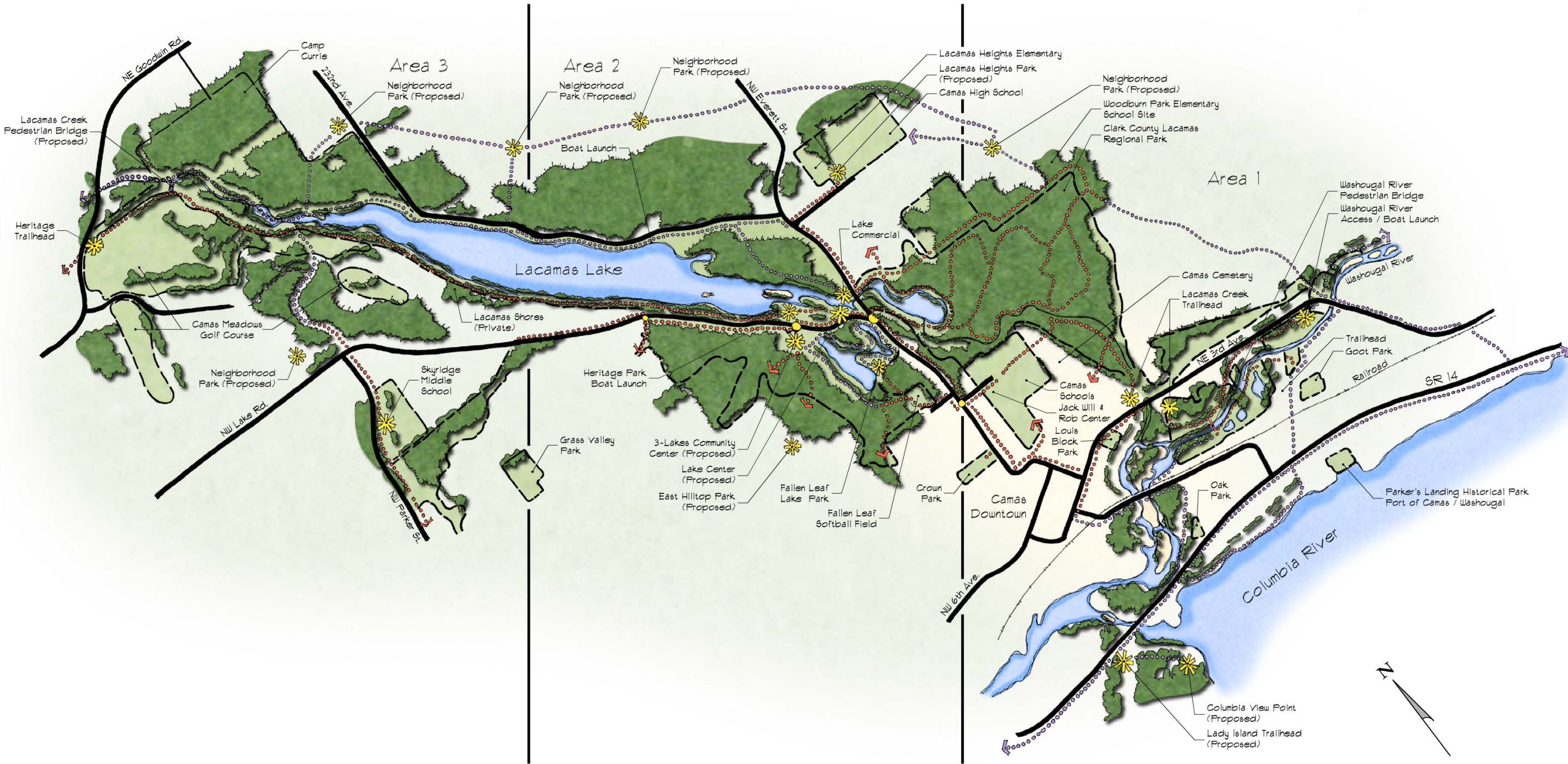


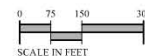
Moose Lodge Property



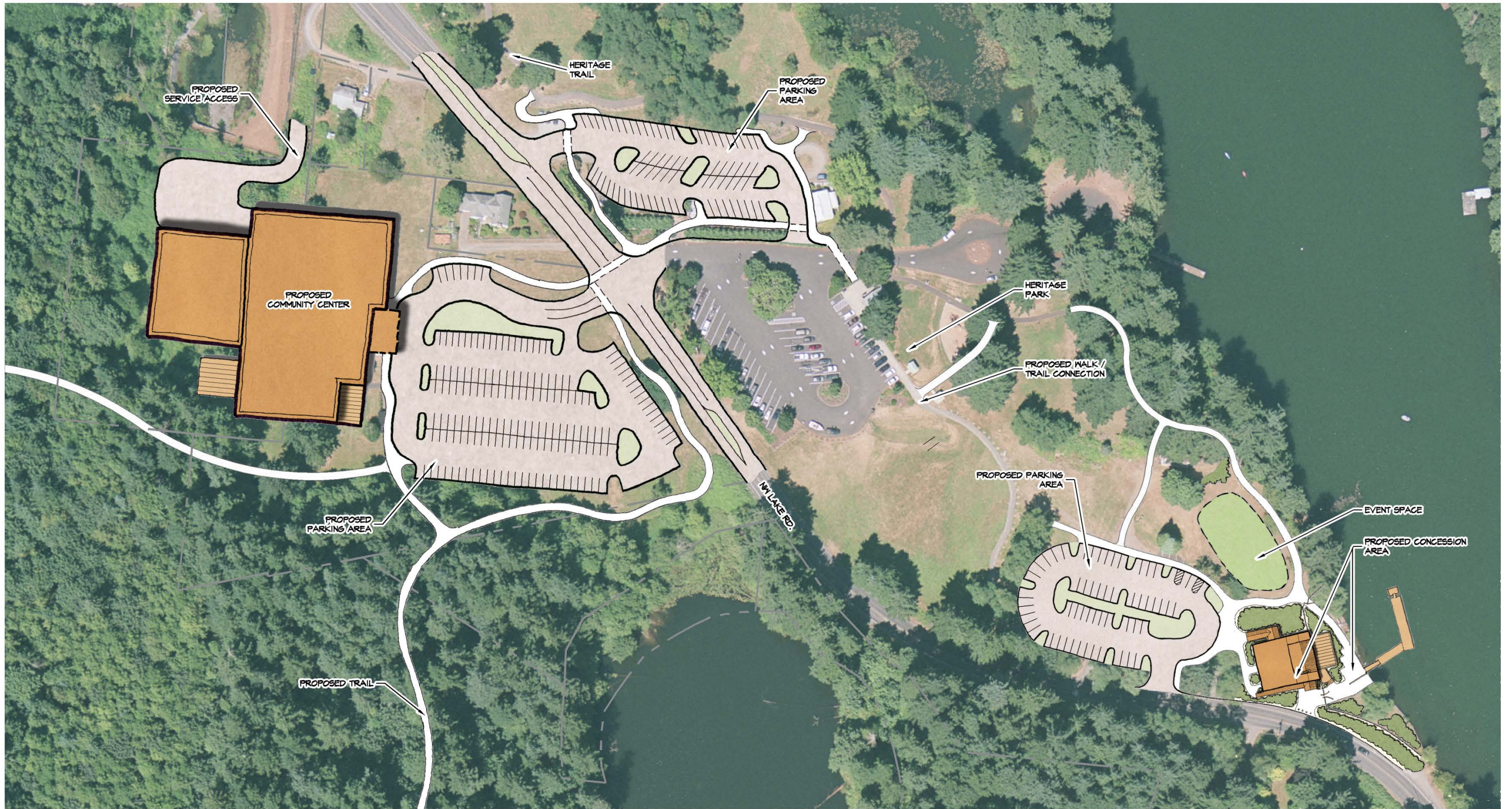




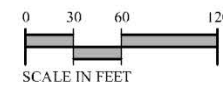
PROPOSED SITE PLAN



PROPOSED SITE PLAN
 THREE LAKES MASTER PLAN
 CITY OF CAMAS, WA
 JANUARY 27, 2012

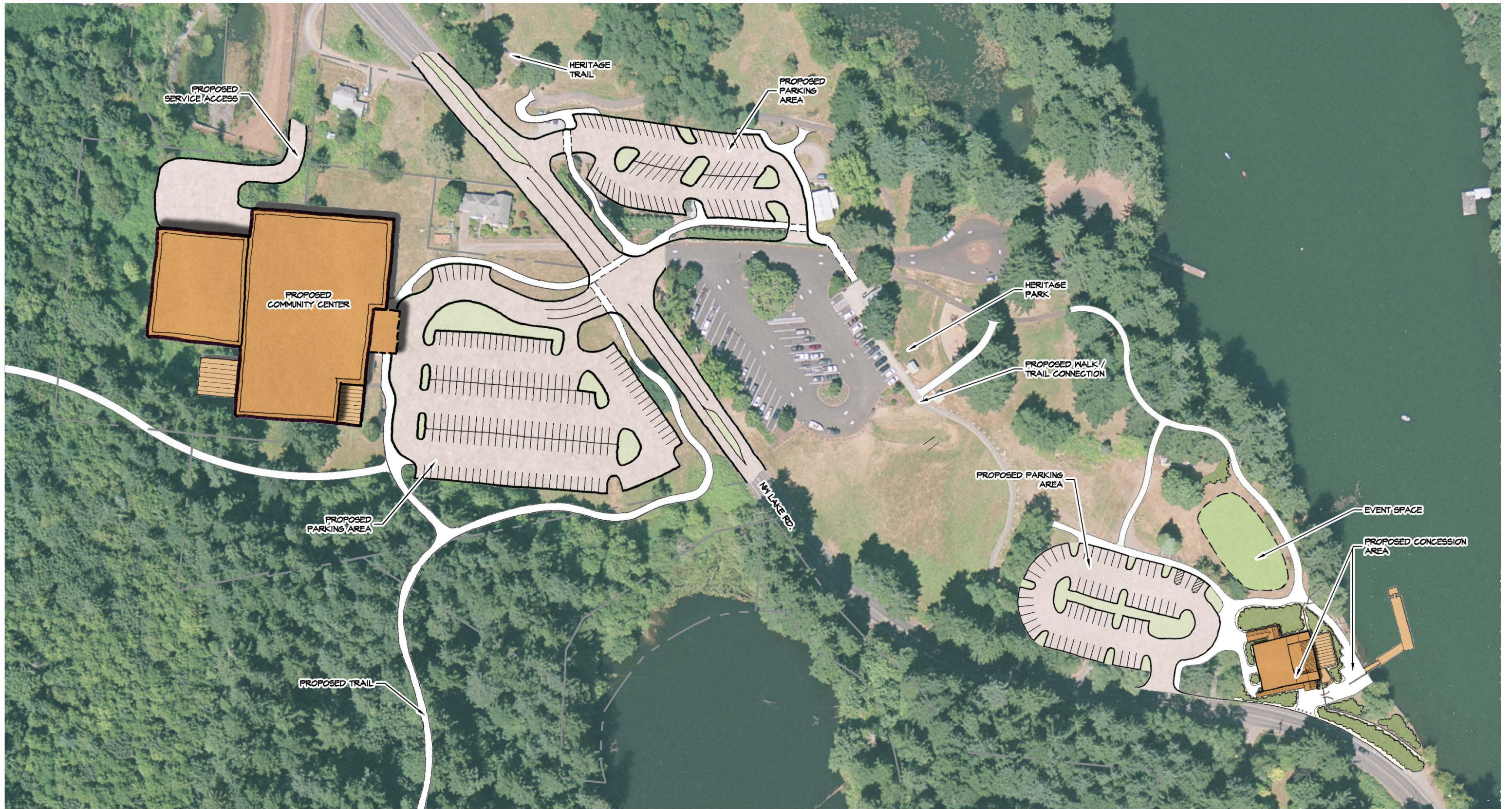


1 PROPOSED SITE PLAN - MOOSE LODGE & COMMUNITY CENTER

