

Parker Village – Residential Structures Portion

Design Review Checklist Notes

Standard Principles and Guidelines

1. Landscaping should be done with a purpose. It should be used as a tool to integrate the proposed development into the surrounding environment.

Parker Village Landscaping, as approved by the City, meets this principle.

2. Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses.

Parker Village Landscaping, as approved by the City, meets this principle.

3. Signs are located on buildings or incorporated into the landscaping so as not to be the main focus either during the day or night. (eg. low signs with vegetative backgrounds to soften visual impact). If illuminated they shall be front lit. Efforts have been made to make signs vandal resistant.

Parker Village is not proposing any commercial buildings at this time. As such, this is not applicable.

4. Outdoor furniture samples have been submitted consistent with the overall project design.

Parker Village is not proposing any commercial buildings at this time. As such, this is not applicable.

5. Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.

Parker Village is not proposing any commercial buildings at this time. The fencing installed on the residential portions is incorporated into the landscaping so it has little or no visual impact.

6. The vegetation to be utilized includes native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Tree List.

Parker Village Landscaping, as approved by the City, meets this principle.

7. Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.

Parker Village is not proposing any commercial building or commercial landscaping at this time. No landscaping lighting is being proposed for the 60 residential units. Any future landscaping lighting will comply.

8. Street lighting (poles, lamps) is substantially similar or architecturally more significant

than other street lighting existing on the same street and will not conflict with any City approved street lighting plans for the street.

All Parker Village Street lighting has been approved by the City of Camas. Therefore, it meets this guidelines.

9. Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.

At Present Parker Village is only submitting design review for residential structures. As such, it is not proposing parking or building lighting. This is not applicable.

1. All attempts should be made at minimizing the removal of significant natural features. Significant natural features should be integrated into the overall site plan.

Parker Village, through its approved development plan, meets this principle.

2. Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.

Parker Village meets this as there no trees that meet this guideline.

3. Rock outcroppings, forested areas and water bodies are retained.

This is not applicable to Parker Village.

1. Buildings should have a "finished" look. Any use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance.

Parker Village exceeds requirements with respect to the guidelines. As the exterior elevations show, all buildings are finished nicely.

2. Use of corrugated materials, standing seam, T-1 11, or similar siding materials are questionable, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality.

Parker Village exceeds requirements with respect to the guidelines. As the exterior elevations show, all buildings are finished nicely. Taken together, the buildings as proposed will produce a development with a high visual quality.

3. Buildings walls or fences visible from roadways should be articulated in order to avoid a blank look. The walls can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.) awnings, or similar devices.

Parker Village exceeds requirements with respect to the guidelines. Proposed buildings will be built at different elevations throughout the site, in building sizes of 2 to 4 units. Each individual attached structure will be painted and finished in a look consistent with a stand-alone single family home.

4. The use of bold colors has been avoided unless used as minor accents.

Parker Village exceed this requirement. All main body colors are natural and earth tone

5. Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.

Parker Village meets this guideline. Currently, we are only proposing residential structures around the perimeter. The site should blend well with all neighboring properties.

In addition, specific principals and guidelines relative to gateways, commercial, mixed use and multi-family uses shall be reviewed in the Design Review Manual as applicable.

The Parker Village plans as proposed meet the Design Review Manual.