DESIGN REVIEW COMMITTEE MEETING AGENDA
Wednesday, May 20, 2015, 5:00 PM
City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

II. INTRODUCTIONS

III. MEETING ITEMS

A. The Lofts at Camas Meadows
Details: Proposal to construct two 4-story buildings with 104 one and two bedroom apartment units. The Design Review Committee (DRC) must provide a recommendation to the decision makers that includes consideration of the general design review standards of Camas Municipal Code (CMC) Chapter 18.19 Design Review, and the Camas Design Review Manual (DRM); along with specific standards for gateways and for multifamily developments. Also, the associated decisions for the project included conditions that are relevant to the design of the development, and require approval from the Design Review Committee.
Presenter: Lauren Hollenbeck, Senior Planner
Recommended Action: That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.

Exhibit 1 - The Lofts at Camas Meadows Staff Report
Exhibit 2 - Design Review Checklist
Exhibit 3 - Camas Design Review Manual
Exhibit 4- Applicant's Narrative
Exhibit 5 - Tree Evaluation Report
Exhibit 6 - Lighting Drawings
Exhibit 7 - Lighting Specs
Exhibit 8 - Site Plan
Exhibit 9 - Preliminary Grading plan
Exhibit 10 - Preliminary Stormwater Plan
Exhibit 11 - Elevations
Exhibit 12 - Floor Plans
Exhibit 13 - Clubhouse elevations
Exhibit 14 - Preliminary Landscape Plan
Exhibit 15 - Planting Details
Exhibit 16 - Renderings

V. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call (360) 834-6864.

EXHIBIT 1

Community Development Department
616 NE Fourth Avenue
Camas, WA 98607
(360) 817-1568

STAFF REPORT
Design Review Application for The Lofts at Camas Meadows
City File No. DR15-01
(Related Files: SPRV15-01)

TO:	Design Review Committee
FROM:	Lauren Hollenbeck, Senior Planner
OWNER/APPLICANT:	Drew Miller, The Lofts at Camas Meadows, LLC
LOCATION:	No Site Address. Parcel numbers 172973-000 and 175980-000 Camas, WA 98607

APPLICABLE LAW: The application was submitted on March 10, 2015 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:

The Lofts at Camas Meadows is a 104-unit apartment development proposal to be located on 4 acres of Light Industrial / Business Park zoned property abutting the north side of Camas Meadows Drive near the Camas Meadows Golf Course. The development will occur in two phases each containing one 4-story apartment building with a clubhouse constructed in the first phase.

The subject site is also located within the North Dwyer Creek Employment Mixed Use Overlay District. As such there are specific standards for design, shape and orientation of the lots. There is also a Development Agreement (DA), recording number 3862705 dated 7/27/2004, which contains development standards for the Camas Meadows Corporate Center. The proposal under this DA included a mixed use development with 158 residential condominiums, professional office space, and restaurant/retail space in 12 buildings on approximately 14 acres. The DA was subsequently modified on 4/4/2013 (recording number 4957781) to provide for approximately 9 buildings, 140 condominium units and 29,000 square feet of professional office and restaurant/retail space development.

At the writing of this staff report, a second amended development agreement is being considered, which includes a maximum of 104-unit apartments on the eastern end of the property and the remaining portion of the property to be developed solely with commercial, light industrial or business park uses allowed under CMC 18.07.030 Table 1, for the LI/BP zoning district. This allows for more land area to be reserved for non-residential uses. The new development agreement will also propose new setback requirements.

PURPOSE:

Design Review is required under CMC Chapter 18.19. 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 Design Review Committee (DRC) must consider the general design review standards (CMC Chapter 18.19.050.A.1 and the Camas Design Review Manual "DRM" pages 4-7), along with the specific standards for multi-family developments (CMC Chapter 18.19.050.B.3.a and the DRM pages 14-15); which are included in the enclosed Design Review Checklist.

STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:

The standard and multi-family design principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard and multi-family 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. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard and multi-family design review principles and guidelines.**

RECOMMENDATION:

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.

EXHIBIT 2

Community Development Department
616 NE Fourth Avenue
Camas, WA 98607

DESIGN REVIEW CHECKLIST

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole "meet" the standards and thus be generally consistent with the overriding principles. [Compliance or non-compliance with any one standard is not a determinant. However, where several standards fail, they should be offset by standards that exceed other standards]

Standard Principles and Guidelines

1. Landscaping should be done with a purpose. It should be used as a tool to integrate the proposed development into the surrounding environment.				
Exceeds	Meets	Fails	NA	
				Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses.
				Signs are located on buildings or incorporated into the landscaping so as not to be the main focus either during the day or night. (e.g. low signs with vegetative backgrounds to soften visual impact). If illuminated they shall be front lit. Efforts have been made to make signs vandal resistant.
				Outdoor furniture samples have been submitted consistent with the overall project design.
				Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.
				The vegetation to be utilized includes native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Tree List.
				Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.
				Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and will not conflict with any City approved street lighting plans for the street.
				Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.
2. All attempts should be made at minimizing the removal of significant natural features. Significant natural features should be integrated into the overall site plan.				
Exceeds	Meets	Fails	NA	
				Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.
				Rock outcropping's, forested areas and water bodies are retained.

3. Buildings should have a "finished" look. Any use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance.				
Exceeds	Meets	Fails	NA	
				Use of corrugated materials, standing seam, T-1 11, or similar siding materials are questionable, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality.
				Buildings walls or fences visible from roadways should be articulated in order to avoid a blank look. The walls can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.) awnings, or similar devices.
				The use of bold colors has been avoided unless used as minor accents.
				Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.

Specific Principles and Guidelines for Multi-Family

Stacked Housing				
Exceeds	Meets	Fails	NA	
				All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.
				Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
				Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
				Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
				Attached garages shall account for less than fifty percent of the front façade of the structure.
Landscaping and Screening				
Exceeds	Meets	Fails	NA	
				Surrounding sites should be screened from parking and building lighting.
				Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park-like environment. Parking lot landscaping should be credited toward the total landscaping requirements.
				Green belts should be used to separate different uses whenever possible.
				The vertical intensity of landscaping should increase as the height of the structure increases.
Circulation and Connections				
				Pathways define traffic/pedestrian movement. Building brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

EXHIBIT 3

CAMAS DESIGN REVIEW MANUAL: GATEWAYS, COMMERCIAL, MIXED-USE & MULTI-FAMILY USES

Prepared For:

Camas City Council

Prepared By:

Design Review Ad Hoc Committee

Revised December 2002

Drawing from the cover of Municipal Research Service Center's "Infill Development" handbook.

Acknowledgements

Elected City Officials:

Dean Dosset – Mayor

Paul Dennis, AICP – City Council Ward 1

C.R. "Woody" Woodruff – City Council Ward 2

Scott Higgins – City Council Ward 3

Helen Gerde – City Council Ward 4

Mary Kufeldt-Antle – City Council Ward 5

Greg Anderson – City Council Ward 6

Dale Thomas – City Council At-Large

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Gene Simpson – Civil Engineer, Citizen

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PREFACE

The Camas City Council formed the original Design Review Ad Hoc Committee (DRAC) at its January 1998 planning retreat. The committee's primary goal was to assess whether or not design review would be a good idea for Camas. The DRAC reviewed materials collected from the Municipal Research Services Center that included design review manuals from Bainbridge Island, Gig Harbor, and Sumner, as well as news articles, legal opinions, and implementing ordinances. The committee also conducted an informal survey at a United Camas Association of Neighborhoods (UCAN) meeting and a telephone conference with the City of Olympia's Planning Director. At the end of June 1998, the committee reported back to the City Council with their findings.

In order to answer the question, "is design review good for Camas?", the committee tried to decide from a community perspective what the purpose of design review would be. What should it accomplish? What should it prevent? The DRAC concluded that a good starting point would be to review the City's Mission Statement which follows:

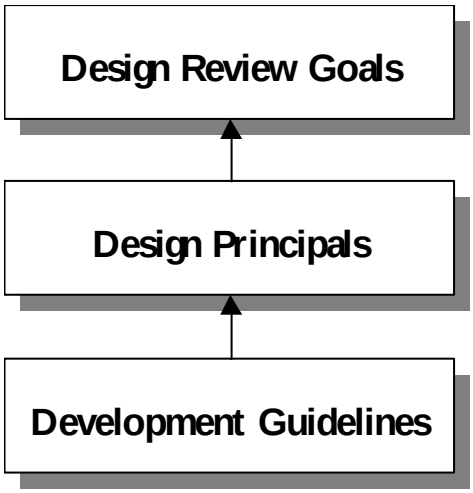
"The City of Camas commits to preserving its heritage, sustaining and enhancing a high quality of life for all its citizens and developing the community to meet the challenges of the future. We take pride in preserving a healthful environment while promoting economic growth. We encourage citizens to participate in government and community, assisting the city in its efforts to provide quality services consistent with their desires and needs."

Design review, in the context of the City's mission statement, should aid in the preservation of our community's heritage; enhance our City's quality of life; guide us through the challenges of the future; preserve a healthy environment; promote economic growth; and enable citizens to participate in the process.

Based on all the materials reviewed and the level of interest from UCAN members, the DRAC concluded that design review was worth further investigation and recommended to the City Council that a citizen committee be formed and that the members be made up of individuals familiar with the development process. The City Council agreed to further study design review by establishing a citizen committee to draft guidelines that could be successfully implemented for the City. The citizen committee met every first and third Wednesday of each month since September of 1998. Commercial guidelines were adopted in May, 2001, with the multi-family and gateway sections being added to the Design Review Code in December, 2002. What proceeds in this manual is the compilation of over three years worth of work by the DRAC.

INTRODUCTION

All proposals subject to design review should strive to meet the goals of design review and address each of the appropriate design principles and development guidelines. In order to achieve the established *goals of design review*, a set of design principles and development guidelines have been identified for both commercial and multi-family land-uses. Design principles are the overriding factors that each development proposal must demonstrate it can achieve or reasonably mitigate. Development guidelines are created to assist the development's applicant in accomplishing the design principles as well as conform to the established *goals of design review.*



GOALS OF DESIGN REVIEW

The goals of design review are intended to establish the overall purpose (or intent) of the design principles and development guidelines and set the stage for what they should be trying to accomplish. The *goals* of design review are:

- All developments should be meaningful, add value, and produce a positive impact on the immediate area, as well as the community;
- To encourage better design and site planning so that new development will preserve or enhance the community's character as well as allow for diversity and creativity;
- To encourage compatibility with surrounding uses (zone transition) and quality design;
- To promote responsible development that results in an efficient use of the land;
- To create a park like setting with the integration of the building, landscaping, and natural environment;
- To preserve the community's heritage by incorporating a piece of the area's history into the development;
- To facilitate early and on-going communication among property owners, neighborhoods, and City officials;
- To increase public awareness of design issues and options; and
- To provide an objective basis for decisions that address visual impact and the community's future growth.

DESIGN PRINCIPLES VS. DEVELOPMENT GUIDELINES

Design principles are established for both multi-family and commercial uses and all uses located within a gateway. An exception from the design review process is provided for those activities subject to design review requirements for heritage register properties or districts [CMC 16.07.070]. Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational and governmental buildings and associated properties.

Design principles are the overriding factors that the development guidelines are trying to accomplish. Every development proposal (whether the applicant is from a private, non-profit, or public entity) that comes before the City must adequately address each of the design principles and demonstrate that it can achieve the overall intent of the established principles. If a proposal can not meet every development guideline set forth under each section, but has demonstrated that it can achieve the overall intent of the established design principles, then the City may have reason to allow the proposal to move forward through the approval process.

DEVELOPMENT GUIDELINES

Development guidelines for gateways, multi-family, and commercial uses have been divided into five major guideline categories: [a)] Landscaping & Screening, [b)] Architecture, [c)] Massing & Setbacks, [d)] Historic & Heritage Preservation, and [e)] Circulation & Connections. Under each major category is a list of general issues that should be addressed, if appropriate, by each proposal subject to design review.

Landscaping & Screening:

- Impervious vs. Pervious
- Landscaping & Screening
- Signage
- Lighting
- Outdoor Furnishings
- Fences
- Significant Trees
- Outdoor Common Areas
- Parkway

Architecture:

- Signage
- Lighting
- Building Form (architecture)
- Building Materials

Massing & Setbacks:

- Complement Surrounding Uses
- View Shed
- Infill
- Density Provisions
- Height, Bulk, Scale
- Flexibility of Building Location (Preservation)
- Zone Transition

Historic and Heritage Preservation:

- Preservation of Existing Structures or Sites
- Incorporate Historic/Heritage Information

Circulation & Connections:

- Walkways, Trails & Parking
- Transit Stops
- Streetscape
- Traffic Patterns (entrance, exits, delivery, etc)

STANDARD PRINCIPLES & GUIDELINES

Standard principles and guidelines are applicable to all commercial, mixed-use and multi-family developments, redevelopments (including change in use, e.g. residential to commercial), or major rehabilitations (exterior changes requiring a building permit). Additional principles may be found under each of the specific categories.

STANDARD DESIGN PRINCIPLES

A site plan should be provided by the applicant that identifies and illustrates how the proposed development will meet the design principles. The site plan should include placement of buildings, designated landscaped and open space areas, parking, and any other major components of the development. The site plan should also include dimensions as to give all reviewers a sense of scale. Rehabilitation projects are only required to address the principles and guidelines that relate to the building permits they are seeking.

- Landscaping shall be done with purpose. It should be used as a tool to integrate the proposed development with the surrounding environment as well as each of the major project elements (e.g. parking, building(s), etc.).

- All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

- 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.

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

STANDARD DESIGN GUIDELINES

The standard design guidelines serve as a guide to the development community (or project proponent). These guidelines are developed to assist a project in meeting the established design principles. Furthermore, a project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

- Landscaping and screening is an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape.

- Signage should be placed on buildings or incorporated into the landscaping. If signs are illuminated, then they shall be front lit (light cast onto the face of the sign from a source positioned in front of the sign). Signage in the landscaping should be built in to the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact. (see exhibit 1)
- Outdoor furnishings, when used, should be compatible with the immediate environment.
- If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact. (see exhibit 2)
- The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
- Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired.

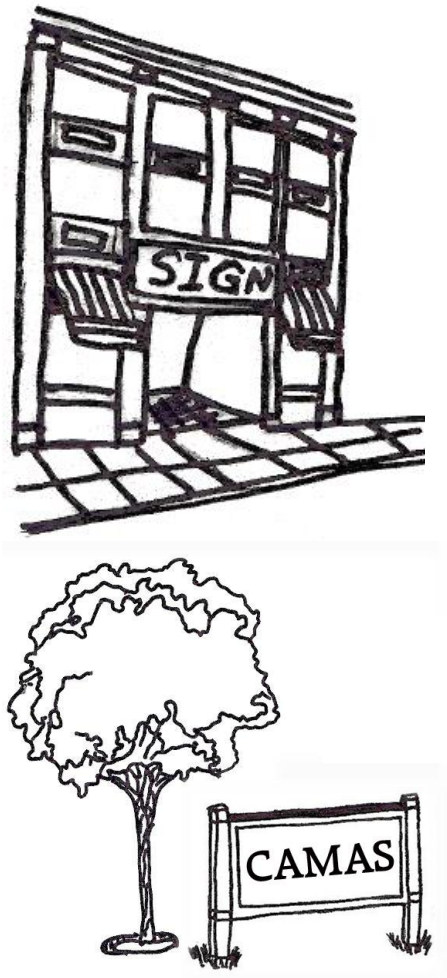


Exhibit 1.

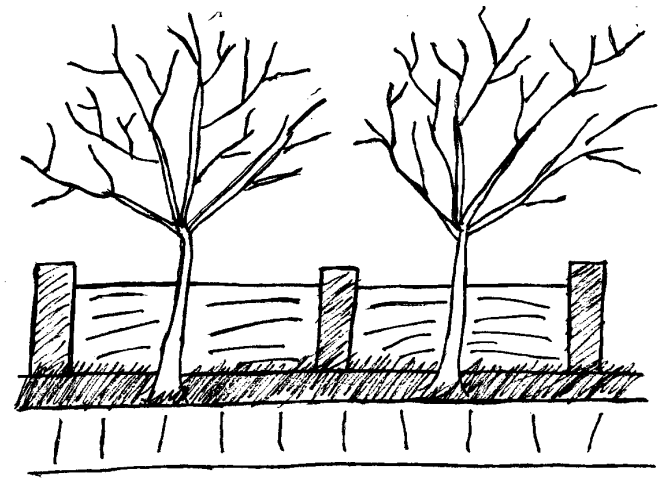


Exhibit 2.

Massing & Setbacks

- Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.

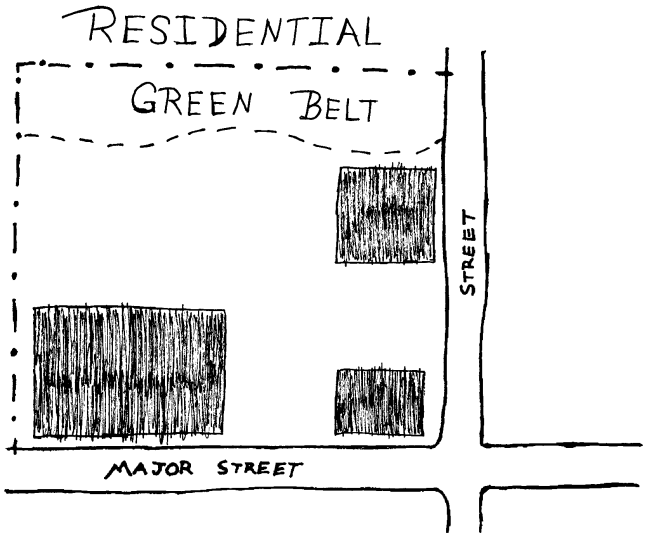


Exhibit 3.

- Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate. (see exhibit 3)

Architecture

Few restrictions should be placed on the architecture and building materials used in the development. Instead, general guidelines are developed to identify the type of development desired:

- Buildings should have a "finished", sound, durable, and permanent appearance. Use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance. This would bring into question the use of corrugated materials, standing seam, T-1 11, or similar siding materials, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality. The applicant and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the City.

- Placement of buildings should preserve significant natural features, such as rocks, trees, etc. In doing so, developers may make use of site variances such as adjusting setbacks. (see exhibit 4)

- Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.), awnings, or similar devices. (see exhibit 5)

- The use of bold colors should be avoided except when used as minor accents.

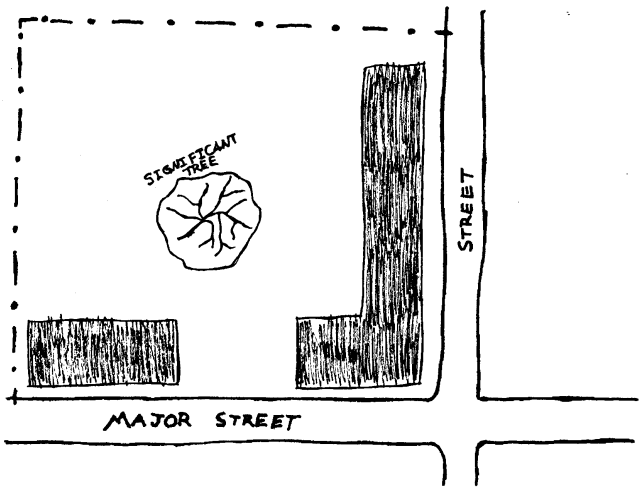


Exhibit 4.

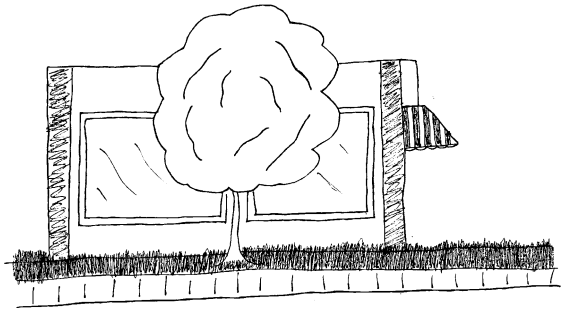


Exhibit 5.

Historic and Heritage Preservation:

- The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

GATEWAY PRINCIPLES & GUIDELINES

Gateways are entrances to the community. They portray an image of what one would expect to find as they venture throughout the community. They assist in orientation and communication of a sense of quality, civic pride, and history of the community. A gateway that is poorly planned (or developed) sends an adverse message as to what the rest of the community is like – whether accurate or not.

Two types of gateways are identified in this document as part of Camas' design review process:

Primary Gateways – distinguishable in that they encompass an entire corridor, whether several blocks or miles, and are primary entrances into the community. (see exhibit 6)

Secondary Gateways – are limited to a specific intersection (or node) and tend to be a secondary entry point into the community, but have the potential to become a primary gateway at some point in the future.

The Gateway design principles and guidelines are applied in addition to the other design review sections. They do not supercede or abolish other design review guidelines but instead work in concert. These principles and guidelines are created to ensure heightened attention is given to the development/redevelopment of properties located within the City's gateways.

Insert Map
Exhibit 6.

DESIGN PRINCIPLES

Design principles are developed with the intent of being applied throughout the gateway area regardless of the land use in question.

Gateways are special places within a city that help define the quality and character of the community. The elements that comprise a gateway shall be treated in a manner that calls attention to the fact that one has entered into the community. The following elements shall be addressed:

- Gateways shall be devoid of freestanding signs. Pre-existing freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the City.
- Business signage not placed on buildings shall be integrated into the landscaping/ streetscaping of the subject property.
- Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.
- The surface of pedestrian walkways within intersections shall be accentuated with a unique character.
- A consistent streetscape lighting scheme shall be used.
- Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips (to be no less than 30 inches wide).
- When applicable (as determined by the City), trees of no less than two inches in diameter shall be planted within planter strips at a spacing that creates the appearance of a continuous canopy at tree maturation.

DESIGN GUIDELINES

The design guidelines for Gateways are more stringently applied than those for other sections of the manual (e.g. commercial and multi-family). Guidelines that state a certain action "shall be adhered to" are strictly enforced. Guidelines that use more *suggestive* terminology such as "should" serve as a guide to meeting the overall intent. The project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline, then provide an explanation as to why and demonstrate how it will mitigate and still meet the intent of the design principles/guidelines.

Landscaping & Screening

- Signage shall be on buildings or incorporated into the landscaping. Illumination of signs within landscaped areas shall be front-lit only, to keep the sign from being the main focus. The intent is to soften the visual impact as well as for the landscape not to be dominated by signage. (see exhibit 1)

Architecture

The type, scale, and placement of signage within a gateway can significantly effect the visual/sensory interpretation of the physical quality of the area. Gateways that appear to be littered with signage present a negative impression and an environment that individuals want to avoid.

