

Grass Valley Development - Office Building #3
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 70,000 square foot, three-story office building, with a floor plate of approximately 23,000 square feet, on an approximately 3.91 acre parcel (Building 2).
 - An approximately 70,000 square foot, three-story office building, with a floor plate of approximately 23,000 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 commercial 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 seek to complement the building design. Landscaping along street frontages considers the view from vehicles and 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: There are no significant natural features on the site except for a few mature fir trees, which were not able to be retained due to development layout. Early layouts and design schemes sought to preserve these trees but were ultimately not able to be realized.

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 Office Building #3 will have a finished appearance with a contemporary style. The building exterior is comprised of a tilt-up concrete exterior skin that will be painted a simple palette of warm neutral colors that relate to the other office campus buildings and on-site materials. Overall, the building façade treatment includes glazing areas to provide transparency and human scale at the ground level, with emphasis on a horizontal pattern at the upper levels. The glazing pattern is consistent with the other proposed office buildings, but unique to the office building character. The proposed building design includes four large full-height curtainwall areas, which emphasize and draw attention to the main entry components as well as the change-in-plane of the building mass. Above and adjacent to the curtainwall entry areas, horizontal and vertical projections with wood accent material are proposed. The wood accent will further emphasize the entry elements while providing a specific character trait that is also implemented on the other office campus buildings, creating a sense of consistency among buildings within the site. The façade will also include multiple reveal profiles which provide a sense of scale, enhance the glazing pattern, and provide contrast and depth across the building elevations. The design of the proposed roof top equipment screen is to further articulate the building massing. The screen material will be a durable boxed-rib metal panel. The metal panel will be painted to blend with the principal mass of the building and detailed to provide clean corners. The screen will be set back from the building parapet, reducing visibility from the ground level. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

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: 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.

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. Other signage will be placed near the entrance to the multi family 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: Please refer to the response immediately above.

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

Response: Please refer to the response immediately above.

- 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 with the NW 38th Avenue improvements. No new streetscape lighting is proposed.

18.19.050, B-2 – Commercial and Mixed Uses:

- a. *On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.*

Response: The majority of the parking is located to the rear and sides of each building, with a limited number of parking stalls located at the front of the development. The parking stalls located along the front will be obscured from public view by grade changes (grade differently varies from approximately 5' up to approximately 15'), retaining walls, and landscaping. Please refer to the site plan on sheet SP1.1 and landscape perspective views on sheet L5.10.

b. *Buildings shall be used to define the streetscape unless site conditions prove prohibitive.*

Response: Office Building #3 is proposed to be located 464' from the front property line abutting NW 38th Avenue. The building's location within the back 1/3 of the site depth is appropriate based on the existing grade changes between the public right-of-way and proposed finish grades of the campus site. The buildings are primarily located to support a campus feel, with buildings situated around a central public plaza. The public plaza is open to and accessible from the public right-of-way, to make strong visual and functional connections. Please refer to the site plan on sheet SP1.1 and landscape perspective views on sheet L5.10.

c. *Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.*

Response: The Office Building #3 is a three-story building with a proposed height of 45' whose form is articulated with varying elevation planes. The height is consistent with the proposed multi-family residential buildings to the west, which have similar massing: three stories with a proposed height of 38'. The commercial buildings are separated from the multi-family site by a lateral distance of approximately 210', so perceptions of relative scale will be based on non-adjacent observation (rather than side-by-side comparison). See site aerial perspective view on sheet R0.1.

d. *Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.*

Response: The proposed site plan locates three office buildings adjacent to a shared courtyard that is proportioned to provide comfortable outdoor plaza spaces, as well as facilitating pedestrian circulation among the three buildings without any vehicular drive aisle crossings. This approach creates a centrally-located, safe, cohesive shared space that unites the three office buildings into a shared place for workers and visitors. The design of the courtyard, or plaza area, responds to the architecture of the buildings to create a consistent appearance between the two. The Market building occupies the prominent street corner location, with customer parking on its other two sides, and a well-defined pedestrian walkway making the connection to the shared courtyard around which the office buildings are clustered.

