

Grass Valley Development – Multifamily Apartments and Clubhouse
Narrative Outline

Design Principles and Guidelines Summary

The Applicant, Holland Partner Group, proposes a phased Mixed-Use Master Plan development, herein referred to as the Grass Valley Development (Development). The property is zoned Regional Commercial (RC) and is approximately thirty-five acres in size. The principal components of this campus style development include:

- Office Campus/Market Component
 - An approximately 110,000 square foot, four-story office building, with a floor plate of approximately 27,500 square feet, on an approximately 5.68 acre parcel (Building 1).
 - An approximately 70,700 square foot, three-story office building, with a floor plate of approximately 23,600 square feet, on an approximately 3.91 acre parcel (Building 2).
 - An approximately 70,700 square foot, three-story office building, with a floor plate of approximately 23,600 square feet, on an approximately 3.31 acre parcel (Building 3).
 - An approximately 20,000 square foot, one-story retail artisan market on an approximately 2.09 acre parcel (Building 4).
 - Total area of the office campus/market component is approximately 15 acres.
- Multi-Family Component
 - A garden-style multi-family development consisting of approximately 276 units, supported by a clubhouse and pool, passive and active open spaces, and business office.
 - The gross residential area is approximately 20.5 acres in size but will be reduced to account for wetlands and wetland buffers to approximately 13.9 net developable acres.

The project is being permitted pursuant to CMC 18.07.030 – Table 1 Footnote 10, which allows multi-family development in the RC zone as part of a mixed-use development subject to approval of a Master Plan and Development Agreement approved by the City Council. This property is also subject to a Development Agreement that was entered into as part of the development of the Fisher Investment Campus. The Master Plan must provide no less than fifty-one percent of the net developable acreage developed with commercial uses. The Master Plan depicts the following: the location of the various buildings; building square footages; location and number of parking spaces, open spaces, trails and other pedestrian ways; stormwater facilities; wetland and buffers; and landscaping. Accompanying the Master Plan are conceptual building elevations and site perspectives that are intended to provide the City an idea of architectural design, building massing and site layout.

The following narrative identifies the Design Principles and Guidelines provided for in the City's Design Review ordinance and the City's Design Review Manual for the multifamily component of the project.

Design Principles – 18.19.050

Standard Principles - 18.19.050, A

18.19.050, A-1. Landscape shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

Response: The landscape responds purposefully to the site layout. Plant selection, design and layout is consistent with the building development style. Landscaping along street frontages considers the view from vehicles and the proposed style of the adjacent development. Landscaping along property lines is harmonious with other development

18.19.050, A-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 steps were taken and several scenarios were studied to orient the development toward the wetland and take advantage of views to this natural feature. A community pathway has been located along the development's west boundary to connect the site with the natural setting. Several viewing areas are planned along the pathway and the pathway has been designed to preserve many significant trees along this boundary. Within the site, the preservation of five mature douglas fir trees is celebrated as the central open space feature. The cluster of buildings in this area defers to the location of these trees, which is enhanced by play areas below.

18.19.050, A-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: The 12 multifamily buildings are each 3 stories and will have a finished look with a style and architecture that is intended to complement the existing residential developments to the west and south. The building exterior is comprised primarily of fiber cement lap siding with wood and stone accents. The siding will be painted with a warm color palette, avoiding bold colors, and the stone will be at the bases to visually anchor the buildings to the ground plane. The massing at all buildings is broken up with varying roof heights and a rhythm is created with bay projections and by private outdoor decks, which vary in material and color. This has the effect of reducing the scale to be more compatible with the neighboring residences. See sheets A101-A107

The Clubhouse is a one story structure at the entry to the multifamily portion of the site. Materials and color palette similar to those used for the apartments will be used for the Clubhouse. The Clubhouse's design is well articulated and contains a wraparound covered porch. Other features enhancing the architecture of the Clubhouse includes large display windows and a well-defined entry. See sheet A106

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

Response: The Applicant has been unable to identify any historic or heritage resources either on the site or the immediately surrounding area.