- Freestanding signs are not allowed to be erected within Gateways.
- Permanent signage within gateways shall be standardized in terms of size, color, and materials.

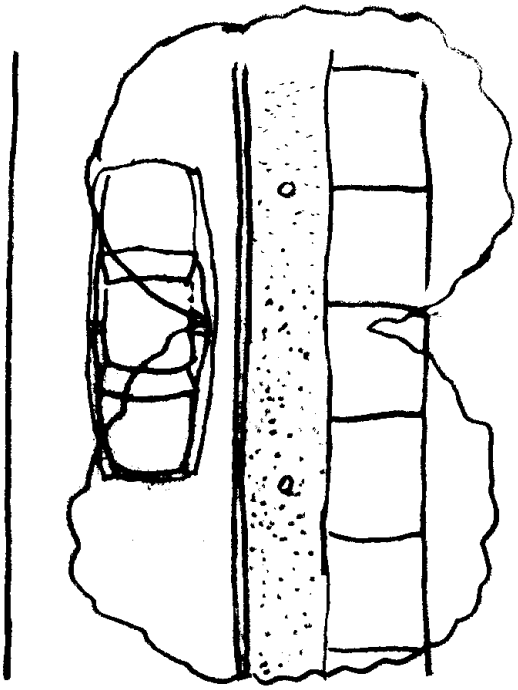
Historic and Heritage Preservation:

The use of historic markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

Circulation & Connections:

The streetscape and pedestrian movements are the elements of primarily interest for gateway properties. Streetscaping assists in defining the physical character of the area and pedestrian movements. The following additional accentuators can help further define pedestrian paths.

- Trees and planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment. (see exhibit 7)
- Where applicable (as determined by the City), sidewalks shall be separated from the roadway through the use of planter strips or planter wells (to be no less than 30 inches wide). (see exhibit 7)
- Tree spacing will be determined by the species of trees planted. The desired effect is a visual appearance of a continuous foliage canopy at maturity or seven years after tree planting (which ever comes first). (See exhibit 7)
- Patterned pavers shall be used to define and accentuate pedestrian pathways within intersections. They include pattern stone, exposed aggregate (as long as it has a finished appearance), stamped concrete, or similar paving materials. (see exhibit 8)
- A consistent streetscape lighting scheme shall be used that portrays the primary development period, architecture characteristics, or predetermined theme as identified in a concept plan, sub-area plan, or master plan recognized by the City.



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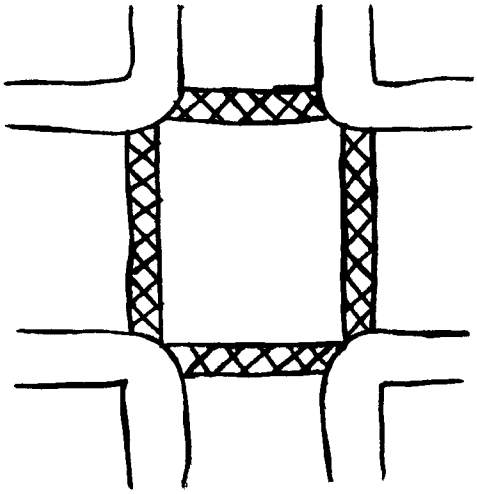

Exhibit 8.

COMMERCIAL & MIXED-USE PRINCIPLES & GUIDELINES

In assessing how a proposed project addresses specific design guidelines, weight should be given to the location of the property, topographic characteristics, size and shape, disposition of adjacent properties, etc. For example, the specific character of the Community Commercial zoned properties differ based on their general location, topography, and surrounding built environment. For instance, one of the Community Commercial properties located in the Southwest portion of the City has an auto oriented feel as it is surrounded by Highway 14 and Southeast 6th Avenue. Another property located in Grass Valley has a somewhat rural feel as it is surrounded by residential and wetlands. However, even though each area has a different feel, they all have direct linkages to surrounding neighborhoods and, therefore, these properties should provide a pedestrian friendly environment (one of the specific design principles) to the degree possible along major street frontages.

DESIGN PRINCIPLES

The following design principles are intended to be applied to all new commercial and mixed-use developments, redevelopments (including change in use, i.e. residential to commercial), or major rehabilitations (exterior changes requiring a building permit). Properties shall develop in a manner that portrays a quality image of the community.

- On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All required on-site parking areas along adjacent roadways shall be screened with landscaping.
- Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
- 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.
- Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.
- Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes it's impact on adjacent lower intensity uses.
- Walls shall be broken up to avoid a blank look and to provide a sense of scale.
- Outdoor lighting shall not be directed off site.

DESIGN GUIDELINES

The design guidelines developed for commercial and mixed-use developments are intended to serve as a guide. A project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

- A *landscaping/vegetation plan* needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, with the exception of noxious weeds. Low maintenance/hardy landscaping should also be encouraged. A list of low maintenance/hardy materials is available upon request.

- Intersections should be illuminated, but not dominated by lighting. Incorporating lighting into the landscape should be encouraged to illuminate the quality of the natural environment. Low voltage, non-glare, indirect lighting should be used exclusively for landscaping. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future. Surrounding sites should be screened from parking and building lighting.

- Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park like environment. Parking lot landscaping should be credited toward the total landscaping requirement. (see exhibit 9)

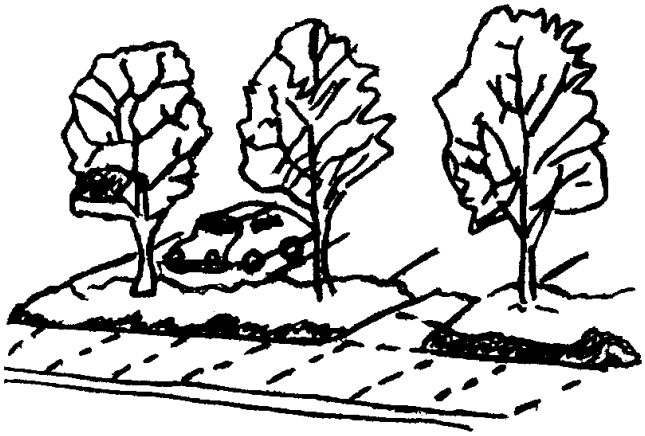

Exhibit 9.

- Commercial developments should be encouraged to include a community information kiosk. The kiosk could be used to provide community information and/or incorporate historic/heritage information relating to the specific site or surrounding area.

Massing & Setbacks

Specific guidelines that should be addressed include:

- Since buildings define circulation routes, they should be placed as close to streets and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site constraints make it impossible or characteristics of surrounding properties already developed make it incompatible. (see exhibit 10)
- Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.
- On-site parking areas should be placed to the interior of the site whenever possible. (see exhibit 10)

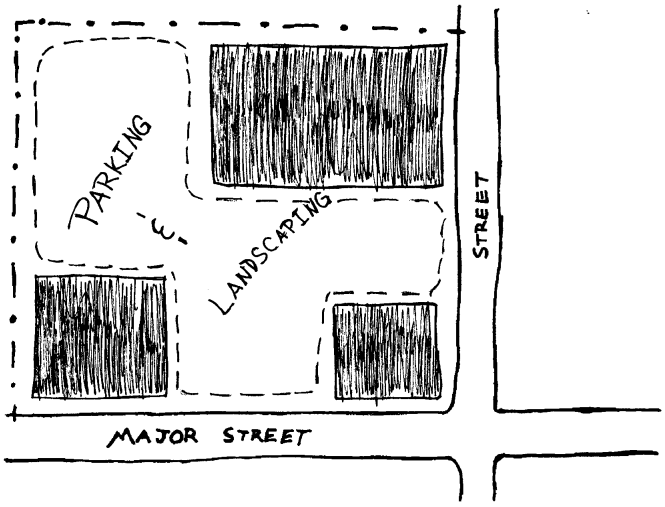

Exhibit 10.

Architecture

- Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings).
- Buildings over two stories should have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land uses designations on adjacent sites do not allow more than three story development.
- Outdoor lighting shall be hooded or shielded so as not to directly light adjoining or neighboring properties.

Circulation & Connections

Most vacant and redevelopable commercial land within the City of Camas will occur along existing roads or areas that have established circulation and connections. Therefore, the scope of appropriate regulations in regards to connections and circulation is limited.

- Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.
- New streets intersecting commercial properties should be designed to create a safe environment. "Coving" techniques and "round-a-bouts" should be considered for traffic calming when appropriate.

MULTI-FAMILY PRINCIPLES & GUIDELINES

Multi-Family structures vary significantly in form, scale, and function. Even a specific Multi-Family type (i.e. apartment building, townhouse, duplex, etc.) can vary in size and shape depending on the land use zone in question and site configuration. Therefore, a separate set of Design Review principles and guidelines have been developed for three separate multi-family structure categories:

Multi-Family Structures:

- Stacked Housing
- Townhome/Rowhouse
- Duplex/Tri-plex/Four-plex

The multi-family design principles and guidelines are intended to be applied to all new development, redevelopment (including change in use, e.g. commercial to multi-family), or major rehabilitation (exterior changes requiring a building permit), unless otherwise noted in each subsection of this chapter.

STACKED HOUSING

All structures that have separate living units located on top of one another are considered stacked housing. This includes garden apartments, flats, and low-, mid-, and high-rise structures. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Design Principles

- All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than 6-10 spaces.
- Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
- Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.
- Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

The design guidelines developed for stacked housing are intended to serve as a guide to the development community (or project proponent). A project should not be expected to meet every design guideline as long as it can show it can achieve the overall intent of the design principles. However, the project proponent is expected to adequately address each guideline and if it cannot meet a specific guideline, then provide an explanation as to why and how it will mitigate and still meet the intent of the design principles.

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

- The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.
- Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired. Surrounding sites should be screened from parking and building lighting.
- Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park-like environment. Parking lot landscaping should be credited toward the total landscaping requirement. (see exhibit 9)
- Green belts should be used to separate different uses whenever possible. (see exhibit 3)
- The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial (DC) zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Circulation & Connections

The following guideline is important to consider in terms of public safety or the perception thereof:

- Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

TOWNHOMES & ROWHOUSES

Townhomes and rowhouses tend to be made up of several one to three story units that are attached (or connected) by a common wall. For the Design Review process, the Townhome/Rowhouse regulations address structures with two to five units attached by a common wall and configured in a townhouse style of structure. The principles and guidelines developed for this housing type are intended to be applied regardless of the underlying land use designation.

Design Principles

- All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
- Buildings shall be used to define the streetscape unless site conditions prove prohibitive.
- Structures abutting or located in single family residentially zoned areas shall be designed to mitigate size and scale differences when appropriate.
- Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
- Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.
- Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

The design guidelines developed for townhomes and rowhouses are intended to serve as a guide to the development community (or project proponent).

Landscaping & Screening

A landscaping plan shall be submitted to the City that identifies:

- Green belts should be used to separate different uses or intensity of uses whenever possible. (see exhibit 3)
- The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Circulation & Connections

The following guideline is important to consider in terms of public safety or the perception there of:

- Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

DUPLEX, TRIPLEX, & FOUR-PLEX

Duplexes, triplexes, and four-plexes tend be constructed to resemble single family homes. For the design review process, the Duplex/Triplex/Four-plex regulations address structures with two to four units attached by a common wall that are configured to resemble a single-family style of structure. The specific principles and guidelines developed for this housing type are mandatory and intended to be applied regardless of the underlying land use designation.

Design Principles

- Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Design Guidelines

Architecture

- Garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

EXHIBIT 4

PLS ENGINEERING

DESIGN REVIEW NARRATIVE

FOR

THE LOFTS @ CAMAS MEADOWS

SUBMITTED TO
THE CITY OF CAMAS

March, 2015

GENERAL PROJECT INFORMATION

Applicant: **Lofts @ Camas Meadows, LLC**
Attn: Drew Miller
2300 East 3rd Loop, Suite 100
Vancouver, WA 98661
(360)816-1494
E-mail: drew@kirklandgloballlc.com

Property Owners: **Lofts @ Camas Meadows Phase I LLC**
Attn: Drew Miller
2300 East 3rd Loop, Suite 100
Vancouver, WA 98661
(360)816-1494
E-mail: drew@kirklandgloballlc.com

Vanport Manufacturing Inc.
Attn: Adolf Hertrich
PO Box 97
Boring, OR 97009
(503)784-7571

Contact: **PLS Engineering**
Andrew Gunther
2008 C Street
Vancouver, WA 98663
(360) 944-6519, Office
(360) 944-6539, Fax
E-mail: andrew@plsengineering.com

Location:	**SW & NW ¼ Section 28, NE ¼ of Section 29, T2N, R3E, WM**
Project Size:	**4.00 acres**
Zoning:	**LI / BP – Light Industrial / Business Park**
Comprehensive Plan:	**LI / BP**
Current Use:	**Vacant**
Tax Lot Information:	**172973-000, 172963-000, 175980-000**
School District:	**Evergreen**
Water District:	**City of Camas**
Sewer District:	**City of Camas**

Introduction and Project Overview

The Lofts @ Camas Meadows is a proposed 104-unit apartment project to be constructed on four acres on the north side of Camas Meadows Drive overlooking the Camas Meadows Golf Course. The site is located immediately across Camas Meadows Drive from the golf course driving range and approximately 350' northwesterly of the golf course's clubhouse. The site does not have a physical address, but is located on parcel 172973-000 and 175980-000 according to Clark County GIS. The property covers four acres and it is proposed that development will occur in two phases each containing one apartment building. A clubhouse will also be constructed with the initial apartment building.

The property is currently undeveloped and contains a mixture of trees, brush, and grass. The site slopes from southwest to northeast toward the golf course. Site topography is somewhat variable with the overall average slope being about 7-8%. The elevation of the property initially drops fairly quickly away from Camas Meadows Drive with the western end of the Camas Meadows Drive frontage quickly dropping about 8' in elevation at an approximately 15% grade away from the road's sidewalk and the east end of the site making a similar elevation drop at a much more rapid slope that is approaching 50% (2 horizontal:1 vertical). The steeper drop at the east end of the site's frontage is presumably the result of an old driveway approach and parking lot that sits in the southeast corner of the site. This parking lot was constructed for a temporary sales office that formerly sat on the property in association with previous proposed development in the area.

Each of the apartment buildings is proposed to have four stories of apartments and the buildings are configured with parking tucked under the northerly, downslope side of each of the buildings. This tuck under parking is proposed in an effort to better fit the proposed development to the site's sloping topography and to help reduce the overall footprint of the site development. An open air central courtyard is proposed inside the footprint of each of the two buildings as indicated on the architectural renderings submitted in the Design Review package. The buildings will each contain 24 one bedroom and 28 two bedroom apartments.

This narrative and the related submittal documents provided herewith are intended to demonstrate how this project complies with the guidelines identified in the Camas Design Review Manual. The submittal package will show how the project has been designed to accomplish the City's goals associated with their Design Review process. The Design Review process is aimed at ensuring that developments are meaningful, add value, and have a positive impact on the surrounding area and the community. It also is intended to improve the design and site planning process so developments enhance the community's character while also allowing for diversity and creativity. Other goals of the design review process are to promote efficient land use, to provide for integration of the building, landscaping and natural environment, to increase public awareness of design issues and options, and to provide an objective basis for decisions that address visual impacts and the community's growth. The narrative has been organized to follow the outline of the Camas Design Review Manual, addressing each of the applicable principles and guidelines in the order that they are discussed in the manual.

The Design Review application package, submitted in association with this narrative, represents one piece of the City of Camas review process that this project will undergo on its development path. The project will also go through the Site Plan review process, SEPA review, final engineering review, and the building permit process. Additionally, a development agreement is proposed with the City of Camas to establish further development standards that will apply to this project as well as to future development of approximately five additional acres of property immediately northwesterly of the site. The site and the adjacent land to the northwest has been the subject of a previous development agreement known as the Long Drive Agreement as well as an initial modification of that agreement that occurred after the property was acquired by a new developer. The Site Plan application package will be submitted in March, 2015 and it is anticipated that the development agreement review and adoption process with the City of Camas will proceed in April, 2015.

The new development agreement will update development standards that will apply to the apartment property and approximately 4 acres of adjacent land to the northwest compared to those that were proposed in previous development agreements between the City and Long Drive LLC and subsequently in an amendment to the Long Drive agreement that was agreed upon by the City and Vanport Manufacturing. The full extent of changes to the previous development agreements will be addressed in depth through the development agreement work session and hearing process later this year, but a few of the most significant changes are discussed briefly in this narrative.

The changes are proposed to address specific challenges with the Lofts @ Camas Meadows site with regard to topography and are also proposed because of current real estate market conditions. The new development agreement will propose that all residential development in the area covered by the agreement will be located at the Lofts @ Camas Meadows site and that the maximum residential units allowed will be 104. The previous development agreement proposed 130 condominium units in more of a mixed use setting spread across the entire area covered by the development agreement. The changes to the development agreement will benefit the City by reserving more of the total area covered by the development agreement entirely for non-residential use. It will aid the developer by eliminating the previous condition that did not allow for ground-floor residential use, a requirement which the applicant has found not to be in line with current development trends.

The new development agreement will also propose that the front yard parking setback in phase 1 of the apartment site be reduced from 40’ to 20’. The 40’ building setback will remain over the entire property and the reduced parking setback will only apply to phase 1 of the apartment site. The reduction in front setback will accomplish positive results desired by both the City and the developer while not resulting in any significant negative impact. By reducing the parking setback on the east part of the property, the applicant will be able to offset the front faces of the two apartment buildings by approximately 20’, thereby avoiding a concern about massing effects that might occur if the two apartment buildings were both set back the same distance from Camas Meadows Drive. The reduced setback for the east part of the site is also desired in order to address challenges associated with site topography. Because the site drops

relatively steeply away from Camas Meadows Drive, it is somewhat challenging to provide ADA accessible pedestrian connections from the site to Camas Meadows Drive without needing to place massive amounts of fill on the property. By reducing the setback to 20', an accessible route in the area of the proposed clubhouse can be provided between the east apartment building, the clubhouse, and Camas Meadows Drive. In terms of visual impact of the reduced setback on the adjacent road system, the concerns will be addressed by site grading and landscaping. The Phase 1 parking lot will be dropped several feet in elevation below Camas Meadows Drive such that the closest vehicles in the site parking lot will be obscured from view for traffic on Camas Meadows Drive. The impacts of the parking being slightly closer to Camas Meadows Drive will further be mitigated through the plantings between the parking lot and the roadway.

An additional change proposed in the new development agreement will be to eliminate the side yard setback requirement only as it applies between the two lots involved with the apartment site. Since the use of the two lots will be identical, it does not make sense to require a side yard setback between the two phases of the apartment project. To require a side yard setback between the two apartment buildings would result in unnecessary loss of efficiency of use of this property. As mentioned previously, the changes to development standards proposed with the new development agreement will be fully reviewed when the development agreement review process moves forward.

Standard Design Principles

The City of Camas Design Review Manual highlights four standard design principles that apply to all projects required to go through the Design Review process. The first of these is that landscaping shall be done with a purpose. Subsequent sections of this narrative describe how the landscaping has been designed in such a manner as to accomplish a variety of purposes. Those landscaping intents include to break up the mass of the buildings as viewed from Camas Meadows Drive while at the same time not blocking views into the site; providing seasonal color, texture variation, and a mix of deciduous and evergreen plantings; providing landscaping that complements existing landscaping along Camas Meadows Drive; providing screening at boundaries between the site and adjacent properties; and providing native plantings in the area adjacent to the golf course to provide habitat opportunities.

The second standard design principle is to attempt to minimize the removal of significant natural features. The primary natural features of this site are the topography and the trees. Site grading is designed to follow existing topographic patterns to the extent feasible. As mentioned previously, site topography drops fairly quickly to the north toward the golf course. The site grading is proposed to match those existing slopes as much as possible while at the same time avoiding vehicular access slopes that are not consistent with good design practices. In order to better fit site development with existing topography, tuck under parking is proposed on the northerly side of each building. This will reduce the area of the site that must be dedicated to surface parking while also resulting in a building design that better fits with existing site grades.

Because of the nature of the proposed development, it is not feasible to retain the trees on the site. A variety of factors including the height, species, and health of the trees impacts the ability to safely retain existing trees on the property. Additionally, stormwater detention requirements limit the ability to maintain undisturbed areas on the site. In order to offset tree removal from the site, a significant number of new trees are proposed with the site landscaping. A copy of the Tree Evaluation Report prepared by Tree Plans Northwest is included as part of the Design Review application package.

The third design principle is that buildings shall have a "finished" look. Panelized and corrugated siding have been avoided in the design of the buildings. A cultured stone base will be used at the buildings to contribute to the durable, quality finished appearance. Walls, especially those facing Camas Meadows Drive are articulated in many places to avoid massing effects.

The final design principle is that the development shall attempt to incorporate and enhance historic/heritage elements of the site or surrounding area. This principle is discussed specifically later in this narrative. This area has a limited historic element. Up until approximately 25 years ago, the property and surrounding areas were characterized by pasture and forest land. The site architecture and landscaping have been designed to fit in with the current surroundings. Frontage landscaping is designed to complement existing planting patterns along Camas Meadows Drive while plantings adjacent to the golf course focus more on native vegetation. The building uses color patterns and stone base finishes that fit with the natural environment.

Standard Design Guidelines

Landscaping & Screening

The landscaping and screening for this project consists of the following components and each component has been designed with specific purposes in mind:

- Street frontage along Camas Meadows Drive.
- Parking lot landscaping.
- Screening along the east and west property lines.
- Entry drive landscaping.
- Foundation plantings around buildings.
- Landscaping along the north property line between the parking lot and the golf course.

Landscaping along Camas Meadows Drive has been designed to break up the mass of the buildings without blocking views into the site. Trees are grouped to frame views of the buildings. Shrubs are proposed to screen views into parking lots. Parking lots are also located at a lower elevation than the street, which will help to augment the screening. Plants have been selected to provide seasonal color, texture variation, and a mix of deciduous and evergreen plants. Proposed plantings will complement existing landscaping along the Camas Meadows Drive frontage.

Finger islands have been located in the parking lot and designed with shrubs, trees, and ornamental grasses to break up groups of parking stalls and provide shade.

The side yard setbacks on the east and west boundaries have been designed with trees and shrubs to provide significant screening between the project site and adjacent properties.

Accent plantings have been provided at the driveway intersection with Camas Meadows Drive. The entry drive has also been lined with a double row of ornamental grasses and flowering trees. These plantings will provide an attractive corridor into the site.

Planting areas have been provided along the front of the buildings. These have been designed with a mixture of plants including trees to break up the large building mass. The buildings will be screened with dense plantings along the east and west boundaries of the site. Foundation plantings will also be provided behind the entry drive landscaping. No plantings are proposed on the back of the buildings due to the "tuck under" parking.

