

STAFF REPORT FOR RIVERVIEW APARTMENTS FILE #DR16-05

Associated File Numbers: SPRV15-03, SEPA16-06, CA16-01

Report Date: September 13, 2016

To: Design Review Committee
From: Sarah Fox, Senior Planner
Applicant/Owner: Dennis Pavlina
Location: 3009 NE 3rd Ave. Zoning: MF-24
Parcels: 73134-168, 73134-176, 73134-049

APPLICABLE LAW: The application was submitted on July 15, 2016, and the applicable codes are those that were in effect on the date of application to include: Camas Design Review Manual (Ord. 16-006 May 2016) and Camas Municipal Code (CMC) Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.19 Design Review; Chapter 18.26 Flexible Development; and Chapter 18.55 Administrative Procedures. **Please note: Citations for the Camas Municipal Code (CMC) are provided in *italics* throughout this report.**

SUMMARY

- The applicant proposes to construct a new apartment building with 120 units for seniors on a 5.03 acre site. The project was approved as a Flexible Development per CMC Chapter 18.26, and may utilize a height bonus of 10-feet above the zoning standard or one story.
- A consolidated decision for Site Plan Review (SPRV15-03), Boundary Line Adjustments, Archaeological Review and Critical Area Review was approved on May 4, 2016.
- The subject property fronts SE 3rd Avenue and will utilize the existing driveway. A new sidewalk is proposed to wind uphill from SE 3rd to connect development. Parking is proposed under the building and within a surface lot.

FINDINGS OF FACT

EXCERPTS FROM THE RELEVANT SECTIONS OF MULTI-FAMILY STANDARDS IN THE DESIGN REVIEW MANUAL (PAGES 16 AND 17) AND CMC§18.19.060(A) ARE IN ITALICS.

1. LANDSCAPING AND SCREENING;

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.

Finding: The development will preserve the Oregon White Oaks that are adjacent to NE 3rd Avenue, and are between the proposed surface parking lot and NE 3rd Avenue. There is also a grove of trees at the northwestern corner of the property that will remain. New plantings are identified as being native species.

Much of the site will remain undeveloped due to the amount of wetland areas, the BPA easement, and the steeply wooded area to the northwest. A "flexible development" per CMC Chapter 18.26 was earned in part to a high ratio of landscaping area per developed area. Flexible developments may also gain points for green roofs, solar panels, and other sustainable features. The design of the proposed building with a flat roof may allow for more of those elements to be incorporated, although not required.

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. Surrounding sites should be screened from parking and building lighting.

Finding: No street lighting or landscape lighting is proposed. There will be lights along the walking path, in the parking lot and on the building. A lighting plan prepared by RAB Lighting (5 Sheets) was included in the application materials and indicates that light will not affect adjacent properties. Historic or theme lighting is not applicable to this area or development.

Green belts should be used to separate different uses whenever possible.

Finding: The development to the west is an earlier phase of Riverview Apartments and to the east there is a 250 foot BPA easement that contains mostly wetland and grasses. The adjacent property to the east is a storage facility. For these reasons, the BPA easement meets the green belt criterion.

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. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than 6-10 spaces.

Finding: The development has proposed a landscaped divider for every six parking spaces within the surface parking lot. All other parking spaces will be under the building. The parking lot is also separated from NE 3rd Avenue by an approximately 95 foot buffer of grass and mature Oregon White Oak trees.

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 (DC) zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Finding: Due to the grade of the site and to preserve Oregon White Oaks, the structure is setback from NE 3rd Avenue over 200 feet. The minimum setback of the zoning is ten feet. There are mature trees between the public roadway and the new structure, which should lessen the need for a greater setback. An additional front setback over the proposal will not be recommended.

2. ARCHITECTURE; BUILDINGS SHOULD HAVE "FINISHED" LOOK. ANY USE OF PANELIZED MATERIALS SHOULD BE INTEGRATED IN TO THE DEVELOPMENT IN A MANNER THAT ACHIEVES A SEAMLESS APPEARANCE.

Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

Finding: The adjacent single family homes are separated from this development by significant grade differences and natural areas.

Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.

Finding: The main entrance will face to toward the front of the property and will be across a pedestrian bridge from the surface parking lot.

Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum solid to void ratio of 70%/30%.

Finding: The walls are articulated and meet the solid to void ratio.

Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

Finding: There are no detached garages proposed.

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.

Finding: The garage under the building will be visible from the west entrance into the garage, otherwise it will not be visible at other elevations.

Stoops, porches and direct individual entries should be encouraged for ground-floor units.

Finding: All proposed units have balconies. However, it does not appear that the first floor balconies include gates. Gates could be included with locks if security was a concern with the preliminary designs. A condition to this effect will be recommended.

3. CIRCULATION AND CONNECTIONS.

Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

Finding: The development will include a pedestrian path from NE 3rd Avenue to the new structure. There will also be a pathway from the front to the rear of the building. There will be outdoor seating and landscaping at the rear patio area. No seating was indicated along the pathways or at the front of the building. Given the varying degree of mobility of the senior residents, seating along the steep entry path will be recommended in order to provide rest areas and to support those less mobile.

RECOMMENDATION

Staff recommends approval of Riverview Apartments (DR1605) with the following conditions:

PROPOSED CONDITIONS OF APPROVAL

1. Ground floor units will include gates at porch fencing in order to allow for individual entries.
2. An entrance monument (sign) shall require a Sign Permit in accordance with CMC Chapter 18.15 signs.
3. Additional outdoor seating must be included on landscape plans, and installed prior to building occupancy permit is issued.