Specific Principles - 18.19.050, B

18.19.050, B-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.*

Response: Monument signage is planned for the development in three locations. Signage is proposed to be placed on a concrete retaining wall for the office component of the site. The wall and signage will be integrated into the landscape. Please refer to perspective on sheet L5.11. Other signage will be placed near the entrance to the multifamily portion of the project. Finally, the Applicant is offering new gateway signage to the City that will be architecturally consistent with the other project signage. In discussions with the Applicant, the City has indicated a desire to create new gateway signage that is compatible with signage for the project and otherwise enhances the arrival experience to Camas at this key gateway. Sheet L5.11 provides conceptual renderings of the proposed signage.

- b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.*

Response: A monument sign is planned for the development at the driveway entry. It will be less than five feet in height. Please refer to perspective on sheet L5.11. The sign will be surrounded with colorful low growing landscaping.

- c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in questions.*

Response: Proposed development signage and City of Camas signage is designed to be of a consistent character with the each other and with the building development.

- d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.*

Response: There are no new intersections proposed. Pedestrian crossings at the new vehicular accesses off of NW 38th Avenue will be textured concrete.

- e. A consistent streetscape lighting scheme shall be used.*

Response: Streetscape lighting was previously installed on NW 38th Avenue as part of the Fisher Swale crossing project. No new streetscape lighting is proposed.

18.19.050, B-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: The majority of parking areas do not abut the adjacent properties to the south and east of the subject property. Where parking areas abut the south and east property lines, it is oriented perpendicular to the other properties. The southern boundary will be screened by evergreen shrubs and trees. Where parking areas abut the eastern boundary, they are set several feet below the adjacent site development and will not need vegetated screening. Parking is clustered in groups of 6-10.

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

Response: The massing at all buildings is broken up with varying roof heights and a rhythm is created with bay projections and by private outdoor decks, which vary in material and color. This has the effect of reducing the scale to be more compatible with the subdivision to the south. Also, the southerly most buildings (Buildings 5,6 and 7), nearest to the subdivision have been redesigned to address the concerns of the neighbors. In general, the southerly three buildings have been substantially reoriented to reduce the number of south facing windows and decks. The buildings have been moved northward approximately forty feet north of the south property line, far in excess of the City's required fifteen foot setback. A substantial green space/natural buffer has been created between the buildings and the south property line. Substantial landscaping far exceeding the City's code requirements is proposed for the south property line together with a site obscuring fence. In addition, the site grading was revised to lower the buildings and lessen the visual impact on the neighboring property.

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

Response: The walls are articulated with bay projections and by private outdoor decks, which vary in material and color. This has the effect of breaking up the massing of the buildings and reducing the scale to conform with the neighboring residences. Also, each apartment building has two breezeways that extend the length of the buildings and provide a sense of depth in the elevations. See sheets A101-A105

- 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: All detached garages in the multifamily portion of the site that are visible from a public street are located a minimum of 480 feet from the northern entry. Any views of the garages from the public way are minimal. See site plan on Sheet SP1.1

- 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: There are no attached garages on the project. See site plan

Guidelines - 18.19.060:

Responses to the five major categories of Guidelines, as listed in 18.19.060.A.1-5, are provided below. However, important guidance for interpretation and implementation is provided in Subsection B:

18.19.060.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 principle is satisfied.*

18.19.060 – A.1 - Landscaping and Screening:

Landscape and screening is an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape.

Response: The landscaping is thoughtfully selected to respond to all site constraints and create an overall sense of place to the development. Screening of the adjacent southern property with opaque fencing, evergreen shrubs and trees has been included to provide a buffer between the uses. Landscaping along the western boundary is designed with native species that enhance the natural character of the wetland and improve the natural character of the site boundary. Although there is significant grade change on the eastern boundary, a row of trees reinforces the privacy of the development from the adjacent properties parking lot. Internally, the landscape is designed to be a formal garden style with a high degree of seasonal character. Lastly, a seasonal and colorful palette of plant material has been used to create a dynamic planting scheme that is visually interesting from the public right of way.