e. *Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.*

Response: The multi-story Office Building #3, as well as the other two office buildings, are centrally located within the site, to reduce height- and massing-related impacts on the perceived scale of the development in relation to its surroundings. The Market building, located at the edge of the property, will be a single-story structure at the northeast street corner. Notably, existing development to the

west consists of three-story multifamily residential buildings, whose height and scale are not dramatically different.

f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

Response: The exterior walls of the building will provide a “finished” look. The building exterior is comprised of durable tilt-up concrete exterior skin that will be painted a simple palette of warm neutral colors that relate to the other office campus buildings. The façade will also include glazing areas to provide transparency and human scale at the ground level, with emphasis on a horizontal pattern at the upper levels. The glazing pattern is consistent with the other proposed office buildings, but unique to the office building’s character. The proposed building design includes four large full-height curtainwall areas which emphasize the main entry components as well as the change-in-plane of the building mass. Above and adjacent to the curtainwall entry areas, horizontal and vertical projections with wood accent material are proposed. The wood accent will further emphasize the entry elements, while providing provide a specific character trait that is also implemented on the other office campus buildings. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

g. Outdoor lighting shall not be directed off-site.

Response: Site lighting will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept at a level to assure safety on the site, ut will meet all applicable City of Camas light shielding and glare reductions.

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. Consistency in tree and shrub patterns and groupings have been paramount to create a cohesive plan that enables wayfinding and site legibility. Screening of adjacent properties with evergreen shrubs has been carefully considered so as to minimize the visual

impact of parking areas. Tree corridors throughout the development highlight pedestrian pathways. 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 as well as for internal use.

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 new monument sign planned for the development is incorporated into the site walls. The site walls will be tucked into a highly colorful and ornamental landscape and will be consistent in character with the building design. Please refer to landscape perspective sheet L5.10.

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

Response: Outdoor furnishings, such as trash / recycling receptacles, smoking urns, benches and bollards, will be highly durable and strategically placed for convenience of use. Furnishings will also be selected for compatibility with building aesthetics.

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: A 6-foot high sight obscuring fence is proposed along the southern property line of the multi-family component. Fencing may also be proposed along the eastern property line of the multi-family component adjacent to the proposed Fisher Creek Campus parking lot as well as along southern property line of the office campus component. Fencing will be incorporated into the landscaping and placed along the property line.

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. There are no existing overhead power lines on the public frontages.

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 with the NW 38th Avenue improvements. No new streetscape lighting is proposed. Site lighting will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept at a level to assure safety on the site, and it will meet all applicable City of Camas light shielding and glare reductions.

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 exterior walls of the building will provide a “finished” look. The building exterior is comprised of a durable tilt-up concrete exterior skin that will be painted a simple palette of warm neutral colors that relate to the other office campus buildings. The building façades will include glazing areas to provide transparency and human scale at the ground level, with emphasis on a horizontal pattern at the upper levels. The glazing pattern is consistent with the other proposed office buildings, but unique to the office building’s character. The proposed building design includes four large full-height curtainwall areas that emphasize the main entry components as well as the change-in-plane of the building mass. Above and adjacent to the curtainwall entry areas, horizontal and vertical projections with wood accent material are proposed. The wood accent will further emphasize the entry elements while providing a specific character trait that is also implemented on the other office campus buildings. Design of the proposed roof top equipment screen will further articulate the building massing. The screen material will be a durable boxed-rib metal panel, painted to blend with the massing character of the building and detailed to provide clean corners. The screen will be set back from the building parapet to reduce its visibility from the ground level. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

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: There are no significant natural features on the site except for a few mature fir trees, which were not able to be retained due to development layout. Early layouts and design schemes sought to preserve these trees but were ultimately not able to be realized.

