

HETHERWOOD MULTIFAMILY APARTMENTS

Design Review

3/26/2018

Kate's Woods LLC, applicant

TABLE OF CONTENTS

I.	INTRODUCTION	1
	PROJECT LOCATION AND IDENTIFICATION.....	1
	EXISTING CONDITIONS.....	1
	ADJACENT DEVELOPMENT	1
	PROJECT DESCRIPTION.....	1
	PROJECT GOALS	2
II.	DESIGN REVIEW – CMC 18.19.....	3

ATTACHMENTS

Design Review Packet

PROJECT NARRATIVE

I. INTRODUCTION

PROJECT LOCATION AND IDENTIFICATION

The Hetherwood Multifamily Apartments are located on Tax Parcel 126040-000 (7.04 acres), Section 5 T1N, R3E. The property was vested under the MF-24 zone, and is subject to a Settlement Agreement limiting the total number of units on this and the adjacent tax parcel to the east to 150 units.

EXISTING CONDITIONS

The site is currently vacant. There is no evidence of previous buildings or development of the site. The parcel has frontage on NW Pacific Rim Blvd, a 4-lane minor arterial with median. The site is relatively flat and slopes down slightly to the north. The site consists of open grassland near the road, and forested wetland areas to the north and west.

ADJACENT DEVELOPMENT

Existing uses adjacent to the project site:

NORTH: Regional Commercial (RC) zoned property (Fisher Creek Campus)

EAST: Regional Commercial (RC) zoned property (Fisher Creek Campus)

SOUTH: NW Pacific Rim Blvd and Regional Commercial (RC) zoned property (Sharp)

WEST: Multifamily Residential (MF)-18 zoned property (Knight's Court)

PROJECT DESCRIPTION

Hetherwood multi-family apartments are a community inspired design project. The three buildings are orientated to create a sense of community and enclosure for the 135 apartments. Each building is referred to as its directional name: NORTH, EAST, and WEST.

The apartments consists primarily of studios with seven one-beds in the East building. The North and East buildings are both four stories with a maximum height of 50'-0". The West building provides direct street frontage and a three story transition to the two-story homes located at the Stoneleaf development to the West.

All three buildings are supported by a retaining wall designed to protect the wetlands during occupancy while maintaining access for emergency services. The buildings' arrangement is driven by the wetland boundary. With this layout, most of the residents will enjoy views of the wetland. The wetland boundary's influence on the building arrangement creates the sense of enclosure and community for the project. This sense of community is further enforced with ground floor community spaces, both indoor and outdoor.

The project will include the construction of the proposed buildings, along with associated parking lots, access driveways, an underground stormwater treatment and detention facility, utilities, and other required infrastructure. Landscaping and screening will also be provided.

The project site contains Category IV wetlands located to the north and west of the proposed development area. The wetlands are part of a larger wetland complex located off-site to the north. The project proposes indirect impacts to a portion of the wetland buffer.

The main access point will be a full access driveway on NW Pacific Rim Blvd. The driveway will be gated and will provide a 25' radius turnaround area in front of the gate.

The submitted Design Review packet provides detailed responses to design principles, and this narrative reiterates those responses and relates them to the appropriate code citations.

PROJECT GOALS

To be meaningful, add value, and produce a positive impact

The proposed project helps to increase the housing choices in Camas by providing housing that is suitable for young professionals and older “empty-nesters”. Since the bulk of Camas’ housing offers single-family residential, an offering of targeted, modern multi-family units will certainly add to the diversity of Camas’ housing stock.

To preserve or enhance the community’s character

Through the use of materials, the project’s facade brings creativity and energy to the design. It is designed to be unique to not only provide options for housing, but to also enhance the appearance and character of the area.

To provide compatibility with surrounding uses and quality of design

The project proposes both three and four story buildings to create transitions in heights that become lower as the project approaches the two-story structures to the West. Pop-outs and juxtapositions in buildings facades give a dynamic appearance while providing a sense of scale. Landscaping and fencing along Pacific Rim Blvd. further reinforce the transition from this project to neighboring sites.

To efficiently use the land

The arrangement of buildings provides protection for the wetlands and provides residents with a centralized, shared parking area. Multiple layouts of buildings and parking were studied to determine the most efficient use of the land to meet the intent of the design goals.

