

**NORTH SHORE SUBAREA PHASE 2**

City Council Workshop | June 2021

Promote Planned Growth

Provide Employment Options

Protect Natural Resources


Map labels: Planned Roadway, Former Johnston Dairy (allows campus-style business pieces and retail services, 300 acres), Zoning (allows shops, restaurants, and professional offices), Grove Field, City-owned, Historic Leadbetter House, Boat Launch, Housing development under way (150 units).

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**OVERVIEW**

- Comprehensive Plan
- Subarea Plans - Defined
- North Shore Subarea Plan
- Scope
- Contract Cost
- Schedule

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## COMPREHENSIVE PLAN

*“To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices, and a mix of shops, services, and public spaces.”*

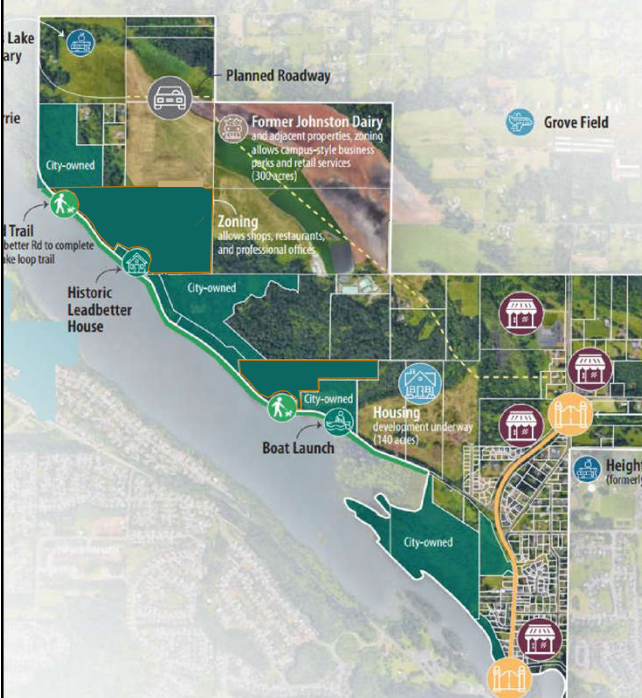
– **Camas 2035**, North Shore Economic Development Goal

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### WHAT IS THE NORTH SHORE?

The city is not leading any development and is not the developer.

Annexed in most part in 2007

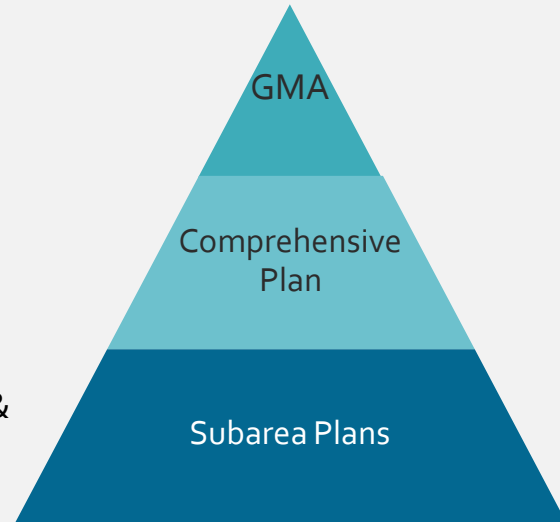
668 acres private property

City ownership shifted in 2016 from 77 acres to 238 acres

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## WHAT IS A SUBAREA PLAN?

- ✓ Optional element of comprehensive plan
- ✓ Establishes vision and planning guidelines
- ✓ Addresses community issues
- ✓ Unique to a specific area
- ✓ Guides preservation, redevelopment & new investment



