

BAMA Architecture and Design LLC

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Project Narrative

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Below is a narrative for the proposed Residential Care Facility at 3401 NW Lake Rd. Camas, WA 98607.

Description of Facility:

This is a new construction of a 36 bed Residential Care Facility which will have 36 resident units, common dining room, common social and recreational area, interior open-air courtyards, and facilities for housekeeping, sanitation, and personal hygiene.

This Residential Care Facility will provide a homelike setting for seniors and adult individuals with disabilities. The facility will offer and coordinate a range of supportive services available on a 24-hour basis to meet the activities of daily living, health, and social needs of the residents.

Both staff and visitors will enter at the main doors of the building. Visitors will check in at the reception and are then directed to the patient they are visiting. There is a designated visitor and staff bathroom. Residents have private toilet facilities. There will be common bathing facilities. Staff will assist residents with using these facilities. General supplies are delivered during business hours. Trash will be removed via a side door and placed in an exterior trash enclosure.

Existing Site Conditions:

The site in question is located along the north side of NW Lake Rd. The site is approx. 2.23 acres in size, with the street facing southern side of the property being relatively flat and currently populated with vacant buildings including; a single-family residence, a detached garage, pump house, and the remains of a loft barn foundation. All current structures on site are proposed to be demolished. The northern portion of the site is steep grade, with densely populated trees. A vast majority of the northern portion and the existing trees located on this portion of the site is proposed to remain unaltered except as needed for site and public safety.

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Public Facilities and Services:

There are no public facilities located on site.

Existing water, sewer, and electrical lines are located on NW Lake Rd. and we are proposing new connections to these existing services.

Storm water will be dealt with on-site through new storm water facilities meeting the guidelines of the City of Camas, and prepared and designed by a registered professional.

This proposal includes an automatic sprinkler system under separate permit through the fire marshal's office.

There currently is not any public transit, parks or trails, or other relevant services on or near the site.

Natural Site Features:

The site does currently present natural features.

The northern portion of the site has densely populated trees in a natural area which will be retained.

The building will have views to the north of the surrounding natural area as well as Lacamas Lake.

Design Criteria:

Definitions:

This proposal will meet the definitions of a *Residential Care Facility* pursuant to RCW 70.128.175 and will be licensed through the State of Washington.

This proposal will meet the definitions of the *Assisted Living* use as the facility will provide personal support and services to people who need help with daily living activities as a result of physical or cognitive disability. Meals, housekeeping, bathing, and dressing will be among the services provided. The facility will meet the definition of an assisted living facility pursuant to the IBC as a facility with more than 16 persons who receive custodial care.

Conditional Use Permit Standards:

Standard 'A'

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"The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated."

Response:

This proposal is located on a site in a mostly residential neighborhood, surrounded by residential development. The structure will be designed in a fashion to maintain the residential and multi-family characteristics of the district and neighborhood. By proposing a single story, gabled building, this proposal will minimize the impacts of the commercial use. The proposed assisted living use will provide an opportunity for senior citizens in the area to be able to transition to a full-time care facility consistent with the existing homes in the area. The small proposed parking area will not create a hindrance to the neighborhood, or to vehicular street traffic as it will be right in, right out only as to minimize adverse effects.

Standard 'B'

"The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated."

Response:

The proposed use is located on a vacant 2.23-acre site. This site size exceeds the 10,000 Square Foot required lot area allowing the district to maintain appropriate density. The proposed building height will be under the 35-foot maximum height allowed in the district, and a large portion of the structure will be under 20 feet in height. Lot coverage and rear building setbacks proposed are well under the requirements of the district. Overall, all reasonable actions have been taken to ensure the development exceeds the standards of the district.

Standard 'C'

"The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design."

Response:

The proposed use and structure will be compatible with the neighborhood as the circulation has been designed to minimize the effects of increased vehicular and pedestrian traffic. A traffic study has been completed and has been submitted under this review to state clear compliance with all related traffic effects. The pedestrian circulation system will be designed in a way so that pedestrians can easily access the right of way sidewalks adjacent to the main entrance of the structure. Residential care facilities are relatively low traffic structures as the residents do not drive. The building is designed to reflect a residential character typical of the neighborhood. It is single story, with gabled roofs, and proposing exterior materials consistent with residential use. The site is designed with large areas of vegetation and gardens for residents' use.

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Standard 'D'

"Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located."

Response:

This proposal will actively pursue and partake in appropriate measures to the extent practical to avoid adverse impacts in the area. By demolishing decrepit vacant buildings, and clearing unmaintained landscaping, the site will become an attractive addition to the neighborhood. The proposed structure will be located at the current cleared area, minimizing the need to remove existing trees. The proposed building will have attractive outdoor areas and recreation spaces which will allow space for residents and their families to actively enjoy and appreciate the site and the neighborhood. This proposal will also include required improvements to the public right of way that will increase the pedestrian livability of the neighborhood. By thinning and pruning the existing trees on site, the overall attractiveness and openness of the neighborhood will be greatly increased. During construction all necessary steps will be taken to ensure all erosion control measures and other measures will be taken to ensure the construction process will not be a burden on the neighborhood.

Standard 'E'

"The proposed use is consistent with the goals and policies expressed in the comprehensive plan."

Response:

This proposal is located in the Single Family - Medium comprehensive plan. This proposal meets the goals and policies of the comprehensive plan as the development continues the residential character and intent of the comprehensive plan designation as well as creating a safe facility which utilizes the attractive views and encourages residents to feel a sense of ownership of the present natural elements in the area including Lacamas Lake, the surrounding dense tree canopies, and all the habitats and animals which inhabit such elements.

