



COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607

STAFF REPORT
Design Review (File No. DR16-09)
Lacamas Heights Elementary School
Associated File: CUP16-02

To: Design Review Committee
From: Sarah Fox, Senior Planner
Applicant: Camas School District
841 NE 22nd Ave., Camas, WA 98607
Site Address: 1111 NE 232nd Ave., Camas, WA 98607

Tax Parcel: 175724-000 **Zoning:** Single-family R-7.5

APPLICABLE LAW: The application was submitted on November 14, 2016, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 18, specifically (but not limited to): Chapter 18.19 Design Review, Chapter 18.11 Parking, Chapter 18.13 Landscaping, and Chapter 18.55 Administrative Procedures and the Camas Design Review Manual.

I. SUMMARY

The Camas School District has proposed to build a new two-story school at 1111 NE 232nd Avenue (Tax Parcel #175724-000), to replace the existing Lacamas Heights Elementary School at 4600 Garfield Street. The new building will be 73,500 square feet and will include a gymnasium, commons, administration offices, classrooms, and play fields for approximately 700 students.

Design Review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, **educational**, and governmental buildings and associated properties. The development is also subject to approval of a Conditional Use Permit and Site Plan Review.

II. DISCUSSION

The following staff analysis and comments are organized to follow the order of the Design Review Checklist for the project.

DESIGN REVIEW PRINCIPLES AND GUIDELINES	STAFF COMMENTS
1. Landscaping should be done with a purpose. It should be used as a tool to integrate the proposed development into the surrounding environment as well as each of the major project elements (e.g. parking, buildings(s), etc.).	The applicant provided a Design Review Narrative (Exhibit 1), which describes that the project site has a larger natural area. The landscaping and playground areas are intended to blend with the natural surroundings. The applicant also provided landscape drawings (Exhibit 4) that are numbered L-001 through L-530.
Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses and screening parking or other components viewed as being less intrusive.	The applicant proposes street trees at regular intervals along the southern street extension, which will screen the project from residential homes to the south.
Signs are located on buildings or incorporated into the landscaping so as not to be the main focus either during the day or night. (e.g. 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.	The applicant has proposed a monument sign at the street entrance, a sign on the building with the name of the school, and an electronic billboard sign, which will also be mounted to the building.
Outdoor furniture samples have been submitted consistent with the overall project design.	None have been submitted.
Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	Applicant should explain fencing plans at the meeting.
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. Retain significant trees if feasible.	The applicant is retaining a grove of trees at the western boundary of the property and the new roadway. There are also groupings of trees being retained at the northern end of the site near the outdoor play areas. The site will include several natural areas, given that there will be wetland, riparian and white oak mitigation areas set aside.
Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	The applicant has proposed low voltage lighting and has provided a photometric drawing at Sheet E-102.
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.	Street lighting will be in accordance with city approved LED standards.
Parking and building lighting is directed away from surrounding	Refer to Sheet E-102

properties through the use of hooding, shielding, siting and/or landscaping.	
2. All attempts should be made at minimizing the removal of significant natural features. Significant natural features should be integrated into the overall site plan.	The property includes a stream, wetlands, Oregon White Oaks and archaeological features, which were integrated into the site design.
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.	As noted above, there are groves of trees that were retained.
Rock outcroppings, forested areas and water bodies are retained.	The site includes natural areas that were integrated into the site design and will be utilized as onsite educational opportunities.
3. 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.	
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.	The applicant proposes to use brick and a cement plank siding. No T-1 or T-11 materials are proposed. Refer to the Materials Board at Exhibit 5.
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.	There are not any blank walls visible to the roadways. Exterior elevation drawings are found at Sheets A-211 through A-217 and Exhibits 2 and 3.
The use of bold colors has been avoided unless used as minor accents.	The main colors are muted greys and brown. Door and window accents are a terra cotta red.
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.	The higher portion of the structure is to the rear of the site.
4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.	
The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.	The applicant noted that a barn on the site had to be removed due to its degraded condition and bug-infested wood. The site was also important to Native Americans.

III. Recommendation

Staff recommends that the Design Review Committee review the materials, deliberate, and render a recommendation of approval with the following conditions:

1. Applicant provide vinyl coated chain link fencing at areas visible to the public.
2. Applicant incorporate into the site design information in regard to the historical importance of the site, such as a plaque or other signage.