

Narrative

Introduction and Project 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 14.3 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 Development Agreement is similar in type and scope to other Development Agreements that have been entered into by the City, e.g., Fisher Creek Campus and Green Mountain PRD. The Development Agreement sets the base parameters of the proposed development, through the

incorporation of the Master Plan, the analysis of transportation impacts and the establishment of what development regulations will govern as the property fully develops.

The Development will be phased. Phasing may be adjusted depending on future owner and tenant requirements, business operational issues, construction related matters and/or market conditions. The numbering of the phases is for convenience only and is not indicative of any particular order of phased construction. Some phases may be constructed simultaneously. The phases generally consist of:

- Phase 1 – Construction of Office Building 1 and associated parking, utility and other infrastructural improvements.
- Phase 2 – Construction of Office Building 2 and associated parking, utility and other infrastructural improvements.
- Phase 3 – Construction of Office Building 3 and associated parking, utility and other infrastructural improvements.
- Phase 4 – Construction of Market Building 4 and associated parking, utility and other infrastructural improvements.
- Phase 5 – Construction of the southern portion of the multi-family development (Multi-family buildings 4-10) and associated parking, utility and other infrastructural improvements.
- Phase 6 – Construction of the northern portion of the multi-family development (Multi-family buildings 1-3, 11-12 and clubhouse) and associated parking, utility and other infrastructural improvements.
- Construction of the pathway along the west side of the multi-family component and the additional travel lanes on NW Fisher Creek Drive may be contemplated as stand-alone phases or in conjunction with other, adjoining phases.

A Pre-Application was submitted to the City and the City and the Applicant has had the Pre-Application conference.

Project Specifics

Office Campus Development

The office campus development will be architecturally and functionally compatible with the adjacent Fisher Creek Campus and will consist of one approximately 110,000 square foot, four story office building and two approximately 70,700 square foot, three-story office buildings. The buildings have been arranged around a common open space plaza/garden area that will provide pedestrian connectivity amongst the buildings and passive open space for eating lunch or taking a break. The location and orientation of the buildings and open space have been designed to provide a varied, pleasant and non-monolithic landscape. Working with the natural contours of the site, the project's grading and landscaping have been designed to minimize the views of the parking lot and cars when approaching from the west and through this gateway to the City.

Vehicular access for the office campus to and from NW 38th Avenue will be provided by a right-in/right-out driveway on NW 38th Avenue that will align with the current Bybee Road location.

Two other accesses to NW Fisher Creek Drive, a private road, are also provided. Pedestrian circulation has been designed to functionally integrate all of the project's uses, including the market, the office buildings, the trail, open spaces and the multi-family development on the westerly portion of the project. In addition to providing internal pedestrian connectivity, the pedestrian accesses will also provide connectivity to the surrounding street network and the Fisher Investment's Campus. Parking spaces exceeding the minimum required by the City's code will be provided.

Retail Market

The retail market will consist of an approximately 20,000 square foot, one-story building designed to provide artisan grocery and other food services to the office campus, the multi-family portions of the development, the adjacent Fisher Investment Campus and the surrounding community. The market will be located at the northeast corner of the campus and will be functionally integrated with the office buildings, parking areas, vehicular accesses and pedestrian walkways.

Multi-Family Development

The multi-family development will consist of approximately 12 garden-style, three-story buildings totaling approximately 276 residences. A clubhouse with a pool and a business office is proposed in the northern portion of the multi-family component. The project has been designed with large landscaped areas that will provide screening and a softer visual transition between the residential component and the adjacent office uses. The buildings near the south property line have been set back farther than required by code and will have increased landscaping to reduce potential visual impacts to the existing residences in Awbrey Glen subdivision. The buildings have been arranged to allow visibility through the project and to provide separation and open spaces between the buildings. The project has also been designed to utilize the wetlands and critical areas as a visual amenity. While the project avoids any wetland fills, it takes advantage of the wetlands and open space to the west to provide a somewhat expansive and bucolic view from both the residences and the regional trail.

