
DESIGN REVIEW PROPOSAL - TYPE II

THREE RIVERS BUILDING – 3,080 SF TWO STORY OFFICE BUILDING

September 5, 2018

220 SE EVERETT CAMAS WA 98607 - TAX # 8953000

PROJECT NARRATIVE:

The project parcel is in a Heavy Industrial zone (HI) adjacent to down town. The side street 6th is an important arterial from the Union Gateway Corridor to down town. The 3,075 SF two story building is on a 2,914 SF triangular lot. Zero setbacks are on the North and West sides of the parcel. The South is landscaped to an L-3 standard to provide a buffer to the existing residential 4plex building.

The blue steel colored office building is reflective of the industrial neighborhood epitomized by the paper mill, and the steel truss railroad bridge across the street. As one drives entering or leaving the downtown on 6th street the proposed building will reinforce the industrial heritage of Camas through its “truss” image and metal detailing.

Landscaping along 6th street will be Grasses planted in concrete planters below or next to the building, mimicking the low vegetation along the river below the train bridge. The south side of the site will be landscaped for office employees to use for lunch and relaxation, in addition to the privacy buffering it provides to the neighbors.

CAMAS DESIGN GOALS

Meaningful Development adding to the Camas fabric with a positive impact to the immediate area and to the community. The building and landscaping, should be compatible with surrounding development adding richness while promoting Camas community heritage.

APPLICABLE DESIGN GUIDELINES:

A. ARCHITECTURE

A1 SIGNAGE

Signage will carry the theme of “Clean Modern Industrial”; signage will be back lit stainless steel with laser cut address numerals and business names. See drawings for locations.

A2 LIGHTING

Sixth Street will have LED landscape lighting in the two planter areas. The entry will have LED recessed lighting to illuminate the entry and building. Everett Street will have a LED wall scone @ 8ft to illuminate the walkway to trash/recycling. The Second-Floor exit stair will have shielded wall scone lighting to offer safety and crime prevention.

All lights will be on dimmers and set to change with timers.

A3 BUILDING FORM

The proposed building is triangular to take advantage of the very small lot. The entry is marked by change in materials and a “notch” to provide rain protection. It is the focus of the design as one drives over the Everette bridge from downtown.

A4 BUILDING MATERIALS

The building is wood framed clad with prefinished metal panels set at forty-five degrees to match the windows. The storefront windows and all associated trim to be Anodized aluminum. There is an exterior exposed galvanized steel stair with precast concrete treads for egress.

B. LANDSCAPE & SCREENING

B1 IMPERVIOUS VS PERVIOUS

Minimal amount of impervious surface used to access the recycling/trash areas and the common space. Landscaping and rain garden used to treat and return storm water to aquifer.

Impervious Roof: 1683 SF

Impervious Paving: 496: SF

Pervious Ground: 737 SF including Rain Garden

B2 LANDSCAPING & SCREENING

Concrete planters along 6th street will have “Blue Oat” grasses to move in the wind. A large Espalier on the “back” wall will be filled with climbing “black Eyed Susans” along with fruit trees for birds. The 16 foot “back Yard” is landscaped with large “jean Marie” Rhododendrons. A flowering cheery “Akebono will be placed in the far corner to provide placement for the common area.

To separate our South boundary from the existing 4 plex, there will be a Black Vinyl chain link fence with privacy slats.

B3 SIGNAGE

The street address: Stainless steel numerals laser cut, placed with standoffs and LED back lit.

Building Occupants: Stainless Steel 30x60 inch frame with 8” tall laser cut letters backlit for the three business.

B4 OUTDOOR FURNISHINGS

Bench and small “picnic” table in the common areas. There are built-in planters along 6th Street

B5 FENCES

Black Vinyl chain link with privacy slats.

B6 SIGNIFICANT TREES

One 40” cedar is in serious problem with double spit trunk. Will be removed under advice from Arborist.

A Akebono Cherry will be paced at common area in the “back Yard”.

B7 OUTDOR COMMON AREAS

There is a back yard proposed with Rain Garden gravel path and seating area under the flowering cherry.

B8 PARKWAY

Sidewalk with landscaping on both sides.

C. MASSING & SETBACK

C1. COMPLEMENT SURROUNDING USES

The proposed building is on a commercial street that accommodates several businesses as well as industrial structures such as the railroad bridge.

C2. VIEW SHED

Views are not an important asset for this property or our neighbors.

C3. INFILL

The proposed building has large ground street level storefront is to provide pedestrian interest. The overall building is referencing the railroad bridge across the road. We infill our parcel on two streets that we face. Zero setbacks with large windows.

C4. DENSITY

Our tiny lot is filled by the building. A landscaped buffer to the south separates the commercial building from the existing residential.

C5. HEIGHT, BULK, SCALE

The proposed building is in a neighborhood of one- and two-story buildings. The building will fit well on the corner of 6th ave and SE Everett St. This scale fits the road, speed traveled as one travels SW. The building is of human scale. Approximately 100 feet long.

C6. FLEXIBILITY OF BUILDING LOCATION.

Not much flexibility with this very small site of less then 3000SF. Facing two streets, the building has a minimal setback of 6" for footing design.

C7. ZONE TRANSITION

Driving SE crossing the bridge from the DC zone, out building is the first major building in the HI zone. The building is small, residential in size with a strong presence and materials often used in industrial building. The storefront is typical of the DC zone, while the materials and shape are of the HI zone.

D HISTORIC & HERITAGE PRESERVATION

D1. PRESERVATION OF EXISTING STRUCTURES OR SITES

The existing cruddy house is over the property line, has a wooden foundation in part and is no longer serviceable. It is to be removed in its entirety.

D2. INCORPORATE HISTORIC / HERITAGE INFORMATION

Not Applicable

E. CIRCULATION & CONNECTIONS

E1. WALKWAYS, TRIALS & PARKING

There will be a walkway on the south side of our building to access the trash recycling and a common area to sit under a flowering cherry tree. There is no off-street Parking as called for in the HI zone. Off street Circulation is not physically possible. Everett street and to a lesser degree, 3rd street offer ample parking for the occupant use of the 3200 sq ft building.

E2. TRANSIT STOPS

Not Applicable

E3. STREETScape

Our building has native and camas approved landscaping.

E4. TRAFFIC PATTERNS (ENTRANCE, EXITS, DELIVERY, ETC.)

The corner lot has two-way traffic on both streets. R500 (6h street) is a busy access road to downtown. Parking is not allowed on the portion of the street. There are no driveways onto our proposed site.

END OF DOCUMENT