CAMAS LEGACY LANDS MASTER PLAN



City of Camas WASHINGTON

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Executive Summary

Legacy Lands Master Plan



This Master Plan will provide a vision for this regional park, and a framework for phased implementation of public access, programming, ecological restoration, and partnership opportunities for park development projects throughout the site.

Alignment with City of Camas Priorities

The Legacy Lands Master Plan is a result of several key priorities the City has laid out across multiple recent planning efforts. Each aspect points to the development and preservation of this property for the good of the community.

City of Camas Strategic Plan 2025-2030

- Vibrant Community Amenities
- Stewardship of City Assets

2022 Parks, Recreation & Open Space (PROS) Plan

- Stewardship of Land, Parks & Programs
- Plan For & Fill Known System Gaps
- Welcoming for All

2022 PROS Capital Facilities Plan

- Legacy Lands – Develop Site Master Plan



Proposed Concept Plan

Key Plan Themes

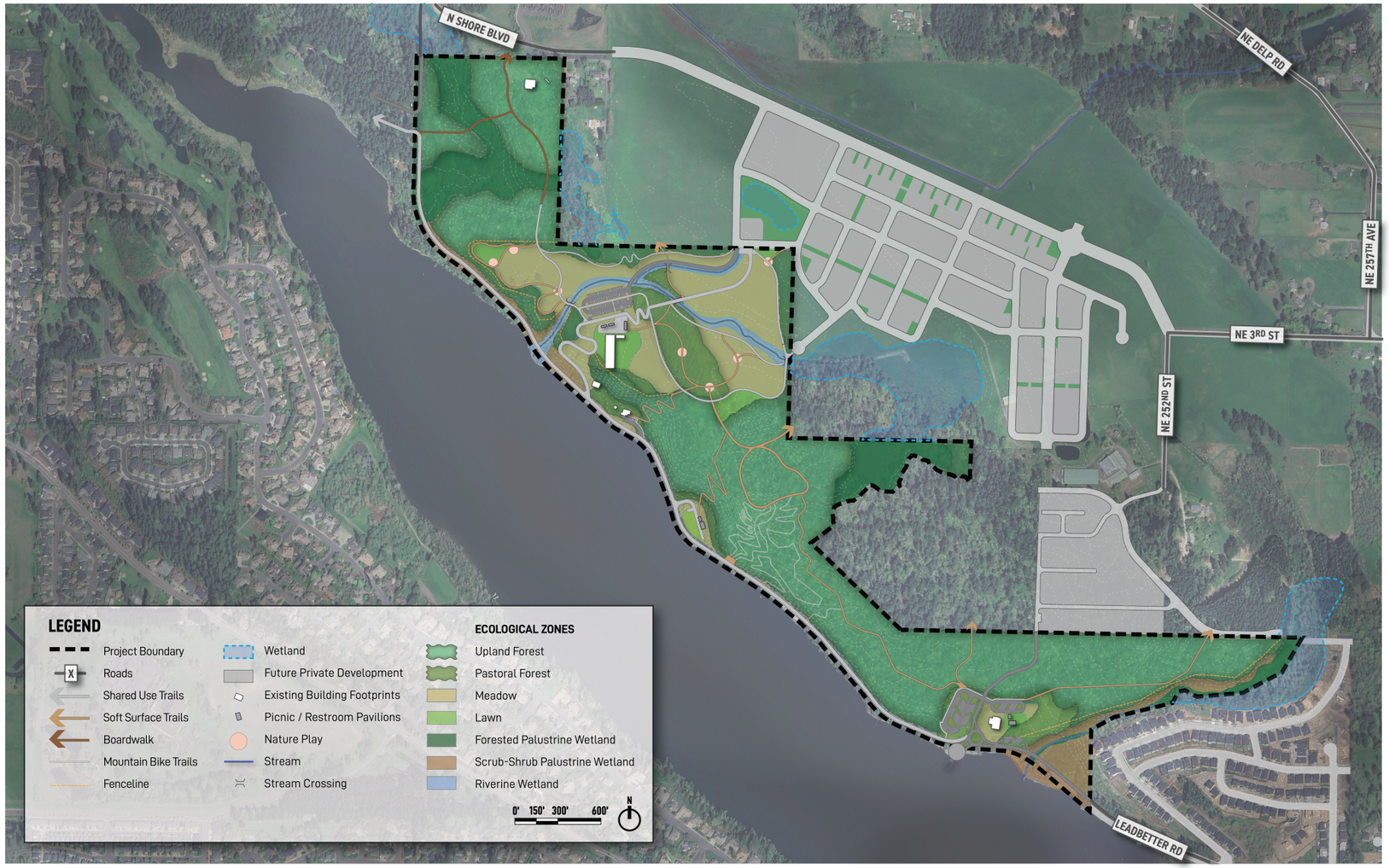
Throughout the outreach and engagement process as part of the development of this Plan, there emerged a group of common themes for how the Legacy Lands site would be developed and experienced. These became a key set of ideas that influenced which amenities were explored and proposed, and the recommendations for improvements over time. The Proposed Concept Plan (right) aims to optimize these ideas, while this Master Plan report outlines the analysis and process that led to it.

Create Nature Play for Everyone

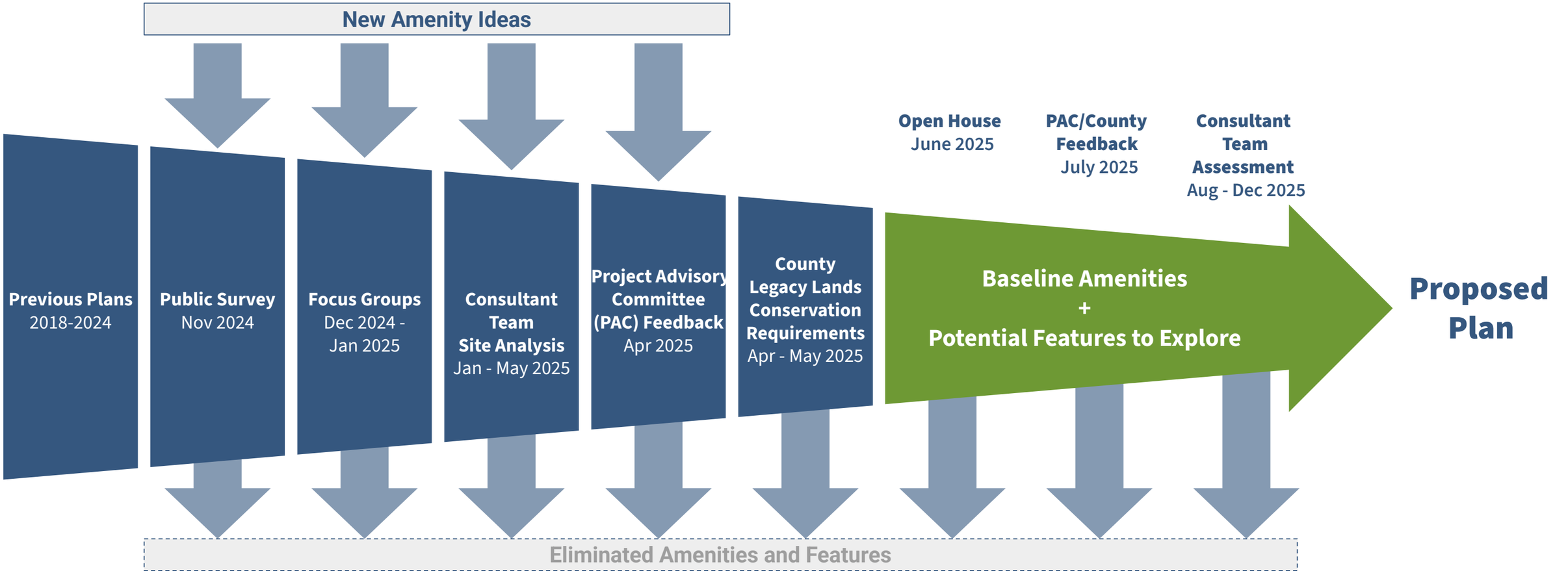
- Provide various ways for people of all ages and abilities to access and enjoy nature
- Make this place an entry point for safe and enjoyable outdoor recreation
- Make sure the presence of one activity doesn't ruin the enjoyment of another

