

November 6, 2015

Mr. Phil Bourquin, Community Development Director
City of Camas
616 NE 4th Avenue
Camas, WA 98607

RE: Lofts @ Camas Meadows Revised Development Agreement

Dear Mr. Bourquin,

This letter is submitted for inclusion in the record for the upcoming work session and hearing before the City Council for the proposed revised Lofts @ Camas Meadows Development Agreement. Based on comments you provided upon your review of our updated drawing submittal package for the project, we are proposing a minor adjustment to the configuration of the covered parking. Attached to this letter I am providing a revised "Exhibit F" for inclusion in the Development Agreement. Exhibit F is the project master plan for the apartment area.

The full drawing package previously submitted shows 34 covered parking spaces along the full northern boundary of the parking lot. Since you are concerned that the trellis proposed on the north side of the covered spaces might present a walled look to the edge of the parking lot as viewed from the golf course, we are proposing an alternate layout that would relocate a portion of the covered parking to the seven parking spaces facing the east property boundary on the north side of the easterly building. The revised configuration for the covered parking is shown on the attached Exhibit F.

We believe the proposed change is relatively minor so we are not providing a full set of updated drawings at this time. I do want to clarify that the look of the easterly covered spaces would be identical to those proposed on the north line and would provide a varied roof line, a vegetated trellis, and a low stone veneer wall. We have maintained the number of covered spaces previously proposed.

We look forward to the upcoming workshop and hearing dates with the City Council on November 16 and December 7. Please let me know if you have questions or require additional information from me. I can be reached by e-mail at Andrew@plsengineering.com or by phone at (360)944-6519.

Sincerely,
PLS Engineering


Andrew J. Gunther, PE