



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

STAFF REPORT
Design Review (File No. DR16-13)
Leadbetter Road Pump Station
Associated Files: CUP16-01 and SHOR16-04

To: Design Review Committee
From: Sarah Fox, Senior Planner
Applicant: Sam Adams, Project Manager
City of Camas Public Works Department
Site Address: No site address

Tax Parcel: 177906-000
Tract is 5,605 square feet

Zoning: Single-family R-7.5

APPLICABLE LAW: The application was submitted on December 30, 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 pump station is one of three new pump stations planned within the North Shore Sewer Transmission System (City File # SHOR16-04). The Leadbetter Road Pump Station will be located in a tract of a future residential subdivision and will be subject to Conditional Use Permit along with Design Review approval. The site will be landscaped and fenced and include a 250 square foot structure.

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.).	
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 application includes a landscape drawing at Sheet P6. The landscaping includes evergreen foliage of Douglas Fir, Weeping Alaskan Cedar, Oregon Grape, Swordfern and Kinnikinnick.
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.	Signs will be small and for emergency purposes.
Outdoor furniture samples have been submitted consistent with the overall project design.	No outdoor furnishing is proposed.
Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	Fencing is not described in the drawings. A condition in regard to fencing is included.
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 proposes a two-year maintenance contract, however, the Camas Design Standards Manual requires that the site be irrigated (Detail PL1). A condition in regard to irrigation is included.
Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	No lighting is proposed.
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.	No lighting is proposed.
Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	No parking or building lighting is proposed.
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.	
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.	The site slopes to the north and all significant trees were removed prior to this application.
Rock outcroppings, forested areas and water bodies are retained.	Not applicable.
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 structure will be open-sided. The steel support beams will be wrapped in wood. The roofing appears to be cedar-shake shingles.
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.	Fencing design is included as a condition of approval.
The use of bold colors has been avoided unless used as minor accents.	Colors of equipment cabinet was not included in the application. Beams and roofing will be natural wood.
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.	A vegetated buffer is proposed.
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.	Not applicable to this site.

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.
2. Applicant revise landscape drawings to include irrigation plan in accordance with Camas Design Standards Manual.
3. The applicant shall ensure that trees are a minimum caliper of 2" at time of installation.