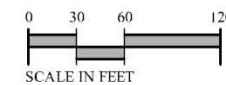


**PROPOSED COMMUNITY CENTER /
MOOSE LODGE SITE PLAN**
THREE LAKES MASTER PLAN
CITY OF CAMAS, WA
JANUARY 27, 2012





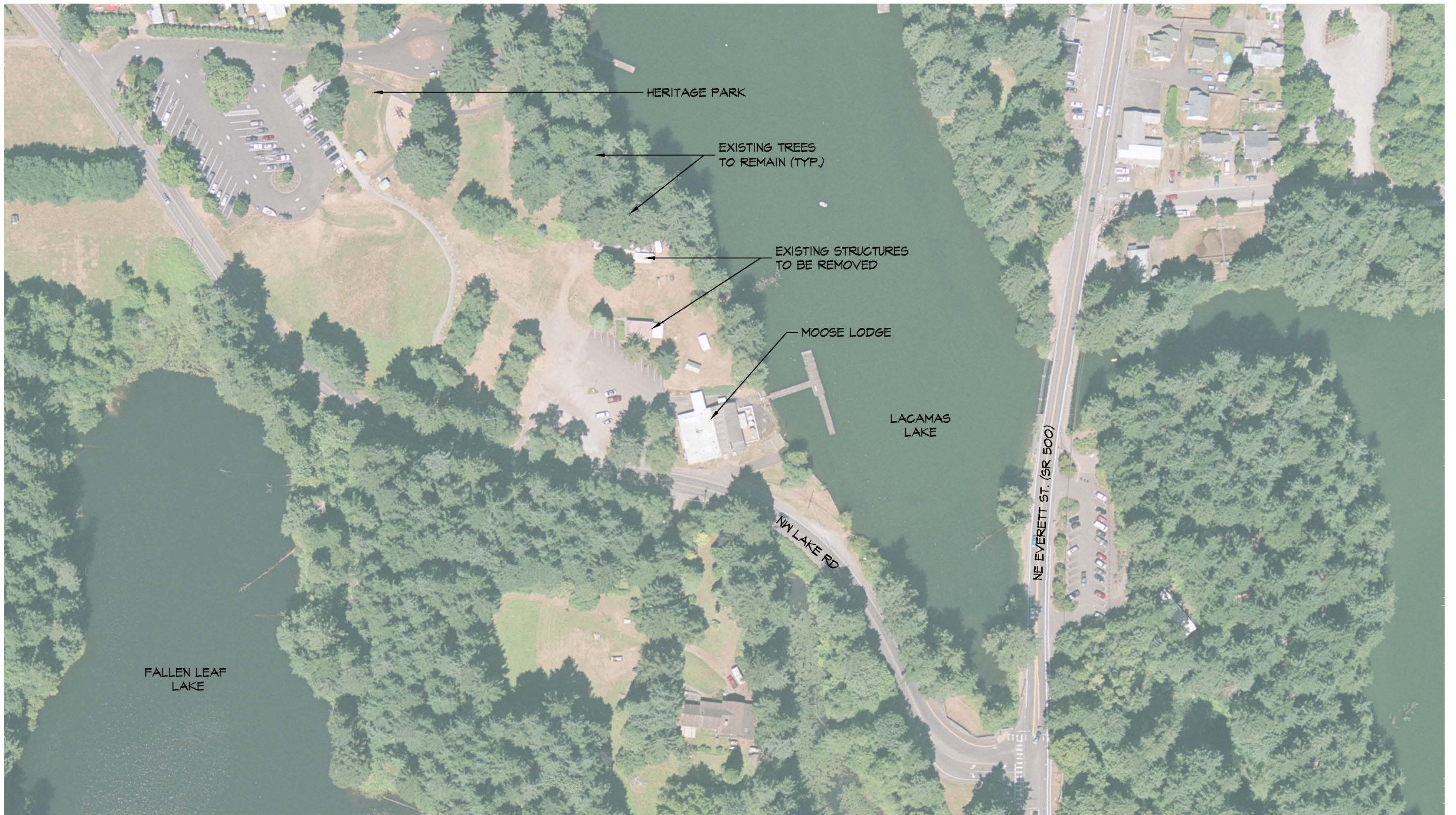
1 PROPOSED SITE PLAN - MOOSE LODGE & COMMUNITY CENTER



**PROPOSED COMMUNITY CENTER /
MOOSE LODGE SITE PLAN**
THREE LAKES MASTER PLAN
CITY OF CAMAS, WA
JANUARY 27, 2012

Moose Lodge Property

- 4.8 acre site
- In the 1940's built as a boat repair shop
- Moose Organization purchased the property in 1981 and it was expanded to 4,900 sf. ft. in the mid-1980's
- City of Camas purchased the property in 2000
- Lacamas Corridor Master Plan prepared (2001)
- The intent is to expand/upgrade this facility to provide additional recreation and assembly activities and to take advantage of the lake front setting



