

# CAMAS MEADOWS PHASE I

CITY OF CAMAS  
DESIGN REVIEW  
BY HSR CAPITAL LLC

## HSR Mission Statement

As long-term residents of Camas and Vancouver, our goal is to create entry level housing that is a step above our competitors' products. Our townhomes and cottages have higher quality finishes, unique interior layouts, and an exterior that isn't just another "box with windows". Our mission statement: Everyone wants to own a home they can be proud of.

## Camas Meadows Phase I

Camas Meadows Phase I is a thirty-unit townhome development created by Harb Engineering and Consulting. As the first part of a three-phase development, our goal is to set a benchmark for elegant design that can carry through to Phases II and III, as well as blend in to the neighboring Parade of Homes.

During the design phase we envisioned a product that is slightly larger than a typical townhome, with most units approaching 2100 square feet.



We utilized the extra square footage to create a bonus room on the first floor that can serve as an office for families where one or more people work from home. Other uses could be an entertainment room for families with children, or even a spare guest bedroom.

For the front facia, we wanted a design with interest and accents, as opposed to most townhomes that have a flat box-like surface. We have created multiple designs that carry a similar look and feel, while providing just enough unique character for individuality.

Garages have been held to below 50% to maintain the front visage and have been designed with architectural features and windows to avoid a blank look.

And finally, each design carries spacious windows in both the front and rear for better appearance and more livability.

## Project Details

Camas Meadows Phase I will contain 24 units of at least 2080 square feet. We will also provide an option for a daylight basement on select units if more space is required. In addition, the offer will contain 6 units of 1800 square feet. Prices for the smaller units are estimated to start at 375,000. The larger units are anticipated to start at 440,000.

We have included plans for all variations for your review and welcome any questions or comments on the project.

Thank you for your consideration,

Andy Swanson  
HSR Capital LLC