



Community Development Department
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Camas, WA 98607
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STAFF REPORT
Design Review Application for Grass Valley Master Plan
City File No. DR18-04

TO: Design Review Committee

FROM: Planning Staff, Robert Maul Presenter

APPLICANT: Holland Partner Group
1111 Main Street, #700
Vancouver, WA 98660

LOCATION: 5700 Block NW 38th Avenue
Camas, WA 98607
Parcel numbers 126043-000 & 126255-000

APPLICABLE LAW: The application was submitted on March 2nd, 2018, 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.

BACKGROUND:

The applicant is proposing to develop approximately 35 acres into a multi building mixed use project. The project site is located at the 5700 block of NW 38th Avenue, at the southwest corner at the intersection of NW 38th Avenue and NW Fisher Creek Drive. The project area is comprised of two tax lots, #'s 126043-000 and 126255-000. Current zoning for the site is Regional Commercial (RC).

The applicant's narrative indicates that the proposed development includes three office buildings, totaling 271,400 square feet in area, a 20,000 square foot commercial space for retail artisan market, and 276 apartment units within 12 3-story buildings.

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 City Council for a final decision.