

## SECTION II

Narrative: Camas Municipal Code 18.19.050

## 18.19.050 - Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

### 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: The proposed landscaping is a mix of deciduous and evergreen trees and shrubs with the intent of beautifying the development. Emphasis is placed on screening the existing retaining wall at the entrance to the development and along Brady Road with a mix of evergreen trees and shrubs.*

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: No significant natural features on site.*

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 building façade materials have been selected internationally as high-image architectural cladding. The proposed primary exterior cladding system will be a mix of Pre-finished Box Rib Metal Siding, and Pre-finished Flat Panel Metal Siding. The color and profiles have been chosen to compliment the surrounding buildings. Shiplap Hardie siding with an Architectural Concrete Masonry Unit Veneer wainscot are also used to further blend the surrounding architecture.*

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

*Response: No historic/heritage elements currently exist in the specific site or surrounding area.*

B. Specific Principles.

I. Gateways.

*Response: Not applicable to proposed site.*

- 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.
- b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.
- c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.
- d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.
- e. A consistent streetscape lighting scheme shall be used.

2. Commercial and Mixed Uses.

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

*Response: Requirement acknowledged. Onsite parking has been provided to the greatest extent feasible and will be screened with landscaping.*

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

*Response: Requirement acknowledged; the proposed building articulation has been designed to define the streetscape.*

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

*Response: Requirement acknowledged. The adjacent residential neighborhood is located at a higher elevation to the proposed project. The scale and design of the building has been influenced to compliment the surrounding neighborhood.*

- 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: Requirement acknowledged. Proposed project will only house one occupancy type.*

- 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: Requirement acknowledged.*

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

*Response: Requirement acknowledged. The proposed building has changing scales of material to assist with creating a non-monolithic façade.*

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

*Response: Requirement acknowledged. Fixtures will be cut-off to eliminate off-site impact.*

3. Multifamily.

a. Stacked Housing.

*Response: Not applicable to proposed project.*

- i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.
- ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
- iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
- iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
- v. Attached garages shall account for less than fifty percent 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.

b. Townhomes and Rowhouses.

*Response: Not applicable to proposed project.*

- i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
- ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

- iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
  - iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
  - v. 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.
  - vi. Attached garages shall account for less than fifty percent 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.
- c. Duplex, Triplex and Four-Plex.

***Response: Not applicable to proposed project.***

- i. Garages shall account for less than fifty percent 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.