

October 23, 2015

Mr. Robert Maul, Planning Manager
City of Camas
616 NE 4th Avenue
Camas, WA 98607

RE: Modifications to Lofts @ Camas Meadows Proposed Site Design

Dear Mr. Maul,

As you know, the owners and design team for the proposed Lofts @ Camas Meadows apartment project have been working on some revisions to the proposed site and building design aimed at improving both the project's overall design and its financial viability. The proposed changes that have been developed affect primarily the northern side of the building and the site improvements (parking layout, landscaping, and stormwater design) in the northern part of the site. This letter together with the drawings submitted herewith is intended to summarize the proposed changes, particularly with regard to the design elements that might be of interest to the City's Design Review Committee and the City Council based on the Development Agreement previous reached between the City and the developer.

The most significant change involves the removal of the tuck-under parking previously proposed under the northern mass of each of the two proposed apartment buildings. The removal of the covered parking from the building creates a more pedestrian friendly and human scale façade at the north parking lot. The entire mass has been dropped to provide grade level studio apartments and secured storage units on the bottom floor. The main entry lobby and elevator have been shifted north to provide a shared access and conditioned lobby for both buildings. This has the added benefit of creating tower elements capping the ends of the building creating further enhanced architectural variety to the façade. A new sidewalk has also been added along the north face of both of the apartment buildings.

The covered parking amenity has been replaced by a parking canopy and screen wall consisting of a low stone veneer wall matching that proposed at the main buildings, a varied height gabled canopy with composition roof and glulam structure, and a vertical plant trellis acting as a screen and protection from the golf course. The outer layer of the trellis will have 1.5" square mesh to reduce the probability of a ball getting through.

The new covered parking spaces are proposed along the north side of the northern parking lots. By locating the covered parking in this area, the related trellis work will further soften the visual appearance of the project from the golf course. 34 new covered parking spaces are proposed to replace the 34 spaces formerly proposed underneath the building. There was no change to the south façade facing Camas Meadows Drive or the southerly parking areas.

As a result of the elimination of the parking at the main buildings, the parking lot now extends somewhat further north than what was proposed at the time of the previous Design Review process and Development Agreement. In order to accommodate the additional hard surfacing proposed on the site, the proposed stormwater detention facility has been lengthened to provide additional capacity and to better fit within the available area in the northwest part of the project. Proposed landscaping has also been intensified to offset the reduction in landscaped area between the north property line and the north edge of the parking lot. The landscaping in this area also proposes the use of native plants which will provide habitat for area wildlife and complement the adjacent forested area along the edge of the golf course.

Please find submitted herewith revised architectural drawings including elevation drawings, floor plans, a roof plan, and architectural renderings. The drawing package also includes an updated Site Plan, preliminary engineering drawings including existing conditions, grading plan, stormwater plan, and utility plans, and revised landscaping drawings including notes and details. We are also providing a new Exhibit F (Master Plan of Lofts @ Camas Meadows) for the updated Development Agreement. Finally, we are submitting a material board showing a variety of exterior architectural materials involved in the building construction.

The revised proposal will improve the aesthetic appeal of the project when viewed from the rear while maintaining the covered parking offered by the original proposal. It will also add a pedestrian sidewalk along the north face of the buildings that was not previously proposed. There will be no adverse impact compared to what was originally proposed when viewed from Camas Meadows Drive and properties to the south.

Please let us know as soon as possible if you need any additional information prior to the revised project being discussed with the City Council and/or the Design Review Committee. We look forward to further discussing this improved proposal with City staff and the City Council. If you need to correspond with 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