



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

STAFF REPORT
Design Review Application for
Camas Mixed Use 6th and Birch
City File No. DR16-06
(Related Files: SPRV16-02)

TO: Design Review Committee

FROM: Robert Maul, Planning Manager

APPLICANT: Kathy Mann
411 NE 6th Avenue
Camas, WA 98607

LOCATION: NE 6th Avenue / NE Birch Street
Parcel numbers 79900-000, 79865-000, 79870-000
Camas, WA 98607

APPLICABLE LAW: The application was submitted on June 7th, 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 (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:

The Camas Mixed Use project proposes to develop 20,000 square feet of land in the Downtown Commercial area in Downtown Camas. The property is located at the northeast corner of the intersection of NE 6th Avenue and NE Birch Street. The proposal includes two buildings. The larger of the two is approximately 31,000 square feet and faces NE 6th Avenue. It is a three story building with Commercial Restaurant space on the first floor and a total of eight apartments on the upper two floors. An on site parking lot with 15 parking spaces will sit in the center of the site. The second mixed use building is located at the upper end of the site off of NE 7th Avenue. It too is a three story building with 1,536 square feet of commercial on the first floor and 3,072 square feet of residential space on the upper two floors, which is a single living space.

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 (CMC Chapter 18.19.050.A and the Camas Design Review Manual "DRM"), and Downtown Design (CMC Chapter 18.19.035 and the DRM); which are included in the enclosed Design Review Checklist.

RECOMMENDATION:

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.