Establish a Timeless Sanctuary for Future Generations

- Keep it natural
- Center improvements around ecological restoration and education
- Impact what's already been impacted, preserve the unique natural features



Plan Refinement Process



Process Summary

The Legacy Lands Master Plan is a continuation of a series of planning efforts by the City of Camas to establish and support outdoor recreation for the community. The engagement process for this Plan used a series of touchpoints and consultant expertise to ideate, test, review, and confirm the types of amenities and improvements that should be included in this Plan. The goal was to best support the needs of the community, while prioritizing the preservation and restoration of the natural environment in a way that aligns with the Clark County Legacy Lands guidelines.

Each phase of analysis and design took into account potential community uses, synergies and tradeoffs, adjacencies, environmental impacts, City operations, and overall site character and experience. The Plan was refined to include the most appropriate amenities in the Proposed Concept Plan, with potential alternative amenities to consider during future implementation phases as conditions warranted.

Project Context

Project Planning Principles:

As a starting point to frame the context of this Plan, the following Planning Principles were established early in the process that summarized the key points from the previous planning efforts.

Key Principles

1. Provide **equitable access** to and throughout the site via shared-use pathways that connect to key site features and the regional network.
2. Provide opportunities for passive **recreational uses and public education** that align with the natural character of the place.
3. Retain and **restore ecosystem services**, functionality, and quality to enhance on-site and mitigate off-site performance.
4. Preserve and enhance the **natural and historical character and features** along the North Shore of Lacamas Lake.
5. Provide amenities and features that support, encourage, and **provide value to adjacent development** in the North Shore subarea and beyond.

Planning Context

How were other plans incorporated into into the development of a master plan for Legacy Lands?

Existing plans were reviewed and the following planning objectives were incorporated into the Legacy Lands master planning process:

2022 PROS Plan
Provide desired recreational opportunities for the community.

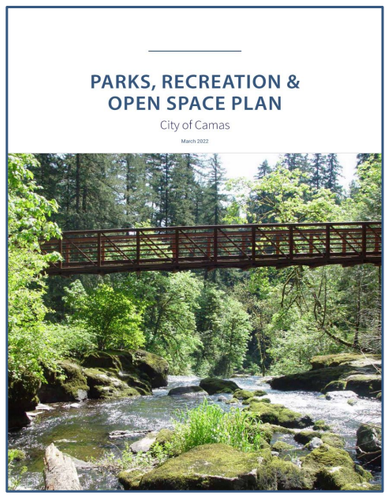
Camas 2035
Support growth and local economies.

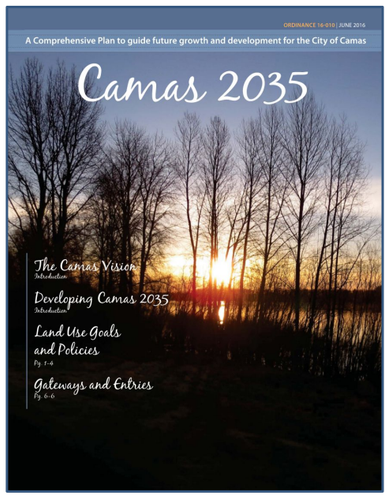
2024 Parks and Open Space Management Plan
Enhance ecosystems and their services to move toward resilient systems and maximize value.

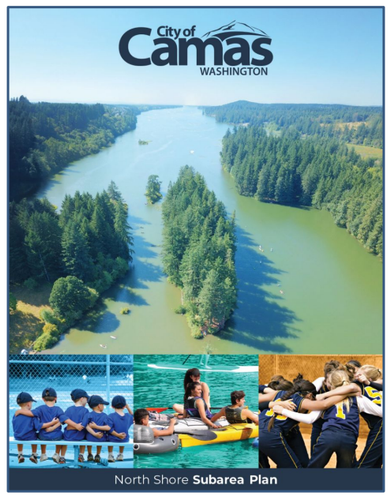
2024 Legacy Lands Program Guidance Manual
Align with Clark County conservation goals to preserve this land for generations to come.

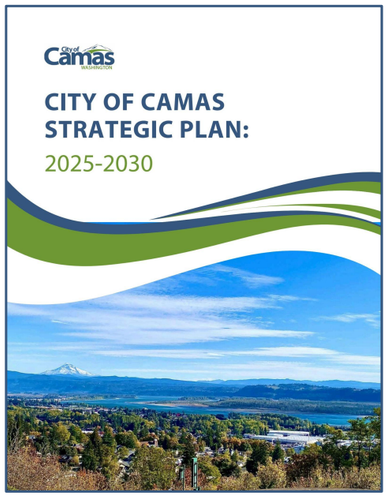
2023 North Shore Subarea Design Manual and North Shore Subarea Plan
Ensure alignment with planned North Shore development.

City of Camas Strategic Plan: 2025-2030
Inclusion of recreational amenities and stewardship of city assets.