To create a park like setting

By constructing three separate buildings, it allows an opportunity at each of these intersecting nodes to provide community outdoor space. The West community space is proposed to be a dog park for residents. The East community space is designed to be gathering place for residents with grills, a fire pit, and a variety of seating with views overlooking the natural wetlands.

Preserve community's heritage

The site and surrounding area are vacant. The project proposes to preserve a majority of the site as wetland open space, thereby contributing to the preservation of Camas' environmental heritage. Views of the wetlands create a connection between residents and the natural wetlands.

II. DESIGN REVIEW – CMC 18.19

18.19.050 Design Principles

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

RESPONSE: Landscaping:

Landscaping will be used as a means of way-finding through placement of flowering trees at the main community entry and next to outdoor community spaces. The existing natural wetland is an encompassing part of the residents' experience with views from units and community spaces.

The proposed landscaping will be used to screen parking areas, add dimension and aesthetic elements to building elevations, and enhance the streetscape along the site frontage on NW Pacific Rim Blvd.

The project monument sign will be incorporated into the wall adjacent to the main project entry.

Any outdoor furnishings used will be selected for compatibility with adjacent site furnishings and buildings.

Fencing will be incorporated into the site design to assist in screening, defining project lines, and protecting adjacent wetlands.

Any landscape lighting utilized will be low voltage, non-glare and indirect. Any street lights utilized will be compatible with nearby lighting if required.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

RESPONSE: Significant natural features:

Significant trees and other existing plants located in the wetlands will not be impacted by development, and will contribute to the habitat diversity, ecological functions, and visual framework surrounding the site. Some onsite mitigation will occur to mitigate proposed

buffer impacts. Native plantings will be planted per the requirements of the project mitigation plan.

The placement of the buildings preserves the onsite wetland. The buildings' placement impacts some of the wetland buffer, but this impact will be mitigated through both onsite and offsite mitigation. The buildings are orientated in a way to maximize the number of residents with views of the wetlands while keeping them protected.

3. *Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.*

RESPONSE: Buildings and materials:

The project has been designed to provide gradation in building massing from existing adjacent property to the west. This approach will provide greater visual interest and improve streetscape appearance and experience. The placement of the buildings on the site helps to mitigate size and scale differences.

The project architect and developer propose to use high quality materials as shown in the building elevations and renderings. Window treatment colors will be varied but muted. The materials proposed for this project are finished, low-maintenance and intended to be permanent and have been selected for their durability. Board & batten panels and corrugated metal are not proposed. The materials were selected for their abilities to mix a variety of colors and textures to complement and enhance the appearance of the building.

4. *A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.*

RESPONSE: Historic and Heritage Preservation:

The project site is vacant and shows no signs of previous development. An archaeological predetermination found no evidence of previous cultural impact on the site. The project proposes to preserve a majority of the site as wetland open space, thereby contributing to the preservation of Camas' environmental heritage. Views of the wetlands create a connection between residents and the natural wetlands.

B. *Specific Principles.*

1. *Gateways.*

- a. *Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.*
- b. *Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.*
- c. *Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.*
- d. *The surface of pedestrian walkways within intersections shall be accentuated with a unique character.*
- e. *A consistent streetscape lighting scheme shall be used.*

RESPONSE: Specific Principles - Gateways:

The project site is located in the designated gateway on NW Pacific Rim Blvd.

There will be no freestanding signs at the project site. A monument sign will be incorporated into a wall at the main entry.

Layered landscaping will be employed along the street frontage to assist in transition of massing along the streetscape, add dimension and variety to the streetscape, and to screen parking.

There is an existing curbside sidewalk and center median with street trees along NW Pacific Rim Blvd.

Streetscape lighting will be implemented to match existing or planned City light features, if required.

3. *Multifamily.*
 - a. *Stacked Housing.*
 - i. *All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.*

RESPONSE: Parking:

Parking is screened along Pacific Rim Boulevard and throughout the parking area with medians and trees. At minimum, one tree will be planted for an average of every three parking spaces. Parking has been directly integrated into two of the buildings to provide efficient and covered parking for residents.

Fencing will be incorporated into the site design to assist in screening, defining project lines, and protecting adjacent wetlands. Any landscape lighting utilized will be low voltage, non-glare and indirect. Any street lights utilized will be compatible with nearby lighting if required.

