



STAFF REPORT
Design Review Application for Camas School District PBL High School
City File No. DR17-01
(Related Files: SP17-01)

TO: Design Review Committee
FROM: Robert Maul, Planning Manager
APPLICANT: Camas School District
LOCATION: 5780 NW Pacific Rim Boulevard
Camas, WA 98607

APPLICABLE LAW: The application was submitted on January 6th, 2017. 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 (2016); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:

The Camas School District is looking to build a new 89,000 square foot high school for the new Project Based Learning Camas on 40 acres recently purchased from Sharp Laboratories of America. This facility will be located behind the new Project Based Learning middle school currently operating at the campus site. This new school will include all associated parking and bus drop off facilities as well as some on and off site pedestrian improvements.

Included in the application is a detailed narrative, building elevations, site plan and landscaping plans to help illustrate compliance with design review principles for the project.

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 and the Camas Design Review Manual "DRM" pages 4-7), along with the the specific standards for multi-family (CMC Chapter 18.19.050.B.3.c and the DRM page 19); which are included in the enclosed Design Review Checklist.

STANDARD, GATEWAY AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:

The standard principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard 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 applicable specific 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.