There is a section of land between the north parking lots and the golf course that varies in width from 20 feet to 100 feet. This area will contain two storm water detention facilities. Native plantings are proposed in these areas to provide a natural looking buffer between the project and the adjacent golf course. These plantings will complement the existing trees located on the golf course property and provide wildlife habitat. Trees will be grouped to provide small view corridors to the golf course property.

Massing & Setbacks

To minimize the massing of the stacked housing project the phased buildings have been offset. This not only increases the setback from the Camas Meadows Drive at the Westerly phase II building but also sets intentional view corridors to the project site that use both landscaping and the building form to break up the views. Approaching from the east the phase II building eases into view as you move across the site as it is masked by the first building. As the landscaping matures, the framed views of the building will give you glimpses of the facade and entire site.

Architecture

The design intent of the buildings is to have a contemporary and durable look and feel. This coincides with a form and material selection which support a high quality construction for this multi-family stacked housing development. The building form has each mass supporting a central circulation courtyard allowing light and air throughout. The cultured stone base contributes a grounded feel to the design and provides a durable finish.

There will be no use of panelized, corrugated or other siding materials typically reserved for roofs. The painted fiber cement plank siding, composite roofing with the cultured

stone base is in line with the local neighborhood construction and colors have been selected to blend into the surrounding context.

No walls or fences will be constructed on the site in an effort to preserve as much of the landscape view corridors as possible. Given the proximity to the golf course and the surrounding trees we wanted to eliminate as many view barriers to the course as possible. No bold colors are proposed on the building with a focus on earth tones to help blend back into the surrounding habitat.

Historic & Heritage Preservation

This site is not in an area of the City with much apparent history. Based on review of aerial photos dating back to 1955, this site and surrounding properties remained essentially undeveloped until the very end of the 1990's when the Camas Meadows Golf Course was developed. Prior to construction of the golf course, the makeup of the area was dominated by pasture land and trees.

The design of the site's landscaping and the appearance of the buildings has been completed with an effort made to complement and fit in with the setting that has been established by other development in the area including the golf course clubhouse to the West and the commercial buildings to the East.

Multi-Family Principles & Guidelines: Stacked Housing

Design Principles

The Design Review Manual identifies five design principles applicable to projects containing multi-family structures with stacked housing. The first of those design principles is that all on-site parking areas shall be screened with landscaping and that parking spaces should be clustered in small groups. The landscaping drawings provided as part of the Design Review package demonstrate the screening of the parking that is proposed. In addition to the screening that will be accomplished through plantings, visual screening of the parking closest to Camas Meadows Drive will also occur through the site grading. As shown in the renderings that are provided in the application package, the parking areas will be elevated several feet below Camas Meadows Drive. This will supplement the landscaping to further reduce visual impacts to the public. The parking areas for the site are laid out to have frequent landscape islands. The maximum number of parking spaces proposed between landscape areas is 8 with islands typically provided more frequently.

The second design principle found in the multi-family stacked housing section of the Design Review Manual is that stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scape differences. That principle is not pertinent to this site as the adjacent properties are not zoned for single-family residential uses.

The third design principle is that walls shall be articulated to avoid a blank look and to provide a sense of scale. The two phases of the buildings have been offset to stagger the massing of the project. The facade facing Camas Meadows Drive has multiple articulations along its length to break up the massing in conformance with the Design Review Manual.

A fourth stacked housing design principle is that detached garages shall be located to the rear of stacked units so as not to be directly visible from a public street. This project does not propose any garages. However, the tuck-under parking proposed on the northerly side of the buildings complies with the design principle in that it is located on the side of the buildings facing away from Camas Meadows Drive.

The final stacked housing design principle in the Design Review Manual suggests that attached garages shall account for less than 50% of the front face of the structure. The tuck-under parking will be located on the rear of the buildings and will make up far less than 50% of the rear face of the structure.

Design Guidelines

The below paragraphs sequentially cover the Landscaping & Screening and Circulation & Connections sections of the multi-family stacked housing section of the Design Review Manual. Each of the design guidelines are addressed in terms of how the proposal complies with the guideline or how the intent of the design principles are alternatively satisfied or mitigated for through alternate methods.

Landscaping & Screening

Proposed landscaping will contain a variety of both native and non-native plants. The landscape area between the north parking lots and the golf course will contain all native plantings. The site contains a number of existing trees; however, all existing trees will be removed as they either pose a hazard or hinder development. New plantings are proposed to help mitigate that impact.

Low voltage landscape lighting is not proposed at this time. Parking lighting will be provided by pole lights and/or wall pack lights on the buildings.

Parking spaces have been clustered into four parking lots that have been further broken up by finger islands. Trees, shrubs, and ornamental grasses are proposed to break up and shade the parking areas.

The landscape area between the north parking lots and the golf course will act as a green belt to separate the proposed multi-family housing from the golf course.

Four layers of vertical landscaping separate the proposed multi-family buildings from the street.

1. There are existing street trees planted on Camas Meadows Drive.

2. Groupings of trees are proposed in the front yard setback between the street right-of-way and the south parking lots.
3. There are two rows of parking lot trees in the south parking lot areas.
4. Trees are proposed in the foundation planting beds along the front of the buildings.

These layers of trees will mitigate the impact of the two large four story buildings that are proposed.

Circulation & Connections

The site is designed with a singular access point to Camas Meadows Drive that has been located to align with a possible future roadway shown in the Dwyer Creek Master Plan as requested by the City in their pre-application conference comments for the project. It is proposed that the roadway and related detached 10' wide sidewalk on the northerly side of Camas Meadows Drive will remain unchanged. It is our understanding that the widened sidewalk is widely used by residents so narrowing the sidewalk in order to create a more meandering path does not appear to be desirable.

Sidewalks are proposed on both the east and west sides of the site access road from Camas Meadows Drive to the front side of each of the proposed buildings. As recommended in the Design Review Manual, both of these sidewalks will be separated from the site access road by a planter strip. In addition to the sidewalks running along the access road from Camas Meadows Drive to the buildings, a second sidewalk between the site and Camas Meadows Drive will be constructed for each phase of the project. These additional sidewalks are necessary in order to provide an accessible route from each building to Camas Meadows Drive because of site topography.

EXHIBIT 5

Tree Evaluation
The Lofts at Camas Meadows
Camas, WA

e Lucas

Prepared January 23rd, 2015 for:

Kirkland Development, LLC
Attn.: Dean Kirkland
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2300 East 3rd Loop, Suite 100
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Prepared by:

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FAX 1-888-826-2769 (toll free)
International Society of Arboriculture (ISA)
Certified Arborist #PN-1105
Pacific Northwest Chapter ISA
Certified Tree Risk Assessor #452
Society of American Foresters Certified Forester #585

Location, Purpose & Background

This tree evaluation addresses a 4-acre site located west of the Camas Meadows Golf Course in Camas. This site is planned for about 104 apartments on parcels #175980-000, 172973-000, and 172963-000, near #4105 Northwest Camas Meadows Drive. The purpose of this report is to document the field reconnaissance of existing trees within specific tree study area, validate their species, evaluate tree health, and report findings as a "tree survey" per City of Camas Tree Retention code 18.31.080. The code requires a tree survey for lands proposed to be developed:

> "A tree survey, conducted by a qualified biologist, landscape architect, or arborist, shall be conducted for all lands proposed to be developed...."
>
> and
>
> "To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred....."

CMC 17.19.030 (A)(2) also applies:

> Vegetation. In addition to meeting the requirements of CMC Chapter 18.31, Tree Regulations, every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design.

However, significant trees are not defined in the code as of the preparation date of this report. Because the code lacks a specific definition of significant trees, this report utilizes a classification of significance based on their health and size. The report also evaluates significant trees based on the character of the site, historical use, and onsite development constraints in the general context of the proposed development as it relates to the City's vision for the site in its comprehensive plan and the applicability of required zoning regulations. Because of the City's site zoning and comprehensive plan designation for residential development as apartments, the significance of individual trees on this parcel must be evaluated based on the intended use. At this site, the City's density requirements make it extremely difficult to retain trees safely next to buildings.

The trees on this site were surveyed by a licensed surveyor (Olson Engineering) well over 10 years ago, then recently plotted on plan sheets by PLS Engineering.

Using the surveyed plan sheets provided, a reconnaissance level "walkthrough" tree evaluation was done by this arborist on January 1st, looking at most trees greater than 6" DBH,

Because specific development on lots will be established at the time of building permit, this tree evaluation is not to be considered a hazard assessment of any specific tree or groups of trees. Even after final engineering and plans are prepared, future property owners will need to have tree hazards assessed by a Certified Arborist with the specific lot development plan. These lot development plans may be done either on a lot by lot evaluation, or could be done as each phase of the plat is developed for the designated building envelopes.

Land use and topography

The property is bordered to the north, south and east by the existing Camas Meadows Golf Course. To the west is undeveloped acreage similar to the subject property. The slopes are gentle and vary from about 0% up to 20%+. Based on the Clark County GIS mapping, there may be some environmentally sensitive soils, wetlands, habitats, buffers, and unstable slopes.

Estimated Numbers of Trees

Based on my manual count of the trees plotted on the plan sheet (with tree symbols superimposed) I estimate there are approximately 140 trees with trunk diameters over 6 inches on the properties. Please refer to the Conceptual Plans for The Lofts at Camas Meadows for locations of surveyed trees.

General Explanation of Tree Health

Trees with a low to moderate failure potential are generally considered to be "healthy" until examined closer, or until conditions change. Failure potential is based on professional arborist judgment, as described in chapter 4 "Evaluating Trees for Hazard" in the International Society of Arboriculture book, *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas,* by Nelda P. Matheny and James R. Clark, 1993. Please see here:

http://www.amazon.com/Photographic-Guide-Evaluation-Hazard-Trees/dp/1881956040

The *Tree Risk Assessment in Urban Areas and the Urban/rural Interface* manual was also used, from the Pacific Northwest Chapter of the International Society of Arboriculture, 2008.

Trees scattered throughout the sites show signs of root rot, trunk rot, sparse crowns or limbs that may break off and fall. Other trees show signs of mechanical damage or ice storm damage, as indicated by trunk breaks with re-

sprouts and re-growth from the damage point. This condition creates a weak area of the trunk that will again be susceptible to failure. Also, there is always some degree of risk of failure of trees which appear to be healthy, due to unusual weather, or sometimes, without any obvious reason. As a general rule, unhealthy trees that could pose a risk to human life should be removed, along with any tree which had excavation, fill, root damage or ground disturbance that occurred within the crown drip line root zone (a generally circular area on the ground that is outlined by the outer edge of the tree crown's green foliage). Also, apartment and street construction may negatively affect tree health in many ways. Some damage may occur underground, yet be covered up by streetscaping and landscaping.

This tree evaluation is limited to the conditions observed as of the field dates the evaluation was made, and no assumptions or predictions are made about any human activities (including site development for a subdivision), excavation, tree decline, or acts of nature that may occur anytime after the date of the field evaluation. Also, it should be kept in mind that all trees eventually die and/or fall or get blown over. Because of this fact, a building or person within one height's distance (or more on steeper ground) may be impacted by a falling tree. Even "healthy" trees will be blown over during extreme storm winds greater than 60 miles per hour. Please see the following "Tree Retention and Removal" and "Mitigation Strategy" sections how this will be addressed going forward.

Existing trees and tree health

During my January 1st field visit, I observed some trees that are "unhealthy" trees defined as those trees that already have a high failure potential, before the planned construction activity. Tall tree heights with some sparse tree crowns, risk of tree windthrow, and root rot negatively affect tree health.

A major indicator of a tree's ability to withstand storm winds is the vertical crown ratio, which measures the portion of the tree's height that is covered by the green crown, with leaf or needle-bearing branches. Some trees in the more open areas of the property show generally high crown ratios of 40% to 90% indicating good wind resistance. These trees have grown like that for years, due to the more open conditions on neighboring areas. However, some trees were crowded, have top heavy crowns, and will become quite hazardous when neighboring trees are removed. In many areas, tree heights are 100 feet tall or taller. Given that the planned buildings will be high density and four stories tall, any tree within or next to the site (whether wind resistant or not) could possibly fall on a house or person. Washington State DNR rules allow removal of trees around rural residences to minimize these possibilities in rural areas, and the tree evaluation and mitigation

strategy proposed in the tree protection areas is consistent with this practice. This is wise for urban lots too because even a healthy, windfirm tree can fall.

Tree Retention and Removal
Because of the tall tree heights, risk of tree windthrow, root rot, the previously discussed density standards, and access requirements, all of the trees on the properties will need to be removed, due to the risk of trees falling on apartments, people, streets, or sidewalks occupied by people. No trees should be retained at this project site, in my opinion.

Please see the pictures (pages 8 thru 9) showing pictures of tall trees presenting a hazard to the planned development on the site, along with pictures of trees that recently blew over, aggravated by root rot disease.

The following Mitigation Strategy will mitigate the tree removals over time by infilling with healthy, wind firm trees.

Mitigation Strategy
New landscape trees will be planted in some landscape , in addition to required street trees. Appropriate species will be selected from a list of commonly available landscape trees (see last paragraph of this section). The planted trees will be small when planted (a minimum caliper of 2 inches is recommended for the deciduous species, and a minimum height of 6 feet for evergreen species). However, they will grow steadily over time and develop tree form adapted to the new environment. This will provide ecological, watershed and wildlife habitat benefits along with trees that will be more wind resistant than the original trees removed.

When trees are planted through this mitigation strategy, the planting holes should be the same depth as the root balls, but three times the diameter. A mulch of wood chips should be applied in the largest affordable radius. The blackberries and other competing vegetation should be kept away from the root zones of the planted trees.

Please see the list of Enclosures for a tree planting list "Tree Selection List for 8 foot wide planter strips.pdf" (separate file). These trees are specified for an 8 foot wide planting strip, and the trees on this list will eventually grow to heights ranging from 40 to 70 feet tall, and 30 to 60 feet wide. Although the sample tree list has almost all deciduous trees, both deciduous and evergreen varieties may be planted, provided that that will not be any larger at maturity (due to risk to the homes). The common native species such as Douglas-fir, western redcedar, grand

fir, red alder and bigleaf maple are NOT recommended, because they will grow over 100 feet tall and present a much greater risk eventually.

Future Review of the Management Strategy
Future changes in ownership objectives, forest inventory, zoning, technology, and/or the business climate can all result in the need for modification of this tree plan. Periodic review and update is suggested every 10 to 20 years by a certified arborist or forester.

GPorterie
GASTON PORTERIE

Gaston Porterie ***Tree Plans Northwest***
7000 NE 294th St. ***Battle Ground, WA 98604*** ***Phone 360-904-9613*** ***Fax*** *888-826-2769*

Experience

- 25+ years' experience as a forester for private companies and the U.S.D.A. Forest Service in Louisiana, California, Nevada, Oregon and Washington
- past Forestry Instructor, Clark College, Vancouver, Washington

Recent Projects

- Completed a total of over one hundred tree plans for development projects in Beaverton, Hillsboro, Durham, Tigard, and Tillamook, Oregon; Vancouver and Clark County, Washington

Education

- B.S. Forestry: Louisiana State University, 1973
- M.F.R. Ecology and Silviculture University of Washington, 1984

Professional Affiliations

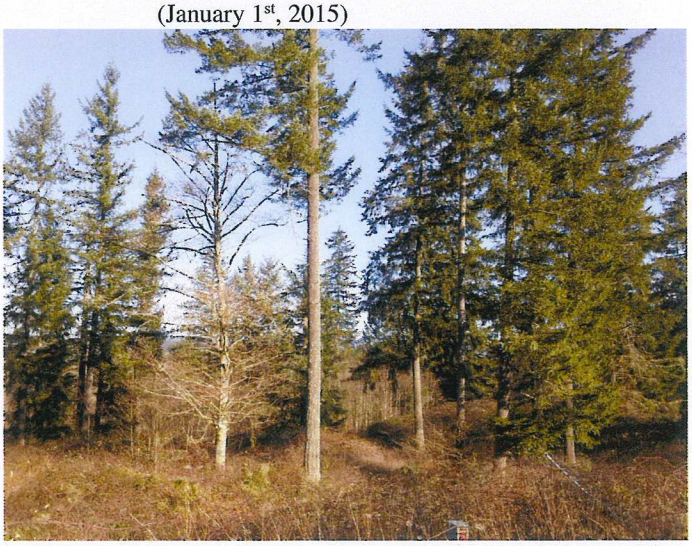
- Certified Arborist #PN-1105, International Society of Arboriculture
- Certified Forester #585, Society of American Foresters
- Pacific Northwest Chapter ISA Certified Tree Risk Assessor #452
- formerly a Certified Silviculturist, U.S.D.A. Forest Service, Pacific Northwest Region (for 22 years, from 1981 thru 2003)
- formerly a Forester and Budget Coordinator, U.S.D.A. Forest Service, Pacific Northwest Research Station

Some typical fir and oak trees at this site, showing how tall and variable the tree crowns are

(January 1st, 2015)

More fir and oak trees at this site, showing how tall and variable the tree crowns are

(January 1st, 2015)



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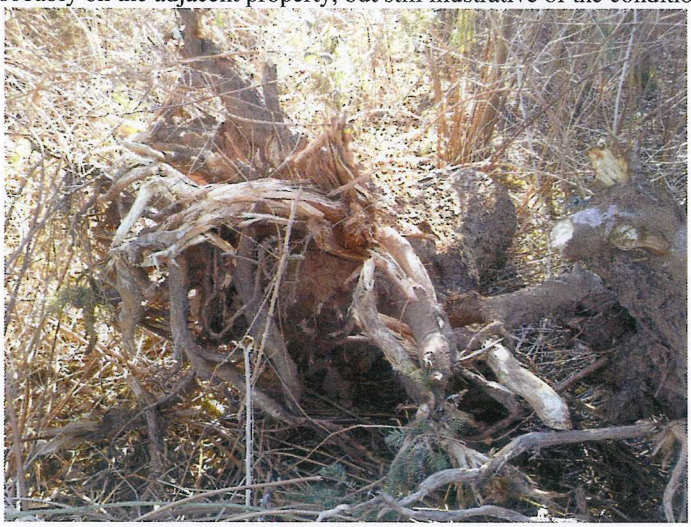
Roots of a tree that recently blew over, showing root rot that made them more susceptible to blowdown

(January 1st, 2015; probably on the adjacent property, but still illustrative of the condition)



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Enclosures (separate electronic files)

- Conceptual Plans for The Lofts at Camas Meadows, with surveyed trees and building envelopes on plan sheet (provided by PLS Engineering):
  - 2340-SHT_-Layout1.pdf

- Aerial photo, field evaluation tracks and photopoints; as mapped by Gaston Porterie:
  - Screenshot_2015-01-01-13-26-21.png

- Tree planting list:
  - Tree Selection List for 8 foot wide planter strips.pdf

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WPT_0000372
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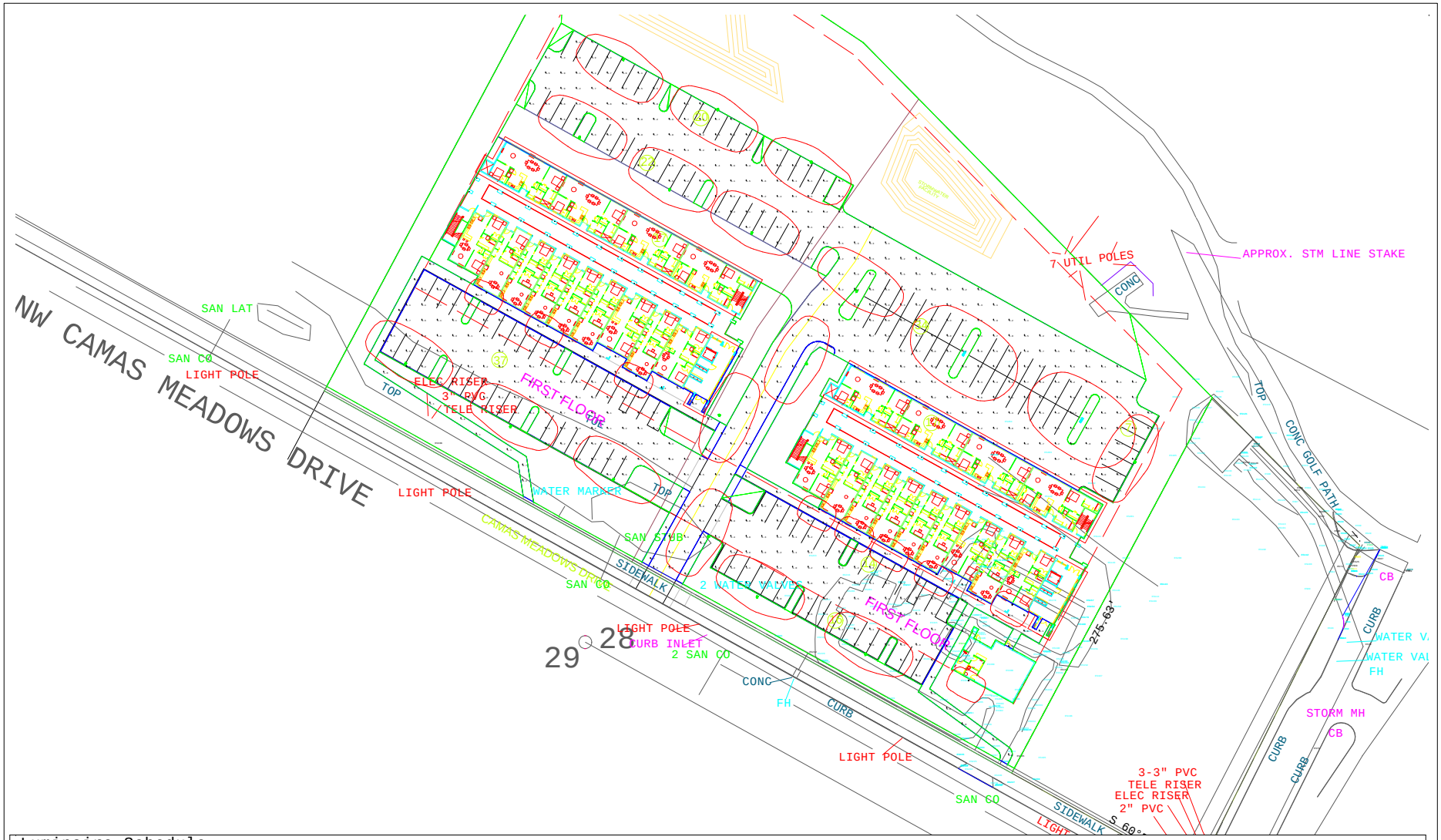
City of Vancouver
Street Tree Selection