Project Location and Existing Conditions

The project is located along the south side of NW 38th Avenue, west of NW Fisher Creek Drive in Camas, Washington. The property is further described as Tax Lots 6 and #2/5, assessor's tax parcels 126043-000 and 126255-000, located in the northwest ¼ of Section 05, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

The subject parcels are currently vacant and unused, with the exception of Parcel 126255-000, which contains a barn and outbuilding associated with past agricultural use.

Adjacent property uses include the following:

- North (across NW 38th Avenue) – Vacant parcels; single-family residential uses and a City of Camas sanitary sewer pump station on RC-zoned property.
- South – Awbrey Glen single-family residential subdivision on R-9-zoned property south of parcel 126043-000. Fisher Creek Campus development (office uses) on RC-zoned property south of parcel 126255-000.
- East (across NW Fisher Creek Drive) – Single-family residential uses on RC-zoned property.
- West (across Fisher Creek and associated wetlands) – Multi-family residential uses on R-18-zoned property.

According to Clark County GIS data, the soils on the site consist of Cove silty clay loam, 0-3% slopes (CvA) 11.5%; Cove silty clay loam, thin solum, 0-3% slopes (CwA) 3.3%; Hesson clay loam, 0-8% slopes (HcB) 57.4%; and Olympic stony clay loam, 3-30% slopes (OmE) 27.8% of the site.

The site slopes gradually down from east to west with an approximate elevation change of 46 feet from the northeast corner to the southwest corner.

There are wetlands associated with Fisher Creek located along the west boundary of parcel 126043-000. According to Clark County GIS, there is also a Riparian Habitat Conservation Area associated with Fisher Creek. The project has been designed to avoid any wetland fills or encroachment into the Riparian Habitat Conservation Area. All applicable critical area regulations have been taken into account and complied with in the design of this project.

Permit Approvals Requested

The Applicant is requesting the following:

- Site Plan Review Approval
- Master Plan and Development Agreement Approval
- Short Plat Approval
- Design Review Approval (not submitted with this application)
- A Threshold Determination under SEPA
- Critical Area Permit Approvals (as required)
- Grading Permit Approval for the entire site and the northern portion of parcel 986030-726, which is part of the Fisher Creek Campus, but not a part of this project.

Project Compliance

In order to approve this project, the Applicant must demonstrate compliance with the following ordinances:

Public Services – Title 13

Water

This project will require connections to the existing potable water system owned by the City of Camas. The proposal to extend the water system to the site is consistent with the adopted Water Systems Plan. The water system is designed to provide adequate potable and fire flow to the site. Compliance with CMC Title 13 is demonstrated in the schematic utility plan provided for in the preliminary engineering by identifying water line size and locations consistent with City standards. The City has indicated it has sufficient water capacity to serve this project.

Sanitary Sewer

Sanitary sewer service will be provided by connecting to the existing sanitary sewer line that runs along the south property line and along the western portion of the site. The preliminary engineering provides details regarding pipe size and locations utilizing standards adopted by the City. The City has indicated it has sufficient sanitary sewer capacity to accommodate this project.

Refuse Collection and Disposal

Residential and commercial garbage and recycling will be collected on a weekly basis by the appropriate entity franchised with the City.

Stormwater Drainage

Stormwater quality treatment will take place in bioretention facilities located throughout the site. Quantity control will be provided in detention ponds located along the western portion of the site. For a majority of the site, stormwater treated in the bioretention facilities will then be detained and released through code compliant outfall structures at regulated rates to areas adjacent to the existing wetland. Stormwater runoff from the southeast portion of the site will be routed to a previously constructed and appropriately sized detention facility located on the Fisher Creek Campus to the south. Bioretention facilities and detention ponds have been designed to meet the requirements of the Western Washington Stormwater Manual and all applicable City stormwater regulations. The stormwater facilities will be privately owned and maintained. Calculations and information regarding the drainage facilities are included in the stormwater report prepared by Olson Engineering, Inc.

Environment – Title 16

SEPA - CMC 16.01 - 16.19

A State Environmental Policy Act checklist is submitted with this application. The lead agency for environmental review of this project is the City of Camas. The Checklist contains extensive information about the project and incorporates a variety of technical reports relating to issues such as traffic, archeology, wetlands, wildlife and geology. Based upon the information in the checklist and any other information provided during the comment period, the lead agency will determine whether any probable significant adverse environmental impacts would be caused by this project and, if so, what substantive SEPA mitigation measures in excess of those already provided for by City of Camas's Municipal Code should be imposed. Based upon the information currently known by the Applicant, it does not appear as if there are any adverse environmental impacts, that through the Applicant's compliance with the City's development regulations, would not be reduced to moderate levels or below.

