

Design Review Narrative

The Applicant, Dennis Pavlina, proposes a 120-unit multi-family development, referred to as Riverview, on approximately 5.04 acres in the MF-24 zone.

The project site is located at 3009 NE 3rd Avenue, Camas, Washington. The property is further described as adjusted Tax Lots 168, 176 and 182, assessor's tax parcels 73134-168 and 73134-176 (and a portion of Tax Lot 49, assessor's tax parcel 73734-049 [located to the west], a portion of which will be boundary line adjusted into this project) located in the NE ¼ of Section 12, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

Construction of the project will likely occur upon approval of all applicable reviews and permits.

Existing Conditions

The site previously had a vacant single-family residence and detached garage located in the northwest corner. There are two Bonneville Power Administration (BPA) towers located in the southeast corner of the site and the eastern approximately 188 feet of the site is encumbered by a BPA easement. There are two Category 4 wetlands located in the central and eastern portion of the site, a Category 4 slope wetland located in the northwest corner of the site, and the site contains a mix of approximately two dozen mature deciduous and conifer trees.

According to Clark County GIS data, the soils on the site consist of Hillsboro loam, 8-15% slopes (H1C) 27.3%; Hillsboro loam, 15-20% slopes (H1D) 1.9%; Minniece silty clay loam 0-3% slopes (MnA) 47.6%; and Olympic stony clay loam, 3-30% slopes (OmE) 23.2% of the site. The site slopes down from north to south and has an approximate elevation change of 80 feet.

Adjacent property uses includes multi-family residential uses on MF-24 to the west, vacant R1-15 zoned property to the north, a portion of the Washougal River Greenway on OS/GS zoned property to the south (across N.E. 3rd Avenue), and self-storage uses on MF-24 zoned property to the east.

Design Review – CMC 18.19

CMC 18.19 requires the Applicant to submit for Design Review on all multi-family projects. This section of the narrative addresses detailed design information, as well as discusses the overall integration of architectural elements into the site plan. The following are how each applicable design principal is addressed.

The proposed multi-family project will meet the design principles of CMC 18.19.050, Design principles, as follows:

Standard Principles

1. The landscape plan emphasizes preservation of local ecology, place, aesthetics, function, and security. Native and ornamental plants will be used to define character, emphasizing the beauty and uniqueness of the northwestern region, and to provide year-round color, texture and aesthetic interest. The proposed planting materials will reflect the native plant material on-site and plant material that surrounds the site on adjacent properties. A diverse planting palette will seamlessly integrate new landscape areas such as parking islands and building foundation plantings to the existing wetlands, meadows, and forested areas.
2. Impacts to natural features on-site have been minimized by the enhancement of the wetland and wetland buffer located in the eastern portion of the site, by retaining a natural area in the northwest portion of the site and by preserving the existing Oregon White Oaks in the south-central portion of the site. The building is oriented to take advantage of the natural site amenities, while optimizing views, access and solar orientation.

The natural area to be retained in the northwest portion of the site contains dozens of existing native deciduous and conifer trees and will be preserved in its natural state.

3. The proposed building will be fully constructed with differing roof lines, thus breaking up the building visually. Additional compliance with this section can be found on the architectural plans and material board that is submitted for the Design Review application.
4. While historic and cultural artifacts have been identified on site, there are no historic/heritage elements either on-site or on the surrounding area that could be incorporated into the design of the proposed development.

Multifamily

1. The on-site parking areas have been placed within the interior of the site and will be screened by the proposed landscaping and the change in elevation between the parking area and NE 3rd Avenue from the NE 3rd Avenue and surrounding properties.
2. The site is not bordered by single-family residentially zoned properties.
3. Proposed building walls are articulated to avoid a blank look and to provide a sense of scale.
4. While platform/basement parking is proposed, no garages are proposed.
5. While platform/basement parking is proposed, no garages are proposed.

Compliance with the Camas Design Review Manual

In addition to compliance with the Design Principles described earlier in this narrative, the following provides a description of how Riverview meets the Design Guidelines. The following are how each applicable design principal is addressed.

Standard Design Principles

A description of how the project meets the Standard Design Principles is noted earlier in this narrative.

Standard Design Guidelines

Landscaping & Screening

1. A Landscape Plan has been submitted. The proposed plant materials include a mix of native and ornamental plants complimentary to the climate of the Pacific Northwest, as well as the surrounding environs on the balance of the site. Landscaping is proposed to screen the parking from NE 3rd Avenue, provide a softening to the buildings on-site, provide year round interest and color.
2. No signs are proposed at this time.
3. There are no proposed outdoor furnishings at this time. However, benches may be placed within the building courtyard and/or along sidewalks.
4. While fencing exists along the north, east and west property lines, additional security fencing is proposed along the eastern portion of the project site. The fence is proposed to be black vinyl covered chain link that will virtually disappear in the landscape.
5. The landscape plan emphasizes preservation of local ecology, place, aesthetics, function, and security. Native and ornamental plants will be used to define character, emphasizing the beauty and uniqueness of the northwestern region, and provide year-round color, texture and aesthetic interest. The proposed planting materials will reflect the native plant material on-site and plant material that surrounds the site on adjacent properties. A diverse planting palette will seamlessly integrate new landscape areas such as parking islands and building foundation plantings to the existing wetland and natural area in the northwest corner of the site.

