proportion to the structures.

DUPLEX, TRIPLEX, & FOUR-PLEX

Duplexes, triplexes, and four-plexes tend to be constructed to resemble single family homes. For the design review process, the Duplex/Triplex/Four-plex regulations address structures with two to four units attached by a common wall that are configured to resemble a single-family style of structure. The specific principles and guidelines developed for this housing type are mandatory and intended to be applied regardless of the underlying land use designation.

Parker Village: All proposed homes are duplex/triplex/four-plex and comply with the corresponding regulations. As the exterior elevation renderings illustrate, each unit is painted and accented to resemble single family homes.

Design Principles

1. Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Parker Village: The plans as proposed and provided meet this requirement. Garages have been articulated by windows in the garage doors, along with other architectural features visible on the front elevation.

Design Guidelines

Architecture

1. Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Parker Village: The plans as proposed and provided meet this requirement. Garages have been articulated by windows in the garage doors, along with other architectural features visible on the front elevation.