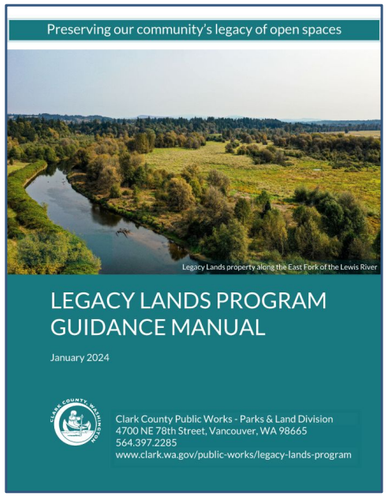










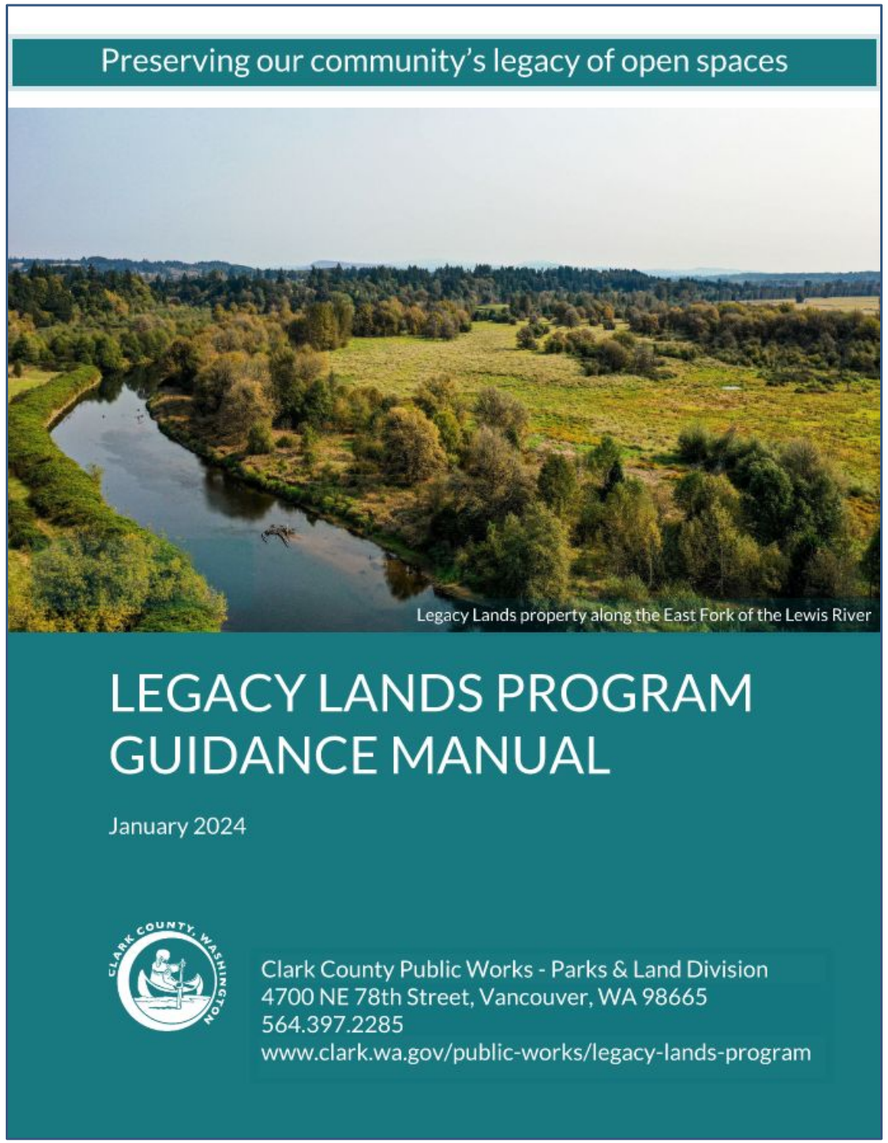


Clark County Legacy Lands Program

Portions of the Legacy Lands project site were purchased through the Clark County Legacy Lands program. Through the purchasing and funding agreement, the site is required to meet certain criteria that focus on preserving and enhancing the natural environment, minimizing impacts, as well as providing passive outdoor recreational opportunities to the community.

While much of the proposed interventions of this Plan are light touch and focus on access to and enhancement of the natural environment, there was a desire from the community to include a few opportunities for more active uses. According to Clark County, any active recreational uses would likely be seen as a **"conditional use"** and need to demonstrate minimal impact, harmony with the land, and consider visual and sound buffers.

Part of this agreement also included that SE Leadbetter Road is required to be **closed** for a portion of its length along Lacamas Lake to allow for pedestrian and bike only use. This is central to the proposed circulation plan and the types of amenities that were explored along that corridor. This will require careful phasing and will rely upon the infrastructure being implemented as part of the North Shore development.



North Shore

North Shore Subarea Plan



Figure 10. Preferred Concept Plan

North Shore Conceptual Design (2016)



Figure 11. Conceptual Aerial Rendering

A Cohesive Approach

The North Shore Subarea Plan set the initial framework for establishing the open spaces as the City of Camas looks to support future growth. Circulation and critical areas were established to create a network of grey and green infrastructure that would enhance this area for people to live, work, and play. In an effort to ensure alignment in character, experience, and circulation and access, care was taken to coordinate between the planning of the public Legacy Lands property and the private mixed-use development to the North.

The layouts of the North Shore development shown within this Plan are conceptual as of the issuing of this report, and all features and alignments shown as part of the diagrams are for reference only and are subject to change.

Camas Parks & Open Space Management Plan

A Systems-based Approach

The Parks and Open Space Management Plan set a framework for thinking about the long-term, resilient management and stewardship of the natural spaces in Camas. It established the tree canopy and other natural systems as critical infrastructure that served the community in many valuable ways. The Legacy Lands Master Plan aimed to incorporate the principles below to guide project development and messaging around how it can set an example for maintaining or improving the Ecosystem Services both on site and the many natural and human systems it connects to.



Financial and Resource Allocation

Optimize resource use in order to best balance the long-term performance goals with immediate needs for parks and public open space.

Outreach and Education

Provide opportunities for learning to gain efficiencies, institute best practices, and engage the community.

Natural Character

Maintain the existing natural character of Camas in ways that bolster community identity.

Equitable Access

Ensure that all community members have access to Camas' parks and natural resources and the benefits they provide.

Asset Protection + Public Safety

Protect ecosystems, human health, safety, and public and private assets using green infrastructure to limit the effects of extreme weather and climate change.

Analysis

The existing character and conditions of the land were an important driver for recommendations for this Plan. The planning process explored and analyzed the site, the existing structures, and the economic viability of potential future amenities to consider.