1 MOOSE LODGE - AERIAL CONTEXT

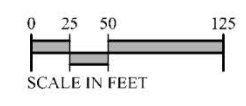
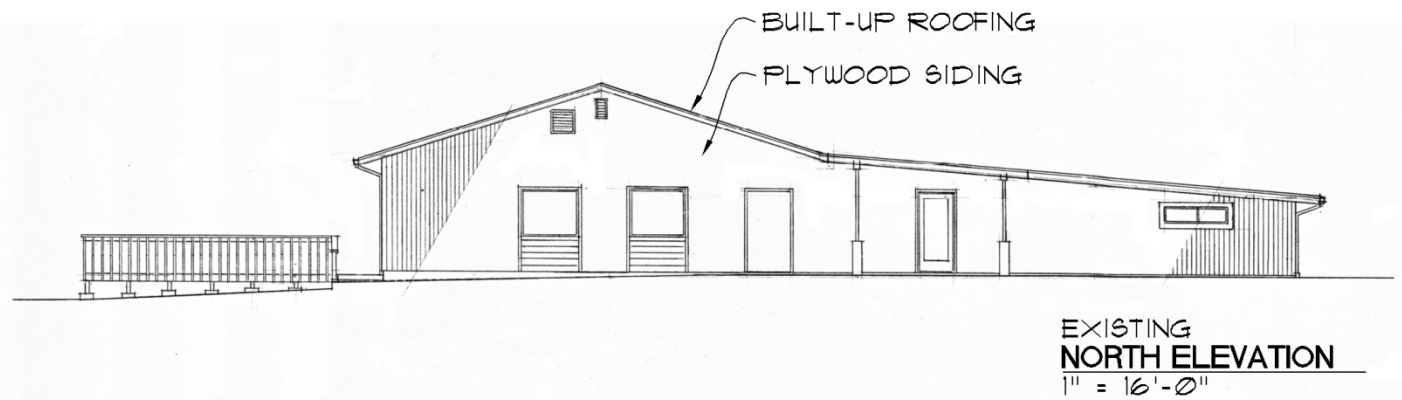
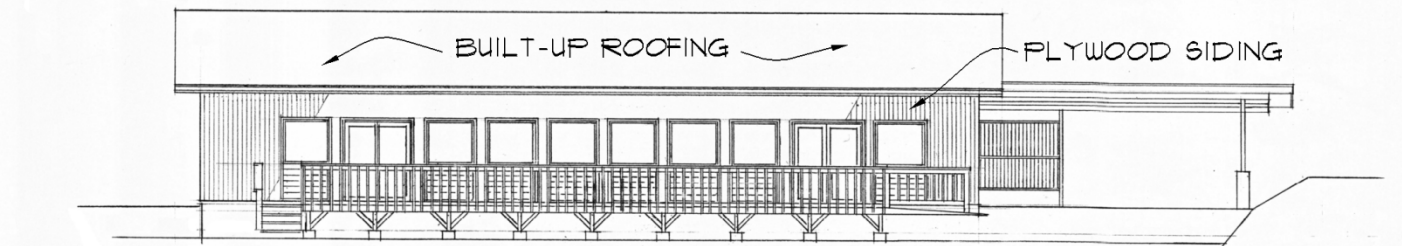


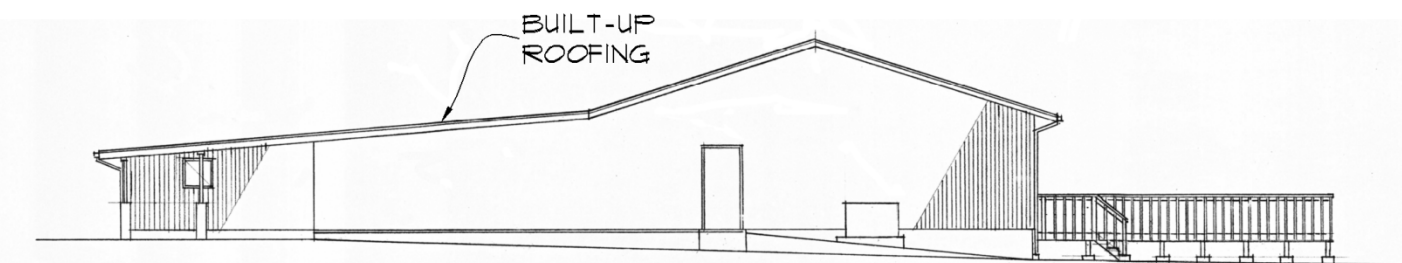
EXHIBIT 1 - EXISTING AERIAL
MOOSE LODGE PROPERTY
PRELIMINARY REVIEW OF INTERIM
& LONG TERM USE
CITY OF CAMAS, WA
JANUARY 27, 2012



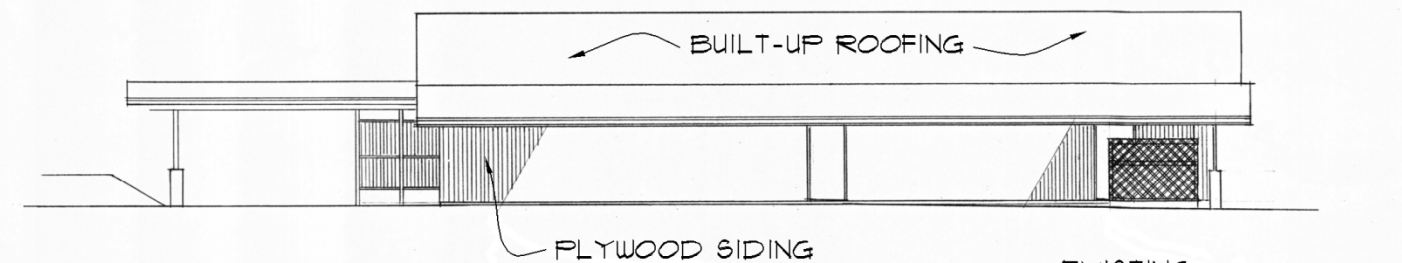
EXISTING
NORTH ELEVATION
1" = 16'-0"



EXISTING
EAST ELEVATION
1" = 16'-0"



EXISTING
SOUTH ELEVATION
1" = 16'-0"



EXISTING
WEST ELEVATION
1" = 16'-0"

