



STAFF REPORT

Fire Station 41

Major Design Review

City File: SPRV25-1003

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION 528 NE 4th Avenue, Camas, WA 98607
Parcel Numbers 78100000 and 78105000

APPLICANT Steven McAtee
McKay Sposito, Inc.

APPLICABLE LAW: This land use application submitted October 21, 2025, is vested to the land use regulations and development standards in effect on the effective date of the application. Camas Municipal Code (CMC) chapters include the Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 - Design Review and Chapter 18.55 – Administration Procedures.

Summary

The applicant is currently seeking design review approval for the construction of a two-story 23,280 square foot fire station building designed to accommodate apparatus bays, administrative offices, training rooms, sleeping quarters, community facing spaces including landscaping and a public plaza area. The subject property is zoned Downtown Commercial (DC), including all the surrounding properties.

The site is bound by NE 4th Avenue on its north side, NE Dallas Street on its west side, vacated NE Everett Street on its east side and NE 3rd Avenue on the south side. The adjoining property to the northwest is an office/restaurant building and to the southwest is a gas station. Access to the site is provided from NE 3rd Avenue to the south.

The site's topography is generally flat with sparse vegetation. The site is currently occupied by the old vacant Bank of America building, currently owned by the City of Camas and slated for demolition.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Commercial & Mixed-Use Design Principles and Guidelines, including the Downtown Design elements

The standard and specific commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied with overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines. In addition, the Downtown Design manual is also enclosed for reference.**

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.