Minimum 8' Planting Strip Width
***Refer to 4' tree list for additional trees for use under power lines**

Call (360) 619-1132 for a site inspection before planting a street tree.
Updated July 27, 2007

Common Name	Scientific Name	Cultivar	Height (in FT)	Width (in FT)	Shape	Features/Considerations	Drought Tolerant	Overhead Utilities OK*	Soil Type
Autumn Blaze Maple	*Acer x freemani*	Jeffersred	50	40	broadly oval	fast growing; brilliant long-lasting fall color	✔		all
State Street Maple	*Acer miyabei*	Morton	50	35	rounded	red in fall	✔		all
Crimson King Maple	*Acer platanoides*	Crimson King	40	35	oval/rounded	purple leaves; reddish bronze in fall			all
Deborah Maple	*Acer platanoides*	Deborah	45	40	oval/rounded	dark bronze green leaves; bronze in fall			all
Emerald Queen Maple	*Acer platanoides*	Emerald Queen	50	40	oval/upright	tolerant of pollution			all
Summershade Maple	*Acer platanoides*	Summershade	42	40	broad/rounded	fast growing; yellow in fall			all
Spaethii Maple	*Acer pseudoplatanus*	Atropurpureum	40	30	oval/upright	green/purple leaves			all
Red Sunset Maple	*Acer rubrum*	Franksred	45	35	upright/oval	vigorous/symmetrical; orange/red in fall	✔		all
Schlesinger Maple	*Acer rubrum*	Schlesingeri	45	35	vase shaped	orange/red in fall	✔		all
Bonfire Maple	*Acer saccharum*	Bonfire	50	40	broadly oval	fast growing; orange-red in fall	✔		all
Legacy Maple	*Acer saccharum*	Legacy	50	35	oval	glossy leaves; orange-red in fall	✔		all
Jacquemontii Birch	*Betula jacquemontii*		40	30	upright/oval	yellow in fall			all
River Birch	*Betula nigra*		40	35	pyramidal/rounded	yellow in fall			all
Hardy Rubber Tree	*Eucommia ulmoides*		55	45	conical/globose	yellowish in fall	✔		all
American Beech	*Fagus americana*		50	40	broadly oval	slow growing; striking grey bark	✔		all
European Beech	*Fagus sylvatica*		50	35	slightly rounded	leaves persistent through winter; striking bark			well drained
Rivers Purple Beech	*Fagus sylvatica*	Riversii	50	40	broadly oval	deep purple foliage; striking grey bark			well drained
Oregon Ash	*Fraxinus latifolia*		50	30	upright oval	native tree; drought and flood tolerant	✔		all
Kentucky Coffeetree	*Gymnocladus dioicius*		65	50	ovate	bluish green leaflets; yellow in fall	✔		all
Sweetgum	*Liquidambar styraciflua*	Palo Alto	55	45	pyramidal	aromatic leaves; brittle; red orange purple in fall			all
Tulip Tree	*Liriodendron tulipifera*		60	30	oval	yellow flowers; yellow in fall			all
Dawn Redwood	*Metasequoia glyptostoboides*		60	25	conical	fast growing; deciduous conifer; urban tolerant	✔		all
Bloodgood London Planetree	*Platanus x acerifolia*	Bloodgood	50	40	broadly pyramidal	exfoliating bark; somewhat disease resistant	✔		all
Swamp White Oak	*Quercus bicolor*		45	45	rounded	adapted to wet soils	✔		well drained
Scarlet Oak	*Quercus coccinea*		50	40	upright/oval	red in fall	✔		all
Oregon White Oak	*Quercus garryana*		65	50	oval	native; slow grower; yellow in fall	✔		all
Pin Oak	*Quercus palustris*		55	40	pyramidal	strong leader; retains leaves in winter; orange/red in fall	✔		well drained
Willow Oak	*Quercus phellos*		60	40	rounded/oval	very urban tolerant; transplants easily	✔		all
Shingle Oak	*Quercus imbricaria*		50	40	broadly oval	transplants readily; beautiful summer foliage	✔		well drained
Red Oak	*Quercus rubra*		50	45	rounded	fast growing/large; red in fall			well drained
Shumard Oak / Texas Red	*Quercus shumardii*		50	40	upright/oval	red in fall	✔		well drained
Bald Cypress	*Taxodium distichum*		55	30	pyramidal/oval	deciduous conifer; wet/dry sites; urban tolerant; rusty	✔		all
Accolade Elm	*Ulmus*	Morton	70	60	arching vase	disease resistant; fast grower; graceful arching habit	✔		all
Homestead Elm	*Ulmus*	Homestead	50	35	arching vase	tolerant to urban conditions; fast grower; yellow in fall			all
Pioneer Elm	*Ulmus*	Pioneer	50	50	rounded	disease resistant; vigorous grower	✔		all
Triumph Elm	*Ulmus*	Morton Glossy	55	45	upright oval/vase	disease resistant; glossy green foliage	✔		all
Green Vase Zelkova	*Zelkova serrata*	Green Vase	50	40	vase shaped	clean appearance; red in fall			all

EXHIBIT 6



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Description
	16	KH40LC10X12U57K	SINGLE	0.900	12422	20FOOT AFF 4X4 POLE + KH40C10X12U57K
	9	TR2LC4X12U57K	SINGLE	0.900	3862	TR22LC4X12U57K
	2	KH40LC10X12U57K 2@180	BACK-BACK	0.900	12422	20FOOT AFF 4X4 POLE W/ TWO HEADS - KH40C

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	2.68	10.5	0.0	N.A.	N.A.
SIDWALK_2_Top	Illuminance	Fc	4.90	5.9	3.9	1.26	1.51
SIDWALK_3_Top	Illuminance	Fc	1.07	1.3	0.7	1.53	1.86
SIDWALK_4_Top	Illuminance	Fc	4.90	6.3	3.5	1.40	1.80
SIDWALK_6_Top	Illuminance	Fc	2.93	12.0	0.0	N.A.	N.A.
SIDWALK_Top	Illuminance	Fc	1.99	11.4	0.0	N.A.	N.A.

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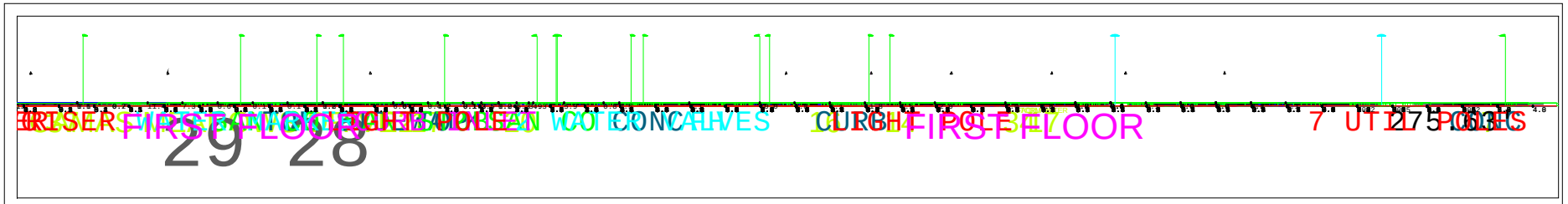
#	Date	Comments
Revisions		

Drawn By:
Checked By:
Date:3/4/2015
Scale:

CAMAS LOFT- PARKING LOT



Luminaire Location Summary

LumNo	Label	X	Y	MOUNTING	Orient	Tilt	X-Aimpt	Y-Aimpt	Z-Aimpt
1	KH40LC10X12U57K	248.051	-90.734	20	150.468	0	248.051	-90.734	20
2	KH40LC10X12U57K	185.315	-54.198	20	58.87	0	185.315	-54.198	20
3	KH40LC10X12U57K	118.661	-19.975	20	59.521	0	118.661	-19.975	20
4	KH40LC10X12U57K	314.212	152.695	20	239.165	0	314.212	152.695	20
5	KH40LC10X12U57K	253.67	186.736	20	240.479	0	253.67	186.736	20
6	KH40LC10X12U57K	192.721	219.181	20	237.924	0	192.721	219.181	20
7	KH40LC10X12U57K	311.46	21.072	20	151.545	0	311.46	21.072	20
8	KH40LC10X12U57K	348.588	-167.424	20	62.257	0	348.588	-167.424	20
9	KH40LC10X12U57K	278.337	-130.3	20	62.257	0	278.337	-130.3	20
10	KH40LC10X12U57K	524.027	-42.694	20	150.607	0	524.027	-42.694	20
11	TR2LC4X12U57K	318.818	-73.029	9	241.863	0	318.818	-73.029	9
12	TR2LC4X12U57K	394.557	-115.139	9	241.863	0	394.557	-115.139	9
13	TR2LC4X12U57K	365.899	-99.202	9	241.863	0	365.899	-99.202	9
14	TR2LC4X12U57K	343.089	-86.481	9	241.863	0	343.089	-86.481	9
15	TR2LC4X12U57K	103.533	67.245	9	241.863	0	103.533	67.245	9
16	TR2LC4X12U57K	142.601	45.606	9	241.863	0	142.601	45.606	9
17	KH40LC10X12U57K	342.596	67.657	20	56.836	0	342.596	67.657	20
18	KH40LC10X12U57K 2@180	412.702	28.061	20	56.836	0	412.702	28.061	20
19	KH40LC10X12U57K 2@180	488.649	-15.106	20	56.836	0	488.649	-15.106	20
20	TR2LC4X12U57K	200.347	13.201	9	241.863	0	200.347	13.201	9
21	TR2LC4X12U57K	443.786	-134.872	9	241.863	0	443.786	-134.872	9
22	TR2LC4X12U57K	415.536	-183.894	9	241.863	0	415.536	-183.894	9
23	KH40LC10X12U57K	253.465	-11.598	20	336.846	0	253.465	-11.598	20
24	KH40LC10X12U57K	163.431	167.237	20	62.566	0	163.431	167.237	20
25	KH40LC10X12U57K	274.831	105.305	20	62.566	0	274.831	105.305	20
26	KH40LC10X12U57K	221.655	133.348	20	62.566	0	221.655	133.348	20
27	KH40LC10X12U57K	50.773	20.732	20	59.521	0	50.773	20.732	20

Total Quantity: 27

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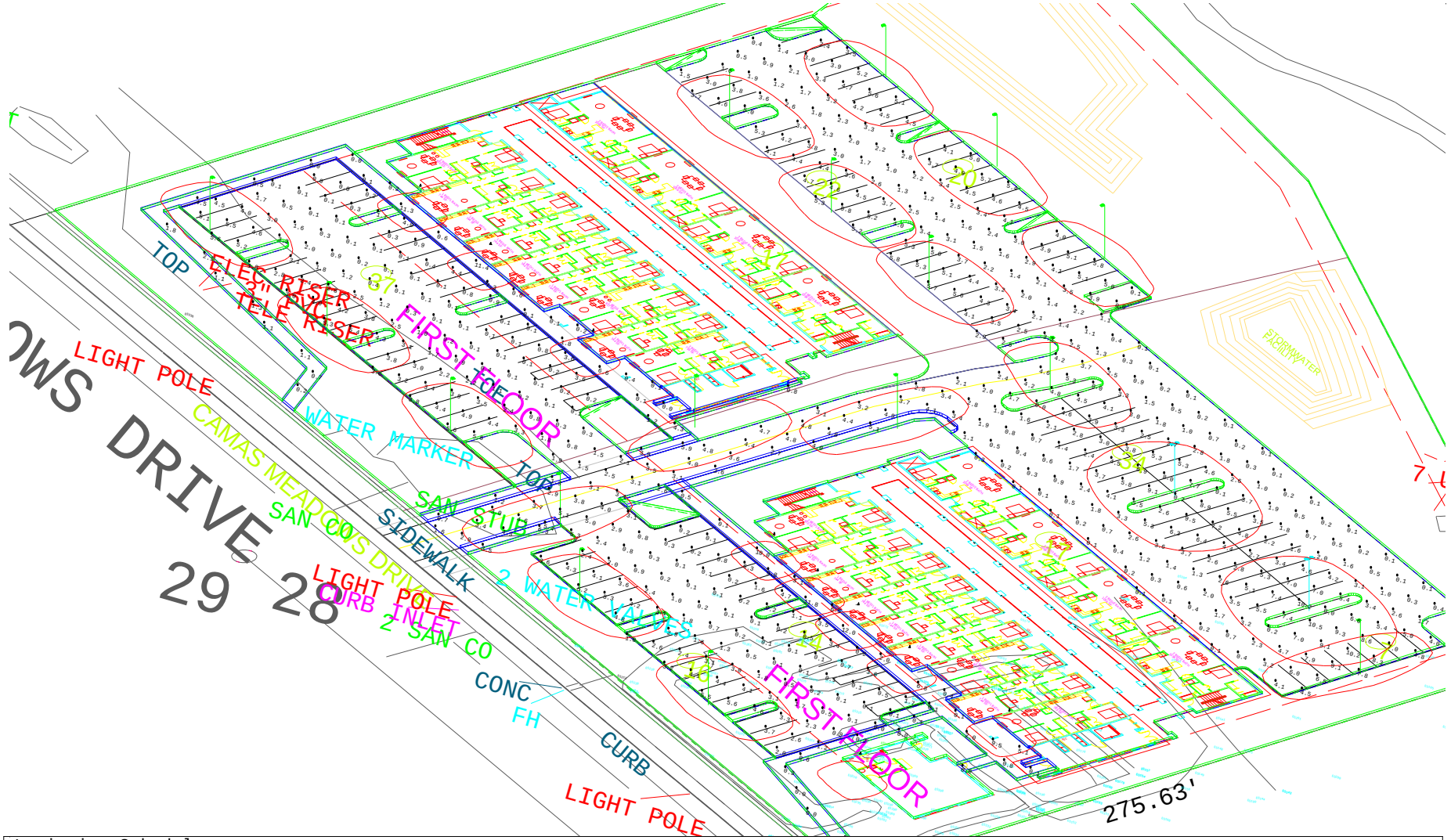

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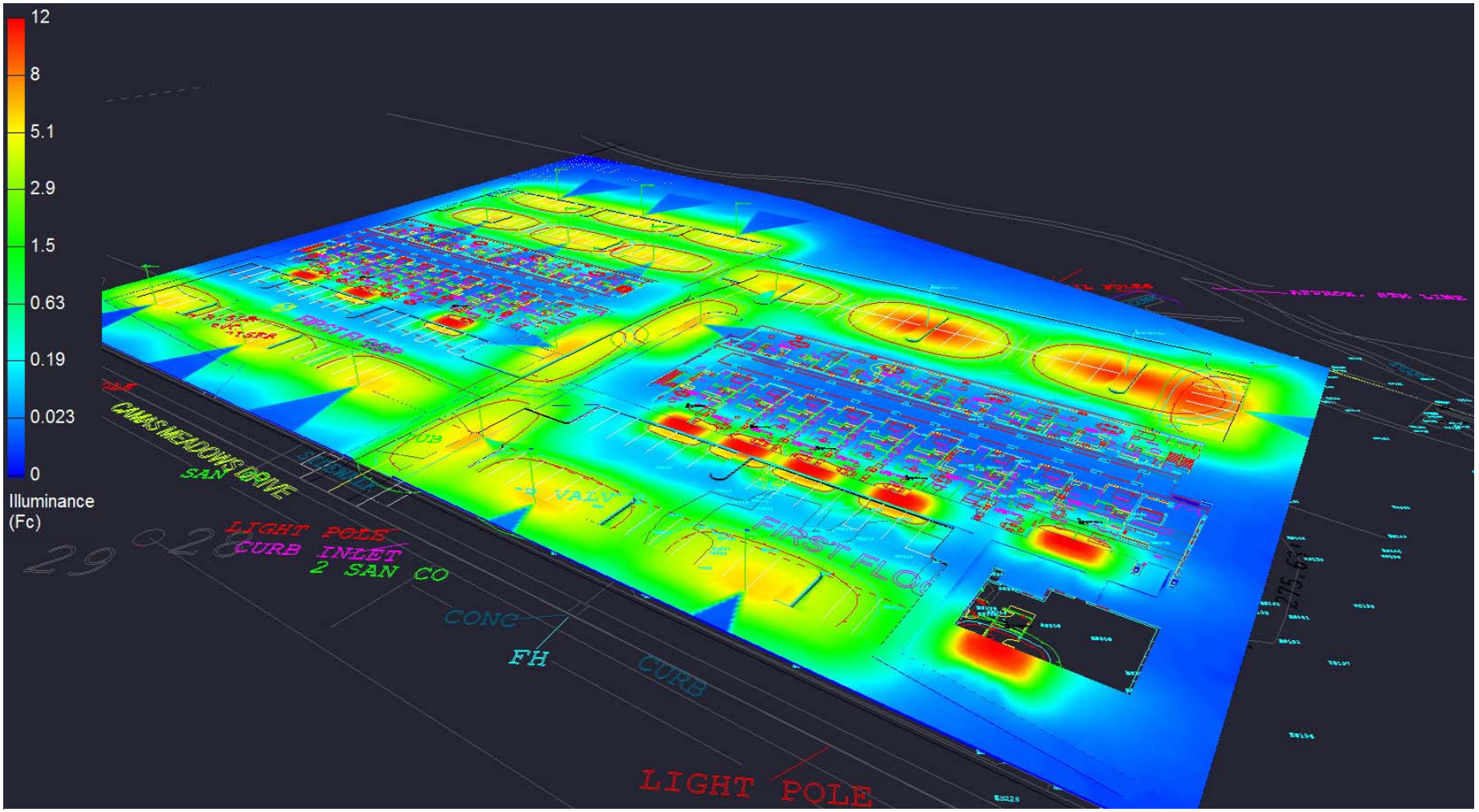

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Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Description
	16	KH40LC10X12U57K	SINGLE	0.900	12422	20FOOT AFF 4X4 POLE + KH40C10X12U57K
	9	TR2LC4X12U57K	SINGLE	0.900	3862	TR22LC4X12U57K
	2	KH40LC10X12U57K 2@180	BACK-BACK	0.900	12422	20FOOT AFF 4X4 POLE W/ TWO HEADS - KH40C

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	2.68	10.5	0.0	N.A.	N.A.
SIDWALK_2_Top	Illuminance	Fc	4.90	5.9	3.9	1.26	1.51
SIDWALK_3_Top	Illuminance	Fc	1.07	1.3	0.7	1.53	1.86
SIDWALK_4_Top	Illuminance	Fc	4.90	6.3	3.5	1.40	1.80
SIDWALK_6_Top	Illuminance	Fc	2.93	12.0	0.0	N.A.	N.A.
SIDWALK_Top	Illuminance	Fc	1.99	11.4	0.0	N.A.	N.A.

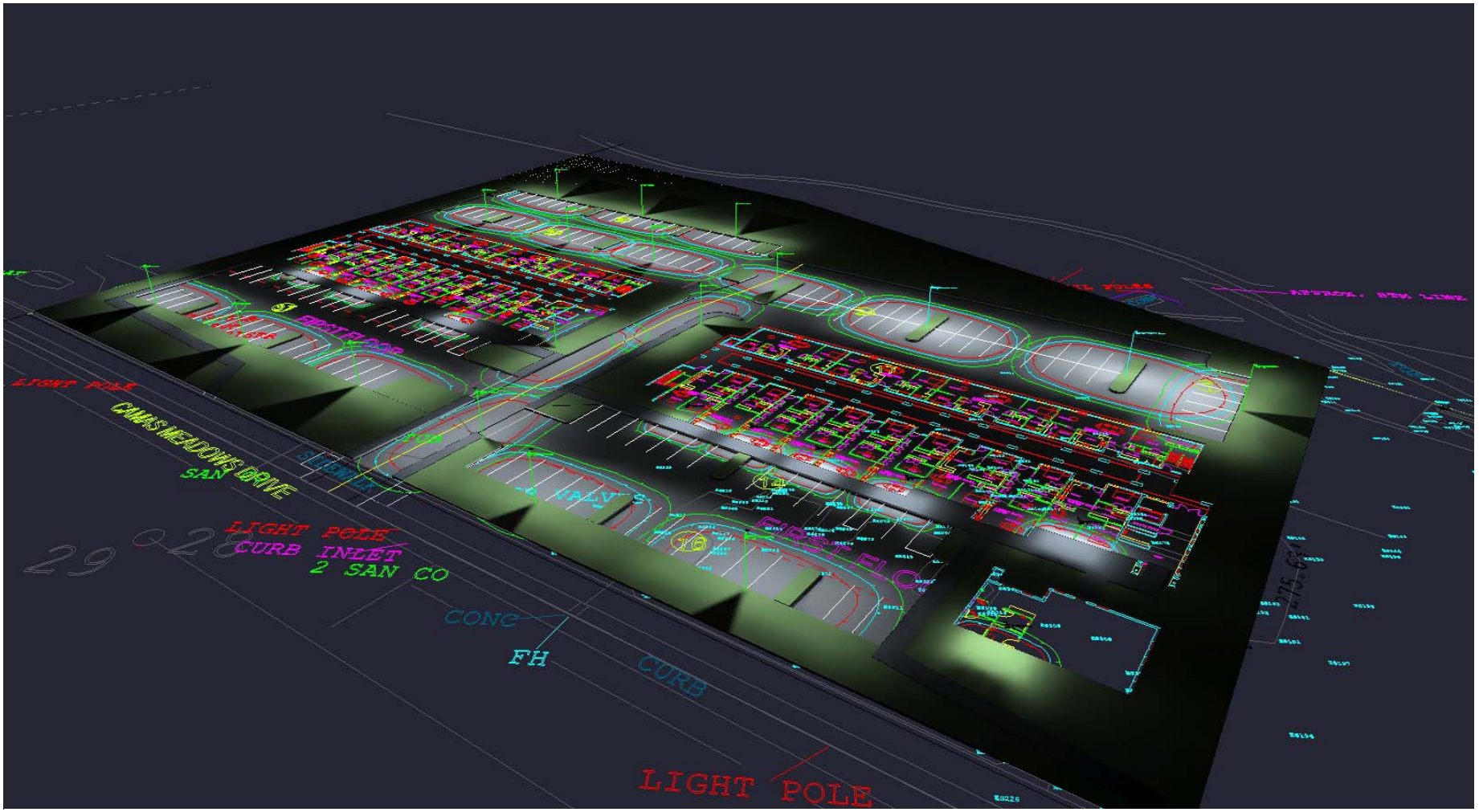
DuraGuard PRODUCTS INC™ A QSSI Company

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:3/4/2015
Scale:

CAMAS LOFT- PARKING LOT



Luminaire Schedule						
Symbol	**Qty**	**Label**	**Arrangement**	**LLF**	**Lum. Lumens**	**Description**
	16	KH40LC10X12U57K	SINGLE	0.900	12422	20FOOT AFF 4X4 POLE + KH40C10X12U57K
	9	TR2LC4X12U57K	SINGLE	0.900	3862	TR22LC4X12U57K
	2	KH40LC10X12U57K 2@180	BACK-BACK	0.900	12422	20FOOT AFF 4X4 POLE W/ TWO HEADS - KH40C

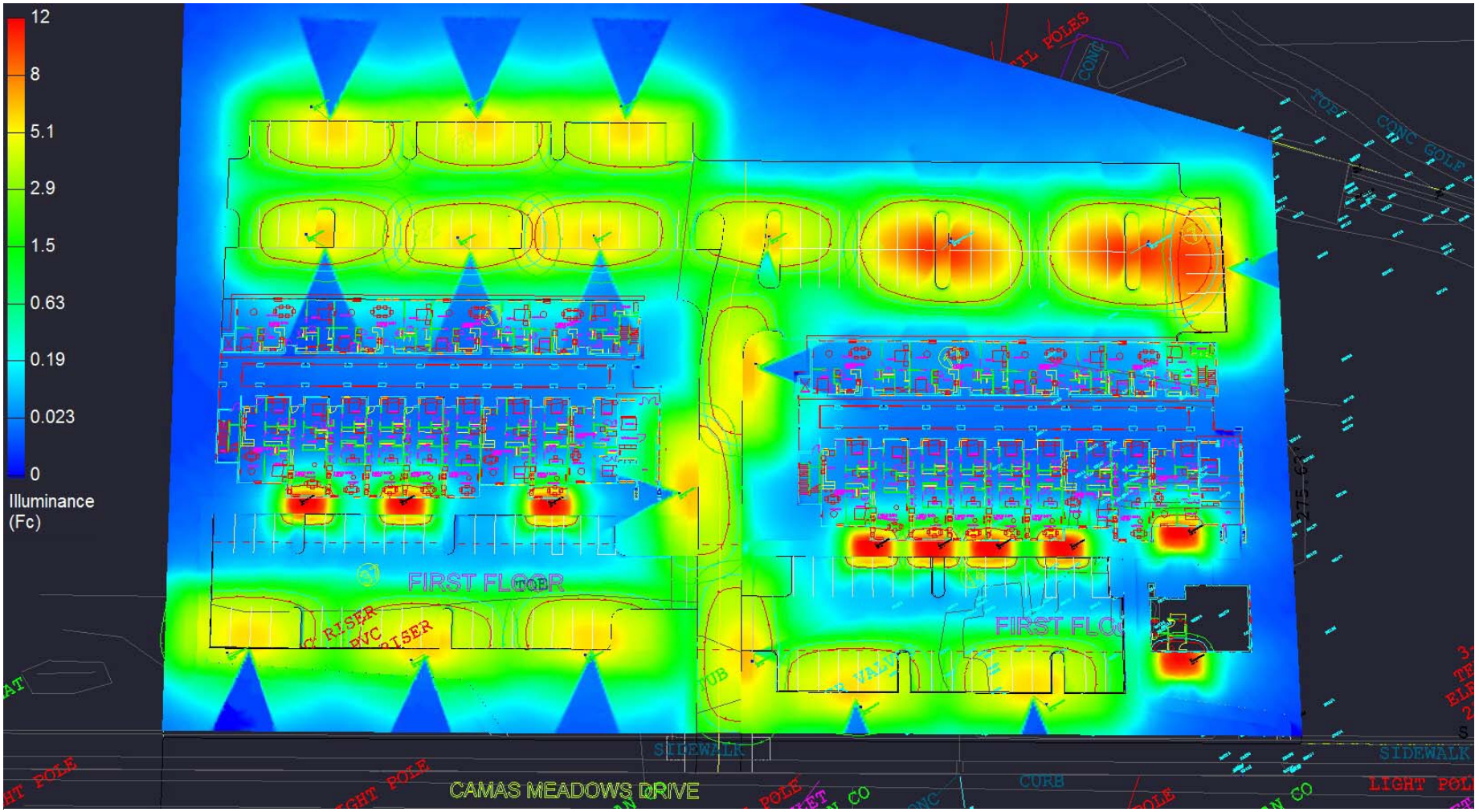
Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
PARKING LOT_Planar	Illuminance	Fc	2.68	10.5	0.0	N.A.	N.A.
SIDWALK_2_Top	Illuminance	Fc	4.90	5.9	3.9	1.26	1.51
SIDWALK_3_Top	Illuminance	Fc	1.07	1.3	0.7	1.53	1.86
SIDWALK_4_Top	Illuminance	Fc	4.90	6.3	3.5	1.40	1.80
SIDWALK_6_Top	Illuminance	Fc	2.93	12.0	0.0	N.A.	N.A.
SIDWALK_Top	Illuminance	Fc	1.99	11.4	0.0	N.A.	N.A.

DuraGuard PRODUCTS INC. A QSSI Company

#	Date	Comments
Revisions		

Drawn By:
Checked By:
Date:3/4/2015
Scale:

CAMAS LOFT- PARKING LOT



Luminaire Schedule						
Symbol	**Qty**	**Label**	**Arrangement**	**LLF**	**Lum. Lumens**	**Description**
	16	KH40LC10X12U57K	SINGLE	0.900	12422	20FOOT AFF 4X4 POLE + KH40C10X12U57K
	9	TR2LC4X12U57K	SINGLE	0.900	3862	TR22LC4X12U57K
	2	KH40LC10X12U57K 2@180	BACK-BACK	0.900	12422	20FOOT AFF 4X4 POLE W/ TWO HEADS - KH40C

Calculation Summary

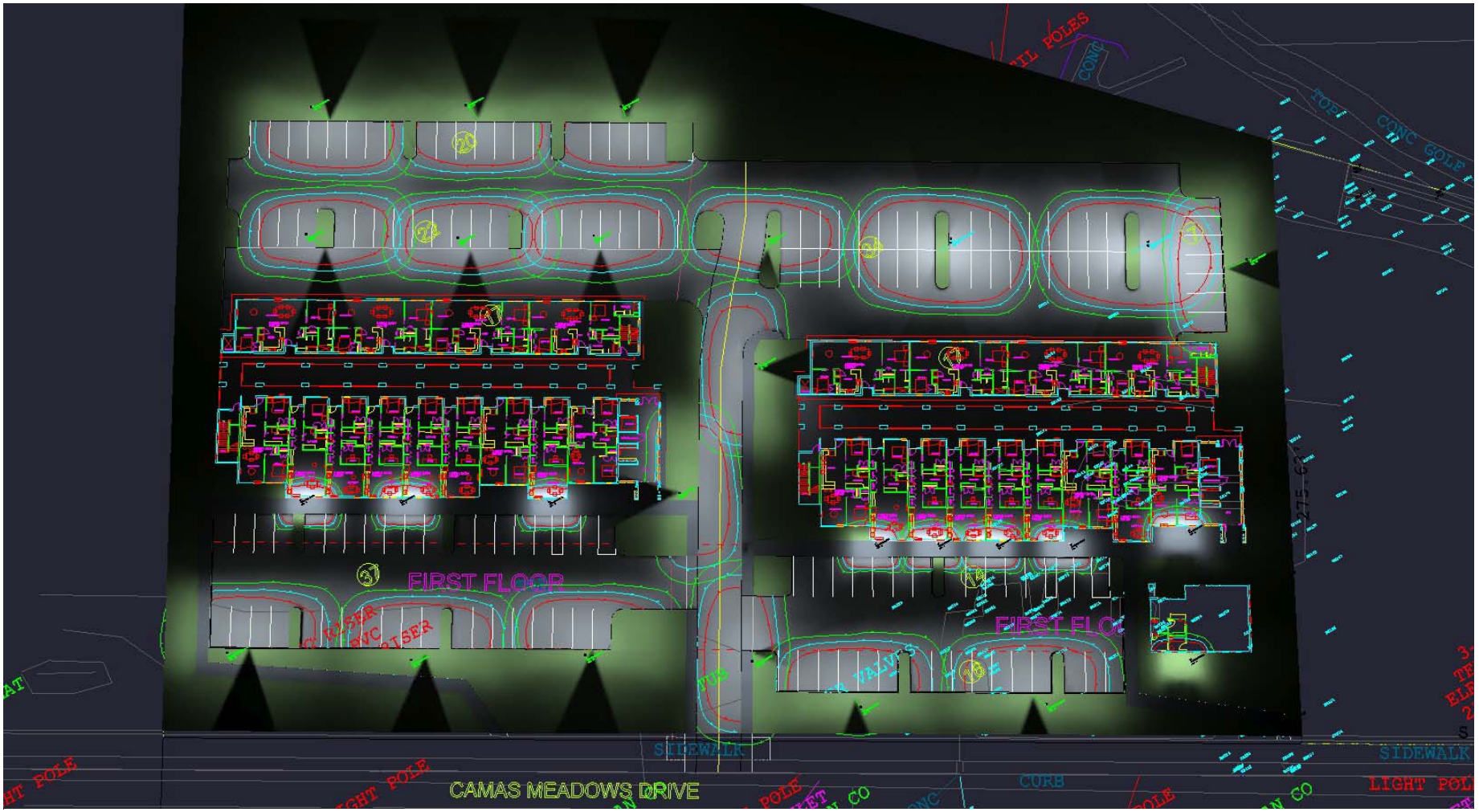
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
PARKING LOT_Planar	Illuminance	Fc	2.68	10.5	0.0	N.A.	N.A.
SIDWALK_2_Top	Illuminance	Fc	4.90	5.9	3.9	1.26	1.51
SIDWALK_3_Top	Illuminance	Fc	1.07	1.3	0.7	1.53	1.86
SIDWALK_4_Top	Illuminance	Fc	4.90	6.3	3.5	1.40	1.80
SIDWALK_6_Top	Illuminance	Fc	2.93	12.0	0.0	N.A.	N.A.
SIDWALK_Top	Illuminance	Fc	1.99	11.4	0.0	N.A.	N.A.

DuraGuard PRODUCTS INC™ A QSSI Company

#	Date	Comments
Revisions		

Drawn By:
Checked By:
Date:3/4/2015
Scale:

CAMAS LOFT- PARKING LOT



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Description
	16	KH40LC10X12U57K	SINGLE	0.900	12422	20FOOT AFF 4X4 POLE + KH40C10X12U57K
	9	TR2LC4X12U57K	SINGLE	0.900	3862	TR22LC4X12U57K
	2	KH40LC10X12U57K 2@180	BACK-BACK	0.900	12422	20FOOT AFF 4X4 POLE W/ TWO HEADS - KH40C

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	2.68	10.5	0.0	N.A.	N.A.
SIDWALK_2_Top	Illuminance	Fc	4.90	5.9	3.9	1.26	1.51
SIDWALK_3_Top	Illuminance	Fc	1.07	1.3	0.7	1.53	1.86
SIDWALK_4_Top	Illuminance	Fc	4.90	6.3	3.5	1.40	1.80
SIDWALK_6_Top	Illuminance	Fc	2.93	12.0	0.0	N.A.	N.A.
SIDWALK_Top	Illuminance	Fc	1.99	11.4	0.0	N.A.	N.A.

DuraGuard PRODUCTS INC™ A QSSI Company

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:3/4/2015
Scale:

CAMAS LOFT- PARKING LOT

DuraGuard PRODUCTS INC®
A QSSI Company

DesignLights Consortium Qualified Luminaires:
KH20LF6X12U57K
KH20LC6X12U57K

LED Small Kitty Hawk

FEATURES

Die Cast Housing & Front Frame, Textured Bronze Powdercoat Finish Over a Chromate Conversion Coating. Front Frame is Hinged with an Easy-Open Latch for “No Tools Needed”. Integral Ballast Box. Photocell Adaptable.

Mounts Directly to Flat Poles. Optional Round Pole or Wall Mount Adapters Available

Custom Colors Available

LG LED Module:
Luminous Flux: See Chart, CRI: 70+, CCT: 3000K, 4000K, 5700K or 6500K, Operating Temperature: -40≈50ºC, 50,000 Hours, Module has IP67 Rating, RoHS Compliant
Driver:
Electronic Driver, 120-277v, 50/60Hz
Listings & Ratings:
CSA: Listed for Wet Locations
Options:
Dimmable Driver, 2.5KV Surface Protection

Accessories Sold Separately

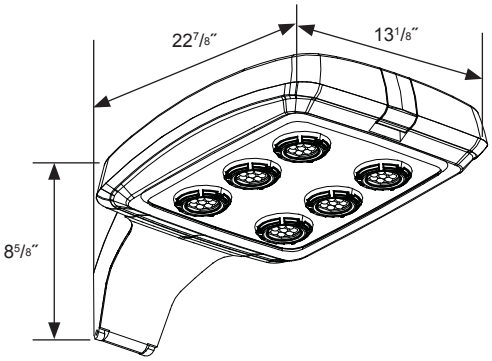
LED lighting facts
LED Product Partner

Powered by LG Innotek

KH20

C US

DIMENSIONS



KH20

ORDER INFORMATION

LED Small Kitty Hawk

Catalog #		*Description*
Complete Units Ordering Information *Example: KH20LF6X12U4KZSP*		
KH20	***Model:***	*KH20*
L	***LED Mfr:***	*L=LG Innotek*
F	***Optics:***	*C=Type III, F=Medium Beam Spread*
6X	***Number of Modules:***	*6X=Six*
12	***Watts:***	*9=9w, 12=12w*
U	***Ballast:***	*U=120-277V*
4K	***Color Temp:***	*3K=3000K, 4K=4000K, 57K=5700K, 65K=6500K*
Z	***Color:***	*Z=Bronze*
-	***Mounting:***	*N/A*
SP	***Options:***	*SF=Single Fuse, DF=Double Fuse, SP=Surge Protection*

Total Luminous Flux per Module:

		Optic Type					
		C		F		I	
		12w	*9w*	*12w*	*9w*	*12w*	*9w*
CCT	***6500K***	*1288*	*850*	*1345*	*888*	*1296*	*856*
	5700K	*1288*	*850*	*1345*	*888*	*1296*	*856*
	4000K	*1076*	*710*	*1100*	*726*	*1088*	*718*
	3000K	*1000*	*690*	*1030*	*705*	*1015*	*710*

APPLICATIONS

Shipping and Receiving Areas
Industrial Plants
Commercial Buildings
Road Way Applications

LED

DuraGuard PRODUCTS INC® A QSSI Company

LED Small Kitty Hawk

ACCESSORIES

OPTIONS:

Glare Shield: *FL50GS*
Round Pole Adapter for KH20, Die Cast Aluminum, Bronze Powdercoat Finish, Fits 3" or 4" O.D. round poles: *KH20RP*
Wall Mount Adapter for KH20, Die Cast Aluminum, Bronze Powdercoat Finish: *KH20WM*
Photocell Bracket, Includes Receptacle, Bronze Powdercoat Finish: ***KHPCB***

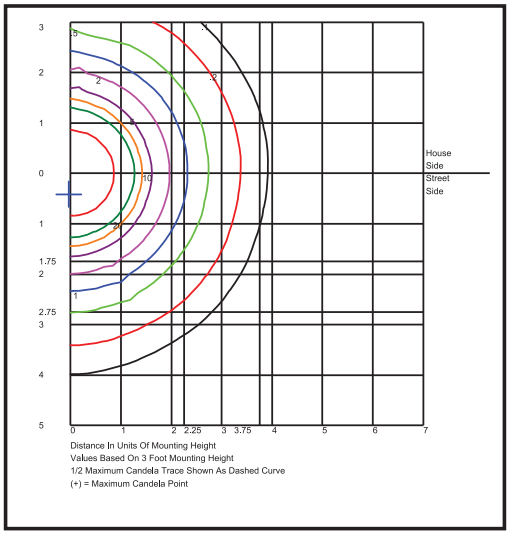
FL50GS

KH20RP

KH20WM

KHPCB

PHOTOMETRICS



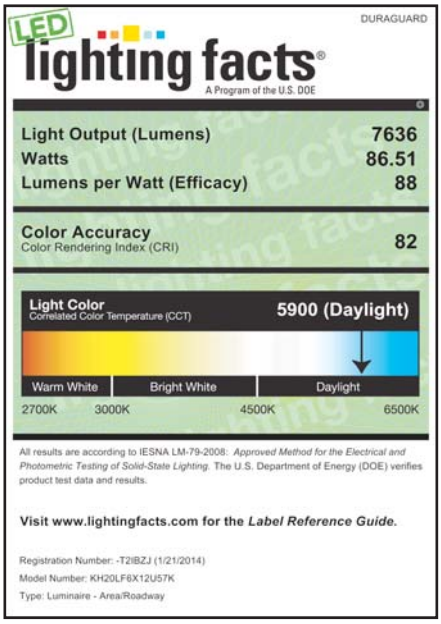
KH20LF6X12U57K

LED

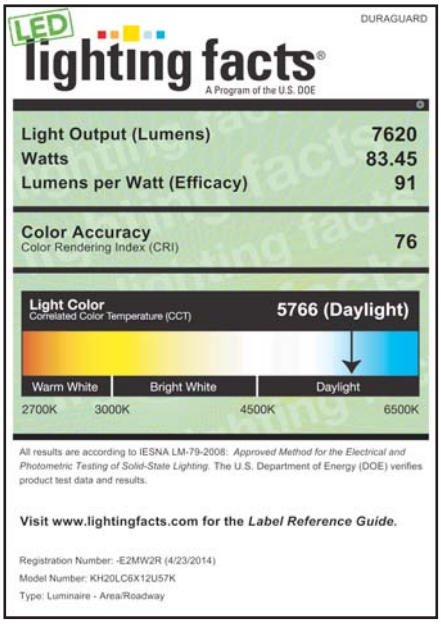
Specifications subject to change without notice.

DuraGuard PRODUCTS INC®
A QSSI Company

LED Small Kitty Hawk



LM-79 Report Available.
DesignLights Consortium Qualified Luminaire.



LM-79 Report Available.
DesignLights Consortium Qualified Luminaire.

DuraGuard PRODUCTS INC®
A QSSI Company

DesignLights Consortium Qualified Luminaires:
KH40LF10X12U57K
KH40LC10X12U57K

LED Large Kitty Hawk

FEATURES

Die Cast Housing & Front Frame, Textured Bronze Powdercoat Finish Over a Chromate Conversion Coating. Front Frame is Hinged with an Easy-Open Latch for “No Tools Needed”. Integral Ballast Box. Photocell Adaptable.

Mounts Directly to Flat Poles. Optional Round Pole or Wall Mount Adapters Available

Custom Colors Available

LG LED Module:
Luminous Flux: See Chart, CRI: 70+, CCT: 3000K, 4000K, 5700K or 6500K, Operating Temperature: -40≈50ºC, 50,000 Hours, Module has IP67 Rating, RoHS Compliant
Driver:
Electronic Driver, 120-277v, 50/60Hz
Listings & Ratings:
CSA: Listed for Wet Locations
Options:
Dimmable Driver, 2.5KV Surface Protection

Accessories Sold Separately

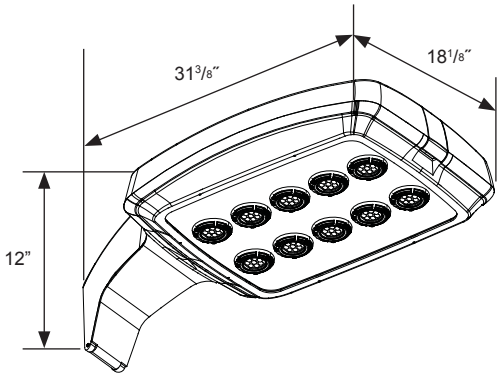
LED lighting facts
LED Product Partner

Powered by LG Innotek

KH40

C US

DIMENSIONS



KH40

ORDER INFORMATION

LED Large Kitty Hawk

Catalog #		*Description*
Complete Units Ordering Information *Example: KH40LF10X12U4KZSP*		
KH40	***Model:***	*KH40*
L	***LED Mfr:***	*L=LG Innotek*
F	***Optics:***	*C=Type III, F=Medium Beam Spread*
10X	***Number of Modules:***	*10X=Ten*
12	***Watts:***	*9=9w, 12=12w*
U	***Ballast:***	*U=120-277V*
4K	***Color Temp:***	*3K=3000K, 4K=4000K, 57K=5700K, 65K=6500K*
Z	***Color:***	*Z=Bronze*
-	***Mounting:***	*N/A*
SP	***Options:***	*SF=Single Fuse, DF=Double Fuse, SP=Surge Protection*

Total Luminous Flux per Module:

		Optic Type					
		C		F		I	
		12w	*9w*	*12w*	*9w*	*12w*	*9w*
CCT	***6500K***	*1288*	*850*	*1345*	*888*	*1296*	*856*
	5700K	*1288*	*850*	*1345*	*888*	*1296*	*856*
	4000K	*1076*	*710*	*1100*	*726*	*1088*	*718*
	3000K	*1000*	*690*	*1030*	*705*	*1015*	*710*

APPLICATIONS

Shipping and Receiving Areas
Industrial Plants
Commercial Buildings
Road Way Applications

LED

DuraGuard PRODUCTS INC® A QSSI Company

LED Large Kitty Hawk

ACCESSORIES

OPTIONS:

Glare Shield: *KH40GS*
Round Pole Adapter for KH40, Die Cast Aluminum, Bronze Powdercoat Finish, Fits 4" or 6" O.D. round poles: *KH40RP*
Wall Mount Adapter for KH40, Die Cast Aluminum, Bronze Powdercoat Finish: *KH40WM*
Photocell Bracket, Includes Receptacle, Bronze Powdercoat Finish: ***KHPCB***

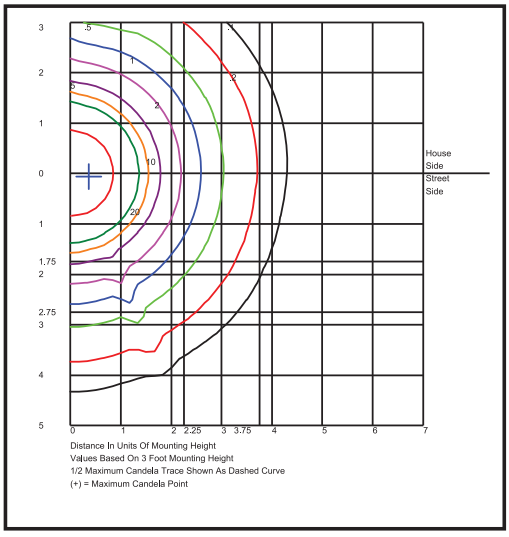
KH40GS

KH40RP

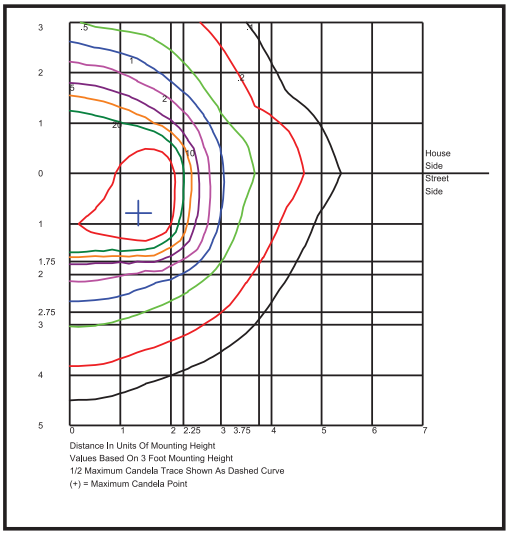
KH40WM

KHPCB

PHOTOMETRICS



KH40LF10X12U57K

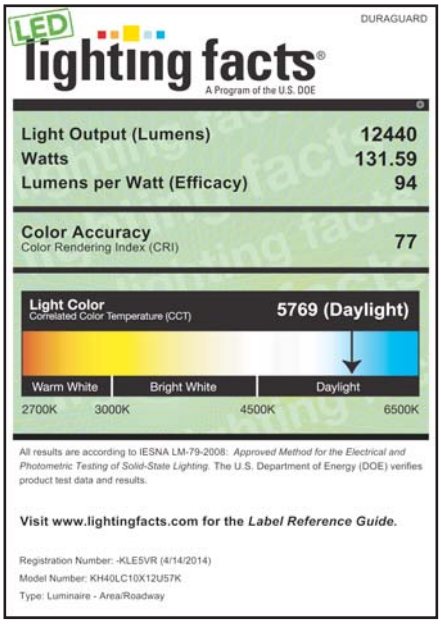


KH40LC10X12U57K

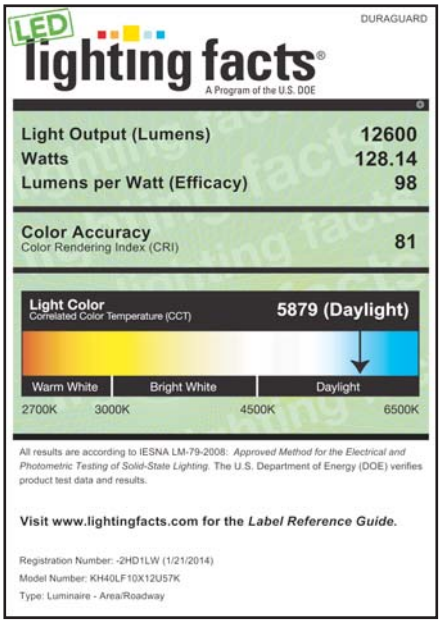
Specifications subject to change without notice.