- ii. *Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.*

RESPONSE: Size and Scale:

The three-story and +four-story structures are proposed to mitigate size and scale differences. This approach will provide greater visual interest, reduce the visual impact of the taller apartment building toward the rear of the site, increase the aesthetic quality of the project, and improve streetscape appearance and experience. The placement of the buildings on the site helps to mitigate size and scale differences.

- iii. *Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.*

RESPONSE: Articulated Walls:

The walls are articulated to avoid a blank look. By juxtaposing walls and materials, the design of the building facades gives each of these buildings a sense of proportion. Large window fenestrations have been utilized to lighten the appearance of the building while

enhancing the facade design.

iv. *Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.*

RESPONSE: Detached Garages:

No detached garages are proposed.

v. *Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.*

RESPONSE: Attached Garages:

Attached garages account for a single story. Buildings are all three or more stories. As a result, garages will only account for a maximum of 33% of the facade. All garages that are potentially visible from the street will have glass panels within the doors to enhance their aesthetic and avoid a blank look.

18.19.060 Design Guidelines

A. *The guidelines include five major categories:*

1. *Landscaping and screening;*

RESPONSE: Landscaping and screening:

Native, low-maintenance plantings are proposed through the project site. Low shrubs and plantings transitioning to trees are used along Pacific Rim Blvd. to further enhance the transitional aspects of the proposed design. All trees being utilized are on the City's Street Tree List. Significant existing trees and natural features are remaining in both the wetland and wetland buffer.

Site lighting will be designed for safe pedestrian movements. Between building mounted lights and pole mounted lights in the parking lot, the site will have adequate lighting while reducing in intensity. The buildings shield the surrounding sites from views of the site lighting.

The parking lot is screened along the South side of the site with landscaping. The northeast and northwest corners of the parking lot will also be screened with trees and landscaping. The East and West buildings both screen and integrate the project's parking.

To provide security for residents, the project will be fenced and gated along Pacific Rim Blvd. The fencing will be integrated into the landscape buffer, providing landscape on both sides. Most of the parking area is obstructed by a fence and landscaping .

Signage for this project will be incorporated into the fence design near the entry access gate and on the facade of the North building. No freestanding signs are proposed.

2. *Architecture;*

RESPONSE: Architecture:

Through the choices of exterior materials, an intriguing, dynamic facade is proposed to give a finished appearance. The materials proposed for this project are finished, durable, low-maintenance and designed for durability. Board and batten is not proposed. The materials were selected for their abilities to mix a variety of colors and textures to complement and enhance the appearance of the building. Images and renderings shown throughout this packet show the variety and intent with materials. Final color palette will be chosen during construction.

The current placement of the buildings minimizes the impact on the wetlands boundary. Any impact in the buffer zone will be mitigated using both onsite and offsite strategies.

The fence along the street edge will be designed to blend in with the landscape buffer being provided along the street edge.

3. *Massing and setbacks;*

RESPONSE: Massing and Setbacks:

The arrangement of buildings creates a transition of heights. The West building's height lowers to three-stories to transition to the two-story residential neighbors to the west. Knight's Court wetlands are directly to the West and further buffers the proposed project.

Accessible pedestrian circulation is provided throughout the project. A main access route is provided from the public way to the North building. With the most community space, leasing office, and access to both patios, the North building is the central core to the project.

Majority of the site will be undeveloped and preserved as natural wetlands. By creating three and four story buildings, the site impact has been further minimized on the surrounding area.

The buildings are scaled appropriately to give sense of transition and proportion. The four-story buildings are a maximum height of fifty feet intermixed with three-story structures creating a variety of scales and visual interest.

4. *Historic and heritage preservation; and*

RESPONSE: Historic and heritage preservation:

An informational placard within the community patio can provide information about the natural wetland. Historic images and other heritage inspired artwork may be incorporated into some common spaces.

5. *Circulation and connections.*

RESPONSE: Circulation and connections:

All buildings have access to the public way along Pacific Rim Blvd and access to the community spaces to the North. A main access route will provide a focal point to the development. All three buildings have access to the public way.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied

RESPONSE: Additional responses to specific guideline subcategories are provided in the attached Design Review Packet, pages 9 and 11.
