



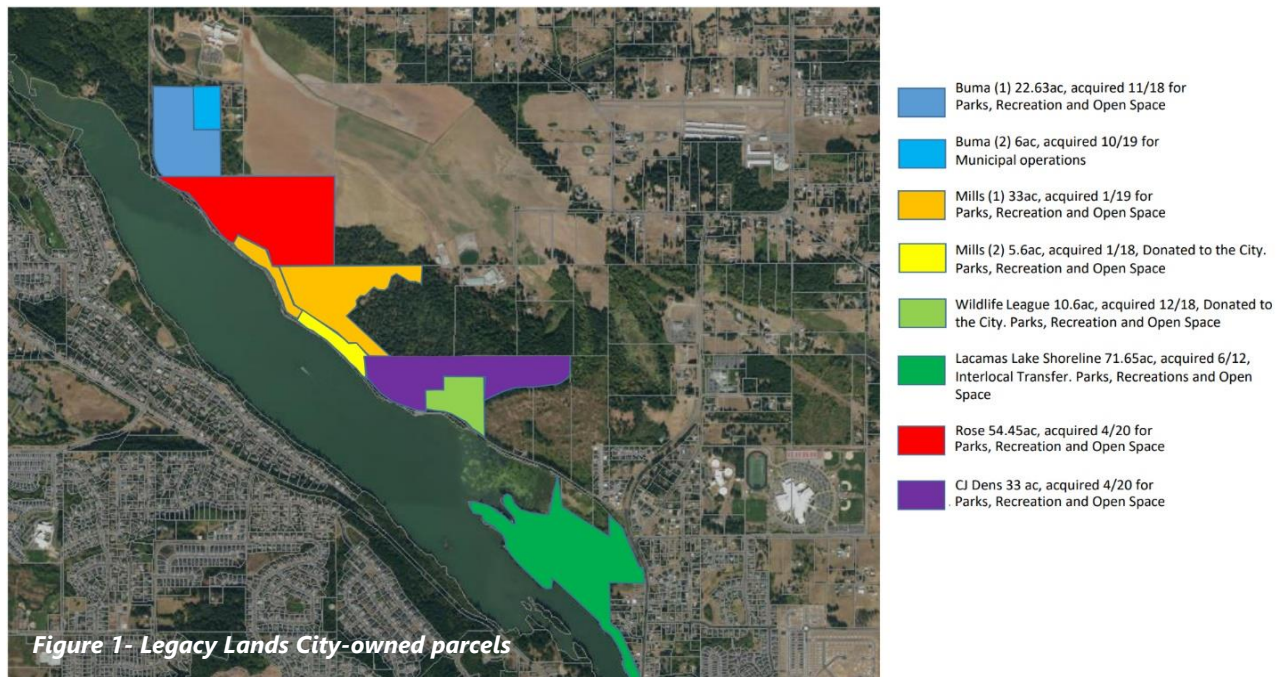
Staff Report

February 20, 2024 Council Workshop Meeting

Legacy Lands Master Plan – Greenworks PSA
 Presenter: Trang Lam, Parks & Recreation Director
 Time Estimate: 15 minutes

Phone	Email
360.817.7037	tlam@cityofcamas.us

BACKGROUND: In 2017, the City of Camas completed the “[North Shore Lacamas Lake: A Vision for Conservation and Recreation](#)” (2017 Vision Plan). The 2017 Vision Plan provides context to all the prior plans that provided the community the foresight to pursuing the acquisition of lands along the Lacamas Lake corridor for conservation and preservation of public access for recreational use. The natural and recreational features within the Lacamas Lake corridor have long shaped the history, growth and character of the City of Camas. The City, through partnerships with Clark County, State of Washington and Columbia Land Trust has preserved land surrounding Lacamas Lake for conservation of riparian zones, wetlands, and forested lands along with preserving public access to recreational opportunities. Along the south side of the lake, Heritage Park, Heritage Trail and Lacamas Lake Lodge provide direct public access to hiking, boating (motorized and non-motorized), fishing, swimming and waterfront event space. Over the last decade, the city has acquired more than 165 acres along the north shore of the lake (Figure 1) to complete its vision In the 2017 Vision Plan.



More recently, the City adopted the "[Parks, Recreation and Open Space \(PROS\) Plan](#)" (2022). 97% of the respondents to the [PROS Plan community survey](#), which received nearly 1,400 responses, felt that local parks and recreation opportunities are important or essential to the quality of life in Camas. The PROS Plan's *Chapter 10: Capital Planning and Implementation*, highlights the following key project recommendations that this master planning process will be responsive to –

Trail Connections

Trail connections, including sidewalk and bike lane improvements, are needed to help link destinations across the community. Acquire easements, corridors and parcels to create the comprehensive linkages for Camas' future trail system. Develop larger trails desired by the community, such as North Shores of Lacamas, Mill Ditch, Lewis & Clark. Coordinate with the Transportation System Plan (and subsequent updates), as well as coordinate with local subdivision and site development projects.