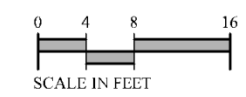
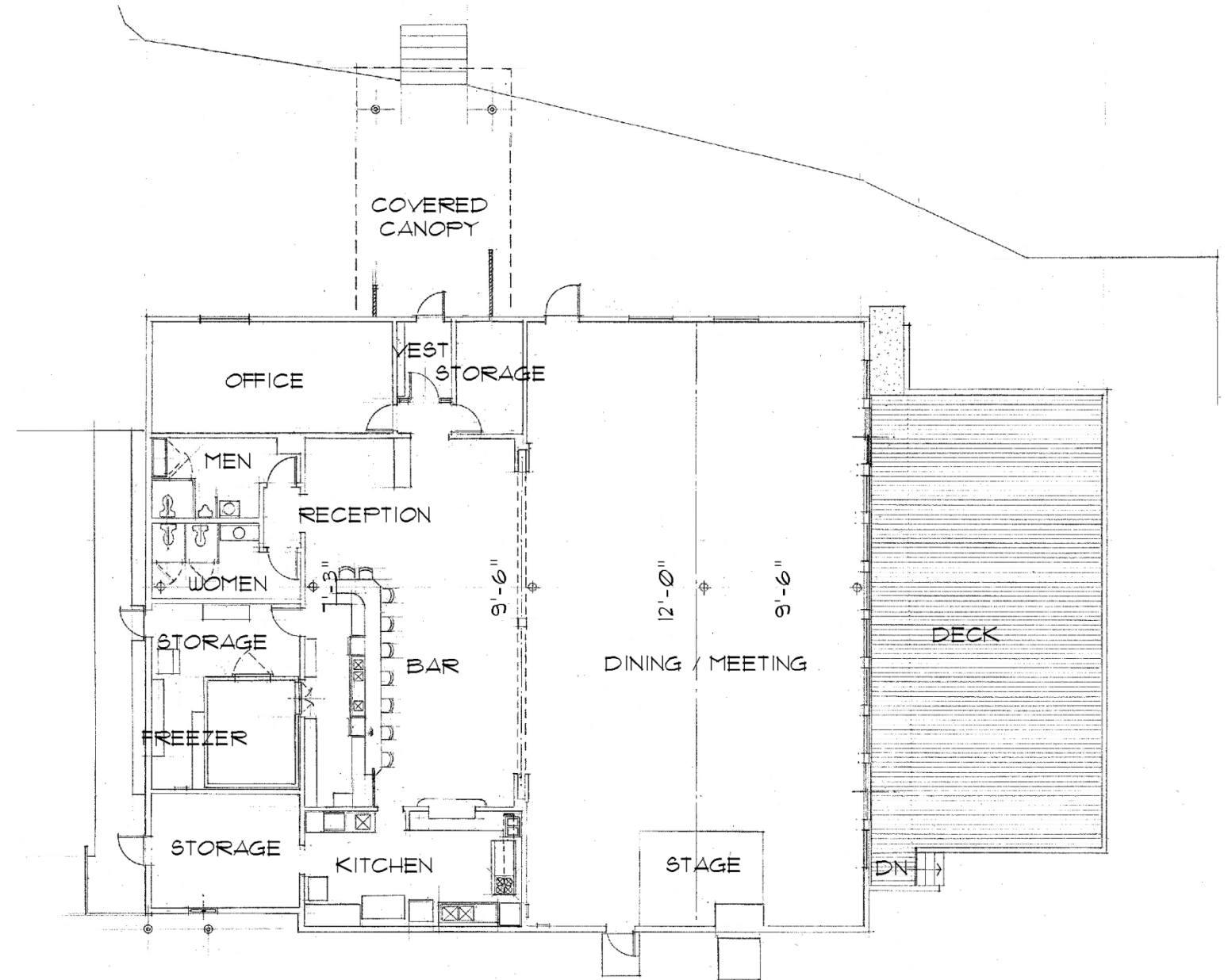


EXHIBIT 2 - EX. PLAN & ELEVATIONS
MOOSE LODGE PROPERTY
 PRELIMINARY REVIEW OF INTERIM
 & LONG TERM USE
 CITY OF CAMAS, WA
 JANUARY 27, 2012

Moose Lodge Report

Option A – Upgrade Existing Facility

- \$54,000 - \$296,000 +/-

Option B – Community Facility

- \$2.4 million +/-

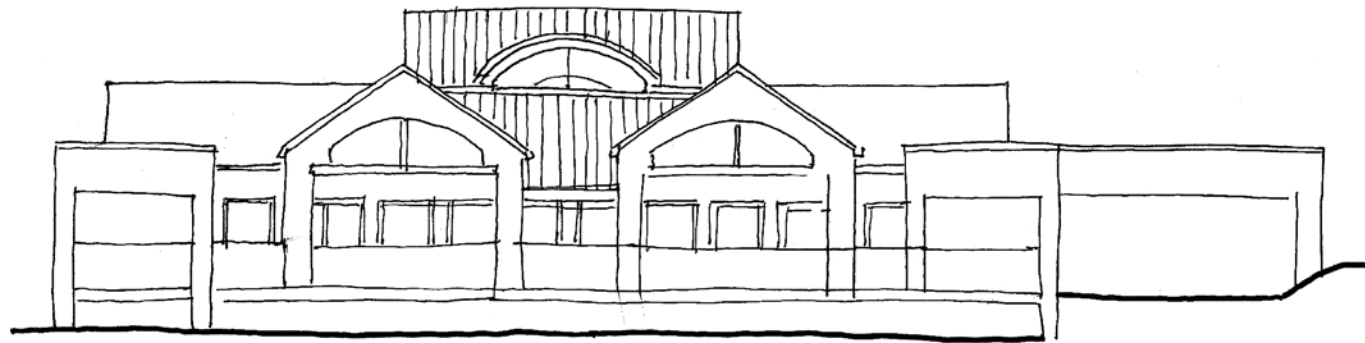
Option C – Public / Private Facility

- Not priced

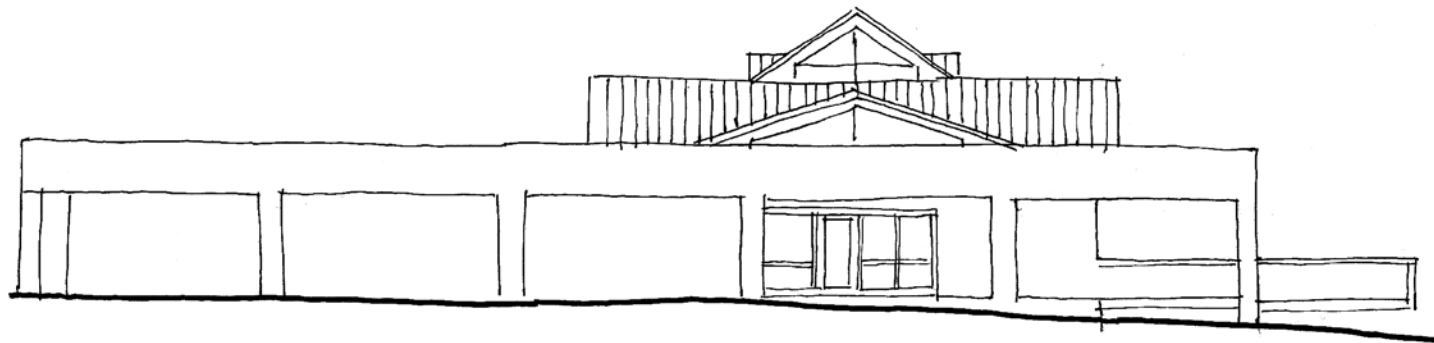
Option D – Major Remodel (Preferred Option)

