

Design Review Committee Recommendation
The Lofts at Camas Meadows
City File No. DR15-01
(Related Files: SPRV15-01)

TO: The Lofts @ Camas Meadows, LLC
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.

The Design Review Committee (DRC) held a public meeting on May 20, 2015, and a video recording of the meeting is available online at <https://camas.legistar.com/Calendar.aspx>. The DRC considered 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).

DESIGN REVIEW REQUIREMENTS PER CMC CHAPTER 18.19 DESIGN REVIEW AND THE CAMAS DESIGN REVIEW MANUAL

The following summary of design criteria must be met for approval of a development per CMC 18.19.050 Design Principles.

Standard Principles, Subsection “A”, includes landscaping, integration of natural features of the property, building design, and integration of historic elements.

Finding: Landscaping is provided for throughout the site and existing trees are retained in the landscape area between the site and the golf course. A monument sign is proposed at the entry to the site and should be incorporated into the landscaping. Parking and building lighting is directed away from surrounding properties and existing street lighting is located along Camas Meadows Drive. The buildings consist of high quality materials such as painted fiber cement plank siding, composite roofing with a cultured stone base. The DRC found that the application met the overall intent of these criteria. The DRC noted that the standards of outdoor furniture, fencing/walls, and building scale do not apply to this property.

Specific Principles, Subsection “B(3)” Multi-family, includes restrictions on parking areas, size and scale of buildings adjacent to residential zones, walls and garages.

Finding: A minimum standard for stacked housing is that parking spaces must be “clustered in small groupings” and be separated and screened with landscaping. The proposed site plan provides landscape finger islands throughout the parking area and landscaping around the parking areas. The standards also require trees and/or planting strips to be used for separating vehicles and pedestrian movements. The landscape plan provides landscaping between the south parking lots and the street right-of-way. The DRC found that the application met the overall intent of these criteria. The DRC noted that the standards of building scale, walls and garages do not apply.

CONCLUSIONS

At the conclusion of the public meeting, the Design Review Committee recommendations were as follows:

1. The entry monument sign should be incorporated into the landscaping and shown on the landscape plan.
2. Landscape lighting specifications should be submitted for City review and approval.
3. A more technical review for compliance with the applicable Camas Municipal Code development standards should be completed with the site plan review submittal.