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: As described in detail above and depicted in submitted plans, the exterior walls of the building will provide a “finished” look with a combination of painted tilt-up concrete and wood wall surfaces, glazing, and horizontal offsets. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

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

Response: No bold colors are proposed for the building. The building exterior is comprised of durable tilt-up concrete exterior skin that will be painted a simple palette of warm neutral colors. The limited use of wood accent material will provide another warm tone. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

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 Office Building #3 is a three-story building with a proposed height of 45' that is articulated with varying elevation planes. The height is consistent with the proposed multi-family residential buildings to the west, which have similar massing at three stories with a proposed height of 38'. The commercial buildings are separated from the multi-family site by a lateral distance of approximately 210', which will reduce the perception of a substantial difference in relative heights. See site aerial perspective view on sheet R0.1.

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.

Response: The project site is at the southwest corner of the NW 38th Avenue/NW Fisher Creek Drive intersection. To the south, it abuts a future Fisher Development site, and three-story apartments are proposed to the west. Therefore, there are no lower density residential structures abutting the subject property and this provision is not applicable.

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: 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. In addition, the three commercial buildings have been designed around a central public plaza which is visible from and open toward NW 38th Avenue. The main entrance of each building is oriented toward this plaza which acts as a central connection to each building entry. The orientation of the Office Campus to the public right-of-way is directly through the public plaza. 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 multi-family site to the west, to parking areas, and to the future market building to the east.

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. No new bus shelters are proposed because NW 38th Avenue is not a transit route. Also, a limited number of exterior bike parking stalls are proposed at the Market building and the office building.

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: Raised walkways create safe pedestrian corridors throughout the site and are abutted by planting islands which bolster a sense of safety and security. Landscaped islands on both sides of the walkway create a safe experience from the building to NW 38th.

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 dispersed throughout the site creating canopy coverage in parking areas, in the plaza and along the perimeter. A diverse palette of 23 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: Pathways within intersections are scored concrete with at 2'x2' pattern and a medium broom finish.

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

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. Other signage will be placed near the entrance to the multi family 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 5.11 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: Please refer to the response immediately above.

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

Response: Please refer to 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 with the NW 38th Avenue improvements. No new streetscape lighting is proposed

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 with the NW 38th Avenue improvements. No new streetscape lighting is proposed

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. New street trees are appropriately spaced along NW Fisher Creek Drive at no less than 2" caliper.

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 effect [sic] 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: Please refer to landscape perspective on sheet L5.10.

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. Other signage will be placed near the entrance to the multi family 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.

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: Office Building #3 is proposed to be located 464' from the front property line abutting NW 38th Avenue. The building's location within the back 1/3 of the site depth is appropriate based on the existing grade changes between the public right-of-way and proposed finish grades of the campus site. The buildings are primarily located to support a campus feel situated around a central public plaza. The public plaza is open to and is connected to the public right-of-way by well-marked pedestrian access corridors. Please refer to the site plan on sheet SP1.1 and landscape perspective views on sheet L5.10.

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 and a limited number of parking stalls are located at the front of the development. The parking stalls located along the front will be obscured to the public view by the grade changes of approximately 15', retaining walls, and landscaping. Please refer to the site plan on sheet SP1.1 and landscape perspective views on sheet L5.10.

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. 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. In addition, the three commercial buildings have been designed around a central public plaza which is visible from and open toward NW 38th Avenue. The main entrance of each building is oriented

toward this plaza which acts as a central connection to each building entry. The orientation of the Office Campus to the public right-of-way is directly through the public plaza. 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 multi-family site to the west, to parking areas, and to the future market building to the east.

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. No new bus shelters are proposed because NW 38th Avenue is not a transit route. Also, a limited number of exterior bike parking stalls are proposed at the Market building and the office building.

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: Raised walkways create safe pedestrian corridors throughout the site and are abutted by planting islands which bolster a sense of safety and security. Landscaped islands on both sides of the walkway create a safe experience from the building to NW 38th.