- \$1.7 million +/-

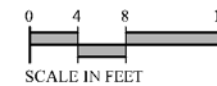
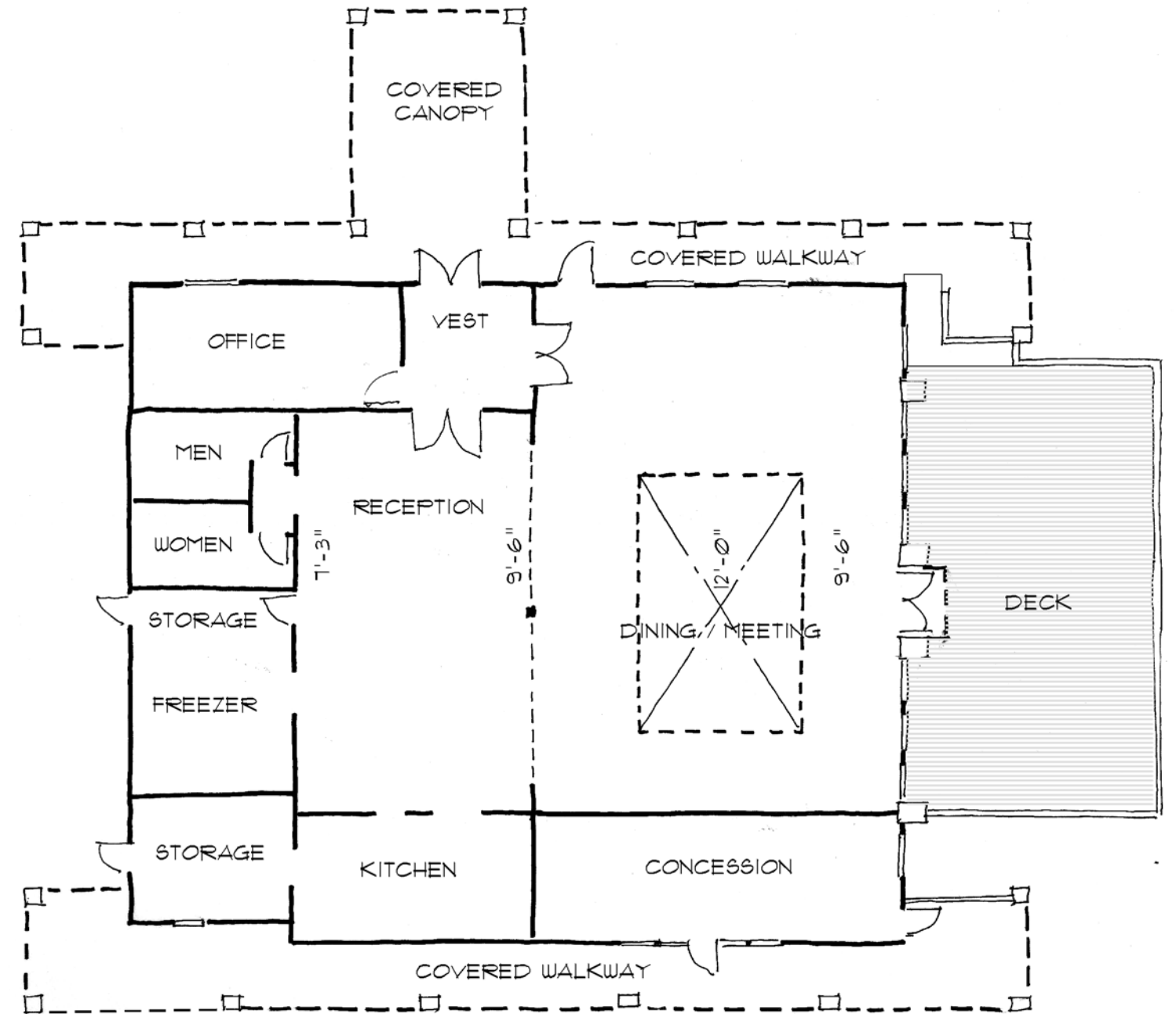




PROPOSED
EAST ELEVATION
1" = 16'-0"



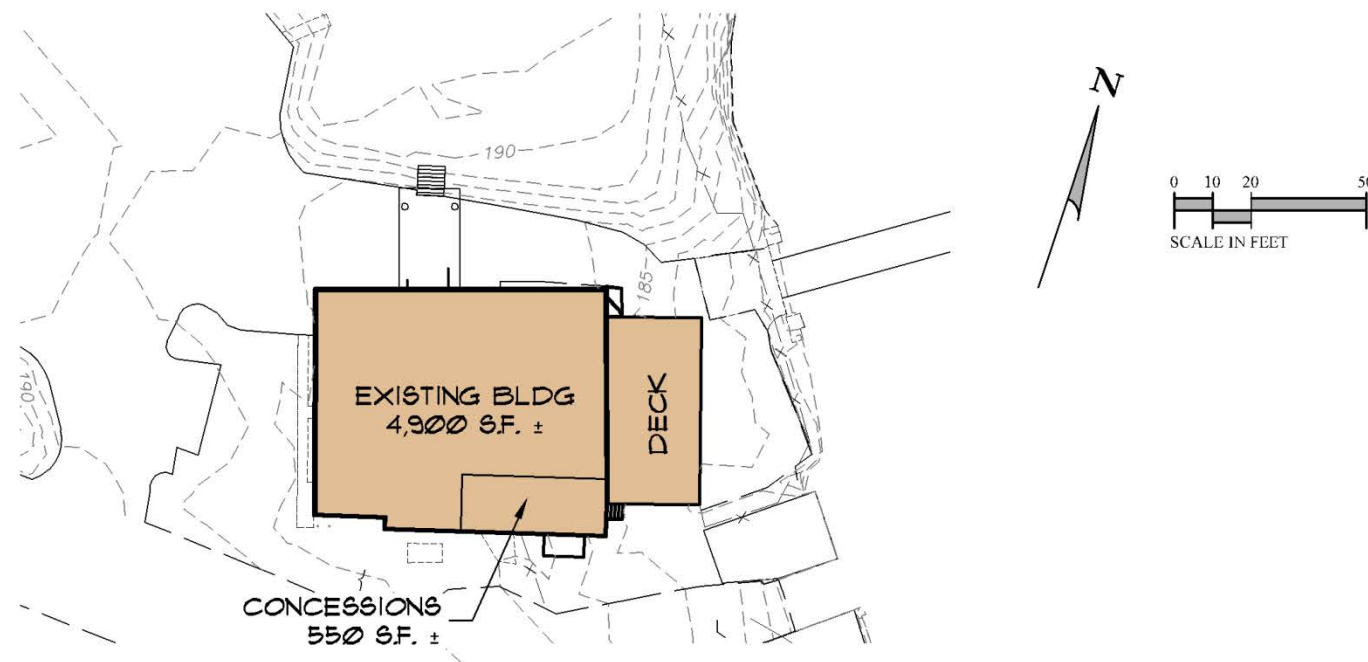
PROPOSED
SOUTH ELEVATION
1" = 16'-0"