DuraGuard PRODUCTS INC®
A QSSI Company

LED Large Kitty Hawk



LM-79 Report Available.
DesignLights Consortium Qualified Luminaire.



LM-79 Report Available.
DesignLights Consortium Qualified Luminaire.

DuraGuard PRODUCTS INC®
A QSSI Company

DesignLights Consortium Qualified Luminaires:
TR2LF4X12U57K
TR2LF4X9U57K

LED Triad 90° Full Cutoff Wall Pack

FEATURES

Die Cast Aluminum Housing with Integral Heat Sinks for Cooler Operating Temperatures.

UV-Resistant DuPont Powdercoat Paint Over a Chromate Conversion Coating for Added Durability.

Corrosion-Resistant Stainless Steel Screws and Weather-Resistant Silicone Gasket

Mount Over a 4″ Recessed Outlet Box or Use Optional Cast Aluminum Mounting Plate (Sold Separately)

LG LED Module:
Luminous Flux: See Chart
CRI: 80+, CCT: 3000K, 4000K, 5700K or 6500K; Operating Temperature: -40 ≈ 50ºC
50,000 Hours; Module has IP67 Rating; RoHS Compliant; R9: -0.9
Driver:
Electronic Driver, 120-277V, 50/60Hz
Power Factor: .90; Input Current: 0.69A@120VAC
Current: 530mA; THD: ≤20%
System Wattage: 13.6w per Module
Listings & Ratings:
CSA: Listed for Wet Locations
Options:
Dimmable Driver, 2.5KV Surface Protection

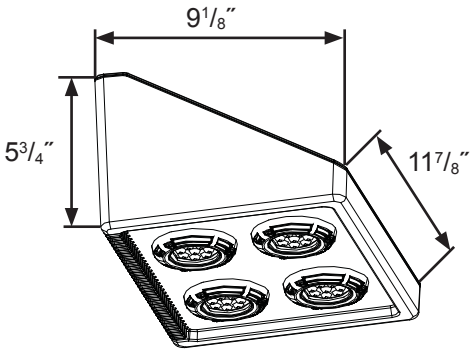
LM-79 Reports Available on Select Models

LED lighting facts
LED Product Partner

TR2 (Wall)

C US

DIMENSIONS



TR2

ORDER INFORMATION

LED Triad 90° Full Cutoff Wall Pack

Catalog #		*Description*
Complete Units Ordering Information *Example:TR2LF4X12U4KZSP*		
TR2	***Model:***	*TR2*
L	***LED Mfr:***	*L=LG Innotek*
F	***Optics:***	*C=Type III, F=Medium Beam Spread*
4X	***Number of Modules:***	*1X=One, 2X=Two, 3X=Three, 4X=Four*
12	***Watts:***	*9=9w, 12=12w*
U	***Ballast:***	*U=120-277V*
4K	***Color Temp:***	*3K=3000K, 4K=4000K, 57K=5700K, 65K=6500K*
Z	***Color:***	*Z=Bronze*
-	***Mounting:***	*N/A*
SP	***Options:***	*SF=Single Fuse, DF=Double Fuse, SP=Surge Protection*

Total Luminous Flux per Module:

		Optic Type					
		C		F		I	
		12w	*9w*	*12w*	*9w*	*12w*	*9w*
CCT	***6500K***	*1288*	*850*	*1345*	*888*	*1296*	*856*
	5700K	*1288*	*850*	*1345*	*888*	*1296*	*856*
	4000K	*1076*	*710*	*1100*	*726*	*1088*	*718*
	3000K	*1000*	*690*	*1030*	*705*	*1015*	*710*

APPLICATIONS

Warehouse Facilities
Shipping and Receiving Areas
Cold Storage Facilities
Industrial Plants
Commercial Buildings

LED

DuraGuard PRODUCTS INC®
A QSSI Company

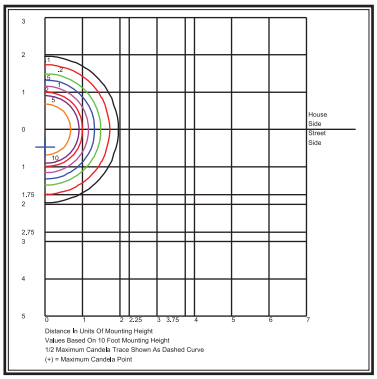
LED Triad 90° Full Cutoff Wall Pack

ACCESSORIES

Catalog #	Description
WMP	Die Cast Wall Mount Plate with Locknut, O-ring & Weatherproof Gasket

Wall Mount Plate (WMP)

PHOTOMETRICS

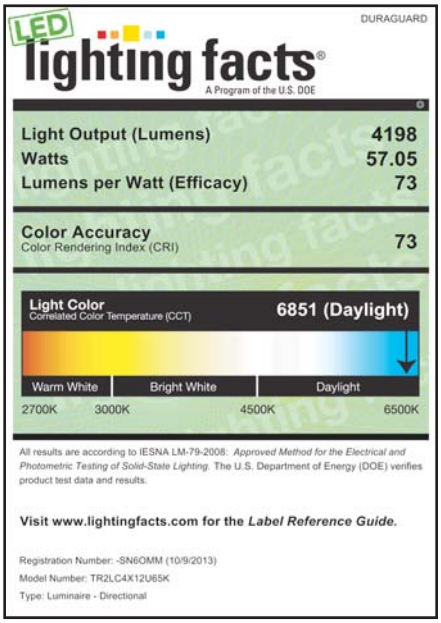


TR2LF4X12

LED

DuraGuard PRODUCTS INC®
A QSSI Company

LED Triad 90° Full Cutoff Wall Pack



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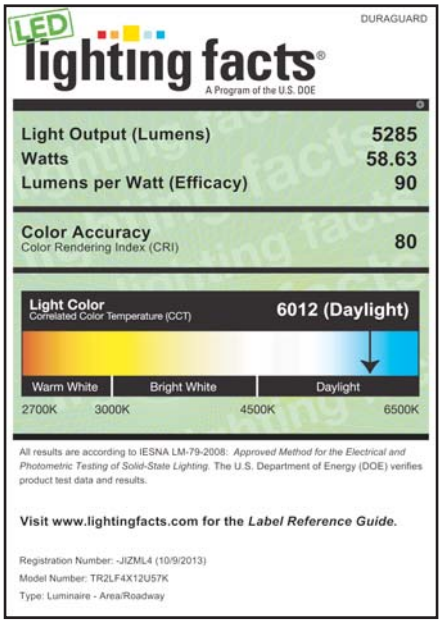
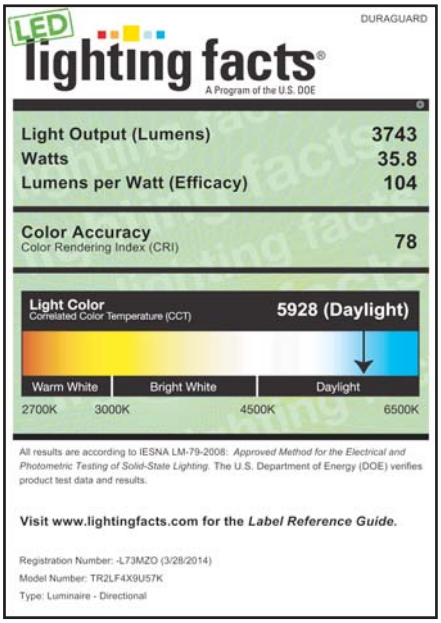


LM-79 Report Available.
DesignLights Consortium Qualified Luminaire.



LM-79 Report Available.
DesignLights Consortium Qualified Luminaire.

DuraGuard PRODUCTS INC®
A QSSI Company

Element Outdoor Decorative LED Emergency Light

WPDLEDEM

FEATURES

Durable and vandal-resistant die-cast aluminum housing with 1/2″ coin plug for conduit. Includes integrated photocell, switchable between photocell or wall switch control. Low profi le, ADA compliant.

UV-resistant polycarbonate lens

Mirrored reflector

Battery Backup:
- *NiCad battery backup (4.8V, 2.8A) supplies 90 minutes of emergency operation.*
- *250 Lumen Output in Emergency Mode.*
- *Self-test/Self diagnostics included.*
- *Low-voltage battery disconnection prevents deep battery discharge damage.*
- *24 hour recharge after 90 minute discharge.*

Wall or ceiling mount over a recessed junction box or use surface conduit.

LED Module: Luminous Flux 1050, CRI: 75, CCT: 5000K, 50,000 Hours

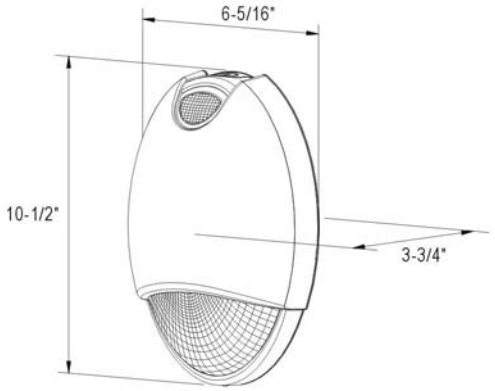
Wattage: LED: 11w (14 system watts)

Driver: Input voltage: 120/277V

UL: Listed for wet locations. IP65.

Custom colors available on request.

DIMENSIONS



ORDER INFORMATION

Complete Units	
Catalog #	***Description***
*WPDLEDEM14D5K**	*Element Outdoor Decorative LED Emergency Light*
**Specify Color: W=White, Z=Bronze*	

APPLICATIONS

Residential Buildings
Commercial Buildings
Apartment Complexes

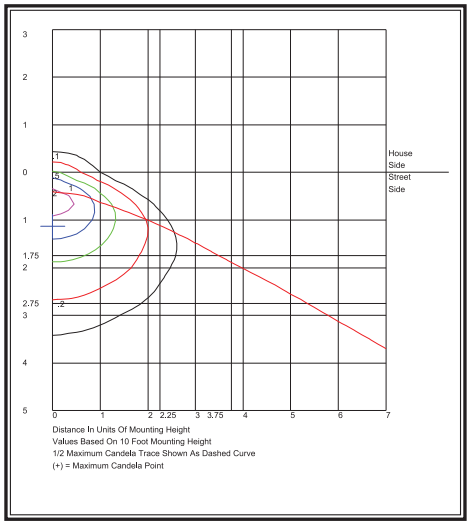
LED

DuraGuard PRODUCTS INC®
A QSSI Company

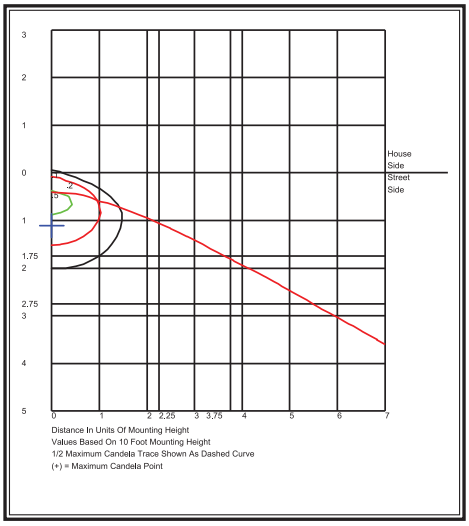
Element Outdoor Decorative LED Emergency Light

ACCESSORIES

PHOTOMETRICS



WPDLEDEM14D5K



WPDLEDEM14D5K (Emergency Mode)

Specifications subject to change without notice.

EXHIBIT 8

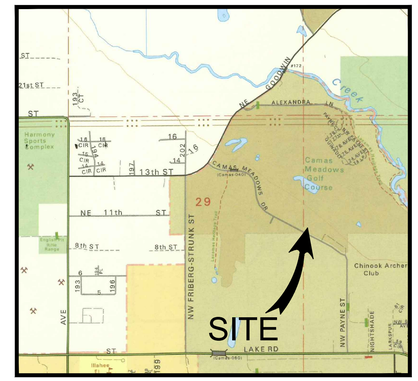
The Lofts @ Camas Meadows

Located in the SW & NW 1/4 of Section 28 & the NE 1/4 of Section 29 T2N, R3E, W.M.
Clark County, City of Camas, Washington

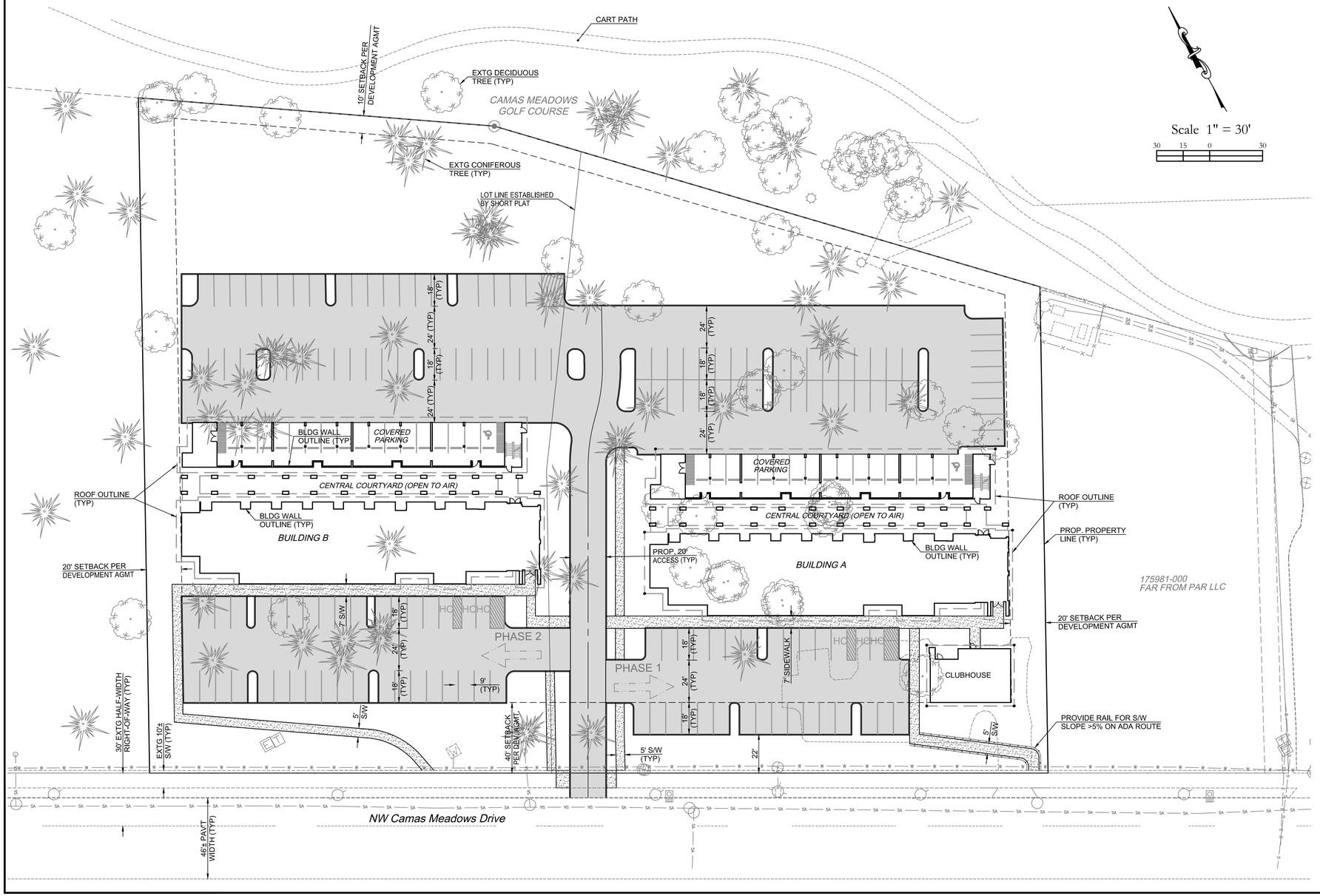
BUILDING & PARKING SUMMARY TABLE

Building Use Summary	
Total Building Area	7,000 sq ft
Building Use	
Phase 1	52 apartment units (24 1 bedroom, 28 2 bedroom
Phase 2	52 apartment units (24 1 bedroom, 28 2 bedroom
Total	104 apartments (48 1 BR, 56 2 BR)
Parking Required by Apartment Size	
Apartments	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit
Parking Required	
Total Spaces Required	184 spaces (1.5x48 1 bedroom units + 52 x 56 2 bedroom units)
Max. Compact Spaces	4 spaces (50%)
ADA Spaces Required	1 spaces (1 van)
Parking Proposed	
Total Spaces Compact Spaces ADA Spaces	185 (89 phase 1, 96 phase 2)* 0 8 spaces (2 van accessible)

*Note: A variance is requested due to phase 1 parking being 3 units short of the 92 required in phase 1. Total parking will comply with code requirements at the completion of phase 2.



VICINITY MAP
NOT TO SCALE



Scale 1" = 30'
30 15 0 30

Sheet Index	
C1	Conceptual Plan
C2	Preliminary Grading Plan
C3	Preliminary Stormwater Plan
A1.0	Basement Floor Plan (Apartment Bldgs)
A1.1	Floor Plan Floors 1-4 (Apartment Bldgs)
A2.0	Elevations (Apartment Buildings)
A2.2	Elevations (Clubhouse)
A3.0	Architectural Renderings
L1	Landscape Plan
L2	Landscape Legend, Notes, Details

GENERAL INFORMATION:

Applicant:
The Lofts @ Camas Meadows, LLC
Attn: Drew Miller
PMB 341
19215 SE 34th Street
Camas, WA 98607
Ph. (360) 816-1494
E-mail: drew@kirklandglobalIlc.com

Project Engineer & Planner:
PLS Engineering
Andrew Gunther
2008 C Street
Vancouver, WA 98663
Ph. (360) 944-6519
Fax (360) 944-6539
E-mail: andrew@plsengineering.com

Project Description:
This project is a proposed 104 unit apartment complex to be constructed in two buildings, each containing 52 apartments. The apartments will include 48 1-bedroom and 56 2-bedroom units. The project will be constructed in 2 phases with the first phase being the easterly 2 acres of the site and the second phase being the westerly 2 acres. The property is a portion of the area covered by the March, 2013 development agreement between the City of Camas and Vanport Manufacturing Inc.

Each building is proposed to contain 4 floors of apartment units. The northern half of each building will also include parking at the grade level of the north portion of the building which will be below the apartment units.

Parcel numbers 172963-000, 172970-000, 172973-000, & 175980-000.

Project area = 4.00 acres.

Public water & sewer purveyor is the City of Camas.

The boundary and topographic survey data shown are based on survey information provided by Olson Engineering.

In order to create the two 2-acre parcels proposed for development, a boundary line adjustment and a subsequent short plat have been completed.

ZONING COMPLIANCE SUMMARY TABLE (FOR LI/BP ZONING)

STANDARD	REQUIRED	PROPOSED
Site Zoning	LI/BP, Light Industrial/Business Park	
Comprehensive Plan	LI/BP	
Min. Lot Size	2.0 acres	2.0 acres
Min. Avg. Lot Width	200 ft	227'+
Min. Avg. Lot Depth	200 ft	275'+
Max. Bldg. Coverage	50%	<50%
Avg. Bldg. Height	60 feet maximum	60 feet maximum
Minimum Setbacks		
Front Setback (Parking)	40 feet	20 feet / 40 feet*
Front Setback (Building)	40 feet	40 feet min.
Side Yard Setback	20 feet	0 feet / 20 feet**
Rear Yard Setback	10 feet	>10 feet
Min. Landscaping Req'd.	15%	>25%

Notes:
All required setbacks shown are based on an existing development agreement (D.A.) currently applicable to this project. Modifications to that agreement are currently proposed through a new D.A. with the City.

*A 20' front setback for Phase 1 and 40' front setback for phase 2 are proposed through the D.A. process.

**20' side yard setbacks are proposed at the project perimeter. No side yard setback is proposed between the two phases of the project.