The natural area to be retained in the northwest portion of the site contains dozens of existing native deciduous and conifer trees and will be preserved in its natural state. The existing Oregon White Oaks located in the south-central portion of the site will also be preserved.

It should be noted that trees are not allowed within the Bonneville Power Administration (BPA) easement that runs along the east side of the building. Therefore, trees are not proposed within the BPA easement.

6. There is no low-level landscape lighting or street lighting proposed. Parking lot and building lighting is proposed and will be shielded to prevent off-site glare.

Massing & Setbacks

1. The size and scale of the proposed development, including the placement of buildings, lot coverage and vehicular/pedestrian circulation are all compatible and typical of a multi-family development. Additionally, location of the building, parking, vehicular/pedestrian traffic on the site is in direct response to the considerable grade changes on the site. A large setback is provided along the east by the existing wetland and along the south in order to preserve the existing Oregon White Oak trees.
2. While the surrounding properties to the west, north and east are zoned residential (MF-24 to the west and east and R1-15 to the north) the parcel to the west is currently a multi-family development, the west developed as a self-storage facility, and the property to the north is owned by the City of Washougal and is unlikely to develop into single-family residences. Therefore, massing on-site is compatible with surrounding land uses and zoning.

Architecture

1. The buildings will have a “finished”, sound, durable and permanent appearance and only high-quality building materials and finishes will be used. Additional compliance with this section can be found on the architectural plans and material board that is submitted for the Design Review application.
2. The placement of the building has been done to preserve as much of the existing wetland in the eastern portion of the site, the Category 4 slope wetland in the northwest corner, and the existing Oregon White Oaks located in the central portion of the site. While existing trees and vegetation will be removed from the areas to receive construction activities, a large area in the northwest corner of the site will also be preserved.
3. The building will be articulated with varied roof lines, offsetting walls and balconies. Please refer to the architectural information provided for more information.
4. Bold colors are not proposed for any of the buildings.

Historic and Heritage Preservation

1. While historic and cultural artifacts have been identified on site, there are no historic/heritage elements either on-site or on the surrounding area that could be incorporated into the design of the proposed development.

Multi-Family Principles & Guidelines

Design Principles – Stacked Housing

1. The on-site parking areas have been placed within the interior of the site and will be screened by the proposed landscaping and the change in elevation between the parking area and NE 3rd Avenue from the NE 3rd Avenue and surrounding properties. Parking spaces are clustered in small groups of 6-10 spaces with an intervening landscape island separating banks of parking. Parking has also been proposed under the building to further reduce the impact of surface parking on the site and on neighboring properties.
2. The site is not bordered by single-family residentially zoned properties.
3. Proposed building walls are articulated to avoid a blank look and to provide a sense of scale.
4. While platform/basement parking is proposed, no garages are proposed.
5. While platform/basement parking is proposed, no garages are proposed.

Design Guidelines

Landscaping & Screening

1. A Preliminary Landscape Plan has been submitted. The proposed plant materials include a mix of native and ornamental plants complimentary to the climate of the Pacific Northwest, as well as the surrounding environs on the balance of the site. Landscaping is proposed to screen the parking from NE 3rd Avenue, provide a softening to the building and provide year round color and interest.
2. There is no low-level landscape lighting or street lighting proposed. Parking lot and building lighting is proposed and will be shielded to prevent off-site glare.
3. Parking has been provided to most efficiently serve the proposed building. Landscaping has been proposed in the parking areas to break up the parking layout, provide shading and establish a pedestrian friendly environment. Additionally, the project responds to the existing grades by placing parking under the building, thereby reducing the impact of surface parking on the site and surrounding properties.

4. The wetland and wetland buffer located in the eastern portion of the site, the natural area in the northwest portion of the site and the existing Oregon White Oaks in the south-central portion of the site will be retained. The natural area in the northwest portion of the site contains dozens of existing native deciduous and conifer trees and will be preserved in its natural state.
5. Large deciduous trees will be located adjacent to the buildings to lessen the impact and to create a sense of scale.

Circulation & Connections

1. Pedestrian walkways have been provided to safely allow pedestrian to walk from the building to NE 3rd Avenue.

An ADA pedestrian walkway has been provided to NE 3rd Avenue. Steep grades preclude additional ADA compliant pedestrian connections to NE 3rd Avenue at other locations on-site.

The building has not been placed up to the public right-of-way because of grading issues and in order to preserve the existing Oregon White Oaks located in the south-central portion of the site.