Signage should be placed on buildings or incorporated into the landscaping. If signs are illuminated, then they shall be front lit (light cast onto the face of the sign from a source positioned in front of the sign). Signage in the landscaping should be built in to the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact.

Response: The monument sign for the development will be of an appropriate scale to the development and meet city code criteria. It will be surrounded with low growing, colorful vegetation intended to enhance the signage. Please refer to landscape perspective on sheet L5.11.

Outdoor furnishings, when used, should be compatible with the immediate environment.

Response: Outdoor furnishings, such as trash / recycling receptacles, benches and bollards, will be placed for convenience of use. Durable furnishings will also be selected for compatibility with building aesthetics and overall development character.

If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact.

Response: The southern boundary will have a six foot height opaque fence along the property line to screen the neighboring properties. In front of this will be an evergreen hedge with trees to obscure the fence. Within the site, split rail fencing consistent with the natural character around the fir trees, will be used near the play area.

The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.

Response: The landscape plan utilizes a diverse palette of plant material to accomplish a low maintenance, drought tolerant, functional and seasonally interesting approach. Plants are selected and grouped to be responsive to their microclimate and irrigation needs. Within the site, the preservation of five mature douglas fir trees is celebrated as the central open space feature. The cluster of buildings in this area defers to the location of these trees, which is enhanced by play areas below.

Landscape lighting should be low voltage, on-glare, and indirect. Street lighting, such as poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or nostalgic theme compatible with the proposed development is desired.

Response: Streetscape lighting was previously installed on NW 38th Avenue as part of the Fisher Swale crossing project. No new streetscape lighting is proposed. Site lighting will be installed and shielded to minimize light dispersion to the surrounding area. Intensity of lighting is designed at a level to provide safety to the project's residents while meeting all applicable City of Camas light shielding and glare reduction standards.

18.19.060 – A.2 - Architecture:

Few restrictions should be placed on the architecture and building materials used in the development. Instead, general guidelines are developed to identify the type of development desired:

Buildings should have a "finished", sound, durable, and permanent appearance. Use of panelized material should be integrated into the development in a manner that achieves a seamless appearance. This would bring into question the use of corrugated materials, standing seam, T-1 11, or similar siding materials, 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 and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the city.

Response: The 12 multifamily buildings are each 3 stories and will have a finished look with a style and architecture that is intended to complement the existing residential developments to the west and south. The building exterior is comprised primarily of fiber cement lap siding with wood and stone accents. The siding will be painted with a warm color palette, avoiding bold colors, and the stone will be at the bases to visually anchor the buildings to the ground plane. The massing at all buildings is broken up with varying roof heights and a rhythm is created with bay projections and by private outdoor decks, which vary in material and color. This has the effect of reducing the scale to be more compatible with the neighboring residences. See materials board and perspectives on sheets M1 and 101-105.

Placement of buildings should preserve significant natural features, such as rocks, trees, etc. In doing so, developer may make use of site variances such as adjusting setbacks.

Response: Significant steps were taken and several scenarios were studied to orient the development toward the wetland and take advantage of views to this natural feature. A community pathway has been located along the development's west boundary to connect the site with the natural setting. Several viewing areas are planned along the pathway and the pathway has been designed to preserve many significant trees along this boundary. Within the site, the preservation of five mature douglas fir trees is celebrated as the central open space feature. The cluster of buildings in this area defers to the location of these trees, which is enhanced by play areas below.

Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two-toned colors, or creating plazas, water features, art (civic, pop, etc.) awnings, or similar devices.

Response: The walls of the multifamily buildings are articulated with bay projections and by private outdoor decks, which vary in material and color. This has the effect of breaking up the massing of the buildings and reducing the scale to conform with the neighboring residences. Also, each apartment building has two breezeways that extend the length of the buildings and provide a sense of depth in the elevations. See sheets 101-A105

The Clubhouse is a one-story structure at the entry to the multifamily portion of the site. Materials and color palette similar to those used for the apartments will be used for the Clubhouse. The Clubhouse's design is well articulated and contains a wraparound covered porch. Other features enhancing the architecture of the Clubhouse includes large display windows and a well-defined entry. See sheet 106

The use of bold colors should be avoided except when used as minor accents.