Archaeological Resource Preservation - CMC 16.31

As part of this application, the Applicant's archeologist prepared a cultural resources report which was submitted to the Department of Archeology and Historic Preservation, as well as to the local Native American Tribes. Evidence of these certified mailings has been included in this application. There were no cultural or historic artifacts discovered during the archeological investigation of the site and no further archaeological work is recommended by the archeologist. Please refer to Cultural Resources Survey of the Eiford Property Project Area, as prepared by Archaeological Services, LLC, dated February 18, 2016, for more information.

In the event that a cultural resource is discovered during construction an inadvertent discovery plan has been prepared. It provides for the following:

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area will stop and the following actions taken:

- 1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and*
- 2. Take reasonable steps to ensure the confidentiality of the discovery site; and*
- 3. Take reasonable steps to restrict access to the site of discovery.*

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

Public View, Open Space Protection and Historic Sites and Structures – CMC 16.33

The proposed development will not interfere with any views of the Columbia or Washougal Rivers, Mt. Hood, or Lacamas Lake from adjacent properties. Large landscape buffers and two common open space areas will be provided in the multi-family portion of the development, along with retention of the wetland and wetland buffers and Oregon white oaks. Large common open space areas will also be provided within the office campus development with a large plaza area which will increase visibility through the site.

Historic Preservation - CMC 16.35

According to Clark County GIS, as well as the Cultural Resources Report, prepared by Archaeological Services, LLC, dated February 18, 2016, there are no historic sites within or adjacent to this project.

General Provisions - CMC 16.51

All general provisions related to Critical Areas have been addressed in the various environmental reports that are a part of this application.

Wetlands - CMC 16.53

There are two existing Category IV wetlands located along the western boundary of parcel 126043-000. Please refer to the Wetland Delineation and Assessment, dated January 26, 2018, and Preliminary Wetland Mitigation Plan, dated February 23, 2018, prepared by Olson Environmental, LLC, for more information regarding wetland buffer reductions. No wetland fills are proposed for this project.

Critical Aquifer Recharge Area - CMC 16.55

The subject parcels are not located within a wellhead protection area based upon the City of Camas' CARA map.

Frequently Flooded Areas - CMC 16.57

According to Clark County GIS, the subject parcels are not located within a Floodplain or Floodway area.

Geologically Hazardous Areas - CMC 16.59

According to Clark County GIS, the subject parcels are not located within a geologically hazardous area.

Fish and Wildlife Habitat Conservation Areas – 16.61

There is a 75-foot Priority Riparian Habitat buffer associated with Fisher Creek, a Type F Stream, along the west side of parcel 126043-000. Additionally, there are two existing Oregon white oak trees located within the habitat buffer. Please refer to the Fish & Wildlife Habitat Conservation Areas Assessment prepared by Olson Environmental, LLC, dated January 23, 2018, for more information regarding habitat areas. The project is not proposing impacts within the Priority Riparian Habitat buffer.

Land Development – Title 17

Dedications – CMC 17.01.040

There are no proposed dedications associated with this development. Existing right-of-way along NW 38th Avenue currently meets the City of Camas's road standards. Right-of-way from this property was previously dedicated to the City as part of the extension of NW 38th Avenue to 192nd Avenue. All internal vehicular circulation routes will be private.

Boundary Line Adjustments – CMC 17.07

There is no boundary line adjustment proposed.

Short Subdivisions – CMC 17.09

The Applicant is requesting to create a four-lot commercial short plat of the office campus/retail market portion of the project.

