Attachment A

Clark County Historic Preservation Commission

Certificate of Appropriateness Application

The applicant agrees that all work performed in conjunction with a Certificate of Appropriateness will be in conformance with the Design Guidelines and The Secretary of the Interior’s Standards/Guidelines if not otherwise specified and no changes or additions will be made without approval of the Historic Preservation Commission or by granting of a new Certificate of Appropriateness.

Name of Applicant: Clark County General Services
Date: December 22, 2015

Applicant’s Mailing Address: 1300 Franklin Street, Vancouver, WA 98666

Telephone Number: 360-397-6118, ext. 4225
Alternate Number: 360-397-2256

Property Address: 1919 NE 78th St., Vancouver, WA
Parcel Number: 148084000

Name of Property: 78th St. Heritage Farm

Name of Owner: Clark County

Name of Architect: Olson Engineering (landscape architecture and civil engineering)

Name of Contractor: Not yet hired

Type of Work (Check All That Apply)

☐ Alterations/Additions
☒ New Construction
☐ Demolition
☐ Relocation

Submission Requirements Checklist

The application along with all supporting information must be filed at least thirty (30) days prior to the next regularly scheduled meeting of the Clark County Historic Preservation Commission. The Commission meets the second Tuesday of each month at 6:00 pm at the O.O. Howard House located at 750 Anderson Street, Vancouver, Washington.

☐ Seven (7) Copies of Application. Submit seven (7) copies of the application and all supporting documentation. Application forms or information sent via facsimile or email will not be accepted.

☐ Detailed Description of Project. Attach a detailed and typewritten description of the activity for which you are seeking a Certificate of Appropriateness.

☐ Drawings, Samples, Site Plans, etc. Submit plans, elevations, or other illustrative information necessary to explain the application. Such information would include detailed plans showing both existing and proposed conditions, material samples or product information, description of building materials, landscaping/site plans, photographs, etc. Architectural drawings, construction plans, etc. should be printed on paper no larger than 11"x17".

Refer to the Clark County Historic Preservation Rules & Procedures for Design Review for further instructions on information to be submitted, as well as important notes related to the Certificate of Appropriateness process. Failure to supply adequate documentation or required materials will result in delays in processing the application and/or denial of the request. Revisions made to applications after submittal deadline and prior to the Commission hearing may be considered at the following month’s hearing.

I certify by my signature below that the information in this application is accurate and complete. Clark County Historic Preservation staff has permission to copy materials, including architectural drawings, necessary for the review of my Certificate of Appropriateness application. I also acknowledge the fact that it will be necessary for the commission members and/or staff to make site visits at any time before, during, or after the COA application review process, including for enforcement purposes.

Signature of Applicant: [Signature]
Date: 12-22-15
Heritage Farm Parking Lot  
HST 2015-00002

Narrative

In May, 2015 the Clark County Historic Preservation Commission reviewed the General Services proposal for a new parking lot at the NE 78th Street Heritage Farm. Following the review and public hearing the Commission approved a Certificate of Appropriateness for the parking lot paving and landscape elements. The approval included a condition that the applicant return to the Commission with information for review on the parking lot lighting and the interpretive sign.

Parking Lot Lighting
Since the Heritage Farm Parking Lot lies within the Highway 99 Overlay District the lighting design is guided by the lighting standards in County Code 40.250.050, Appendix F. These lighting standards are included.

There are 8 light poles proposed and provide moderate lighting levels to match the expected pedestrian traffic (see Site Plan – SP 1). The lighting is designed to minimize trespass onto adjacent private parcels, as required. The light fixtures are contemporary, but are modest in scale and color (see exhibit A).