Response: The siding for the multifamily buildings will be painted with a warm color palette, avoiding bold colors, and stone will be at the bases to anchor the buildings to the ground plane. See materials board and elevations on sheets M1 and A101-A106

18.90.060 – A.3 - Massing and Setbacks:

Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.

Response: The massing at all buildings is broken up with varying roof heights and a rhythm is created with bay projections and by private outdoor decks, which vary in material and color. This has the effect of reducing the scale to be more compatible with the subdivision to the south. Also, the southerly most buildings (Buildings 5,6 and 7), nearest to the subdivision have been redesigned to address the concerns of the neighbors. In general, the southerly three buildings have been substantially reoriented to reduce the number of south facing windows and decks. The buildings have been moved northward approximately forty feet north of the south property line, far in excess of the City's required fifteen foot setback. A substantial green space/natural buffer has been created between the buildings and the south property line. Substantial landscaping far exceeding the City's code requirements is proposed for the south property line together with a site obscuring fence. In addition, the site grading was revised to lower the buildings and lessen the visual impact on the neighboring property.

Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.

The apartments on the multifamily site are one story taller than the single-family residences to the south. As addressed in the above paragraph, several architectural elements are incorporated in the design in order to respond to the scale and proximity of those residences. In addition to moving the buildings further to the north than the code requires and further to the north than the Applicant's original design, a substantial green space/natural buffer has been created between the buildings and the south property line. Substantial landscaping far exceeding the City's code requirements is proposed for the south property line together with a site obscuring fence. In addition, the site grading was revised to lower the buildings and lessen the visual impact on the neighboring property.

18.90.060 – A.4 - Historic and Heritage Preservation:

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.

Response: This area has been forever known as Grass Valley, even before annexation into the City. The Applicant is utilizing this heritage by including Grass Valley in the project's name.

18.90.060 – A.5 - Circulation & Connections:

The streetscape and pedestrian movements are the elements of primary interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.

Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building's front entry with the sidewalk.

Response: Three separate pedestrian connections are made from the public right of way to the development, which enables ample pedestrian circulation between the public and private realm. A primary pathway extends from the building clubhouse front entry to the public sidewalk with an additional one on the other side of the driveway. The third pedestrian connection at the public sidewalk allows pedestrians to access the public trail along the wetland boundary.

Bike lanes shall be provided where possible, linking public areas with neighborhoods and other local and regional bicycle corridors.

Response: Existing bike lanes are located along NW 38th Avenue and are planned as part of the widening of NW Fisher Creek Drive.

New developments should include plans for alternative transportation, such as providing attractive bus stop shelters, bicycle parking, etc.

Response: Two bike racks are provided near the entry of the clubhouse. No bus shelters are proposed because NW 38th Avenue is not a transit route.

Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.

Response: Planting islands at all crossings include trees and shrubs to create an environment of safety from vehicular traffic. A generously landscaped site provides a pedestrian friendly environment for its residents.

Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips, planter wells or raingardens/bioswales.

Response: Not Applicable to this project.

Tree spacing will be determined by the species of tree planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (whichever comes first).

Response: Trees are evenly dispersed throughout the site creating canopy coverage in parking areas, open spaces, and along the perimeter. A diverse palette of evergreen and deciduous species accounts for over 125 trees throughout the site. In the parking areas and on the perimeter of the property, trees

are spaced per code requirements and selected for their ability to perform well and mature broadly in their respective conditions.

Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials.

Response: Pedestrian crossings are designed to have painted striping to demarcate pedestrian areas.

A consistent streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.

Response: Streetscape lighting was previously installed on NW 38th Avenue as part of the Fisher Swale crossing project. No new streetscape lighting is proposed.

Gateway and Corridor Principles & Guidelines

Gateway Design Principles:

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.