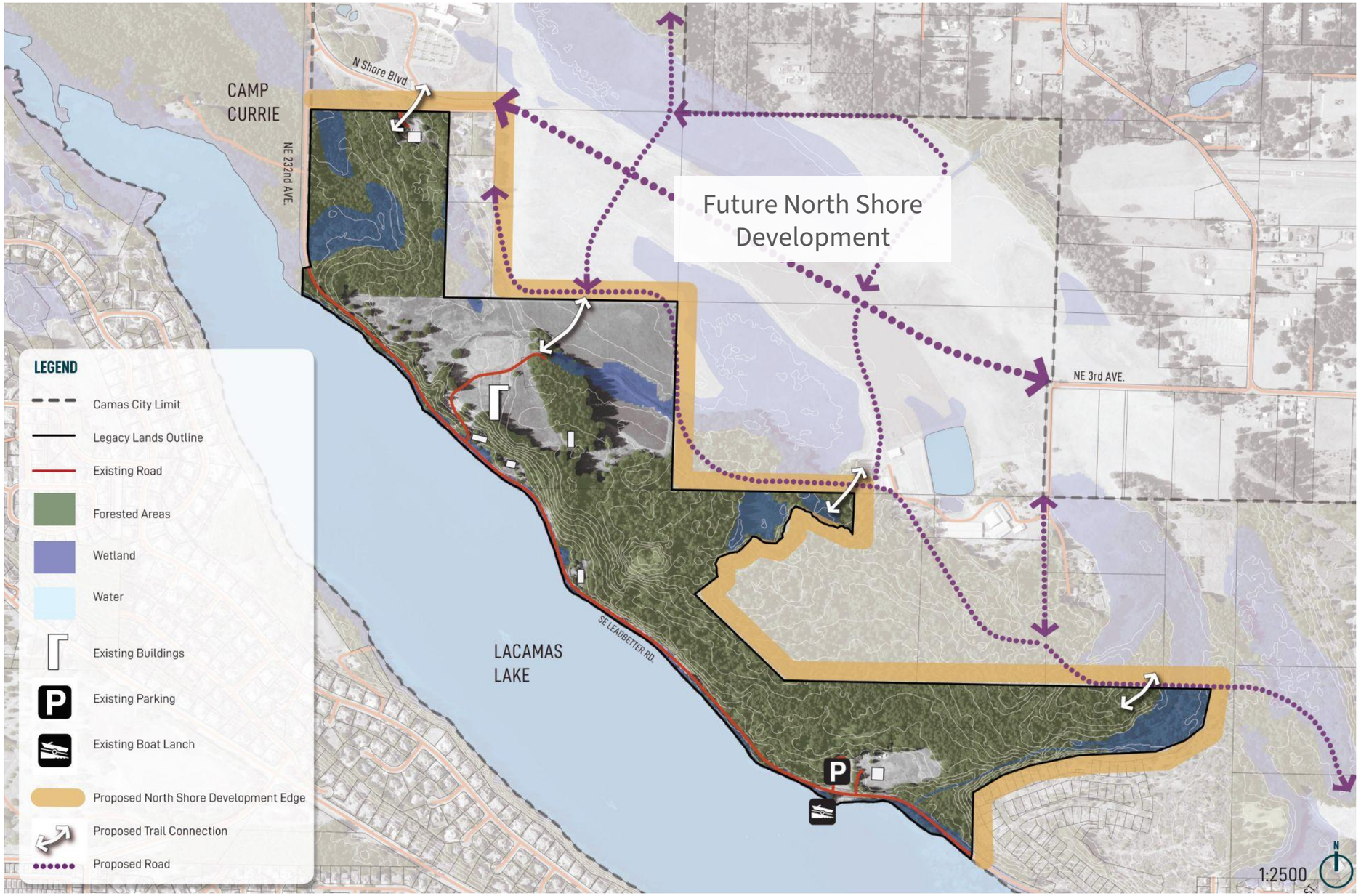
Existing Conditions

VICINITY MAP



Site Analysis

CONNECTIVITY



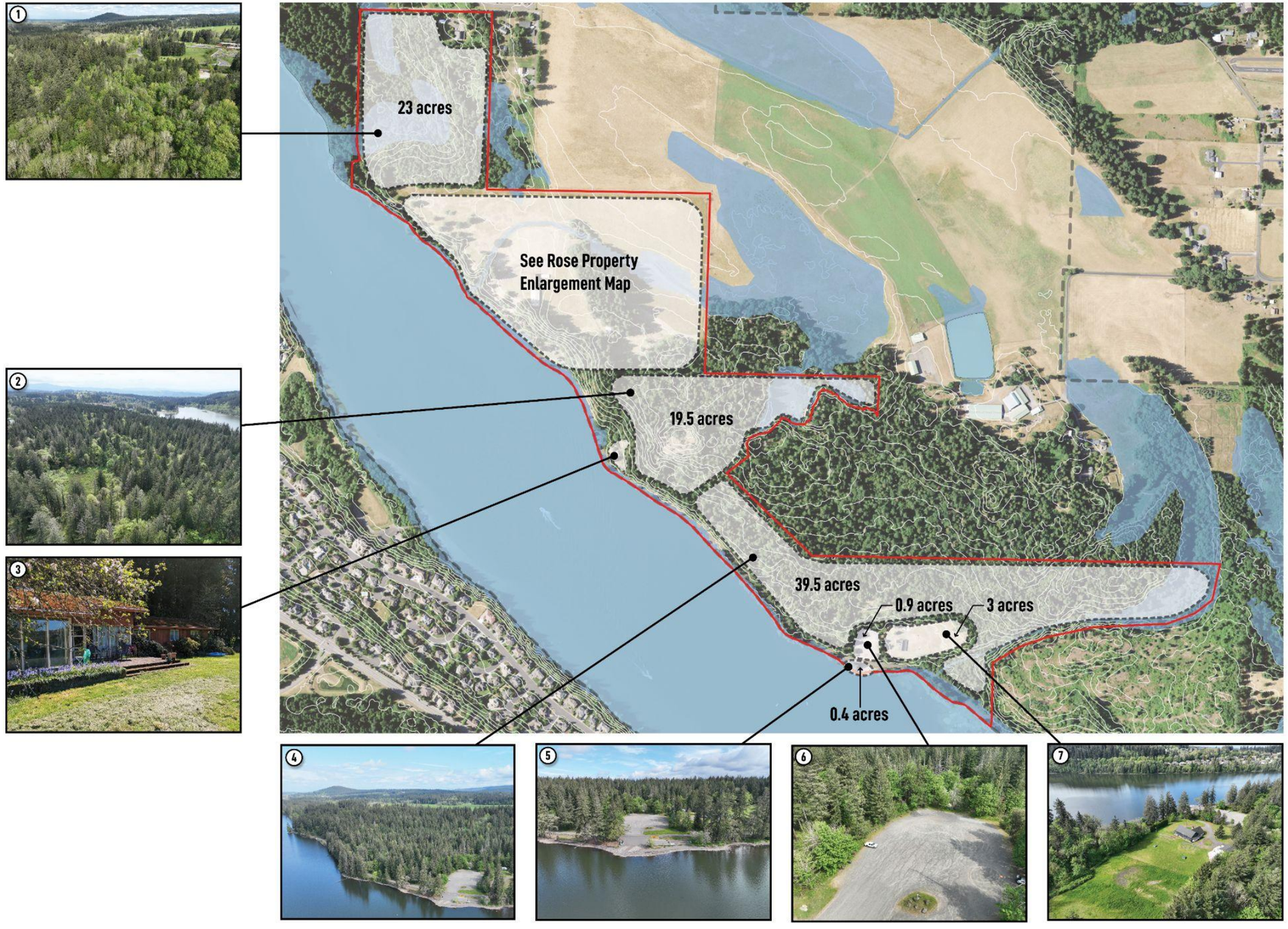
Existing circulation infrastructure includes SE Leadbetter Road as a main route, plus several spur roads that connect to structures on site.

The proposed North Shore Development will provide key connectivity points with Legacy Lands over time, eventually being the main vehicular access to the northern portion of the site. This will allow for the closure of SE Leadbetter Rd to vehicle traffic, and the transition of it to a shared use bike-pedestrian trail along the lake.

Other key connection points include Camp Currie, Lacamas Elementary School, and adjacent existing or future residential neighborhoods that will expand the circulation network and bring access to more people.