## NORTH SHORE SUBAREA PLAN

### Vision Statement

Adopted by Res.  
20-010

### Existing Conditions

Preliminary  
Market  
Assessment

Critical Areas &  
Net Buildable  
Area

2016 Comp Plan  
Goals

### Outreach

Subarea Identity

Workshops

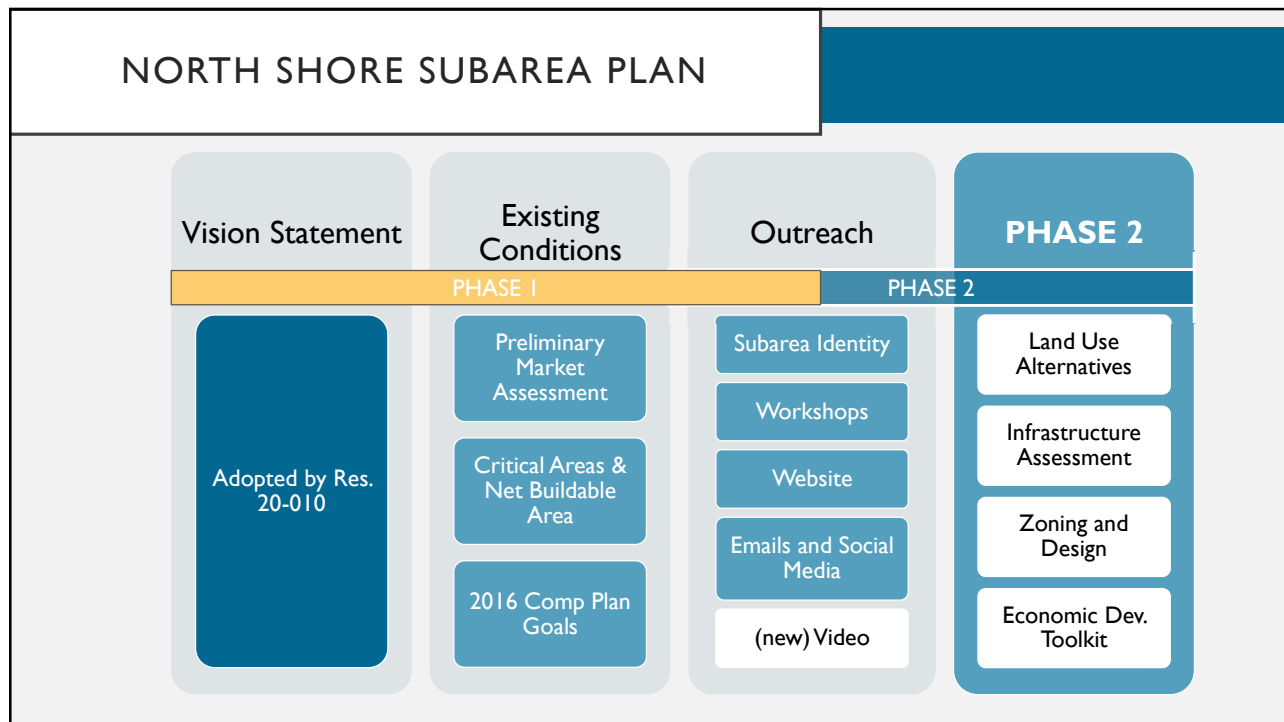
Website

Emails and Social  
Media

(new) Video

PHASE I


PHASE 2



## CONTRACT COST \$224,962

Project Management	\$18,109	<b>Contingency Tasks</b>	
Phase 2 Kickoff	\$5,111	Economic Development Toolkit	\$30,678
Stakeholder Committees	\$27,201	Planning-Level Infrastructure Cost Estimates	\$8,554
Video	\$9,995	Infrastructure Analysis	\$11,557
Outreach	\$31,636	<i>Contingency subtotal (Included above)</i>	<i>\$50,789</i>
Land Use Alternatives	\$46,797		
Infrastructure Assessment	\$10,986		
Final Subarea Report	\$18,283		
Adoption	\$5,741		
Misc. Expenses	\$314		

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**OUTREACH**

Video  
Website (Bang The Table)  
Stakeholder Committee  
Citizen Committee  
Public Meetings

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**ALTERNATIVES**

- Land Use Alternatives
- Infrastructure Assessment

## DESIGN STANDARDS

- Zoning
- Buildings
- Landscaping




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## CONTINGENCY TASKS



**PLANNING LEVEL COST ESTIMATES**



**INFRASTRUCTURE ANALYSIS**



**ECONOMIC DEVELOPMENT TOOLKIT**

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