An application for a short subdivision must meet the criteria for approval as described below:

- 1. The proposed short plat is in conformance with the Camas comprehensive plan, neighborhood traffic management plan, Camas parks and open space comprehensive plan, and any other city adopted plans;*

The proposed short plat conforms to the Camas comprehensive plan through its compliance with the requirements of the underlying zone and the proposed Development Agreement (DA). The short platted portion of the project will provide vehicular and pedestrian circulation that will connect to NW Fisher Creek Drive, NW 38th Avenue and the multi-family development to the west. Open space has been provided in a large plaza area located in the central part of the project. A portion of the regional trail provided for in the Camas Parks Recreation and Open Space plan is being constructed in conjunction with this project.

2. *Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the short plat which are consistent with current standards and plans as adopted in the Camas Design Standard Manual;*

Improvements for water, storm drainage, erosion control and sanitary sewage disposal have been proposed and comply with the Camas Design Standard Manual. Refer to the Preliminary Utility Plan and the Preliminary Grading Plan for more information.

3. *Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;*

No new public roads are proposed with this short plat. NW 38th Avenue is fully built and contains street lighting, landscaping and other improvements that are consistent with the City of Camas Design Standard Manual and other state adopted standards. Access into the site, as described elsewhere in this narrative, will meet City of Camas driveway spacing requirements. Utilities will be extended on site to provide service to each of the buildings as part of the Master Plan/Site Plan development.

4. *Provisions have been made for dedications, easements and reservations;*

A cross access, maintenance and parking easement/agreement will be recorded to assure adequate and legally required access and parking for each of the lots in the plat. Easements will be provided for sanitary sewer, water and stormwater facilities meeting City of Camas requirements.

5. *Appropriate provisions are made to address all impacts identified by the transportation impact study;*

A traffic study has been prepared for this project by Kittelson and Associates, dated February 28, 2018. In addition to paying traffic impact fees, the Applicant's mitigation will be consistent with the Kittelson report.

6. *The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended;*

The proposed lots are designed to meet the requirements of the Applicant's building and parking layout.

7. *Provisions are made for the maintenance of commonly owned private facilities;*

The Applicant will provide for the maintenance of commonly owned private facilities through the execution of agreements amongst the owners of the lots created by the plat.

8. *The short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations; and*

As evidenced on the plans included in this application, as well as indicated elsewhere in this narrative, the short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations.

9. *That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.*

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following findings address this requirement:

- The project will implement existing Comprehensive Plan designations and zoning by developing uses allowed by each.
- This project can be adequately served by emergency services. Fire flow is adequate to serve the site. Fire hydrants will be installed as required by the Fire Marshall.
- City of Camas indicates that water and sanitary sewer are available to the site. Upon construction of said utility improvements, sufficient capacity will be available to serve this site.
- This project will manage stormwater runoff from the site and comply with the applicable storm water regulations.
- Improvements will be constructed in compliance with the City of Camas' development regulations.
- This project will pay impact fees to offset impacts.
- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of the City of Camas by complying with all applicable statutes, regulations, and ordinances.

Design and Improvement Standards – CMC 17.19

The Applicant will comply with all design and improvement standards as applicable to a commercial short plat.

NW 38th Avenue has been fully built as part of a City of Camas capital project. Therefore, no additional frontage improvements, right-of-way dedication, street lighting, landscaping, etc. is anticipated.

Access to each of the lots will be provided by a combination of driveway drops and shared vehicular access drives. Cross access agreements/easements will be provided where appropriate.

Procedures for Public Improvements – CMC 17.21

Erosion prevention/sediment control measures will be constructed prior to construction and meet or exceed City of Camas standards. Stormwater facilities will be constructed meeting the requirements of the City of Camas and Washington State Department of Ecology.

Exceptions – CMC 17.23.010(A)

The Applicant is not seeking an exception to any of the City's development regulations.

Zoning – Title 18

Use Authorization - CMC 18.07

Pursuant to CMC 18.07.030 – Table 1 Footnote 10, multi-family development is allowed in the RC zone as part of a mixed-use development subject to approval of a Master Plan and Development Agreement by the City Council. The Master Plan must provide no less than fifty-one percent of the net developable acreage developed with commercial uses. The commercial uses proposed for the developable areas of the project exceed fifty-one percent of the entire site's developable acreage. Please refer to the Master Plan/Site Plan for more information regarding compliance with this section.