Interpretive Sign
One element of the parking lot is to demonstrate Low Impact Development (LID) methods for treating stormwater runoff. There are four methods included and an interpretive sign is proposed to education visitors on those methods and the benefits. The sign design is included. The sign was designed by County Department of Environmental Services and is consistent with educational signs they provide in many areas around the County.
<table>
<thead>
<tr>
<th>TAG</th>
<th>DESCRIPTION</th>
<th>SIZE</th>
<th>LAMP</th>
<th>VOLTAGE</th>
<th>POWER SUPPLY</th>
<th>TOTAL VA</th>
<th>MOUNTING</th>
<th>LIGHT DISTRIBUTION</th>
<th>OPTICS</th>
<th>FINISH LENS</th>
<th>POLE</th>
<th>MANUFACTURER</th>
<th>PRODUCT NUMBER</th>
<th>SPECIAL COMMENTS</th>
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<tbody>
<tr>
<td>5A2</td>
<td>POLE MOUNTED LIGHT</td>
<td>17.5 IN SQ X 7 IN H</td>
<td>METAL HALIDE</td>
<td>1</td>
<td>250W</td>
<td>200W/1 PH</td>
<td>PULSE START</td>
<td>288</td>
<td>POLE MOUNT, 20 FEET ABOVE GRADE</td>
<td>TYPE 2</td>
<td>FULL CUTOFF</td>
<td>BLACK/ GLASS LENS</td>
<td>LITHOMA OR APPROVED EQUAL</td>
<td>KAD 250M SR2</td>
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<td>5A3</td>
<td>POLE MOUNTED LIGHT</td>
<td>17.5 IN SQ X 7 IN H</td>
<td>METAL HALIDE</td>
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<td>250W</td>
<td>200W/1 PH</td>
<td>PULSE START</td>
<td>288</td>
<td>POLE MOUNT, 20 FEET ABOVE GRADE</td>
<td>TYPE 3</td>
<td>FULL CUTOFF</td>
<td>BLACK/ GLASS LENS</td>
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<td>KAD 250M SR3</td>
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<td>250W</td>
<td>200W/1 PH</td>
<td>PULSE START</td>
<td>288</td>
<td>POLE MOUNT, 20 FEET ABOVE GRADE</td>
<td>TYPE 4</td>
<td>FULL CUTOFF</td>
<td>BLACK/ GLASS LENS</td>
<td>LITHOMA OR APPROVED EQUAL</td>
<td>KAD 250M SR4</td>
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<td>250W</td>
<td>200W/1 PH</td>
<td>PULSE START</td>
<td>288</td>
<td>POLE MOUNT, 20 FEET ABOVE GRADE</td>
<td>TYPE 4</td>
<td>FULL CUTOFF</td>
<td>BLACK/ GLASS LENS</td>
<td>LITHOMA OR APPROVED EQUAL</td>
<td>KAD 550M R4 HS</td>
</tr>
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</table>

**GENERAL NOTES**

1. LUMINAIRES NEED TO MEET LIGHT POLLUTION GOALS OF USGBC LEED AND GREEN GLOBES. FULL CUTOFF WITH NO MORE 10% OF THE LUMENS FROM THE LUMINAIRES ABOVE 80 DEGREES.

2. OPTIONAL LUMINARIE TYPES AND MANUFACTURERS MUST BE APPROVED BY THE COUNTY, BE EQUAL TO OR BETTER IN QUALITY, PERFORMANCE AND APPEARANCE.
POLE BASE DETAILS

1. PROVIDE GROUND BOND, #4 BARE COPPER, TO POLE BASE
2. GROUT TO FILL
3. PROVIDE UNIFORM FINISH
4. EVENT GFCI RECEPTACLE WITH WP COVER. ONLY ON SELECTIVE POLE BASES AS INDICATED ON SITE PLAN.
5. ANCHOR BOLTS
6. (6) #5 VERTICAL REBAR EVENLY SPACED
7. #5 REBAR LOOPS @ 12" O.C.
8. SECURE TO ANCHOR BOLTS
9. ELECTRICAL CONDUITS (TYPICAL)
10. 3000 PSI CONCRETE

NTS
Parking Lot Light Pole / Fixture

Exhibit A
8.2 Lighting Standards

INTENT

- To encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To encourage night sky visibility and to reduce the general illumination of the sky in Clark County.
- To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features.

8.2.1 Lighting Standards and Guidelines

Appropriate lighting levels are required in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, alleys, circulation areas, and other open space areas.

New development shall provide site lighting that meets the following criteria:

1. **Minimum and maximum lighting levels.** All public areas shall be lighted with average minimum and maximum levels as follows:
   
   (a) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candle.
   
   (b) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles.
   
   (c) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

2. **Consistent lighting levels.** Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

3. **Parking lot lighting fixtures** shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Responsible Official. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

4. **Pedestrian-scaled lighting** (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity.

5. **Minimize lighting trespass.** Lighting must be designed to minimize trespass onto adjacent private parcels, except for shared...
use facilities such as a pathway, parking lot, or common service area. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it.
Low Impact Development

Paving solutions to protect stormwater

The west parking area at the Heritage Farm demonstrates paving techniques that allow stormwater to flow into the ground. These surfaces protect Cougar Creek from too much water and potential pollutants such as oil, grease and dirt.

<table>
<thead>
<tr>
<th>Paving Solution</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interlocking Pavers</td>
<td>Modular pavement system that provides gaps between pavers to allow water to infiltrate. Type of paver depends on use, such as parking, walking, etc. There are many styles and colors available.</td>
</tr>
<tr>
<td>Pervious Concrete</td>
<td>A rigid pavement that eliminates fine materials to allow gaps between the stones. Can be used in roadways, parking lots, driveways, sidewalks, plazas, etc. Best use in roads below 35 mph.</td>
</tr>
<tr>
<td>Porous Asphalt</td>
<td>A semi-rigid pavement that eliminates fine materials to allow gaps between the stones. Performs well in walkways, driveways, parking lots and low speed roads.</td>
</tr>
<tr>
<td>Grass Pavers</td>
<td>Modular paving system that provides gaps to grow grass or low vegetation. Different styles available and performs well in walkways, driveways, and parking lots.</td>
</tr>
</tbody>
</table>

Funding for this project provided by: