



STAFF REPORT

Lacamas Creek Trailhead and Baz Park Pump Station and associated park improvements

Major Design Review (DR19-04)

Relates Files: SHOR19-01, SPRV19-02, SEPA19-08

TO: Parks and Recreation Commission

FROM: Lauren Hollenbeck, Senior Planner

LOCATION: Lacamas Creek Trail head: Approximately 400-feet west of Crown Road and North of NE 3rd Avenue (Parcel No. 90924000)
Baz Park: 1906 NE 3rd Loop (Parcel No. 89800000)

APPLICANT: Jim Hodges, City of Camas Engineering OWNER: City of Camas

Project Summary

The applicant is currently seeking design review approval for site improvements to the Lacamas Creek Trailhead Park and Baz Park. Lacamas Creek Trailhead Park improvements include removal and replacement of the existing sanitary sewer pump station and associated piping with a new submersible sanitary sewer pump station and associated piping, an equipment shelter enclosure, a new restroom building, a pedestrian walkway connection to existing trails, a paved 24-stall parking lot, other park improvements and associated landscaping. Baz Park improvements include the installation of a new submersible sanitary sewer pump station and associated piping, an equipment shelter enclosure and associated landscaping.

Purpose

Design Review is required under Camas Municipal Code (CMC) Chapter 18.19. The project sites are located within Parks and Open Space Zoning and therefore subject to CMC Chapter 18.32.040 *Site Plan Review and Design Review* which states, "When Design Review is applicable, the Parks and Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses." The Lacamas Creek Trailhead Park site is also located within one of the City's gateways and Corridors.

Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. **The recommendations from the Parks and Recreation Commission must consider the general and applicable specific design review principles and guidelines in the Design Review Manual. An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the guidelines and principles.**

Standard and Gateways & Corridors Design Review Principles and Guidelines

The standard and gateways & corridors principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections.

Recommendation

That the Parks and Recreation Commission reviews the submitted materials, deliberates, and forwards a recommendation to the City Staff for consideration in the final decision.