Response: Monument signage is planned for the development in three locations. Signage is proposed to be placed on a concrete retaining wall for the office component of the site. The wall and signage will be integrated into the landscape. Please refer to perspective on sheet L5.11. Other signage will be placed near the entrance to the multifamily portion of the project. Finally, the Applicant is offering new gateway signage to the City that will be architecturally consistent with the other project signage. In discussions with the Applicant, the City has indicated a desire to create new gateway signage that is compatible with signage for the project and otherwise enhances the arrival experience to Camas at this key gateway. Sheet L5.11 provides conceptual renderings of the proposed signage.

Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

Response: Monument signage is planned for the development in three locations. Signage is proposed to be placed on a concrete retaining wall for the office component of the site. The wall and signage will be integrated into the landscape. Please refer to perspective on sheet L5.11. Other signage will be placed near the entrance to the multifamily portion of the project. Finally, the Applicant is offering new gateway signage to the City that will be architecturally consistent with the other project signage. In discussions with the Applicant, the City has indicated a desire to create new gateway signage that is compatible with signage for the project and otherwise enhances the arrival experience to Camas at this key gateway. Sheet L5.11 provides conceptual renderings of the proposed signage.

Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in questions.

Response: See the response immediately above.

The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

Response: There are no new intersections proposed. Pedestrian crossings at the new vehicular accesses off of NW 38th Avenue will be textured concrete.

Bike lanes shall be incorporated into the public right of way where feasible as determined by the city.

Response: Existing bike lanes are located along NW 38th Avenue and are planned as part of the widening of NW Fisher Creek Drive.

A consistent streetscape lighting scheme shall be used.

Response: Streetscape lighting was previously installed on NW 38th Avenue as part of the Fisher Swale crossing project.

Robust landscaping must be provided as a transition to properties adjacent to the public right of way (e.g. trees, shrubs, rockeries).

Response: Careful attention has been given to the streetscape planting design along NW 38th. The shrubs, trees, and groundcover will be colorful, seasonal and harmonious with the overall development approach to site and building design.

Sidewalks shall be separated from the roadway through the use of planter strips (minimum 4-feet wide, 6-foot diameter tree wells, or if feasible, raingarden/bioswales).

Response: Streetscape lighting was previously installed on NW 38th Avenue as part of the Fisher Swale crossing project

Street trees of no less than two inches in diameter shall be planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at a tree maturation. Street trees must be replaced (with appropriate species) if they are removed due to a hazardous condition or other reasons that are first verified by a certified arborist.

Response: Street trees are existing along NW 38th Ave.

Gateway Design Guidelines:

Landscape and Screening:

Landscaping adjacent to the public right-of-way shall provide multiple layers of plantings, including canopy trees, understory trees, shrubs, and groundcover.

Response: Planting design includes a variety of plant types and heights along the frontage.

Hanging baskets should be used along building frontages to add visual interest, and must be installed so that the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.

Response: Hanging baskets are not proposed for this project.

Median planting design/plant selection shall create a unique and cohesive streetscape design.

Response: Median design is not proposed for this project

Architecture:

The type and scale, and placement of signage within a gateway can significantly affect the visual/sensory interpretation of the physical quality of the area. Gateways that appear to be littered with signage present a negative impression and an environment that individuals want to avoid.

Freestanding signs are not allowed to be erected within Gateways.

Response: Monument signage is planned for the development in three locations. Signage is proposed to be placed on a concrete retaining wall for the office component of the site. The wall and signage will be integrated into the landscape. Please refer to perspective on sheet L5.11. Other signage will be placed near the entrance to the multifamily portion of the project. Finally, the Applicant is offering new gateway signage to the City that will be architecturally consistent with the other project signage. In discussions with the Applicant, the City has indicated a desire to create new gateway signage that is compatible with signage for the project and otherwise enhances the arrival experience to Camas at this key gateway. Sheet L5.11 provides conceptual renderings of the proposed signage.

Permanent signage within gateways shall be standardized in terms of size, color, and materials.

