EXHIBIT 3
DR16-03

hetherwood apartments

Camas, Washington

DESIGN REVIEW

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project information

project scope

New construction of multi-family residences. The project consists of two phases. Phase 1 is (3) multifamily buildings, each are 3-4 stories. Phase 2 are (16) three-story rowhouses with garages.

zoning information

ZONE:	MF 24
PARKING REQUIREMENTS:	1 space per studio apartment 1.5 spaces per one-bedroom 2 spaces per 2-bedroom rowhouse

phase two counts

units

two/three bed rowhouses	15 units

parking

garage spaces	2 per unit (30)
parking spaces	4
compact spaces	3
TOTAL	37 spaces
required parking 2 spaces per unit	30 spaces

37 spaces > 30 spaces; therefore OKAY

phase one counts

units

west building	36 units
north building	65 units
east building	34 units
TOTAL	135 UNITS

parking

garage spaces	10
covered (tuck-under)	16
standard	79
compact spaces	41
TOTAL	146 spaces
required parking 1 space per studio 1.5 spaces per one bed	138.5 spaces

146 spaces > 138.5 spaces; therefore OKAY

overall counts

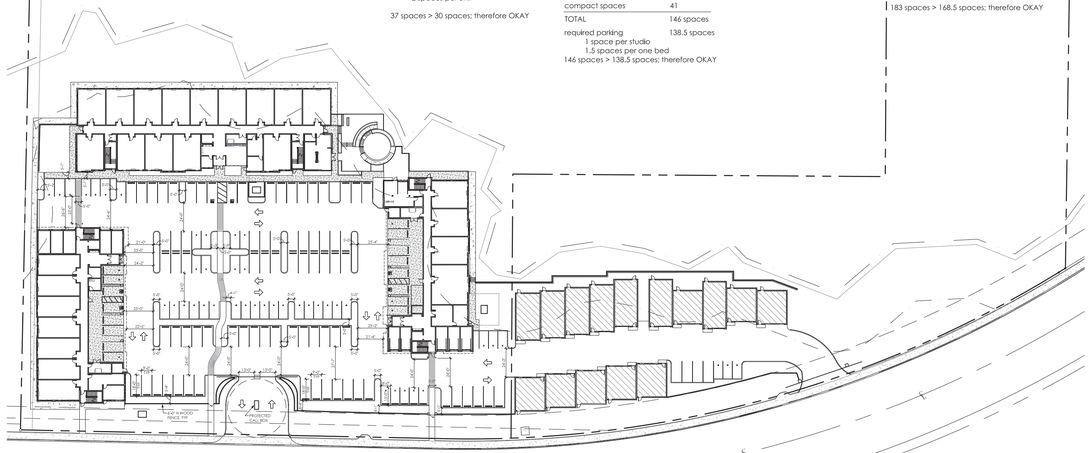
units

studio apartments	128
one bed + den	7
two/three bed rowhouses	11
TOTAL	146 units

parking summary

apartments - spaces	146
rowhouses - spaces	37
TOTAL	183 spaces
required parking 1 space per studio 1.5 spaces per one bed 2 spaces per rowhouse	168.5 spaces

183 spaces > 168.5 spaces; therefore OKAY



SITE PLAN

0 40 100

scale: 1/32" = 1'-0"

introduction

Hetherwood multi-family apartments are a community inspired design project. The three buildings are orientated to create a sense of community and enclosure for the 135 apartments. Each building is referred to as its directional name: NORTH, EAST, and WEST.

The apartments consists primarily of studios with seven one-beds in the East building. The North and East buildings are both four stories with a maximum height of 50'-0". The West building provides direct street frontage and a three story transition to the two-story homes located at the Stoneleaf development to the West.

All three buildings are supported by a retaining wall designed to protect the wetlands during occupancy while maintaining access for emergency services. The buildings' arrangement is driven by the wetland boundary. With this layout, most of the residents will enjoy views of the wetland. The wetland boundary's influence on the building arrangement creates the sense of enclosure and community for the project. This sense of community is further enforced with ground floor community spaces, both indoor and outdoor.