Water Access

Improve shoreline and water access for motorized and non-motorized launches, including user conveniences such as restroom facilities and parking.

North Shore Subarea Plan

Maintain strong role in planning for future parks and trails along the North Shore.

In 2019, the City began the process to vision and develop a *North Shores Subarea Plan* (Subarea Plan). During this time, the Parks & Recreation Department (Department) also kicked off a master planning process for Legacy Lands. Due to COVID, both projects were placed on hold in fall 2020. In 2021, phase two of the Subarea Plan development was initiated. Over the next year, the Subarea Plan came to fruition and in November 2022, Camas City Council adopted the [Subarea Plan](#); and in July 2023, Council adopted the Subarea Plan's [zoning code amendments](#) and [design manual](#). With a Subarea Plan in place, the Department is reengaging with the community, Parks & Recreation Commission and Council to complete the Legacy Lands Master Plan.

In response to the goals and actions set out in the adopted PROS Plan, staff issued a Request for Qualification process to seek a multidisciplinary consultant team to oversee the delivery and execution of a Legacy Lands Master Plan (Master Plan).

SUMMARY: The Master Plan will provide a vision for this regional park asset, and a framework for the phasing and partnership opportunities of park development projects on Legacy Lands. The Master Plan process will include:

- Site analysis and programming including urban design, architectural, environmental, economics and civil;
- Design alternatives and final concept design;
- Community engagement; and

- Plan development which includes cost estimates, implementation phasing plan, program priorities, and funding forecast for initial construction phase.

The team of GreenWorks, JLA, First Fourty Feet, Waterleaf Architecture, PBS and ECONorthwest was selected to perform the work.

Staff is seeking Council approval of this Professional Services Agreement (PSA) with GreenWorks, PC in the amount of \$166,652 to be dispersed through the end of April 2025 to GreenWorks, PC, as work is completed. The PSA scope of work is attached as Exhibit A. The proposed services and the associated costs are summarized below:

Base Fee	\$165,002
Reimbursable Expenses	\$1,650
TOTAL FEES (Not to Exceed)	\$166,652

BENEFITS TO THE COMMUNITY: This Project meets the following City adopted plans:

Camas 2035 Comprehensive Plan

Citywide Land Use, Natural Environment Goal - LU-1.4.4:

- Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.

Natural Environment, Environmental Stewardship Goal – NE-1:

- To preserve Camas’ natural environment by developing a sustainable urban environment and protecting habitat and vegetation corridors.

Natural Environment, Shoreline Goal – SMP-3.1:

- To guide the future development of shorelines in the City in a positive, effective, and equitable manner consistent with the Shoreline Management Act.

Natural Environment, Landscape Enhancement & Tree Preservation Goal – NE-4:

- To protect Camas’ native landscape and mature tree cover.

2022 Parks, Recreation and Open Space (PROS) Plan

STEWARDSHIP OF LAND, PARKS & PROGRAMS:

Goal: Enhance parks and trails amenities.

- Action: Maximize the multiple-use aspects of critical areas, stormwater detention ponds, etc. with addition of public trails or viewing access and education of ecological value of the area.

PLANNING FOR & FILL KNOWN SYSTEM GAPS:

Goal: Enhance outdoor recreation opportunities.

- Action: Develop park master plans that reflect local needs, community input, recreation and conservation goals; with consideration for financial resources and availability of similar amenities/facilities within the city and region.

Goal: Promote water access and safety.

- Action: Evaluate the north shores city-owned Legacy Lands properties to expand trails and water access points around Lacamas Lake.

Goal: Provide equitable access to parks and open space system.

- Evaluate and update design and development standards for parks and recreation amenities within private development to promote and achieve equitable levels of service and provide amenities that are complementary to the city park.

2022 Camas PROS Plan Capital Facilities Plan

Listed as high priority as opportunities arise.

- Legacy Lands – Develop Site Master Plan – Master Plan
- Legacy Lands – Master Plan Phase I Implementation – Development

POTENTIAL CHALLENGES: As noted above, with the completion of the North Shore Subarea Plan, private development, including infrastructure projects, are moving into design and construction. The City would use this Master Plan to inform private development of how they may be able to construct utilities through park land and partner on development of trails and/or other park amenities projects. Without this Master Plan, the City would be reacting to requests from private development instead of informing their design in a proactive manner.

The Master Plan will provide the groundwork for pursuing grant opportunities and public/private partnerships.

BUDGET IMPACT: The Legacy Lands Master Plan PSA with GreenWorks, PC is funded in the FY 2024 adopted budget.

RECOMMENDATION: Staff recommends this item be placed on the March 4, 2024 Consent Agenda for Council’s consideration and approval.