Standard 'F'

"Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan."

Response:

This proposal has incorporated all required conditions and criteria as laid out in the pre-application conference. This proposal also is submitting for Site Plan Review, Major

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Design Review, SEPA requirements and all other required reviews which shows an ongoing compliance and respect with all intent in the Camas Municipal Code. As a part of this proposal we will submit as exhibit of compliance.

Site Plan Review Criteria:

Standard 'A'

"Compatibility with the city's comprehensive plan."

Response:

This proposal is located in the Single Family - Medium comprehensive plan. This proposal meets the goals and policies of the comprehensive plan as the development continues the residential character and intent of the comprehensive plan designation. It also creates a safe facility which utilizes the attractive views and encourages residents to feel a sense of ownership of the present natural elements in the area including Lacamas Lake, the surrounding dense tree canopies, and all the habitats and animals which inhabit such elements.

Standard 'B'

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

Response:

The site is located in the R-10 Zone. The following standards will be met pursuant to CMC 18.09.040;

Density and Dimensions for Single-family Residential Zones.

Max. density: 4.3 units per acre.	Actual density: One dwelling unit
Max. building coverage: 35%	Actual building coverage: 25.6%
Max. building height: 35'	Actual building height: 30'-6"

Building Setbacks for Single-Family Residential Zones.

Min. front yard: 30'	Actual front yard: 47'
Min. side yard: 15'	Actual side yard: 15'
Min. rear yard: 35'	Actual rear yard: 35'

In conclusion; this proposal meets all applicable design and developments standards and is committed to going above the intent of the requirements of the regulations to the extent practical.

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Standard '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 by the applicable regulations."

Response:

This proposal will meet all requirements of improvements to public facilities, streets, and utilities pursuant to the pre-application conference and the Camas Municipal Code. All required right of way improvements will be made in conjunction with new utility work as required. Proper steps have been made to ensure this, including the pre-application conference, the provided traffic study by a professional traffic engineer, and full civil engineering public improvements and utility drawings.

Standard 'D'

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

Response:

No private or public covenants exist on site and none are proposed as a part of this land use review. No public parks or trails are proposed to be altered, effected, or created as part of this proposal. A small nature trail may be created as part of this development as to enhance the natural elements of the site,

Standard 'E'

"Adequate provisions are made for maintenance of public utilities."

Response:

All existing and proposed public utilities will be properly maintained as to not create strain or negative effects on the system. All appropriate measures will be taken to verify maintenance is performed as required by the local jurisdiction and to industry standards.

Standard '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."

Response:

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All applicable reviews are being applied for as a part of this proposal as provided by the pre-application conference. This proposal will meet all the guidelines for land use review completeness and issuance. All requirements for neighborhood notification and meetings shall be met.

Design Review Narrative Criteria:

Standard Principles:

Standard 1:

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

Response:

Landscape design is included as a part of this proposal. Landscape design has been provided by a licensed Landscape Architect. All required landscape plans are included as part of this proposal. All measures have been taken to ensure existing native vegetation is protected and retained to the extent practical. All new landscaping will meet the landscaping standards of the CMC and will be designed to integrate with the existing landscaping. New landscaping has been selected based on appropriate sizes, variety, and to create a residential feel.

Standard 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:

An effort has been made to retain significant trees within the site that do not encroach on the new structure. The proposed project has been located on the already developed property to the extent possible. All vegetation to the north of the site past the area of development will be left unaltered as to retain the integrity of significant natural features.

Standard 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:

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No panelized exterior building materials are proposed as a part of this proposal. The proposed facades are designed to integrate seamlessly with each other and with the neighboring properties appropriate with the building type. Materials were selected that are consistent with those seen on adjacent residential structures.

Standard 4:

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

Response:

No historic or heritage elements exist on site. An Archaeological Predetermination has been completed and included with our application. The new building will be designed as to create attractive views of the Lacamas Lake to enhance surrounding features.

Commercial and Mixed Uses.

Standard '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 area shall not be required to provide on-site parking."

Response:

The site has steep slopes along the majority of the property which would make parking to the north of the building prohibitive and impractical. All parking will be adequately screened from the street frontage. Parking screening will be provided per the CMC.

Standard 'B':

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

Response:

The street facing facade will have a large amount of glazing to create an attractive frontage that defines the streetscape as well as varying roof heights and changes in elevation to create a variety in scale and materials to enhance the residential characteristics of the structure.

Standard 'C':

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"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 proposed structure is residential in nature, which is consistent with the uses of the neighboring residential buildings. By limiting the structure to a single story, and by utilizing building articulation and various roof forms, the structure will mitigate size and scale differences with the existing homes.

Standard 'D':

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

Response:

This proposal is for only residential use only. No integration with different uses is needed therefore this guideline is met.

Standard '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:

No mixed-use development is proposed as a part of this review. The structure will be designed in a manner consistent with the neighboring uses.

Standard 'F':

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

Response:

The structure is designed with multiple articulations along the frontage as well as multiple roof forms to break up the facade. Multiple exterior materials will be utilized to create attractive elevations. A masonry wainscot and wood detailing will provide a sense of scale. No panelized siding will be used. Architectural detailing will be used to enhance the proposed covered drop off.

Standard 'G'

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

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Response:

Lighting design will be supplied by a lighting professional as required as part of this land use review. All exterior building lighting and parking lighting will be directional so that light is not directed off site.