SITE PHOTO

design & project goals

To be meaningful, add value, and produce a positive impact
The proposed project helps to increase the housing choices in Camas by providing housing that is suitable for young professionals and older "empty-nesters". Since the bulk of Camas' housing offers single-family residential, an offering of targeted, modern multi-family units will certainly add to the diversity of Camas' housing stock.

To preserve or enhance the community's character
Through the use of materials, the project's facade brings creativity and energy to the design. It is designed to be unique to not only provide options for housing, but to also enhance the appearance and character of the area.

To provide compatibility with surrounding uses and quality of design
The project proposes both three and four story buildings to create transitions in heights that become lower as the project approaches the two-story structures to the West. Pop-outs and juxtapositions in buildings facades give a dynamic appearance while providing a sense of scale. Landscaping and fencing along Pacific Rim Blvd. further reinforce the transition from this project to neighboring sites.

To efficiently use the land
The arrangement of buildings provides protection for the wetlands and provides residents with a centralized, shared parking area. Multiple layouts of buildings and parking were studied to determine the most efficient use of the land to meet the intent of the design goals.

To create a park like setting
By constructing three separate buildings, it allows an opportunity at each of these intersecting nodes to provide community outdoor space. The West community space is proposed to be a dog park for residents. The East community space is designed to be gathering place for residents with grills, a fire pit, and a variety of seating with views overlooking the natural wetlands.

Preserve community's heritage
The site and surrounding area are vacant. The project proposes to preserve a majority of the site as wetland open space, thereby contributing to the preservation of Camas' environmental heritage. Views of the wetlands create a connection between residents and the natural wetlands.

CONCEPTUAL RENDERING OF THE OUTDOOR
COMMUNITY SPACE OVERLOOKING THE WETLANDS.

design principles

standard

LANDSCAPING SHALL BE DONE WITH A PURPOSE

Landscaping will be used as a means of way-finding through placement of flowering trees at the main community entry and next to outdoor community spaces. The existing natural wetland is an encompassing part of the residents' experience with views from units and community spaces.

Proposed landscaping will be used to screen parking areas, add dimension and aesthetic elements to building elevations, and enhance the streetscape along the site frontage on NW Pacific Rim Blvd.

SIGNIFICANT NATURAL FEATURES SHALL BE INTEGRATED INTO THE OVERALL SITE PLAN

Significant trees and other existing plants located in the wetlands will not be impacted by development, and will contribute to the habitat diversity, ecological functions, and visual framework surrounding the site. Some onsite mitigation will occur to mitigate proposed buffer impacts. Native plantings will be planted per the requirements of the project mitigation plan.

The placement of the buildings preserves the onsite wetland. The buildings' placement impacts some of the wetland buffer, but this impact will be mitigated through both onsite and offsite mitigation. The buildings are orientated in a way to maximize the number of residents with views of the wetlands while keeping them protected.

BUILDINGS SHALL HAVE A "FINISHED" LOOK

The materials proposed for this project are finished, low-maintenance and intended to be permanent and have been selected for their durability. Board & batten panels and corrugated metal are not proposed. The materials were selected for their abilities to mix a variety of colors and textures to complement and enhance the appearance of the building.

DEVELOPMENT SHALL ATTEMPT TO INCORPORATE HISTORIC/HERITAGE ELEMENTS

The project site is vacant and shows no signs of previous development. An archaeological predetermination found no evidence of previous cultural impact on the site. The surrounding area is also vacant. The project proposes to preserve a majority of the site as wetland open space, thereby contributing to the preservation of Camas' environmental heritage. Views of the wetlands create a connection between residents and the natural wetlands.

WEST ELEVATION
EAST BUILDING

design principles

multi-family/stacked housing

PARKING AREAS SHALL BE SCREENED WITH LANDSCAPING

Parking is screened along Pacific Rim Boulevard and throughout the parking area with medians and trees. At minimum, one tree will be planted for an average of every three parking spaces. Parking has been directly integrated into two of the buildings to provide efficient and covered parking for residents.

Fencing will be incorporated into the site design to assist in screening, defining project lines, and protecting adjacent wetlands. Any landscape lighting utilized will be low voltage, non-glare and indirect. Any street lights utilized will be compatible with nearby lighting if required.

DESIGNED TO MITIGATE SIZE & SCALE DIFFERENCES

The three-story and +four-story structures are proposed to mitigate size and scale differences. This approach will provide greater visual interest, reduce the visual impact of the taller apartment building toward the rear of the site, increase the aesthetic quality of the project, and improve streetscape appearance and experience. The placement of the buildings on the site helps to mitigate size and scale differences.

PRINCIPAL PEDESTRIAN ENTRANCE ALONG A STREET

The principal pedestrian entrance to the community is located next to the main vehicle access of the site. This access and entry provide a direct visual connection to Pacific Rim Blvd. The East and West buildings also provide access to the public way. Although these entrances are more subtle, they are designed for resident use only with key card access.

WALLS ARTICULATED TO AVOID A BLANK LOOK

The walls are articulated to avoid a blank look. By juxtaposing walls and materials, the design of the building facades gives each of these buildings a sense of proportion. Large window fenestrations have been utilized to lighten the appearance of the building while enhancing the facade design.

ATTACHED GARAGES SHALL ACCOUNT FOR LESS THAN 50% OF FRONT FACE OF STRUCTURE

Attached garages account for a single story. Buildings are all three or more stories. As a result, garages will only account for a maximum of 33% of the facade. All garages that are potentially visible from the street will have glass panels within the doors to enhance their aesthetic and avoid a blank look.

STOOPS, PORCHES AND DIRECT INDIVIDUAL ENTRIES SHOULD BE ENCOURAGED FOR GROUND-FLOOR UNITS

Hetherwood apartments are designed to be a community-based option for living. The North building is central to the community and serves as the 'front door'. Each building has multiple points of entry with a common mail area and corridor. Both the East and West buildings provide access to the public way.

The three buildings comprise the entire Hetherwood community as a holistic place. A single main front entry and access is provided directly to Hetherwood's 'front door.'

studio - A
studio - B
garage
community areas

FIRST FLOOR PROGRAM DIAGRAM

design guidelines

standard

LANDSCAPING AND SCREENING

To provide security for residents, the project will be fenced and gated along Pacific Rim Blvd. The fencing will be integrated into the landscape buffer, providing landscape on both sides. Most of the parking area is obstructed by a fence and landscaping .

Signage for this project will be incorporated into the fence design near the entry access gate and on the facade of the North building. No freestanding signs are proposed.

MASSING & SETBACKS

The arrangement of buildings creates a transition of heights. The West building's height lowers to three-stories to transition to the two-story residential neighbors to the west. Knight's Court wetlands are directly to the West and further buffers the proposed project.

Accessible pedestrian circulation is provided thought the project. A main access route is provided from the public way to the North building. With the most community space, leasing office, and access to both patios, the North building is the central core to the project.

Majority of the site will be undeveloped and preserved as natural wetlands. By creating three and four story buildings, the site impact has been further minimized on the surrounding area.

The buildings are scaled appropriately to give sense of transition and proportion. The four-story buildings are a maximum height of fifty feet intermixed with three-story structures creating a variety of scales and visual interest.

ARCHITECTURE

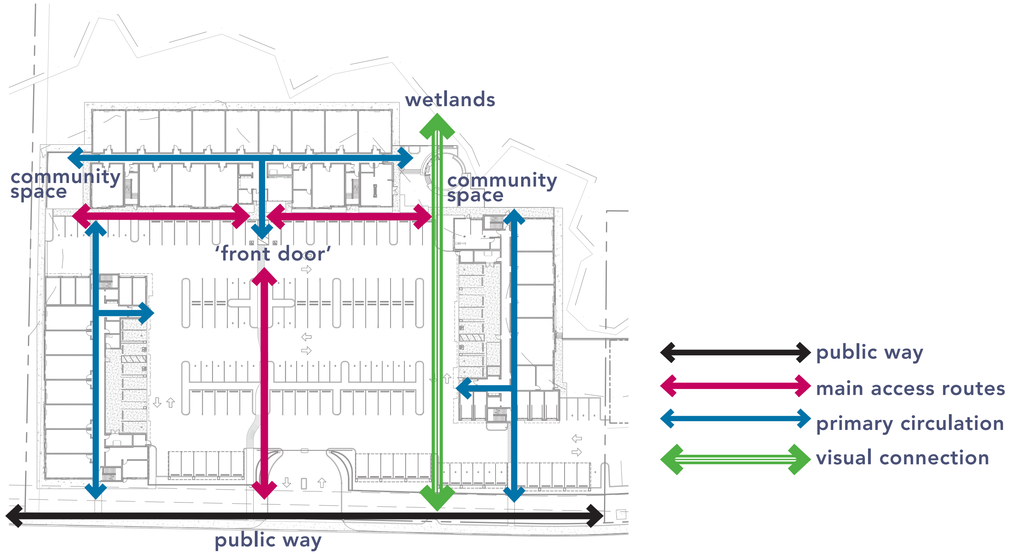
Through the choices of exterior materials, an intriguing, dynamic facade is proposed to give a finished appearance. The materials proposed for this project are finished, durable, low-maintenance and designed for durability. Board and batten is not proposed. The materials were selected for their abilities to mix a variety of colors and textures to complement and enhance the appearance of the building. Images and renderings shown throughout this packet show the variety and intent with materials. Final color palette with be chosen during construction.

The current placement of the buildings minimizes the impact on the wetlands boundary. Any impact in the buffer zone will be mitigated using both onsite and offsite strategies.

The fence along the street edge will be designed to blend in with the landscape buffer being provided along the street edge.

HISTORIC & HERITAGE PRESERVATION

An informational placard within the community patio can provide information about the natural wetland. Historic images and other heritage inspired artwork may be incorporated into some common spaces.



CIRCULATION DIAGRAM

design guidelines

multi-family/stacked housing

LANDSCAPING & SCREENING

Native, low-maintenance plantings are proposed through the project site. Low shrubs and plantings transitioning to trees are used along Pacific Rim Blvd. to further enhance the transitional aspects of the proposed design. All trees being utilized are on the City's Street Tree List. Significant existing trees and natural features are remaining in both the wetland and wetland buffer.

Site lighting will be designed for safe pedestrian movements. Between building mounted lights and pole mounted lights in the parking lot, the site will have adequate lighting while reducing in intensity. The buildings shield the surrounding sites from views of the site lighting.

The parking lot is screened along the South side of the site with landscaping. The northeast and northwest corners of the parking lot will also be screened with trees and landscaping. The East and West buildings both screen and integrate the project's parking.

CIRCULATION & CONNECTIONS

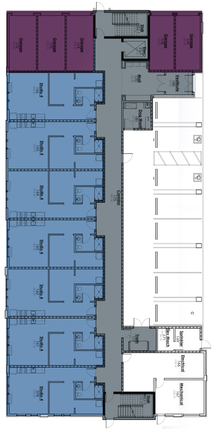
All buildings have access to the public way along Pacific Rim Blvd and access to the community spaces to the North. A main access route will provide a focal point to the development. All three buildings have access to the public way.

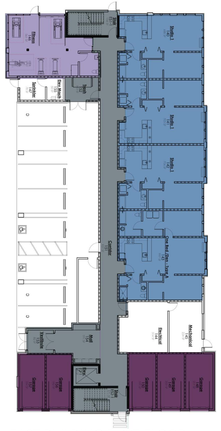
design

NORTH BUILDING FIRST FLOOR

- studio
- garage
- community areas

WEST BUILDING FIRST FLOOR





EAST BUILDING FIRST FLOOR

SOUTH ELEVATION
NORTH BUILDING

CONCEPTUAL RENDERING: NW CORNER OF NORTH BUILDING

SOUTH ELEVATION
NORTH BUILDING

EAST ELEVATION
NORTH BUILDING

WEST ELEVATION
EAST BUILDING

EAST ELEVATION
EAST BUILDING

EAST ELEVATION
WEST BUILDING

SOUTH ELEVATION
WEST BUILDING

NORTH ELEVATION
WEST BUILDING

CONCEPTUAL RENDERING OF OVERALL PROJECT - FENCE AND LANDSCAPE BUFFER NOT SHOWN FOR CLARITY

ARCHITECTURE
DESIGN + PLANNING

HETHERWOOD MULTI-FAMILY APARTMENTS

DESIGN REVIEW

MARCH 2018