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 dispersed throughout the site creating canopy coverage in parking areas, in the plaza and along the perimeter. A diverse palette of 23 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: Pathways within intersections are scored concrete with at 2'x2' pattern and a medium broom finish.

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

Commercial and Mixed-Use Principles & Guidelines

Design Principles:

On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All required on-site parking areas shall be screened with landscaping.

Response: Most on-site parking is located to the rear and sides of the development with a limited quantity of parking at the front of the development. The parking areas will be screened from view from the public-right-way and adjacent properties by grade change, site walls, and landscaping.

Buildings shall be used to define the streetscape unless site conditions prove prohibitive which includes (not limited to):

Response: Office Building #3 is proposed to be located 464' from the front property line abutting NW 38th Avenue. The building's location within the back 1/3 of the site depth is appropriate based on the existing grade changes between the public right-of-way and proposed finish grades of the campus site. The buildings are primarily located to support a campus feel situated around a central public plaza. The public plaza is open to and is connected to the public right-of-way by well-marked pedestrian access corridors. Please refer to the site plan on sheet SP1.1 and landscape perspective views on sheet L5.10.

Window and door placement shall provide a high degree to transparency at the lower levels of the building, maximize visibility of pedestrian active uses, provide human-scaled architectural pattern along the street and establish a pattern of individual windows and exterior openings within building facades that provides a greater variety of scale through material variation, detail and surface relief.

Response: The overall glazing areas provide transparency and human scale at the ground level and emphasize a horizontal pattern at the upper levels. The proposed building design includes ground level punched opening style glazing areas for views into and out of the building but also provide a sense of scale at the ground level. Four full-height curtainwall areas which emphasize the main entry components, maximize the visibility of the main entry to pedestrian activity, and draw attention to the change-in-plane of the building mass. The glazing pattern is consistent with the other proposed office buildings, but unique to the office building's character.

Office and retail buildings shall provide a minimum solid to void ratio of 60% / 40%

Response: The Office building is designed to provide a balance of transparency and solid elements throughout the building façade. The proposed design is an approximate 49% solid to 51% void (window/curtainwall), which exceeds the 40% minimum fenestration ("void") requirement.

Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.

Response: The height of the office building will be three stories tall with a parapet height of 45', which is compatible with the proposed 38' height of the neighboring three-story multi-family residential buildings to the west, at a distance of approximately 210'. See site aerial perspective view on sheet R0.1.

Development containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.

Response: The proposed site plan locates three office buildings adjacent to a shared courtyard that is proportioned to provide comfortable outdoor plaza spaces, as well as facilitating pedestrian circulation among the three buildings without any vehicular drive aisle crossings. This approach creates a centrally-located, safe, cohesive shared space that unites the three office buildings into a shared place for workers and visitors. The Market building occupies the prominent street corner location, with customer parking on its other two sides, and a well-defined pedestrian walkway making the connection to the shared courtyard around which the office buildings are clustered.

Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes its impact on adjacent lower intensity uses.

Response: The multi-story Office Building #3, as well as the other two office buildings, are centrally located within the site, to reduce height- and massing-related impacts on the perceived scale of the development in relation to its surroundings. The Market building, located at the edge of the property, will be a single-story structure at the northeast street corner. Notably, existing development to the west consists of three-story multifamily residential buildings, whose height and scale are not dramatically different.

Walls shall be broken up to avoid a blank look and to provide a sense of scale.

Response: The exterior walls of the building will provide an articulated façade with sense of scale. The building exterior is comprised of durable tilt-up concrete exterior skin that will be painted a simple palette of warm neutral color pattern. The façade will also include glazing areas to provide transparency and human scale at the ground level, with emphasis on a horizontal pattern at the upper levels. The glazing pattern is consistent with the other proposed office buildings, but unique to the office building's character. The proposed building design includes four large full-height curtainwall areas which emphasize the main entry components as well as the change-in-plane of the building mass. Above and adjacent to the curtainwall entry areas, horizontal and vertical projections with wood accent material are proposed. The wood accent will further emphasize the entry elements, while providing a specific

character trait that is also implemented on the other office campus buildings. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

Outdoor lighting shall not be directed off site.