ENGINEERING | PLS
PH (360) 944-6519 | Fax (360) 944-6539
2008 C Street, Vancouver, WA 98663

Site Plan for:
The Lofts @ Camas Meadows
A Site Plan in Camas, Washington
Consulting Engineers & Planners | 2008 C Street

Revisions						
A	3/10/15	Submitted for design review				AJG
B						
1						
2						
3						
4						

ANDREW J. GUNTHER
STATE OF WASHINGTON
39644
REGISTERED PROFESSIONAL ENGINEER
3/9/15

Project No. 2416

SCALE:	H: 1"=30' V: N/A
DESIGNED BY:	AJG
DRAFTED BY:	AJG
REVIEWED BY:	TGJ

C1

EXHIBIT 9

CART PATH

EXTG DECIDUOUS TREE (TYP)

CAMAS MEADOWS GOLF COURSE

EXTG CONIFEROUS TREE (TYP)

DETENTION POND

DETENTION POND

Scale 1" = 20'

20 10 0 20

EXTG CONTOUR (TYP)

PROP CONTOUR (TYP)

COVERED PARKING FF EL 227.15'

BLDG WALL OUTLINE (TYP)

CENTRAL COURTYARD (OPEN TO AIR)

ROOF OUTLINE (TYP)

BLDG WALL OUTLINE (TYP)

BUILDING B FF EL 237.15

PHASE 2

30' EXTG HALF-WIDTH RIGHT-OF-WAY (TYP)

COVERED PARKING FF EL 226'

CENTRAL COURTYARD (OPEN TO AIR)

BLDG WALL OUTLINE (TYP)

BUILDING A MAIN FLOOR FF EL 236'

ROOF OUTLINE (TYP)

PROPERTY LINE (TYP)

PHASE 1

CLUBHOUSE

NW Camas Meadows Drive

ENGINEERING | PLS

Preliminary Grading Plan for:

The Lofts @ Camas Meadows

A Site Plan in Camas, Washington

Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

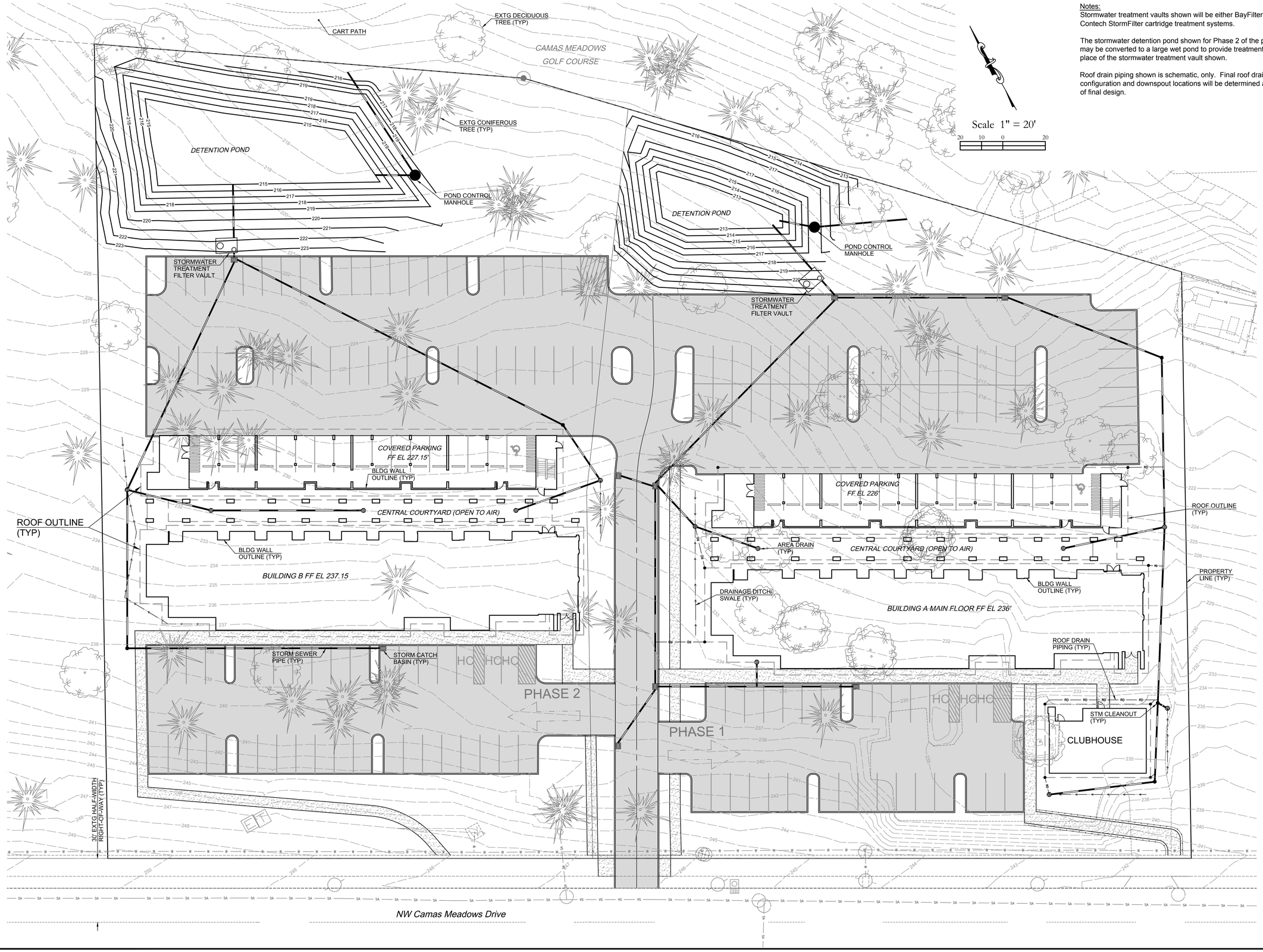
A	3/10/15	Submitted for design review	AJG
B			
1			
2			
3			
4			

ANDREW J. GUNTHER — STATE OF WASHINGTON — 39644 — REGISTERED PROFESSIONAL ENGINEER — 3/10/15

Project No.	2416
SCALE:	H: 1"=20' V: N/A
DESIGNED BY:	AJG
DRAFTED BY:	AJG
REVIEWED BY:	TGJ

C2

EXHIBIT 10



Notes:
Stormwater treatment vaults shown will be either BayFilter or Contech StormFilter cartridge treatment systems.

The stormwater detention pond shown for Phase 2 of the project may be converted to a large wet pond to provide treatment in place of the stormwater treatment vault shown.

Roof drain piping shown is schematic, only. Final roof drain configuration and downspout locations will be determined at time of final design.

ENGINEERING
PLS

Preliminary Stormwater Plan for:

The Lofts @ Camas Meadows

A Site Plan in Camas, Washington

Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions							
A	3/10/15	Submitted for design review					AJG
B							
1							
2							
3							
4							

ANDREW J. GUNTHER
STATE OF WASHINGTON
20644
REGISTERED
PROFESSIONAL ENGINEER
3/10/15

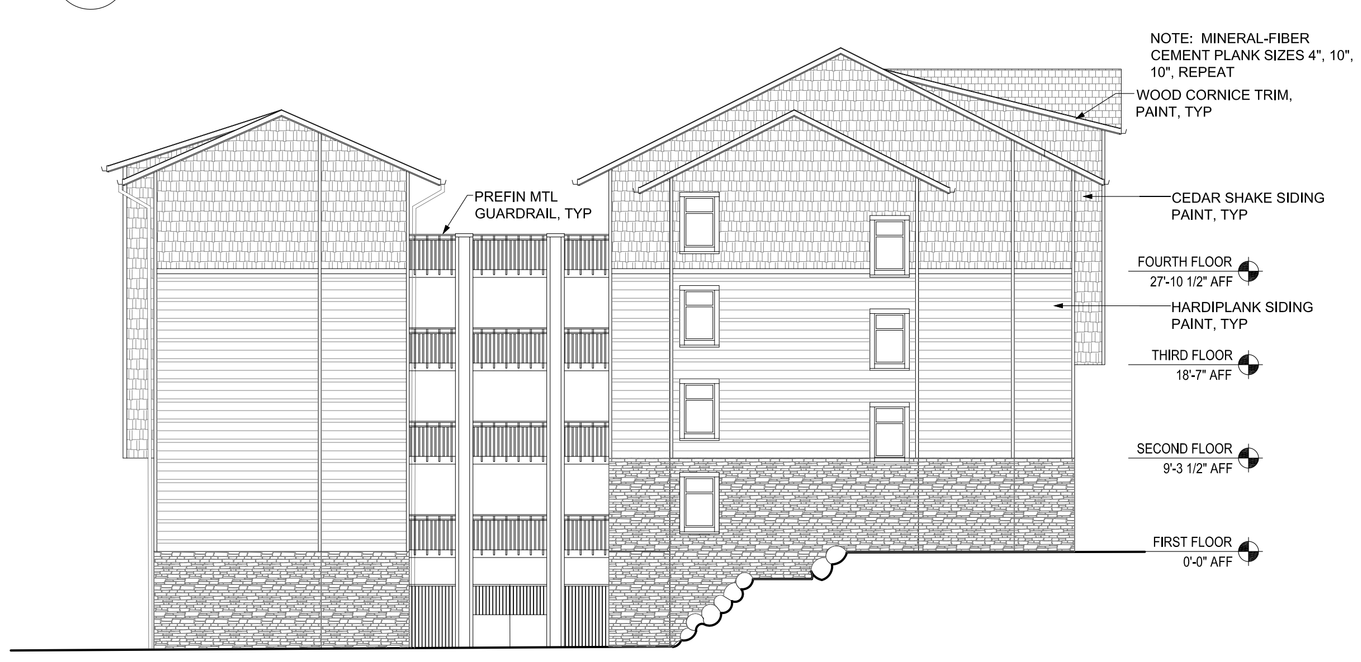
Project No. 2416	
SCALE:	H: 1"=20' V: N/A
DESIGNED BY:	AJG
DRAFTED BY:	AJG
REVIEWED BY:	TGJ

C3

EXHIBIT 11

1 BUILDING 1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 BUILDING 1 WEST ELEVATION

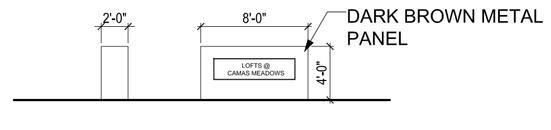
SCALE: 3/32" = 1'-0"

3 BUILDING 1 EAST ELEVATION

SCALE: 3/32" = 1'-0"

4 BUILDING 1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



5 MONUMENT SIGN ELEVATION

SCALE: 1/8" = 1'-0"

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framework ARCHITECTURE
www.frameworkarchitecture.com 503.889.0404
107 se washington st, ste 250 | portland, oregon | 97214

THE LOFTS AT CAMAS MEADOWS
CAMAS, WA

DESIGN REVIEW SET
04.02.15

WILLIAM DAVID HARDISTER, ARCHITECT

△	DATE	DESCIPTION

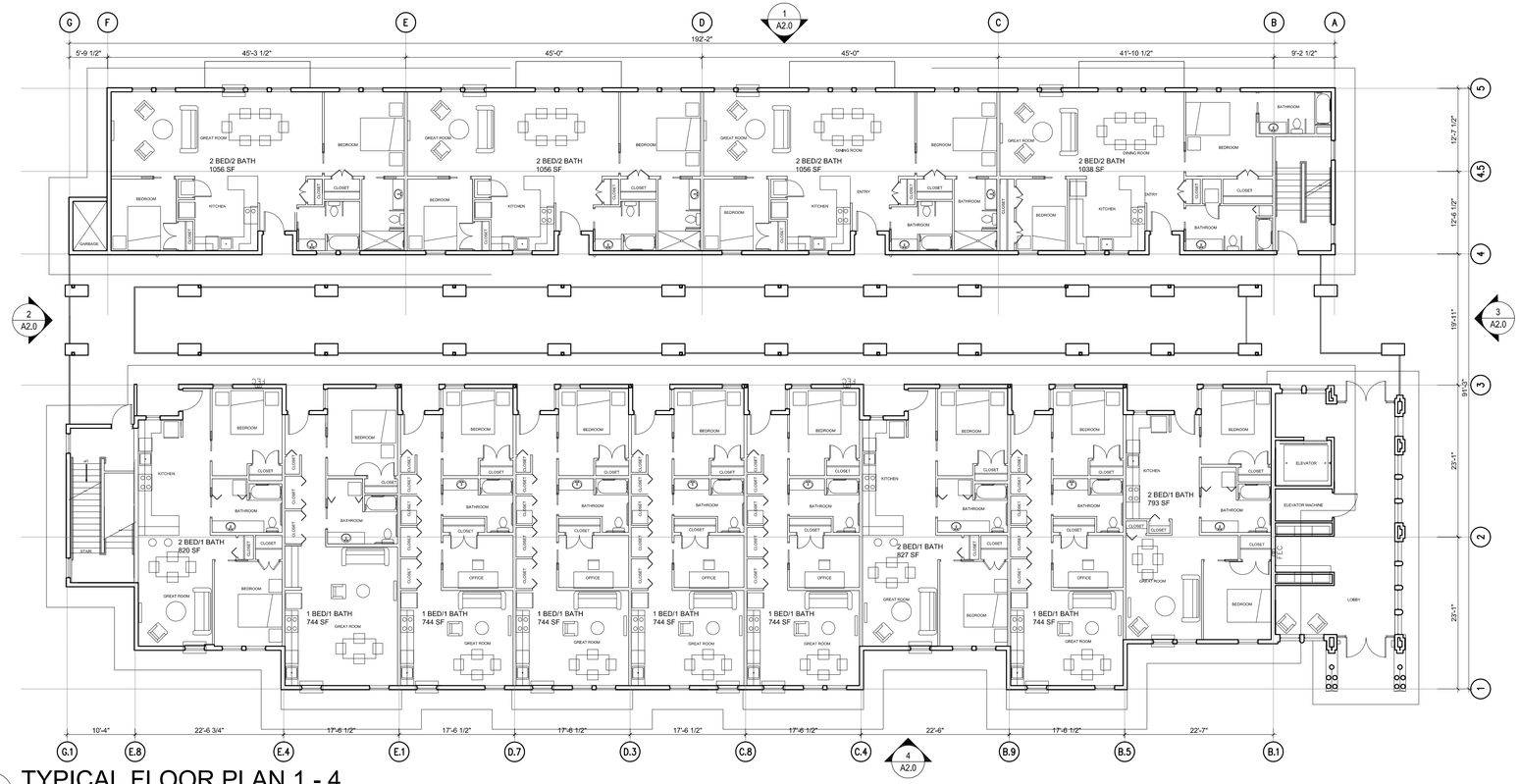
DRAWN BY JD
CHECKED BY DH

JOB # : 14-KRK-4123

ELEVATIONS

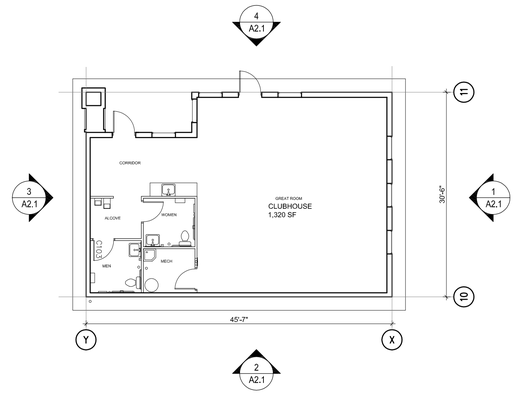
A2.0

EXHIBIT 12



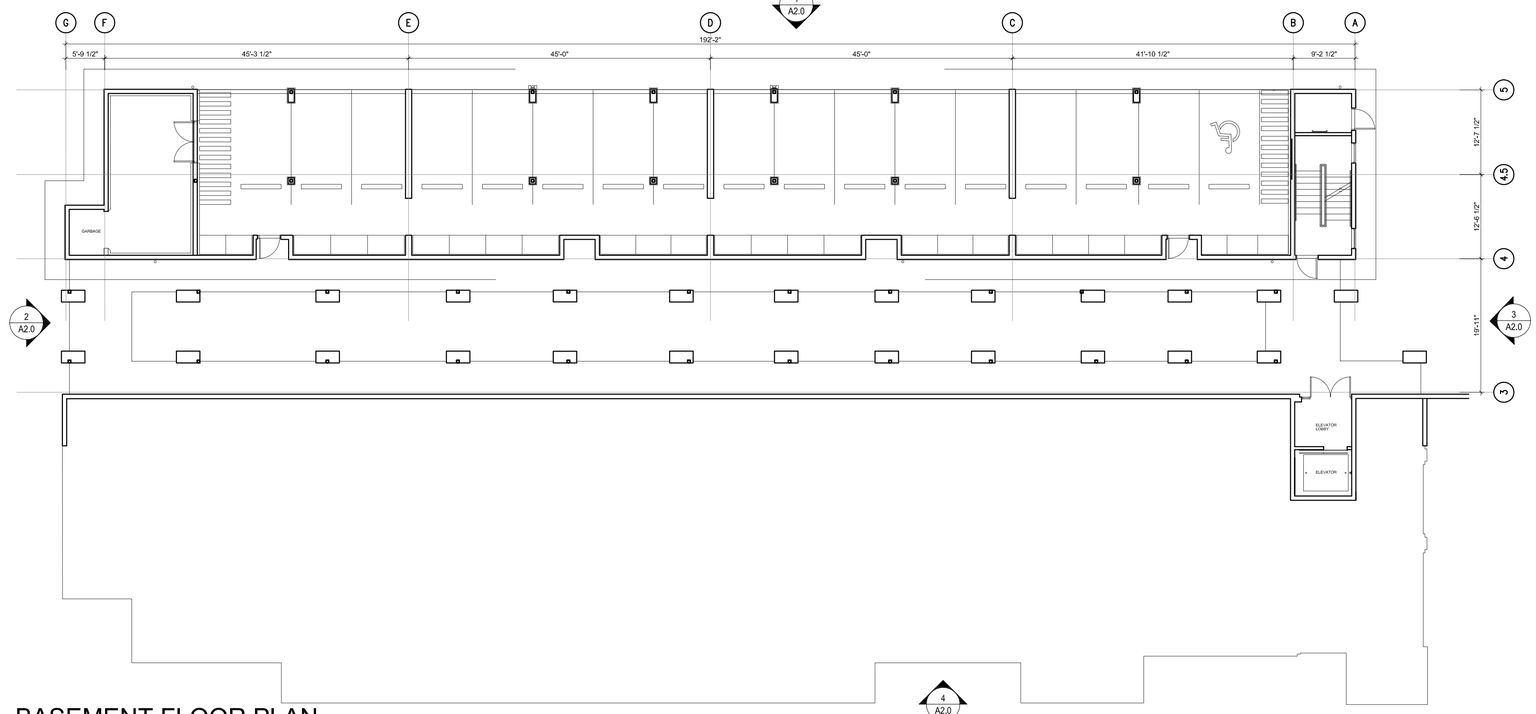
1 TYPICAL FLOOR PLAN 1 - 4

SCALE: 3/32" = 1'-0"



3 CLUBHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

BUILDING DATA	
BASEMENT LEVEL:	4,729 SQFT
GROUND FLOOR:	13,247 SQFT
SECOND FLOOR:	12,488 SQFT
THIRD FLOOR:	12,488 SQFT
FOURTH FLOOR:	12,488 SQFT
TOTAL GROSS SQFT:	55,440 SQFT

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CAMAS, WA

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04.02.15

WILLIAM DAVID HARDISTER, ARCHITECT

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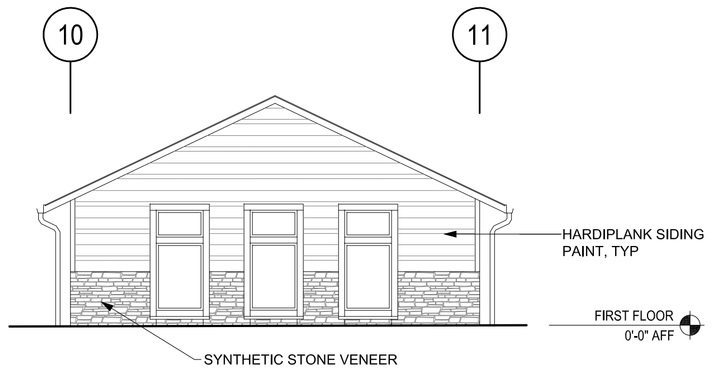
CHECKED BY DH

JOB #: 14-KRK-4123

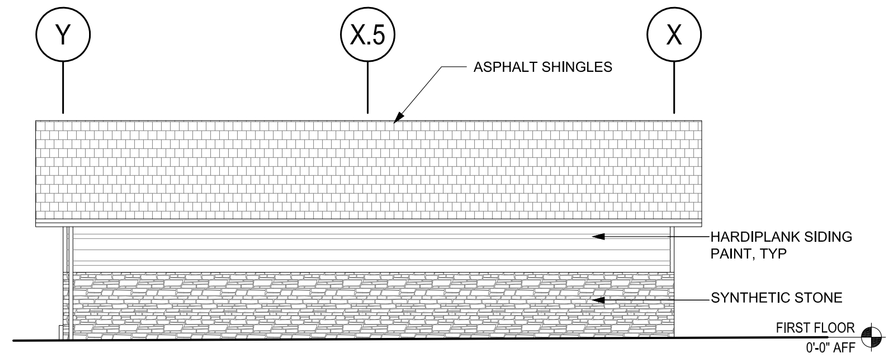
FLOOR PLAN

A1.0



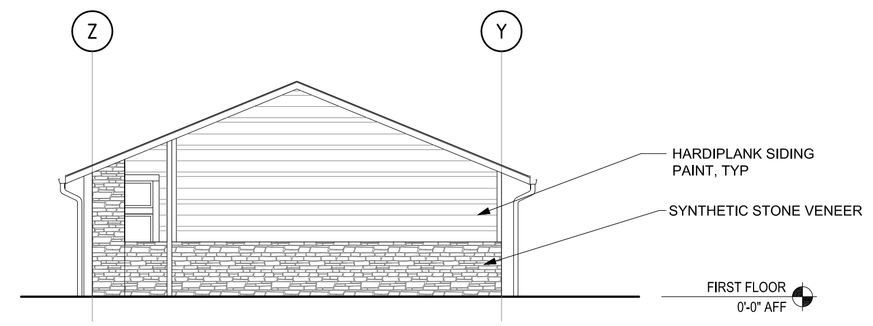
1 BUILDING 3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



