

# Parker Village Design Review Narrative

## General Project Description

The Applicant, Apollo Landing, LLC, requests design review approval for construction of a 152,029 square foot (SF) community retail center on a site zoned Regional Commercial (RC). The Applicant is proposing to develop approximately 17 acres of the overall 52.58 acre site with this project. The project site includes parcel#s: 125187000, 125194000, 125196000, 986028432 and 125184000 and is located at the southwest corner of NW 38th Avenue and NW Parker Street in Camas, Washington.

## Design Review – CMC 18.19 and Camas Design Review Manual

Camas Municipal Code (CMC) 18.19 requires the Applicant to submit for Design Review on projects located within commercial zoning designations and within gateway areas. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This narrative and accompanying plans address detailed design information and the overall integration of architectural, landscaping and lighting elements into the proposed project. In the current plans, the project includes twelve buildings for a total of approximately 152,029 SF of commercial uses. These numbers are preliminary and subject to the final building permit submittal. The project site also has frontage along NW 38<sup>th</sup> Avenue which has been designated a gateway road by the City of Camas. Please refer to the plans and conceptual building elevations included in this application for more information on the proposed building layouts, architectural features and improvements.

## Design Principles – CMC 18.19.050

*Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).*

The project will comply with the applicable design principles and guidelines as follows:

## Landscaping and Screening

The proposed plant materials as shown on the Preliminary Landscape Plan include a combination of groundcover, shrubs, and trees that are adapted to the climate of the Pacific Northwest. The proposed landscaping meets the landscaping, screening and buffering requirements of the CMC, provides for year-round color and texture, and will provide the site with a cohesive design.

Landscaping is proposed to provide a softening to the buildings on site as well as to provide screening of the parking lot and drive through facilities while still allowing for employee, tenant and patron security and safety.

The project will include a variety of plantings such as Bonfire Sugar Maple trees, Bowhall Red Maple trees, Hinoki False Cypress trees, Bird's Nest Norway Spruce, Hidcote English Lavender, Sundance Mexican Mock Orange and Mountain Fire Japanese Pieris shrubs based on the current plans. 356 trees are proposed to be planted in the project based on the current plans. Please refer to the Plant Schedule on the Preliminary Landscape Plan for more information on the size and variety of proposed plantings.

There are several existing street trees along the frontages which will be retained to the extent feasible with the proposed development. All proposed trees in areas with overhead power lines will be trees from the City's approved tree list.

The site also includes natural wetland and open space areas which have been integrated into the overall site plan. A combination of wetland rehabilitation, enhancement and wetland creation is proposed for the project which will include over 8,600 plantings with the goal to improve overall habitat quality and ecological performance across the study area. This project proposes over 20 acres of wetland areas to be preserved and an additional 9.78 acres to be rehabilitated, enhanced and/or created in the current plans. Please refer to Table 6, Table 7 and the Planting Plan on Sheet 4 located within the Wetland Mitigation Plan dated June 2025 prepared by Ecological Land Services, Inc. for more information on the proposed planting plans for this area.

NW 38<sup>th</sup> Avenue and NW Parker Street and proposed landscaping separate and screen the proposed development from adjacent uses to the north and east. Wetland areas and proposed wetland mitigation planting areas separate and screen the proposed development from adjacent uses to the south and west. This minimizes any potential impact on adjacent uses.

Parking lot lighting is proposed as required to meet minimum safety standards. Site lighting will be shielded to prevent off-site light intrusion to the greatest extent practicable. Both NW 38<sup>th</sup> Avenue and NW Parker Street have existing street lighting so no additional street lights are proposed with this application. If any landscape lighting is included in the final plans it will be low voltage, non-glare and indirect. Please refer to the Preliminary Lighting Plan for more information.

Fencing is proposed for Building 7 (daycare building), Building 9 (fast food restaurant with drive through) and as required around the stormwater facility. A retaining wall is proposed around the project boundary. Signage plans have not been developed yet, but the extensive proposed landscaping in the project will soften any potential visual impact of future signage and/or fencing. There are no proposed outdoor furnishings at this time. However, outdoor plazas are proposed as shown to allow for possible future seating opportunities.

Overall, the landscape design of the proposed Parker Village commercial development allows for an aesthetically pleasing frontage along NW Parker Street and the NW 38<sup>th</sup> Avenue streetscape. These landscaped areas will visually screen and minimize any potential impact to adjacent properties and uses. Onsite plantings include a combination of groundcover, shrubs and trees which meet the landscaping, screening and buffering requirements of the CMC, provide for year-round color and texture, and will provide the site with a cohesive design.

Additional plantings are proposed as part of the Wetland Mitigation Plan for the project. The proposed landscaping, plantings and screening meets the intent and exceeds the requirements of this design principle and applicable design guidelines.

## **Architecture**

Parker Village is a commercial retail development consisting of twelve (12) single-story commercial retail buildings of varying size and height. Located at the corner of NW 38th Avenue and NW Parker Street, northwest of downtown Camas, this development is located adjacent to land zoned commercial and industrial developments. The Fisher Creek office campus is located to the west of the project site. A lower density residential neighborhood is located to the southeast on the east side of NW Parker Street. The proposed project is designed to consider the size and scale of the residential development as well as any future commercial/residential development that may occur adjacent to this property.

This gateway project will adhere to the development principles that will enhance the corridor and help to define the quality and character of design expected by the City of Camas.

The twelve proposed single-story buildings of Parker Village are designed to meet the scale of lower-density buildings that are currently nearby or will be considered in the future. The square footages of the proposed buildings range from approximately 3,500 square feet (SF) for multi-tenant retail spaces up to approximately 40,000 SF +/- buildings for larger commercial retailers like grocers.

The proposed site plan includes the following:

- Building 1 is a 6,628 square foot (SF) multi-tenant drive through retail building
- Building 2 is a 9,234 SF multi-tenant drive through retail building
- Building 3 is a 3,506 SF coffee/bakery drive through building
- Building 4 is a 6,252 SF multi tenant retail building
- Building 5 is a 41,550 SF anchor grocery store building
- Building 6 is a 40,216 SF large format multi tenant retail building
- Building 7 is a 12,000 SF daycare building
- Building 8 is a 3,505 SF fast food restaurant with drive through
- Building 9 is a 3,862 SF fast food restaurant with drive through
- Building 10 is a 10,016 SF multi-tenant retail building
- Building 11 is a 6,522 SF multi-tenant retail building
- Building 12 is a 8,738 SF multi-tenant retail building

The palette of materials consists of a mix of different colored brick masonry, cultured stone, stucco and lap siding. The color palette of the materials will be a mix of warm earth tones that lean toward neutral, with no bold primary colors included. Buildings will have a finished look.

## **Massing and Setbacks**

Building facades will provide a greater variety of scale through material variation, varying heights of materials, and surface variation and detail. Building parapet heights and building

facades are articulated for visual interest and to provide a sense of scale, and to provide shade and shadow areas on the elevations to give a sense of depth to the front and rear elevations of the buildings.

Building heights vary in the project. All buildings abutting NW 38th Avenue are approximately 26 feet or less in height. The remainder of the building parapets across the site vary in height. The tallest building in the project is approximately 30 feet +/- in the current plans. The size and scale of the buildings are appropriate for the Regional Commercial zoning district and the project site.

Per the design manual, buildings should be placed as close to street and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site construction make it impossible or characteristics of surrounding properties already developed make it incompatible. The proposed buildings in the site plan have been oriented along the NW 38<sup>th</sup> Avenue frontage and NW Parker Street frontage while allowing room for landscaping and pedestrian connections. Parking is located in the interior of the project.

Three of the proposed buildings along NW 38th Avenue will have drive-through lanes, as well as the two buildings located along NW Parker Street. These drive-through lanes will be screened from the adjacent street by landscaping/plantings designed to minimize the visual impact of the drive-through lanes on these streets.

Scored concrete plazas will face the landscaped parking area in the interior of the project. These plazas provide pedestrian access across the site and will also lead to shared open spaces between some of the buildings or at the ends of buildings. These plazas will be covered from the elements by rough-sawn wood-framed standing-seam roofs, similar in construction and finish to the canopies at the entry sides of the buildings. Other stand-alone buildings that do not have attached covered plaza areas at the ends will also create opportunities for higher density landscaping or open space.

Retail tenant entries at the scored concrete public plazas are covered and shaded by canopies with standing-seam metal roofs and framed with exposed and stained rough-sawn timbers connected with exposed steel gusset plates.

Storefront windows on the pedestrian plaza entry sides of the building provide a high degree of transparency to maximize active pedestrian use and to give a human scale to the design pattern language.

Office and retail buildings are to provide a minimum of 60%/40% solid-to-void ratio per CDRM Design Principles for buildings that help define the streetscape. The following is an overall exterior elevation linear ratio breakdown of the buildings that abut NW 38<sup>th</sup> Avenue and NW Parker Street in the project:

Building 1: 53% solid, 47% void

Building 2: 56% solid, 44% void

Building 3: 59% solid, 41% void

Building 8: 86% solid, 14% void  
Building 9: 60% solid, 40% void  
Building 10: 60% solid, 40% void  
Building 11: 51% solid, 49% void  
Building 12: 58% solid, 42% void

In summary, the combination of proposed materials, massing, solid-to-void ratios and architectural design elements create a quality aesthetic for the proposed Parker Village commercial development and meet the intent of the architecture, massing and setback design principle and applicable design guidelines.

### **Historic and Heritage Preservation**

There are no historic/heritage specific elements either on the vacant site or in the surrounding area.

### **Circulation and Connections**

There are existing sidewalks along NW 38<sup>th</sup> Avenue and NW Parker Street for pedestrian connections. New sidewalks are proposed where necessary due to the construction of turn lanes and turn pockets into the site. Landscape strips separate vehicular and pedestrian movements and provide a secure and pedestrian friendly environment. Internal sidewalks and pedestrian walkways are proposed for pedestrian connections throughout the site as shown on the plans.

On-site parking will be located in the interior of the development. There is no parking proposed directly facing either NW Parker Street or NW 38<sup>th</sup> Avenue. All drive through lanes have proposed landscaping screening them from adjacent roads and uses. Landscape islands are located throughout the parking lot to enhance aesthetics, offer shade and visual interest and to make the parking areas more visually appealing. 140 trees are proposed within the parking lot in the current plans. As discussed previously, extensive landscaping is proposed with this project as shown on the Preliminary Landscape Plan.

Vehicular circulation is proposed via three access points and drive aisles through the parking lot. The project has good circulation throughout the development site with wider drive aisles from NW 38<sup>th</sup> Avenue to NW Parker Street to allow for vehicular traffic, emergency services and for semi truck deliveries.

Overall the proposed project has good circulation and connections for pedestrians and vehicular traffic which meets the requirements for this design principle and the associated design guidelines.

## **Summary**

As discussed in this narrative and shown on the proposed plans, the proposed Parker Village project has a quality design and has addressed the design review criteria. This has been accomplished through a variety of design features including building orientation and design, architectural features, preservation and creation of wetland areas, integration of stormwater management, landscaping, and vehicular and pedestrian circulation and connectivity. Overall, this project meets the goals and intent of design review and therefore should receive design review approval.