Existing Conditions

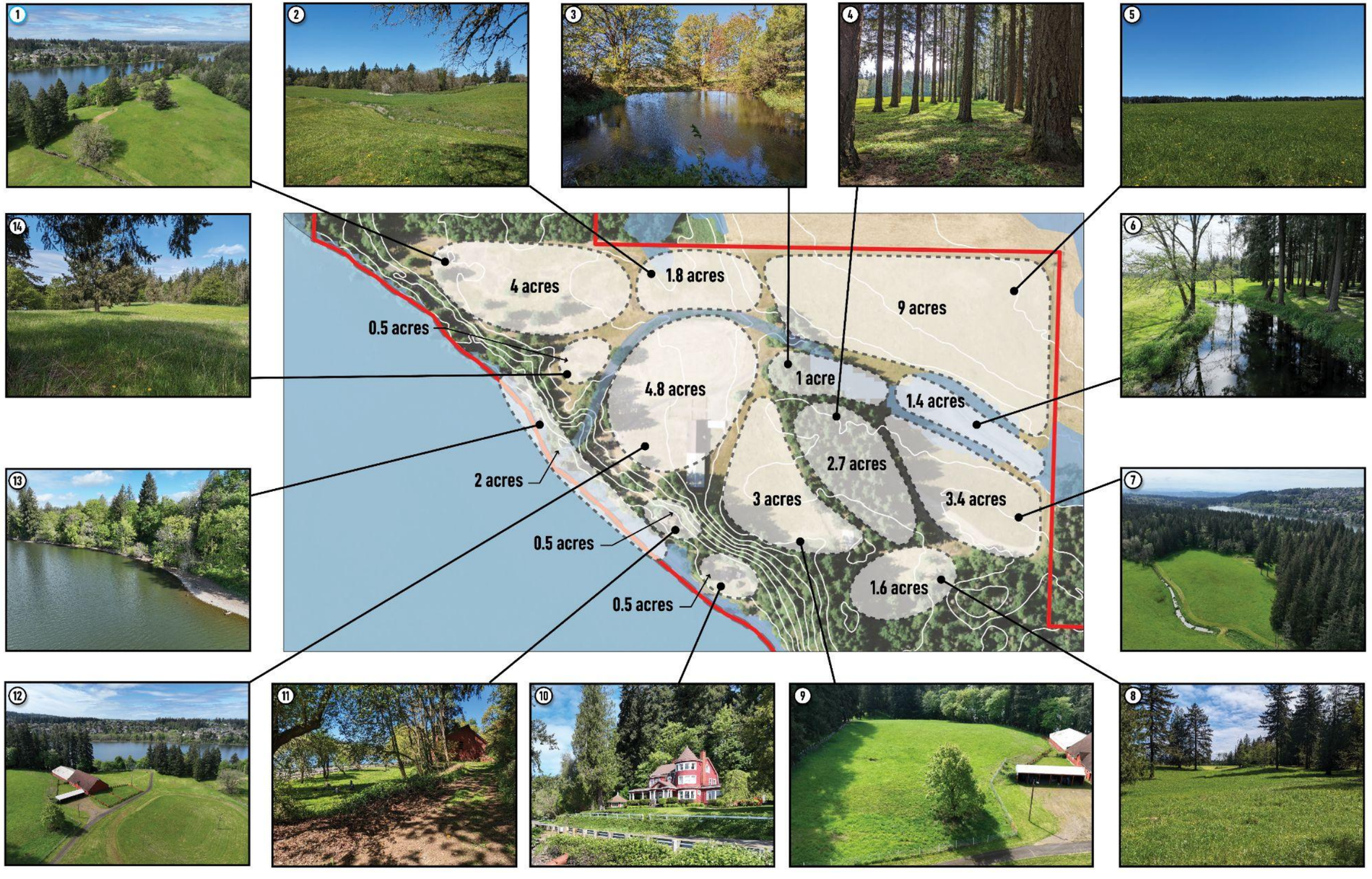
CHARACTER MAP



Over the span of this 168-acre site, there are a variety of conditions that provide a diversity of characters, views, experiences, and potential to what these lands could be. The site analysis identified major zones across the property that set up an organization of how to integrate potential amenities and manage the land. This overall site map shows the relationships of those zones to each other and to the surrounding context of Lacamas Lake and future North Shore development area.

Existing Conditions

CHARACTER ENLARGEMENT MAP: ROSE PROPERTY

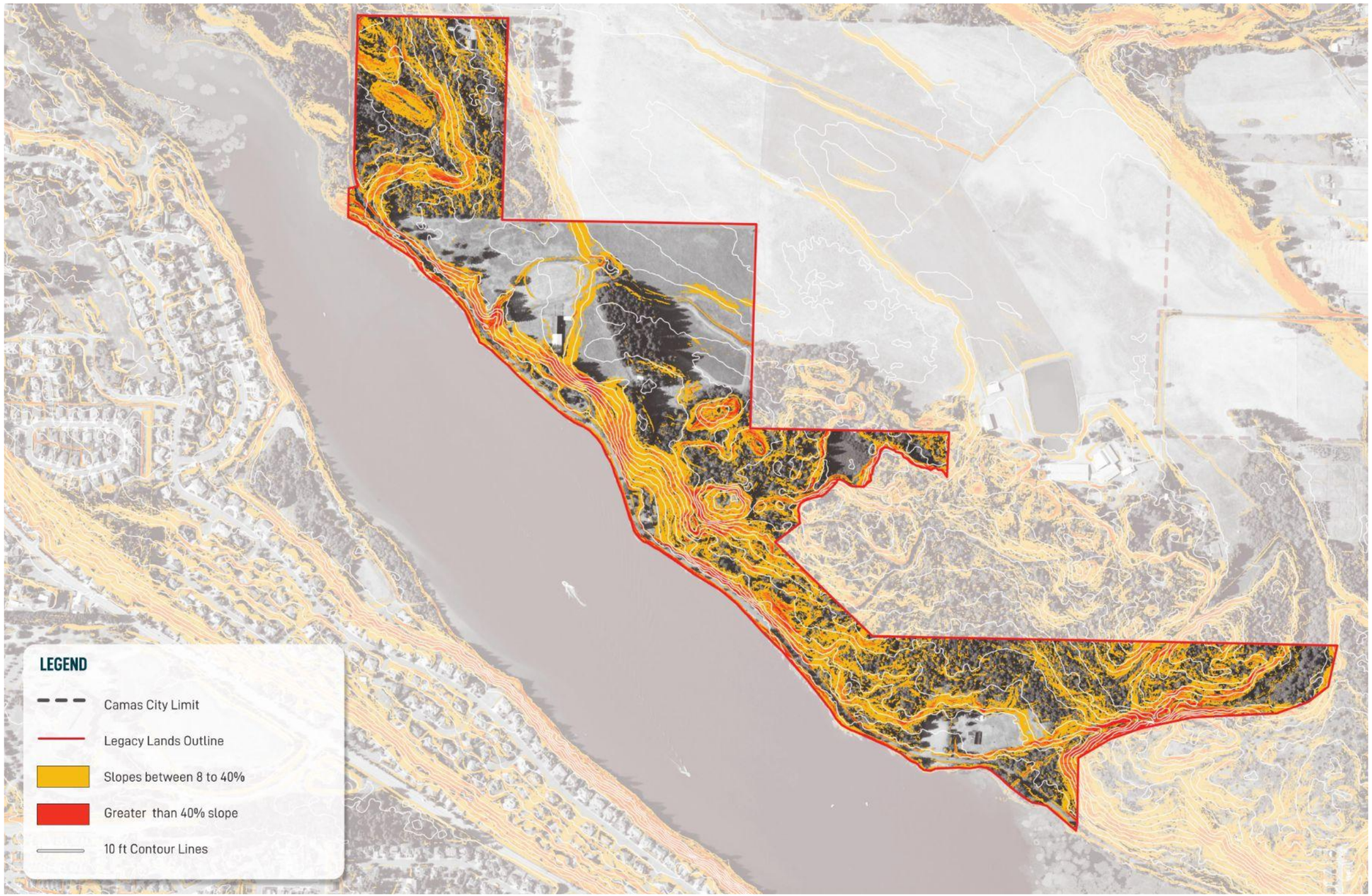


The Rose Property consists of the largest amount, and most diverse character, of existing open space on the site. From rolling hills to open forests and flowing waterways, it lends itself to creating a nature-based passive recreation experience for all to enjoy.

The Rose Property also includes existing structures such as the Rose Barn and Leadbetter-Pittock House described herein.

Site Analysis

SLOPE

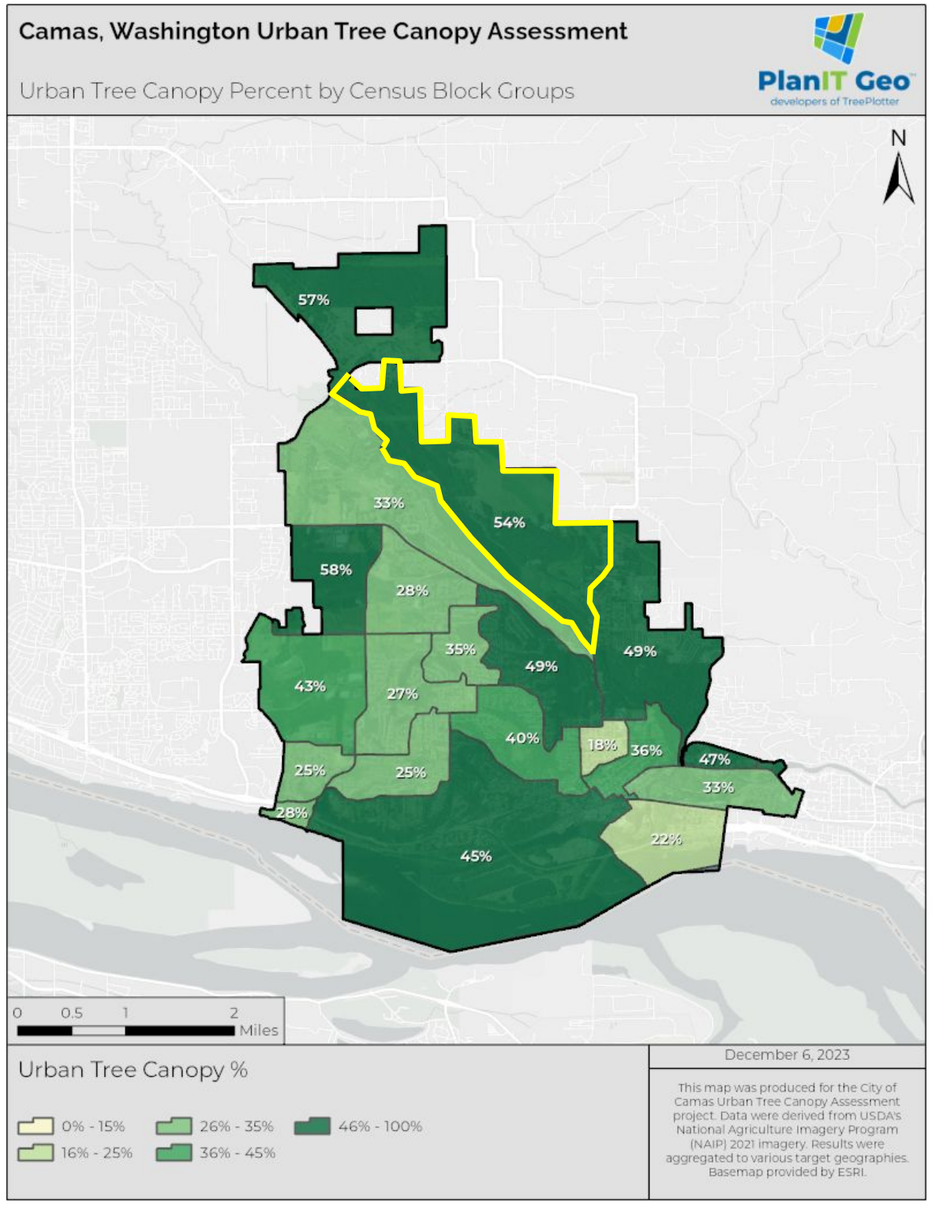


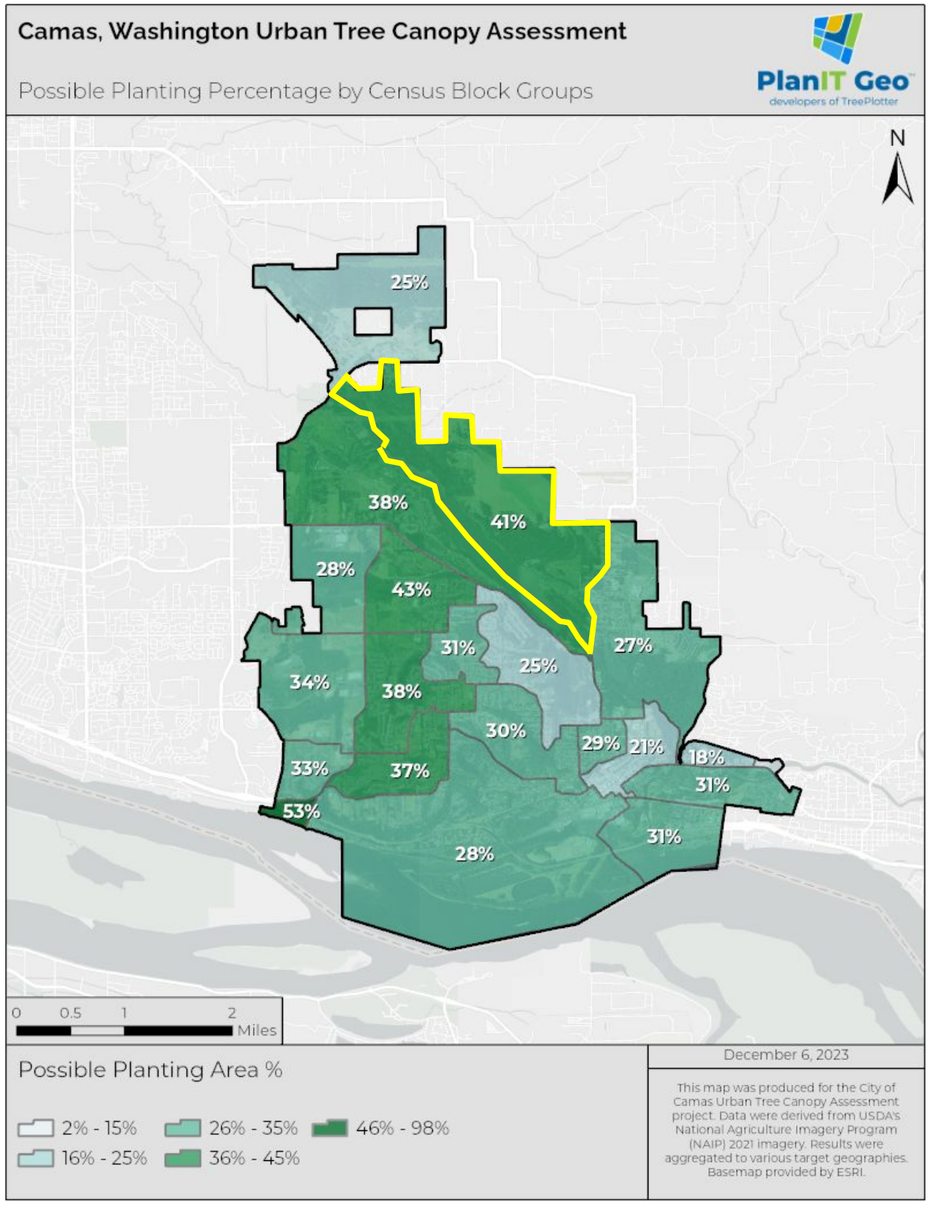
A slope analysis of the site revealed many areas of steep slopes within the Legacy Lands site.

Areas in the park with slopes between 8 to 40% could present significant challenges for accessible circulation, connection, and future development. Significant amenities should be kept out of these areas, with the only impacts being for trails and ecological restoration.

Existing Conditions

CANOPY COVER





As part of the 2024 Parks and Open Space Management Plan, the urban tree canopy was assessed for the City of Camas.

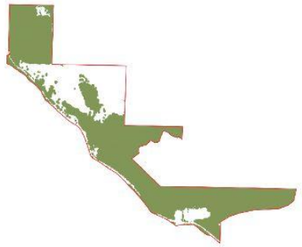
This assessment identified that the Census Block that contains the Legacy Lands site (outlined in yellow) currently contributes greatly to city-wide canopy coverage, as well as areas of potential additional planting area where more trees can be added.

This stresses the importance of minimizing site impacts to prioritize tree preservation and long-term management on site to continue those benefits into the future.

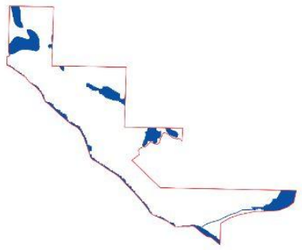
Site Analysis

ENVIRONMENTAL LAND COVER TYPES

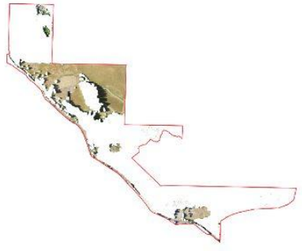
63% FORESTED AREA- 106.5 acres

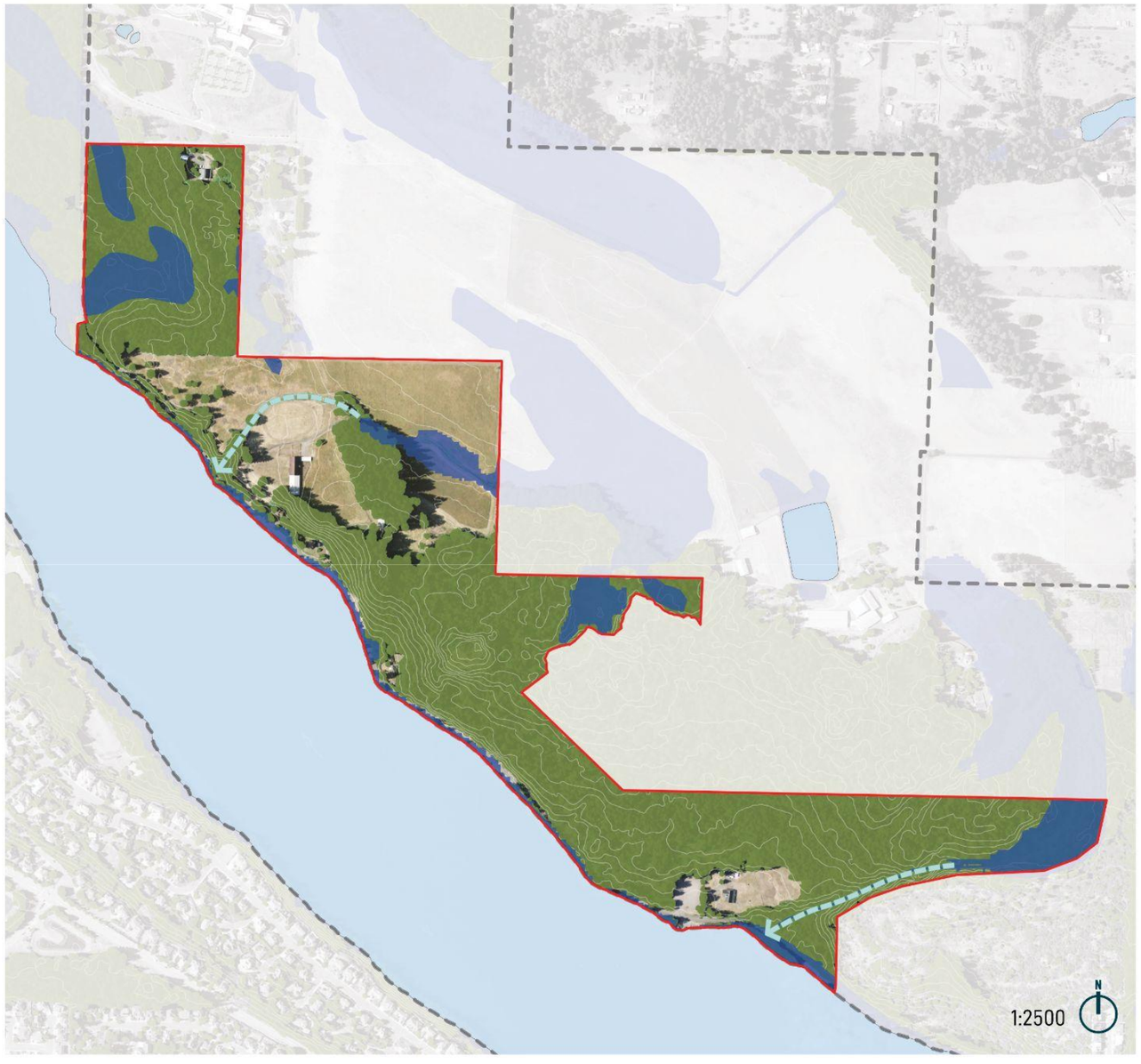


9% WETLAND/WATERWAYS - 15 acre



24% GRASS LAND/ OPEN SPACE - 39.5 acre
4% IMPERVIOUS - 7 acre





Lands in and adjacent to the site contribute to ecological connectivity, stormwater management, and overall character.

More than half of the Legacy Lands site is forested (63%). The remainder is mostly grassland/open space (24%), with a significant amount of seasonal wetland area (9%) and a small amount of impervious surface (4%).

Care should be taken to preserve or enhance the wetland and forested areas of the site. Much of the existing site impact is within the grassland/ open spaces, so any improvements to the site should be focused within those areas.