Density and Dimensions - CMC 18.09

CMC 18.09.050 – Table 1 lists the requirements for minimum lot sizes, setbacks, lot coverage, building height and density for proposed projects within the RC zone. The proposed development complies with the density and dimensional requirements of this Table.

Parking - CMC 18.11

CMC 18.11.130 identifies the required minimum number of parking spaces for the project's proposed uses as follows:

- Office Campus and Market
 - Parking Required

- Office Campus (Office Park) – 1 stall per 400 square feet = 251,430 square feet / 400 = 629 stalls
 - Market – 1 stall per 250 square feet = 20,000 square feet / 250 = 80 stalls
 - Total Parking Required – 709 stalls
 - Parking Provided
 - 1007 stalls, which includes 947 standard stalls (including 24 ADA stalls) and 60 compact stalls.
- Multi-family
 - Parking Required
 - 1.5 stalls per 1 bedroom unit and 2 stalls per 2+ bedroom units.
 - 72 1-bedroom units x 1.5 = 108 stalls
 - 204 2+-bedroom units x 2 = 408
 - Total Parking Required – 516 stalls
 - Parking Provided – 493 standard stalls, which includes 14 ADA stalls, 124 carport stalls and 87 garages.
- Parking deficiency on the multi-family component will be met by shared parking with stalls located along the west side of the office campus component. A shared parking agreement between the parcels shall be recorded.

Landscaping – CMC 18.13

Proposed landscaping will complement the native plants on-site and surrounding vegetation on adjacent properties and will meet the standards of this section. Additionally, the wetland located in the western portion of the site will remain undisturbed.

Landscaping will meet or exceed the minimum 15% required by CMC 18.13.050 – Landscaping Standards.

Landscape buffers established by CMC 18.13.055 are described below:

- 5-foot L1 along the west property line of the multi-family component of the project adjacent to the wetlands and along the southern property line of the multi-family component;
- 10-foot L3 along the east property line of the multi-family component and the west property line of the office campus component of the project;
- 10-foot L2 along the north property line of the multi-family component of the project;
- 5-foot L2 along the north and east property lines of the office campus component of the project;
- 5-foot L1 along the south property line of the office campus portion of the project.

Parking lot landscaping will be provided meeting the requirements of CMC 18.13.060 – Parking Areas.

There is a fifteen foot sanitary sewer easement along the south property line of the multi-family component and buildings have been located approximately 20 feet from the south property line. This area will be landscaped more heavily than required by code in order to increase the visual and acoustical buffer between the project and the residential neighborhood to the south.

Signs – CMC 18.15

Proposed signs will meet the requirements of this chapter. Any sign permits that are needed for the project will be applied for separately.

Supplemental Development Standards – CMC 18.17

The project's fences and retaining walls have been designed to comply with CMC 18.17.

Site Plan Review – CMC 18.18

The proposed development is subject to Site Plan Review. This application includes all of the information required to be submitted under CMC 18.18 and thus meets the submittal requirements for a complete application.

The following demonstrates compliance with the criteria for approval as described below:

A. Compatibility with the city's comprehensive plan;

The proposed development is compatible with the city's comprehensive plan by providing multi-family housing, office and commercial/retail uses all as part of a mixed-use development and as part of a fully-integrated development. The proposed uses are consistent with the uses allowed in both the comprehensive plan and the RC zone.

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations;

As described above, all applicable design and development standards and other applicable regulations will be met as provided for in this narrative, on the plans and elsewhere in the application package as well as future Design Review applications.

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations;

The multi-family portion of the development will be accessed via a full-access driveway off of NW 38th Avenue. The office campus and retail building will be accessed via a right-in/right-out driveway off of NW 38th Avenue as well

as two full-access driveways off of NW Fisher Creek Drive, a private access drive.

A traffic study has been prepared for this project by Kittelson and Associates, dated February 28, 2018. In addition to paying traffic impact fees, the Applicant's mitigation will be consistent with the Kittelson report.

Sanitary sewer and water are both available to the site.