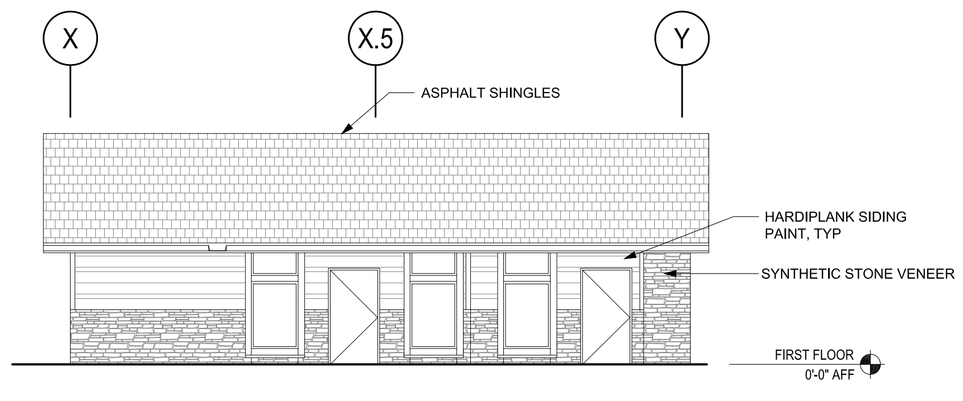
2 BUILDING 3 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



3 BUILDING 3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING 3 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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WILLIAM DAVID HARDISTER, ARCHITECT

△	DATE	DESCIPTION

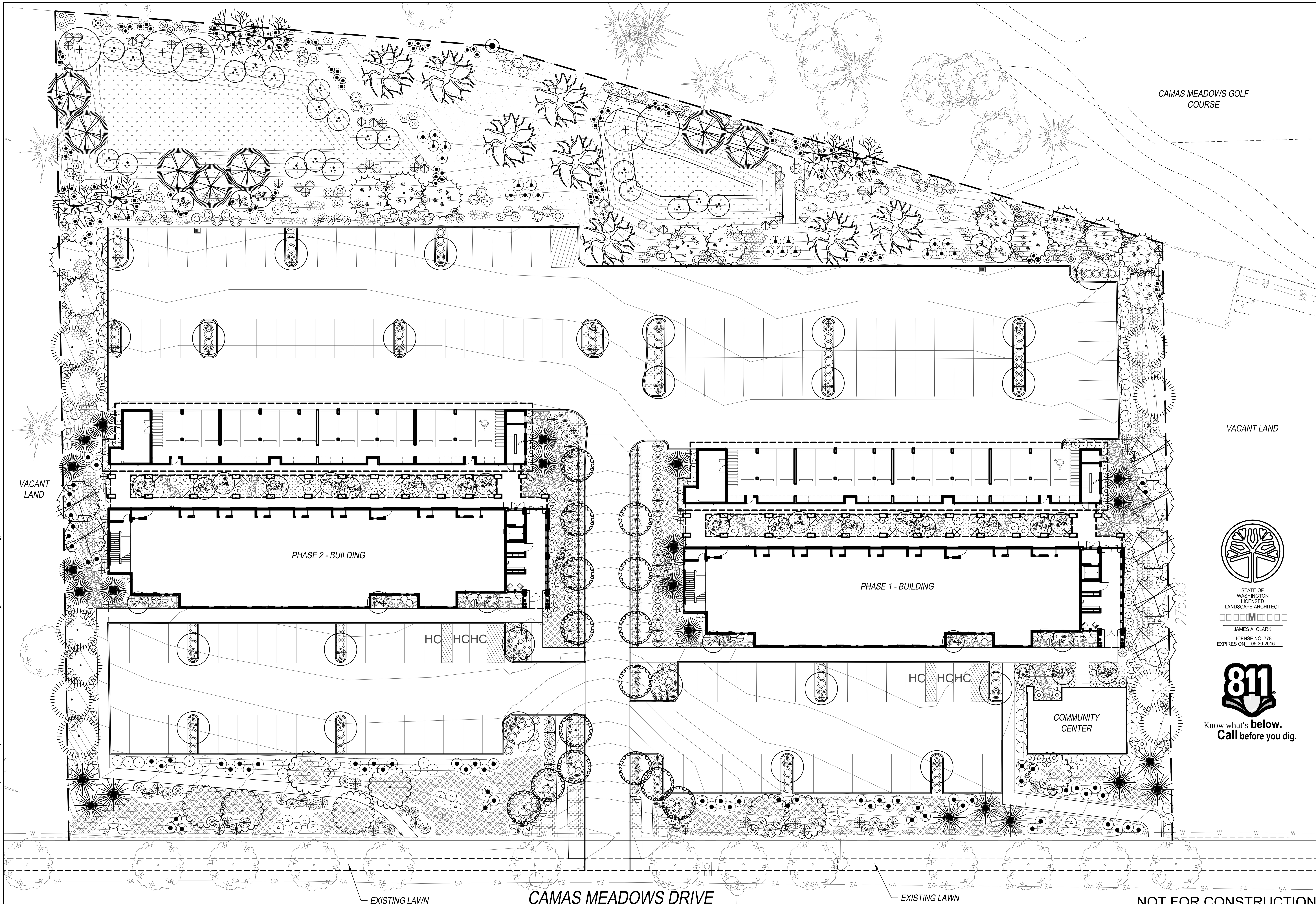
DRAWN BY JD
CHECKED BY DH

JOB # : 14-KRK-4123

ELEVATIONS

A2.1

EXHIBIT 14



C:\Users\James\Documents\LA Profession\1-Projects\2015 Projects\1.15.008-Camas Meadows Apartments\Drawings\5008 LANDSCAPE.dwg, 3/10/2015 8:59:39 AM

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fax: 360-694-7818
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THE LOFTS AT CAMAS MEADOWS
CAMAS, WA

DESIGN REVIEW SET
03.10.15

PLAN NORTH

PRELIMINARY LANDSCAPE PLAN

△	DATE	DESCRIPTION

DRAWN BY JC
CHECKED BY JC

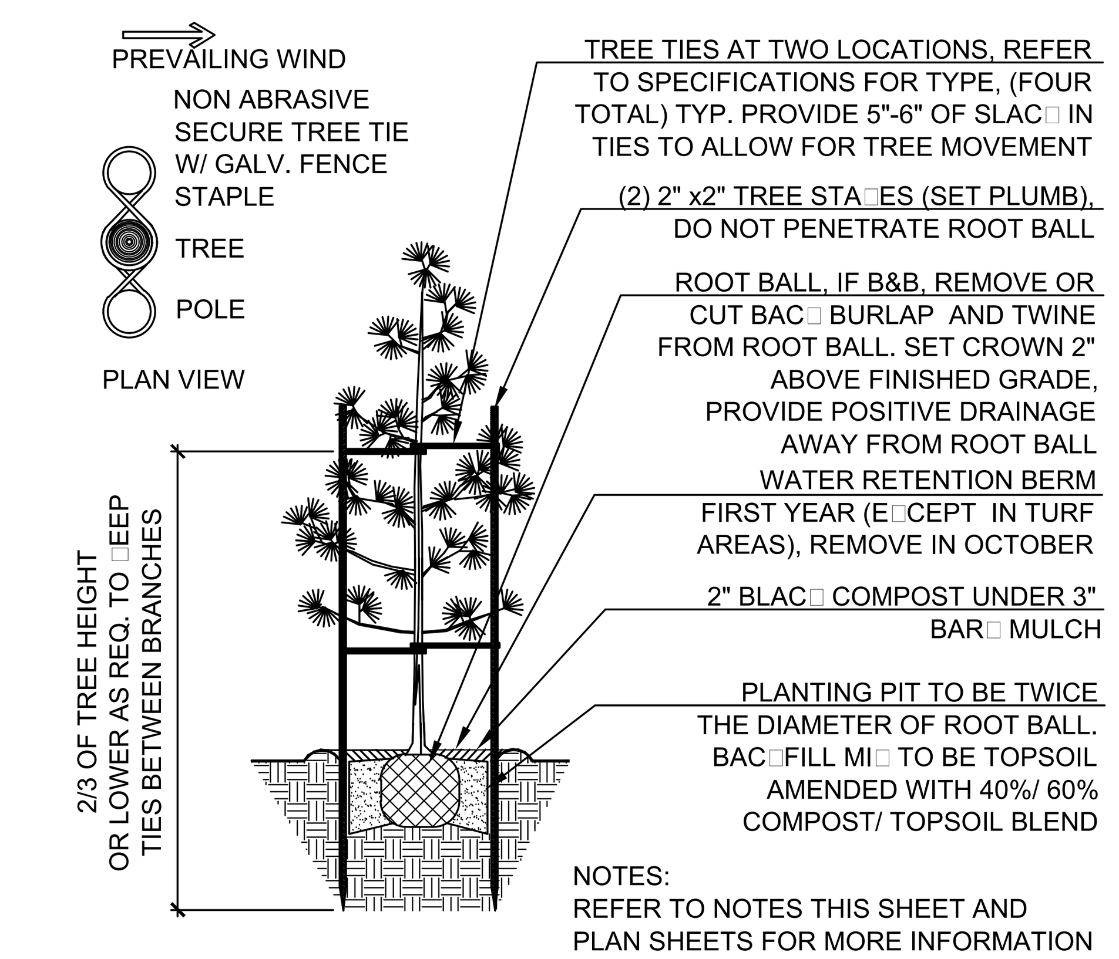
JOB #: 14-KRK-4123

L1

[illegible]

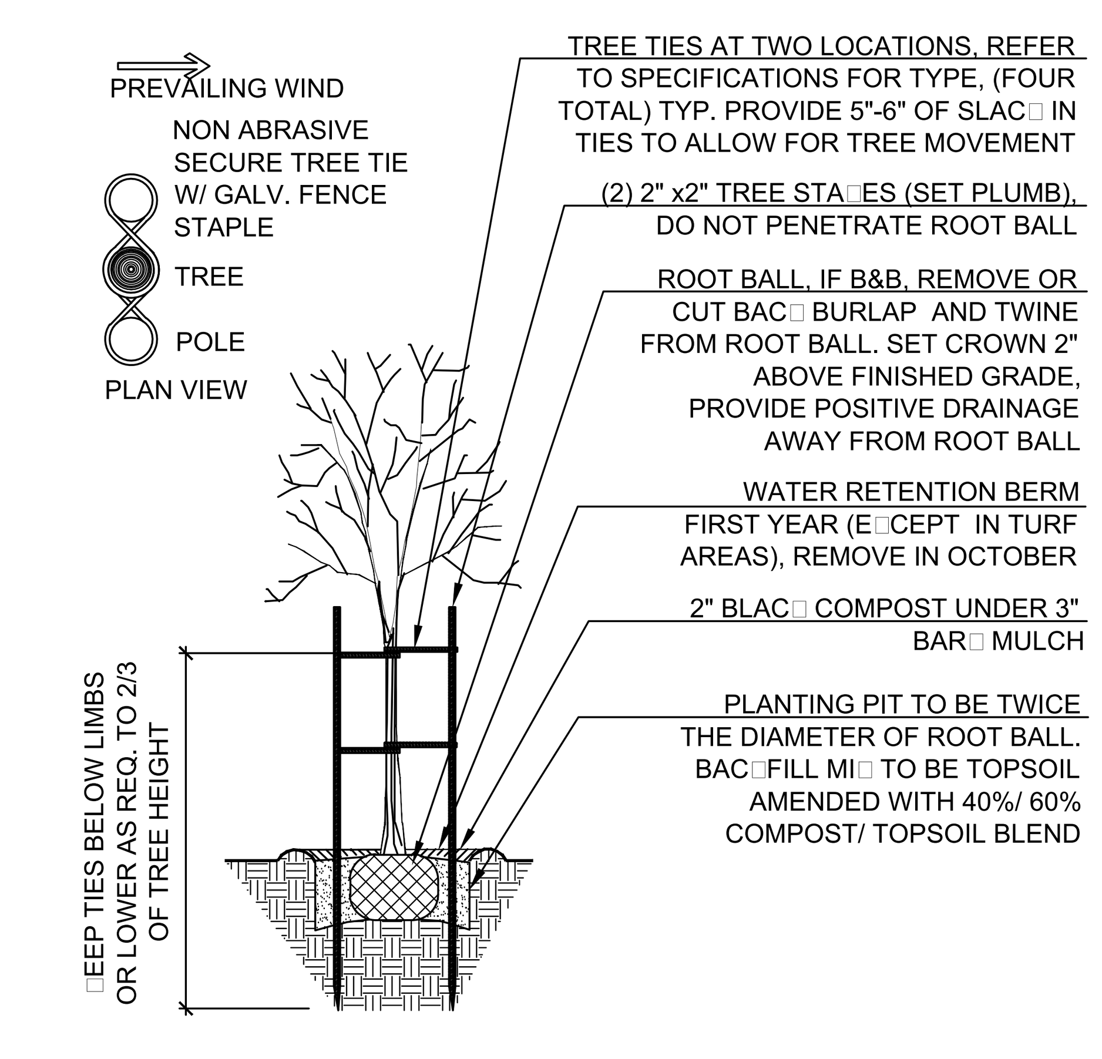
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]				
	Acer circinatum	Vine Maple	3.5" cal.	20' o.c.
	Acer macrophyllum	Big-leaf Maple		
	Acer rubrum 'Bowhall'	Bowhall Maple	2.5" cal.	15' o.c.
	Betula jacquemontii	Himalayan White Birch	6' ht.	as shown
	Chamaecyparis nootkatensis 'Pendula'	Weeping Alaska Cedar	2.5" cal.	as shown
	Pinus sylvestris	Scotch Pine		
	Populus	Cottonwood		
	Prunus yedoensis 'Akebono'	Akebono Cherry		
	Pseudotsuga menziesii	Douglas Fir		
	Quercus garryana	Oregon White Oak		
	Salix lasiandra	Pacific Willow		
	Thuja plicata 'Hogan'	Hogan Cedar		
	Tilia cordata 'Greenspire'	Greenspire Linden		
[illegible]				
	Miscanthus sinensis 'Purpurascens'	Purple Silver Grass		
	Pennisetum alopecuroides	Fountain Grass	1 gal.	3' o.c.
	Polystichum munitum	Sword Fern	1 gal.	as shown
[illegible]				
	Ajuga reptans 'Catlin's Giant'			
	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1 gal.	24" o.c.
	Fragaria chiloensis	Wild Strawberry		
	Groundcover / Perennial Shade Mix: *Hosta 'Frosty Ribbons, Pachysandra terminalis, Liriope muscari, Galium odoratum, Astilbe chinensis 'Vision', Helleborus 'Mardi Gras Yellow Shades', Heuchera x villosa 'Carnival Crazy'*			
	Native Stormwater Planting Mix - To be determined with final engineering.			
	Oak Prairie Mix: *Festuca idahoensis roemeri (35%), Festuca idahoensis idahoensis (35%), Camassia quamash (5%), Lupinus (5%), Iris douglasiana (5%), Erysimum capitatum (5%), Allium cernuum (5%), Clarkia amoena (5%)*			
	2"-0" River Rock			

[illegible]				
	Amelanchier alnifolia	Serviceberry		
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree		
	Aucuba japonica	apanese Aucuba		
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry		
	Ceanothus sanguineus	Red-stem Ceanothus		
	Cornus alba 'Variegata'	Variegated Red-twig Dogwood		
	Cornus sericea 'Kelseyi'	elsey Dogwood		
	Cotoneaster lacteus	Parney Cotoneaster	1 gal.	30" o.c.
	Fatsia japonica	apanese Aralia		
	Holodiscus discolor	Oceanspray		
	Hydrangea aspera	Plum Passion Hydrangea		
	Hydrangea quercifolia	Oakleaf Hydrangea		
	Mahonia aquifolium	Oregon Grape		
	Myrica californica	Pacific Wax Myrtle	5 gal.	5' o.c.
	Pieris japonica 'Mt. Fire'	Mt. Fire Pieris	5 gal.	3.5' o.c.
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel		
	Ribes sangineum	Red-flowering Current		
	Rosa woodsii	Woods Rose		
	Sarcococca hookeriana humilis	Himalayan Sweet Box		
	Spirea japonica 'Little Princess'	Little Princess Spirea		
	Symphoricarpos albus	Common Snowberry		
	Vaccinium corymbosum 'Spartan'	Spartan Blueberry		
	Viburnum davidii	David Viburnum	2 gal.	3' o.c.
	Viburnum plicatum 'Mariesii'	Mariesii Viburnum		

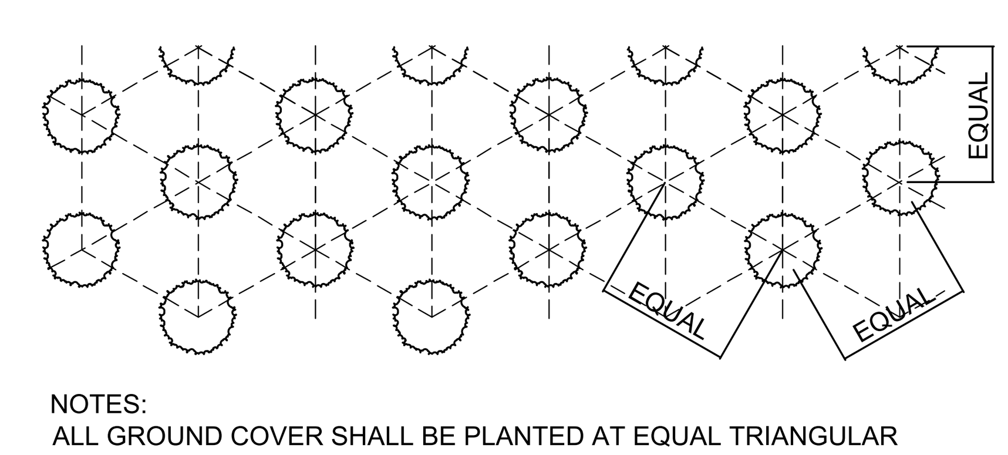


NOTES:
REFER TO NOTES THIS SHEET AND PLAN SHEETS FOR MORE INFORMATION

1 Evergreen Planting Detail
NO SCALE

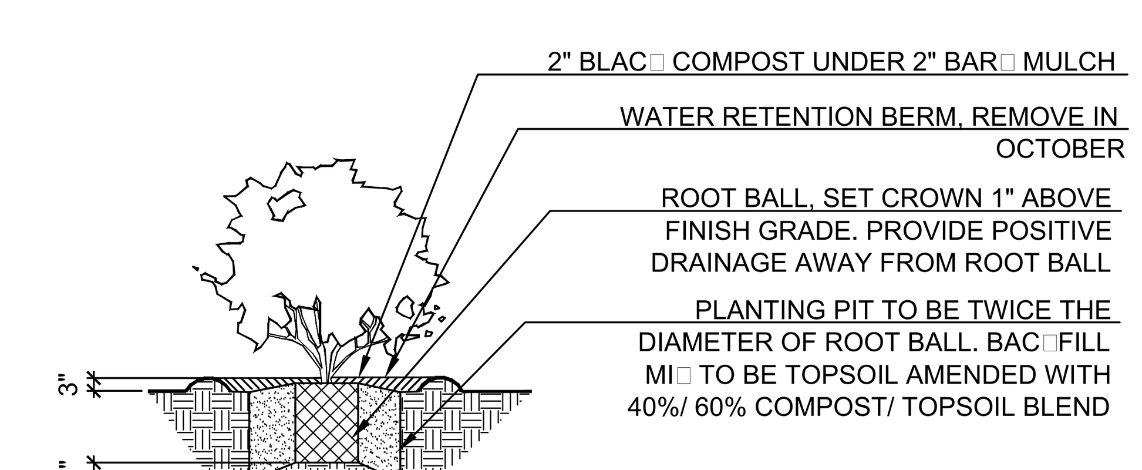


2 Deciduous Tree Planting Details
NO SCALE



NOTES:
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

3 Groundcover Planting Details
NO SCALE



4 Shrub Planting Details
NO SCALE

[illegible]

1. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
2. STAE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADUST LOCATION AND SPACING OF PLANTS.
3. PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. STREET TREE SUBSTITUTIONS SHALL BE FROM CITY APPROVED LISTS OR SHALL BE APPROVED BY THE CITY.
4. ALL PLANTS SHALL MEET OR ECEED INDUSTRY STANDARDS FOR SIZE AND QUALITY. SUBSTANDARD PLANT MATERIAL WILL BE REECTED BY THE OWNER'S REPRESENTATIVE.
5. THE LOWER BRANCHES OF TREES ADACENT TO ROADS, PARING AREAS, AND WALWAYS SHALL BE PRUNED UP TO AVOID INTERFERENCE WITH PEDESTRIANS AND VEHICLES.
6. REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
7. VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EISTING AND PROPOSED) PRIOR TO DIGGING.
8. COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORM WATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
9. ALL PLANTINGS SHALL BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS. THE IRRIGATION SYSTEM SHALL INCLUDE EITHER OR BOTH: A RAIN SENSOR SHUTOFF DEVICE AND/OR A DRIP IRRIGATION SYSTEM FOR THE NEW LANDSCAPING.
10. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER/ CONTRACTOR TO PROVIDE 4" SCH. 40 PVC SLEEVES AS REQUIRED UNDER PAVEMENT. SLEEVES SHALL HAVE A MINIMUM 24" OF COVER.
11. REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WOR. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WOR.
12. ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 12 INCHES OF NON-COMPACTED SOIL.
13. TWO INCHES OF BLAC COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDED AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB OR GROUNDCOVER PLANT.
14. IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
15. THE LANDSCAPE PLANTING PLANS HAVE BEEN DESIGNED TO MEET OR ECEED THE REQUIREMENTS OUTLINED BY LOCAL CODES.
16. IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.
17. TREES PLANTED CLOSER THAN 5 FEET FROM PAVING SHALL BE INSTALLED WITH 12" DEEPROOT ® ROOT BARRIER OR AN APPROVED EQUAL ACCORDING TO MANUFACTURERS SPECIFICATIONS.

Know what's **below.**
Call before you dig.

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
[illegible]
JAMES A. CLARK
LICENSE NO. 778
EXPIRES ON 05-30-2016

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Landscape Architecture and Design
2300 E. 3rd Loop, Suite 110 - Vancouver, WA 98661
phone: 360-699-5317 or 800-699-5317
fax: 360-694-7818
www.westerndesigngroup.net

THE LOFTS AT CAMAS MEADOWS
CAMAS, WA

DESIGN REVIEW SET
03.10.15

PLAN NORTH

PLANTING DETAILS, LEGEND, AND NOTES

△	DATE	DESCRIPTION

DRAWN BY C
CHECED BY C

JOB #: 14-KRK-4123

L2

framework ARCHITECTURE

LOFTS @ CAMAS MEADOWS
CITY OF CAMAS - DESIGN REVIEW

April, 02 2015