Response: Monument signage is planned for the development in three locations. Signage is proposed to be placed on a concrete retaining wall for the office component of the site. The wall and signage will be integrated into the landscape. Please refer to perspective on sheet L5.11. The Applicant is offering new gateway signage to the City that will be architecturally consistent with the other project signage. In discussions with the Applicant, the City has indicated a desire to create new gateway signage that is compatible with signage for the project and otherwise enhances the arrival experience to Camas at this key gateway. Sheet L5.11 provides conceptual renderings of the proposed

Massing and Setbacks:

New construction shall be placed as close to streets and roads as the zoning code allows. Main entrances to the buildings must be oriented to the street.

Response: Careful attention has been given to the streetscape planting design along NW 38th. It will be colorful, seasonal and harmonious with the overall development approach to site and building design. Multiple pedestrian connections will be made from the buildings to the public right of way. In addition, the development connects pedestrians to adjacent properties for greater site circulation and communal use. Please refer to sheet L0.02. The main entrance of each building is oriented either along the main drive aisle through the site or off of a courtyard per the Multi-Family Principles & Guidelines. Pedestrian walkways have been incorporated into the master site plan and connect the buildings to each other, to the public right of way, to the proposed office site to the east and to parking areas.

On-site parking areas shall be located to the rear or the side of a building.

Response: The majority of the parking is located to the rear and sides of each building, with a limited number of parking stalls located toward the front of the development. The parking stalls located along the front will be separated from the right of way with a landscape buffer. Please refer to the site plan on sheet SP1.1 and landscape perspective views.

Historic and Heritage Preservation:

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.

Response: This area has been forever known as Grass Valley, even before annexation into the City. The Applicant is utilizing this heritage by including Grass Valley in the project's name.

Circulation and Connections:

The streetscapes and pedestrian movements are the elements of primary interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.

Orient the main public entrance toward the public right-of-way. Pedestrian walkways shall connect each building's front entry with the sidewalk.

Response: Careful attention has been given to the streetscape planting design along NW 38th. It will be colorful, seasonal and harmonious with the overall development approach to site and building design. Pedestrian connections will be made from the clubhouse to the public right of way via sidewalk. There will also be a connection to a public multi-use trail from the right of way. In addition, the development connects pedestrians to the adjacent property to the east for greater site circulation and communal use. Please refer to the site plan on SP1.1.

Bike lanes shall be provided where possible, linking public areas with neighborhoods and other local and regional bicycle corridors.

Response: Existing bike lanes are located along NW 38th Avenue and are planned as part of the widening of NW Fisher Creek Drive.

New developments should include plans for alternative transportation, such as providing attractive bus stop shelters, bicycle parking, etc.

Response: Regarding alternative transportation, the C-Tran 37 Bus stops near the intersection of NW 38th Avenue and SE 192nd Avenue. The shelter at that stop is approximately 0.3 miles from the commercial site. Please refer to the site plan on SP1.1 Two bike racks are proposed outside of the clubhouse.

Trees and planting strips or raingardens/bioswales shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.

Response: Planting islands at all crossings include trees and shrubs to create an environment of safety from vehicular traffic. A generously landscaped site provides a pedestrian friendly environment for its residents.

Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips, planter wells or raingardens/bioswales.

Response: Not Applicable to this project.

Tree spacing will be determined by the species of tree planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (whichever comes first).

Response: Trees are evenly dispersed throughout the site creating canopy coverage in parking areas, open spaces, and along the perimeter. A diverse palette of evergreen and deciduous species accounts for over 125 trees throughout the site. In the parking areas and on the perimeter of the property, trees are spaced per code requirements and selected for their ability to perform well and mature broadly in their respective conditions.

Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials.

Response: Pedestrian crossings are designed to have painted striping to demarcate pedestrian areas.

A consistent streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.

Response: Streetscape lighting was previously installed with the NW 38th Avenue improvements. No new streetscape lighting is proposed.