OPTION D - PROPOSED PLAN & ELEVATIONS
MAJOR REMODEL EX. BUIDLING
 CITY OF CAMAS, WA
 JANUARY 27, 2012



1
A - MOOSE LODGE - PRELIMINARY SITE PLAN OPTION A



2
A - MOOSE LODGE - PRELIMINARY BUILDING PLAN ENLARGMENT OPTION A

Upgraded Existing Facility

Assumptions

- By changing the existing use classification from an A2 to a less hazardous A3 assembly occupancy the building official should permit the change without requiring building upgrades to comply with the current building code, etc.
- No substantial occupancy change means no code upgraded requirements with the exception of ADA upgrades, etc.
- Occupant capacity is limited in the existing lakeside room to 150 (with tables and chairs) and 325 (without tables and chairs).
- Health Department will allow continued use of the kitchen
- No public use of boat docks (under required improvements option)
- No parking or other site improvements.
- No removal of existing obsolete buildings or environmental hazards (under required improvements option)
- Existing Lakeside room that slopes toward the lake will be retained

Required Improvements

- Upgrade existing bathrooms to meet ADA compliance.
- Provide ramp from building to deck to meet ADA compliance for egress.
- Relocate existing light receptacles, switches etc. to ADA compliant heights.
- Eliminate fire-life safety code violations
- Paint exterior and interior of building.
- Partial new floor covering
- Fence the dock area and post signs

Estimated opinion of construction cost for required improvements

- +/- \$54,000 (see Appendix A)

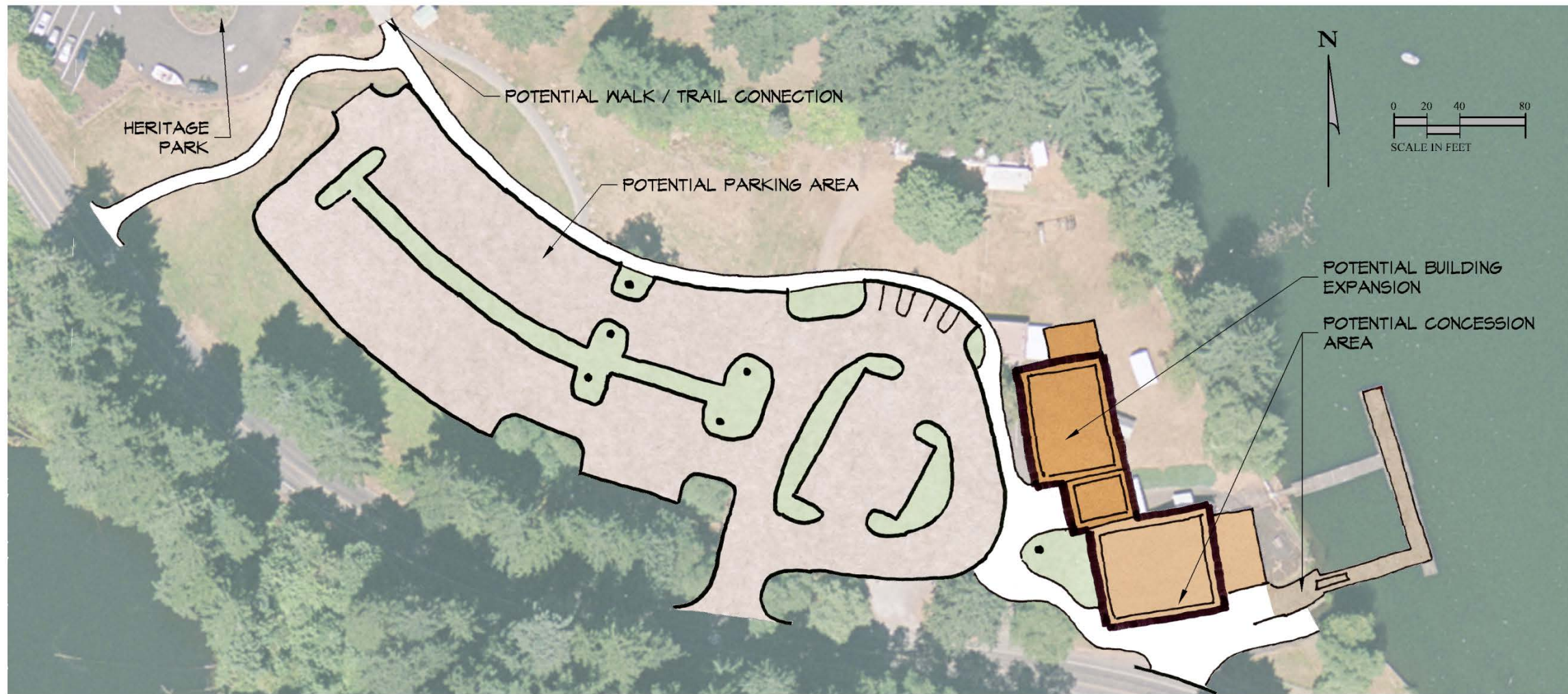
Recommended Improvements

- Replace all floor covering
- Kitchen area modification
- Modify interior for concession space
- Exterior siding/ trim/ fascia
- Enhance covered entry
- Repair existing dock
- Remove existing obsolete structures, etc.

