



Community Development Department
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STAFF REPORT
Design Review Application for Hetherwood Residential Development
City File No. DR16-03

TO: Design Review Committee
FROM: Planning Staff, Sarah Fox Presenter
APPLICANT: Kate's Woods, LLC
LOCATION: NW Pacific Rim Blvd.
Camas, WA 98607
Parcel number 126040-000

APPLICABLE LAW: The application was submitted on June 20, 2016, and the applicable codes are those that were in effect on the date of application (through Ord. 17-008). Camas Municipal Code (CMC) Titles 16, 17, and 18, specifically (but not limited to): Chapter 16.01 General Provisions; Chapter 16.03 Definitions; Chapter 16.07; Chapter 16.13 SEPA; Chapter 16.31 Archaeological; Chapter 16.51 General Provisions; Chapter 16.53 Wetlands; Chapter 17.01 General Provisions; Chapter 18.07 Use Authorization; Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.18 Site Plan Review; Chapter 18.19 Design Review (including the Design Review Manual); Chapter 18.25 Row houses; and Chapter 18.55 Administrative Procedures. This development is also subject to Sections 2, 3, 4 and 5 of "CR 2A Settlement Agreement" (Clark County Superior Court filed on 05-24-2017), when it was formerly named "Kate's Woods".

BACKGROUND:

The Hetherwood residential project is located on approximately 7.04 acres of multi-family zoned property (vested as MF-24) that fronts NW Pacific Rim Blvd, north of the Sharp Electronics property. The applicant is currently seeking design review approval for the construction of 134 residential units within two four-story apartment buildings and one three story apartment building. The parcel includes parking garages as well as landscaping and additional parking.

The project is area is bordered on the north by vacant land zoned Regional Commercial (RC), on the west by the Stoneleaf Subdivision wetland tract zoned multi-family residential (MF-18) , on the south by NW Pacific Rim Blvd., and to the east by multi-family residential zoned property.

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 gateways (CMC Chapter 18.19.050.B.1 and

DRM pages 8-12), and multi-family (CMC Chapter 18.19.050.B.3 and the DRM pages 16 and 17); which are included in the enclosed Design Review Checklist.

STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:

The standard, gateway and multi-family 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.