Multi-Family Principles & Guidelines

Design Principles:

All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than 6-10 spaces

Response: The majority of parking areas do not abut the adjacent properties to the south and east of the subject property. Where parking areas abut the south and east property lines, it is oriented perpendicular to the other properties. The southern boundary will be screened by evergreen shrubs and trees. Where parking areas abut the eastern boundary, they are set several feet below the adjacent site development and will not need vegetated screening. Parking is clustered in groups of 6-10.

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

Response: The massing at all buildings is broken up with varying roof heights and a rhythm is created with bay projections and by private outdoor decks, which vary in material and color. This has the effect of reducing the scale to be more compatible with the subdivision to the south. Also, the southerly most buildings (Buildings 5,6 and 7), nearest to the subdivision have been redesigned to address the concerns of the neighbors. In general, the southerly three buildings have been substantially reoriented to reduce the number of south facing windows and decks. The buildings have been moved northward approximately forty feet north of the south property line, far in excess of the City's required fifteen foot setback. A substantial green space/natural buffer has been created between the buildings and the south property line. Substantial landscaping far exceeding the City's code requirements is proposed for the south property line together with a site obscuring fence. In addition, the site grading was revised to lower the buildings and lessen the visual impact on the neighboring property.

Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off of a courtyard

Response: All buildings have their principal pedestrian entrances either along the main drive aisle through the site or off of a courtyard.

Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum solid to void ratio of 70%/30%

Response: The design of the multifamily apartments incorporates changes in massing elements as well as glazing and voids in order to avoid a blank look. The building with the lowest solid to void ratio (Building 1, Type G5) has a 69% solid to 31% void (window/breezeway void), which exceeds the 30% minimum void requirement. See Sheets A101-A106

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

Response: All detached garages in the multifamily portion of the site that are visible from a public street are located a minimum of 480 feet from the northern entry. Any views of the garages from the public way are minimal. See site plan on sheet SP1.1

Attached garages shall account for less than 50% 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: There are no attached garages on the multifamily portion of the site. See site plan.

Stoops, porches and direct individual entries should be encouraged for ground floor units

Response: The multifamily apartments have common breezeways to provide the main entries to the units. In addition, all ground floor units have porches with decks above to provide individual entries to those units. See Sheets A101-A106

Design Guidelines:

Landscaping and Screening:

A landscaping plan shall be submitted to the City that identifies:

The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder developments should be required to remain and be incorporated into the landscaping and site plans.

Response: The landscape plan utilizes a diverse palette of plant material to accomplish a low maintenance, drought tolerant, functional and seasonally interesting approach. Plants are selected and grouped to be responsive to their microclimate and irrigation needs. Within the site, the preservation of five mature Douglas fir trees is celebrated as the central open space feature. The cluster of buildings in this area defers to the location of these trees, which is enhanced by play areas below.

Landscaping lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired. Surrounding sites should be screened from parking and building lighting.

Response: Streetscape lighting was previously installed on NW 38th Avenue as part of the Fisher Swale crossing project. No new streetscape lighting is proposed. Site lighting will be installed and shielded to minimize light dispersion to the surrounding area. Intensity of lighting is designed at a level to provide safety to the project's residents while meeting all applicable City of Camas light shielding and glare reduction standards.

Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park like environment. Parking lot landscaping should be credited toward the total landscaping requirements.

Response: Trees are evenly dispersed throughout the site creating canopy coverage in parking areas, open spaces, and along the perimeter. A diverse palette of evergreen and deciduous species accounts for over 125 trees throughout the site. In the parking areas and on the perimeter of the property, trees are spaced per code requirements and selected for their ability to perform well and mature broadly in their respective conditions. Parking is clustered in groups of 6-10.

Green Belts should be used to separate different uses whenever possible

Response: Same as above

The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial (DC) zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Response: Numerous trees are provided within the site to provide scale to the buildings, minimize visual impact to other properties and create a comfortable experience for residents. A variety of species with diverse heights will visually mitigate views to the buildings.

Circulation and Connections:

Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian environment

Response: Same as above