Response: Site lighting will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept at a level to assure safety on the site, it will meet all applicable City of Camas light shielding and glare reductions.

Design Guidelines:

Landscaping and Screening:

A landscape/vegetation plan needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, with the exception of noxious weeds. Low maintenance/hardy landscaping should also be encouraged. A list of low maintenance/hardy materials is available upon request.

Response: Landscape plans included; see sheet L0.01 for plant schedule.

Intersections should be illuminated, but not dominated by lighting. Incorporating lighting into the landscape should be encouraged to illuminate the quality of the natural environment. Low voltage, non-glare, indirect lighting should be used exclusively for landscaping. 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. Surrounding sites should be screened from parking and building lighting.

Response: Streetscape lighting was previously installed with the NW 38th Avenue improvements. No new streetscape lighting is proposed. Improvements to the intersection of NW Fisher Creek Drive and NW 38th Avenue will be illuminated meeting City of Camas requirements.

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: Parking rows meet code requirements for stalls and islands. Generous landscaping on both sides of multiple pedestrian corridors create a park-like experience for users moving throughout the site.

Commercial developments should be encouraged to include a community information kiosk. The kiosk could be used to provide community information and/or incorporate historic/heritage information relating to the specific site or surrounding area.

Response: The Applicant is planning to provide a community information board at the Market building. The location will be highly visible to enhance the arrival experience to the commercial development and the information will relate to community and / or historic content.

Massing and Setbacks:

Since buildings define circulation routes, they should be placed as close to streets and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site constraints make it impossible or characteristics of surrounding properties already developed make it incompatible.

Response: Office Building #3 is proposed to be located 464' from the front property line abutting NW 38th Avenue. The building's location within the back 1/3 of the site depth is appropriate based on the existing grade changes between the public right-of-way and proposed finish grades of the campus site. The buildings are primarily located to support a campus feel, situated around a central public plaza. The public plaza is open to and is connected to the public right-of-way.

Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.

Response: The height of the office building will be three stories tall with a parapet height of 45', which is compatible with the proposed 38' height of the neighboring three-story multi-family residential buildings to the west. The commercial buildings are separated from the multi-family site by a lateral distance of approximately 210', which will reduce the perception of a substantial difference in height or massing. See site aerial perspective view on sheet R0.1.

On-site parking areas should be placed to the interior of the site whenever possible.

Response: The majority of the parking is located to the rear and sides of each building, and a limited number of parking stalls is located at the front of the development. The parking stalls located along the front will be obscured to the public view by the grade changes of approximately 15', retaining walls, and landscaping. See landscape perspective views on sheet L5.10

Architecture:

Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and material compatible with neighboring buildings).

Response: The development is not surrounded by residential areas; however, as part of the proposed development project, a multifamily development will be built to the west, adjacent to the commercial office project area. The proposed building design will provide a "finished" look with use of a simple palette of warm neutral paint colors that relate to the office campus buildings, compatible with the multifamily color scheme and those of the surrounding area. The proposed building design includes horizontal and vertical projections that relate to multifamily "eaves," utilizing a wood accent material. The wood accent will emphasize the entry elements but also provide a specific character trait that emulates traditional residential construction material and is utilized in nearby commercial

developments. Please refer to the building elevations on sheets A2.10 and A2.11 and perspective views on sheet R0.1.

Circulation and Connections:

Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements.

Response: Clear pathways throughout the site safely connect pedestrians to all adjacent properties and rights of way.

New streets intersecting, commercial properties should be designed to create a safe environment. "Coving" techniques and "round-a-bouts" should be considered for traffic calming when appropriate.

Response: There are no new public streets proposed.