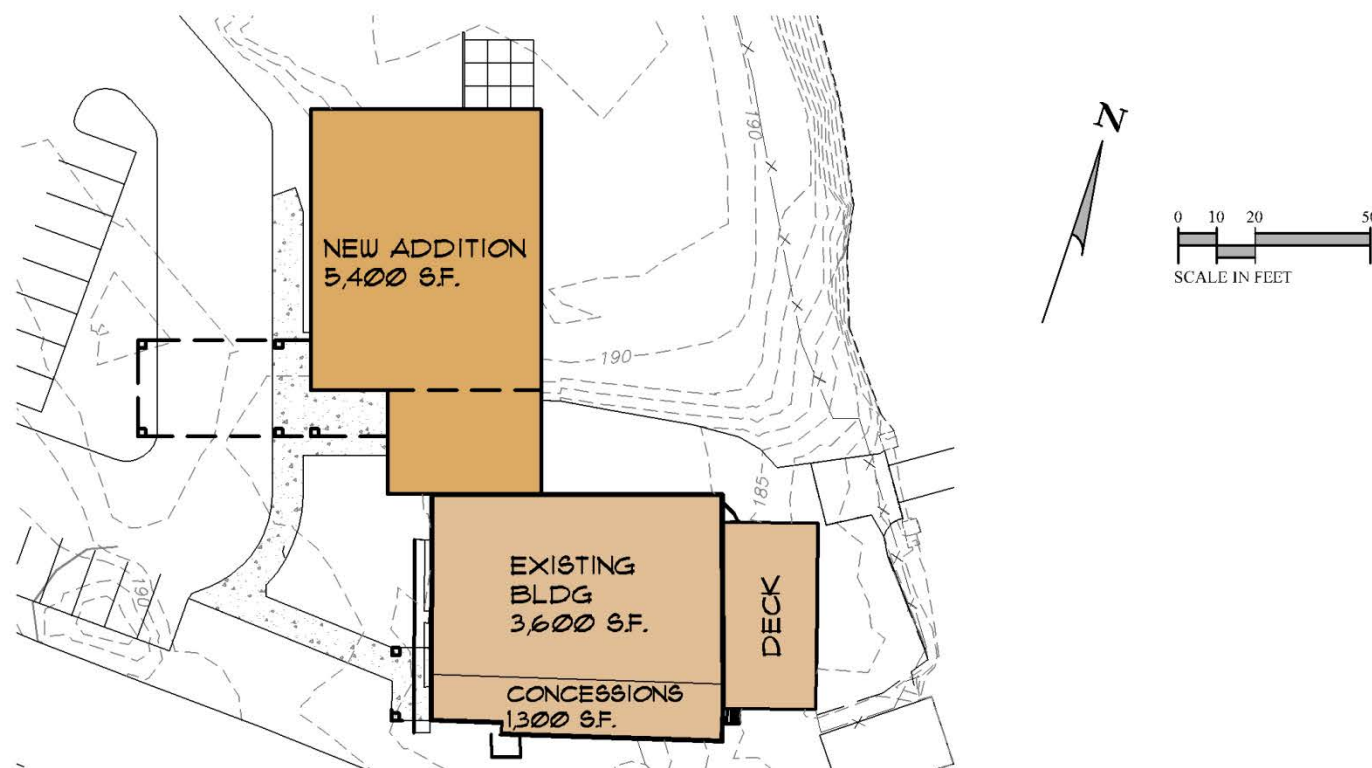
Estimated opinion of construction cost for recommend improvements

- +/- \$242,000 (see Appendix A)
- Total Cost of Required and Recommended Improvements
- +/- \$296,000 (see Appendix A)

**OPTION A -
UPGRADE EXISTING FACILITY
MOOSE LODGE PROPERTY
PRELIMINARY REVIEW OF INTERIM
& LONG TERM USE
CITY OF CAMAS, WA
JANUARY 27, 2012**



1
B - MOOSE LODGE - PRELIMINARY SITE PLAN OPTION B



2
B - MOOSE LODGE - PRELIMINARY ENLARGMENT PLAN OPTION B

Community Facility

Assumptions

- The existing building deck and boat docks need to be retained.
- To preserve a park setting the parking is limited to approximately 130 spaces.
- A Shoreline Substantial Development Permit, Conditional Use Permit, Substantial Development Permit & Site Plan Permit will be required for building additions and change to new uses.
- Engineering required for site improvements, including storm-water system design, parking lot lighting and utility extensions.
- Architectural, Mechanical and Electrical services required.
- Dock replacement will require a Corps of Engineers Permit, Biological Assessment, Washington State Fish and Wildlife Hydraulic Project Approval and a Shoreline Permit.
- Traffic Impact Study required.
- A new structure would need to have a setback from ordinary high water to comply with shoreline regulations. A distance of 25' to 75' will be required dependent on the use of the building.
- The ex. structure will need to be totally remodeled to meet current building codes.
- The seating capacity of the major community room will be limited to approximately 150.
- A concession space of approximately 1,300 sf will utilize a portion of the ex. building, etc.

Required Improvements

- Parking for 134 spaces, walkways, trails, landscaping and a boat dock.
- Renovate the ex. building for change of use occupancy and to eliminate all existing code violations.
- Structural seismic upgrades to anchor exterior walls to foundation wall.
- Repair structural deficiencies - adding intermediate support for the lakeside room floor joist.
- Upgrade electrical wiring in ex. building.
- Remove and replace ex. plumbing / HVAC system.
- Construct a new building addition.
- Replace the existing dock.
- Remove ex. structures and investigate environmental issues.

Estimated opinion of project cost

- +/- \$2,425,000 (see Appendix B for cost break down).

**OPTION B -
COMMUNITY FACILITY
MOOSE LODGE PROPERTY
PRELIMINARY REVIEW OF INTERIM
& LONG TERM USE
CITY OF CAMAS, WA
JANUARY 27, 2012**