Stormwater quality treatment will take place in bioretention facilities located throughout the site. Quantity control will be provided in detention ponds located along the western portion of the site. For a majority of the site, stormwater detained and treated in the bioretention facilities will then be released through code compliant outfall structures at regulated rates to areas adjacent to the existing wetland. Stormwater runoff from the southeast portion of the site will be routed to a previously constructed and appropriately sized detention facility located on the Fisher Creek Campus to the south. Bioretention facilities and detention ponds have been designed to meet the requirements of the Western Washington Stormwater Manual and all applicable City stormwater regulations. The stormwater facilities will be privately owned and maintained. Calculations and information regarding the drainage facilities are included in the stormwater report prepared by Olson Engineering, Inc.

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents);

The site will be served by utilities as indicated elsewhere in this narrative, as well as natural gas, fiber optic and cable.

The wetlands and habitat area located in the western portion of the site will remain undisturbed. Additionally, a 10-foot wide regional trail will be constructed along the outside edge of the wetland buffer meeting the City of Camas Trails plan for the T-23 trail.

E. Adequate provisions are made for maintenance of public utilities;

Easements will be provided as required by the City of Camas for access, inspection and, if necessary, maintenance of water, sanitary sewer and/or stormwater facilities.

F. All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55 Administration and Procedures.

This application meets the requirements of Administration and Procedures – CMC 18.55 as described elsewhere in this narrative.

Design Review – CMC 18.19

CMC 18.19 requires the Applicant to submit for Design Review on all multi-family and commercial projects. Drawings, materials boards and a narrative will be provided through separate Design Review applications which address detailed design information for the multi-family, office campus and retail market. The Design Review application(s) will also address the overall integration of architectural elements into the site plan. The design review narrative(s) will address the following:

- Standard Principles & Guidelines
 - Standard Design Principles
 - Standard Design Guidelines
 - Landscaping & Screening
 - Massing & Setbacks
 - Architecture
 - Historic and Heritage Preservation
- Commercial & Mixed-Use Principles & Guidelines
 - Design Principles
 - Design Guidelines
 - Landscaping & Screening
 - Massing & Setbacks
 - Architecture
 - Circulation & Connections
- Multi-Family Principles & Guidelines
 - Stacked Housing
 - Design Principles
 - Design Guidelines
 - Landscaping & Screening
 - Circulation & Connections

Sensitive Areas & Open Space - CMC 18.31

The proposed development is subject to this chapter as grading, filling and land clearing activities will take place adjacent to environmentally sensitive areas. Most vegetation outside of the critical areas is proposed for removal due to the grading and utility needs of the project. No grading or filling is proposed within the wetland buffers as mitigated under the applicable regulations. No disturbance is proposed to the wetland itself. While most of the site's vegetation will be removed as part of construction activities, the wetland located in the western portion of the site will remain in its natural state meeting the preservation standards of this chapter.

Existing trees consist primarily of Oregon ash and Oregon white oak (located within the wetland and wetland buffer) and Douglas fir trees located sporadically throughout the

subject parcels. The two existing Oregon white oak trees will be retained within the wetland buffer and other Douglas fir trees will be retained to the greatest extent practical. Final determination of existing tree retention on the developable portion of the site will depend on grading for vehicular circulation, parking areas, utilities and building pads. Additional tree retention and grading considerations include the difference in elevation across the site and compliance with the Americans with Disabilities Act.

Variances – CMC 18.45

There are no variances proposed at this time.

Administration and Procedures – CMC 18.55

This application is subject to a Type III Decision making process before the City Council.

Conclusion

The proposed project brings to Camas another campus style development. This project is unique in that it functionally integrates office, retail and residential uses over a broad scape, with intertwining and connecting open spaces and walkways. It is the first truly mixed-use project in the City that combines extensive employment opportunities with retail and residential uses. Upon completion, the project will enable some Camas residents to truly work, shop, live and play, all without ever getting into their car. The project has been designed to have pedestrian and vehicular integration with Fisher Investment's campus and the proposed project on the north side of 38th Avenue, through internal and external roadways and pedestrian pathways. Because of the improvements to 38th Avenue and the crossing of the Fisher Creek swale, this project is easily accessible from Camas or Vancouver. The vision for the artisan market is to create something unique that is not found anywhere else in Clark County. The Applicant hopes to provide something special to the residents and employees of the City, the project and Fisher Investment, as well as to attract sales tax revenue and intellectual capital to the City.