



Community Development Department  
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Camas, WA 98607  
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**STAFF REPORT**  
**Design Review Application for The Lofts at Camas Meadows**  
**City File No. DR15-01**  
(Related Files: SPRV15-01)

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**TO:** Design Review Committee  
**FROM:** Lauren Hollenbeck, Senior Planner  
**OWNER/APPLICANT:** Drew Miller, The Lofts at Camas Meadows, LLC  
**LOCATION:** No Site Address.  
Parcel numbers 172973-000 and 175980-000  
Camas, WA 98607

**APPLICABLE LAW:** The application was submitted on March 10, 2015 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 Lofts at Camas Meadows is a 104-unit apartment development proposal to be located on 4 acres of Light Industrial / Business Park zoned property abutting the north side of Camas Meadows Drive near the Camas Meadows Golf Course. The development will occur in two phases each containing one 4-story apartment building with a clubhouse constructed in the first phase.

The subject site is also located within the North Dwyer Creek Employment Mixed Use Overlay District. As such there are specific standards for design, shape and orientation of the lots. There is also a Development Agreement (DA), recording number 3862705 dated 7/27/2004, which contains development standards for the Camas Meadows Corporate Center. The proposal under this DA included a mixed use development with 158 residential condominiums, professional office space, and restaurant/retail space in 12 buildings on approximately 14 acres. The DA was subsequently modified on 4/4/2013 (recording number 4957781) to provide for approximately 9 buildings, 140 condominium units and 29,000 square feet of professional office and restaurant/retail space development.

At the writing of this staff report, a second amended development agreement is being considered, which includes a maximum of 104-unit apartments on the eastern end of the property and the remaining portion of the property to be developed solely with commercial, light industrial or business park uses allowed under CMC 18.07.030 Table 1, for the LI/BP zoning district. This allows for more land area to be reserved for non-residential uses. The new development agreement will also propose new setback requirements.

**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.1 and the Camas Design Review Manual “DRM” pages 4-7), along with the specific standards for multi-family developments (CMC Chapter 18.19.050.B.3.a and the DRM pages 14-15); which are included in the enclosed Design Review Checklist.

**STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:**

The standard and multi-family design principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard and multi-family design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard and multi-family design review principles and guidelines.**

**RECOMMENDATION:**

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