Existing Building Assessments

The following pages provide highlights from the on-site building assessments of the existing structures to determine viability for reuse. For full building reports and recommendations see:
Appendix E: Existing Structures Assessment

Existing Building Assessment

Wildlife League Lodge

Existing Conditions

The Camas Washougal Wildlife League building was built in approximately 1958 by the volunteer members of the Club. The site is adjacent to the public parking lot and boat ramp on SE Leadbetter Road. The building is set back from Leadbetter Road and the waterfront. Positioned to serve as observation of the shooting range and skeet shooting facility, the building has an exterior, east facing covered patio, assembly hall, kitchen, storage and restroom facilities on the ground floor. The second floor has classroom space, lounge and storage areas. The secondary staircase for classroom area is partially missing and will need to be replaced in order to allow more than storage occupancy for this area.

The building is in significant need of repair and upgrade to assume new occupancy. While its concrete block exterior structure is in good condition, the building has no insulation or energy conservation measures. Significant water infiltration has occurred in the southeast patio area. The roofing is overdue for replacement. The building heating system has electric furnaces and electric heating units. There is no air conditioning. A wood burning fireplace insert is installed in the main assembly room.

Recommendations

While significant repairs would be needed for continued occupancy, the building's existing occupancy classification, including assembly, would allow for a variety of reuse functions. Building reuse could include retail boat/water sports rental and sales, assembly for special events and park offices. Site improvements would need to include clean up and management of soil contamination from lead shot and clay pigeons from its previous use as a gun range.



Existing Building Assessment

Pomaria House

Existing Conditions

The Pomaria House was built in 1956. It is custom designed in the northwest modernist style, heavily influenced by work from Pietro Belluschi and John Yeon.

The site offers significant lakefront views and could be utilized for park activities and day-use. There is little opportunity for auto parking as access and flat terrain is limited on-site. The house is positioned on the site to maximize views of Lacamas Lake with a linear orientation on the lakeside and the hill side partially buried into the uphill slope. Currently, significant overgrowth of shrubs and trees blocks much of the frontage views.

The house needs significant maintenance and repair, including the removal of encroaching vines and landscape, repair of dry rot in the eves and overhanging structure and replacement of the roof. It is yet undetermined as to the extent of structural damage that may exist without further investigation.

Recommendations

Due to the condition of the structure, and the isolated nature of the site, it is recommended that the structures be demolished, and the site cleared for passive uses.



Existing Building Assessment

Leadbetter-Pittock House

Existing Conditions

The Leadbetter-Pittock House was built in 1901. It is listed on the National Register of Historic Places (added 1979 - - #79003148). The building is subject of current maintenance, repair and restoration efforts by the City of Camas.

The house is an iconic fixture on the north shore of Lacamas Lake. Preservation of the house and barn as an important cultural resource is to be encouraged. The grounds include many legacy fruit trees and offer many day-use opportunities. Incorporated into the grounds are existing septic drain fields that can serve the continued operations of the house and barn.

Recommendations

The site offers significant lakefront views with access opportunities from the adjacent Rose property and future street development to the North. The renovated structure could support a Visitor and/or Education Center to promote the park activities and events.



Existing Building Assessment

Rose Barn

Existing Conditions

The site is set back from NE Leadbetter Road, situated north and uphill from the Leadbetter-Pittock House property. Significant tree buffer obscures views of Lacamas Lake. Open fields abut the barns on the north, east and west.

The barn and the arena are each independent structures, connected at the south end of the barn. The barn structure is timber framed with post and beam built-up rafter assemblies. The arena structure is wood post supporting pre-engineered doubled wood trusses spanning the width of the building.

The barn and arena are both classified as “U” occupancies designated for Agricultural use. There is little regulation for the design and construction of such structures as they are considered low risk to life-safety. Reclassification of these structures for commercial or assembly purposes would require significant upgrades to comply with the Change in Occupancy provisions of the Washington State Building Code (2021 edition). Change in Occupancy would trigger upgrades to the building envelope (insulation factor), structural frame (seismic), foundations, egress and accessibility.

Recommendations

This Plan studied multiple scenarios for reusing these structures and the surrounding area. The proposed use is for an indoor bike course and rental facility to support learning and compatibility with other onsite recreational programming.

See **Appendix E: Existing Structures Assessment** for the detailed exploration of options.



Economic Analysis

Market Viability

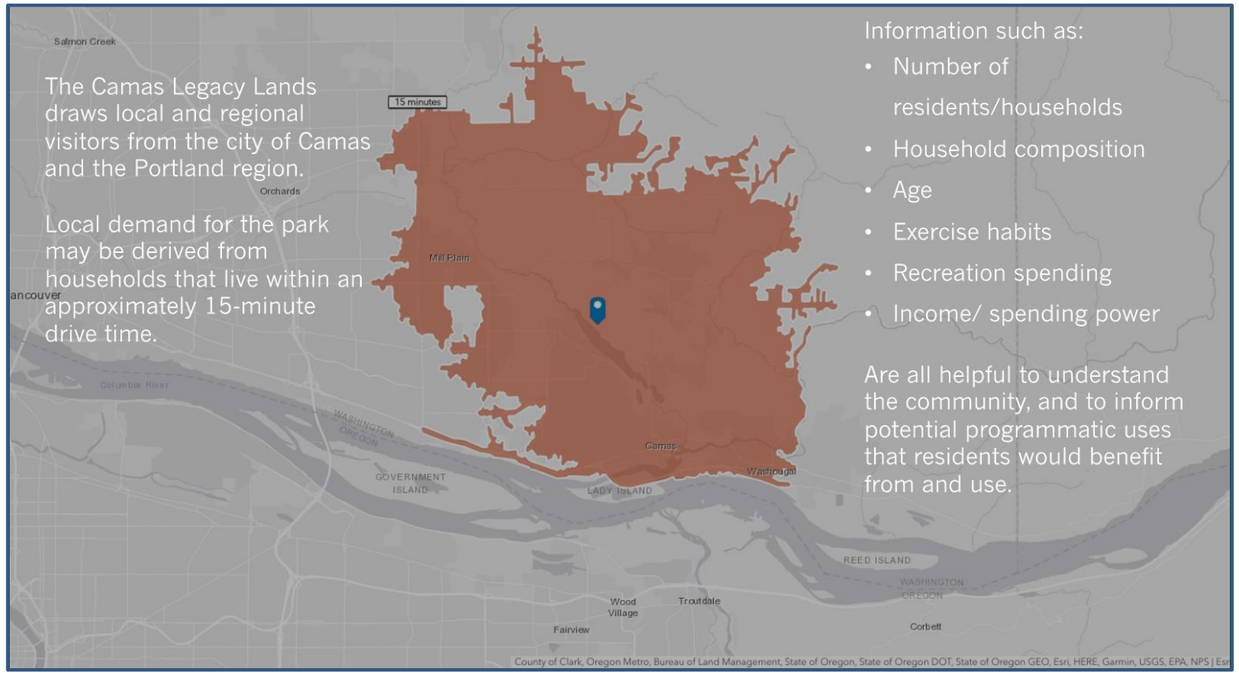
VISITATION

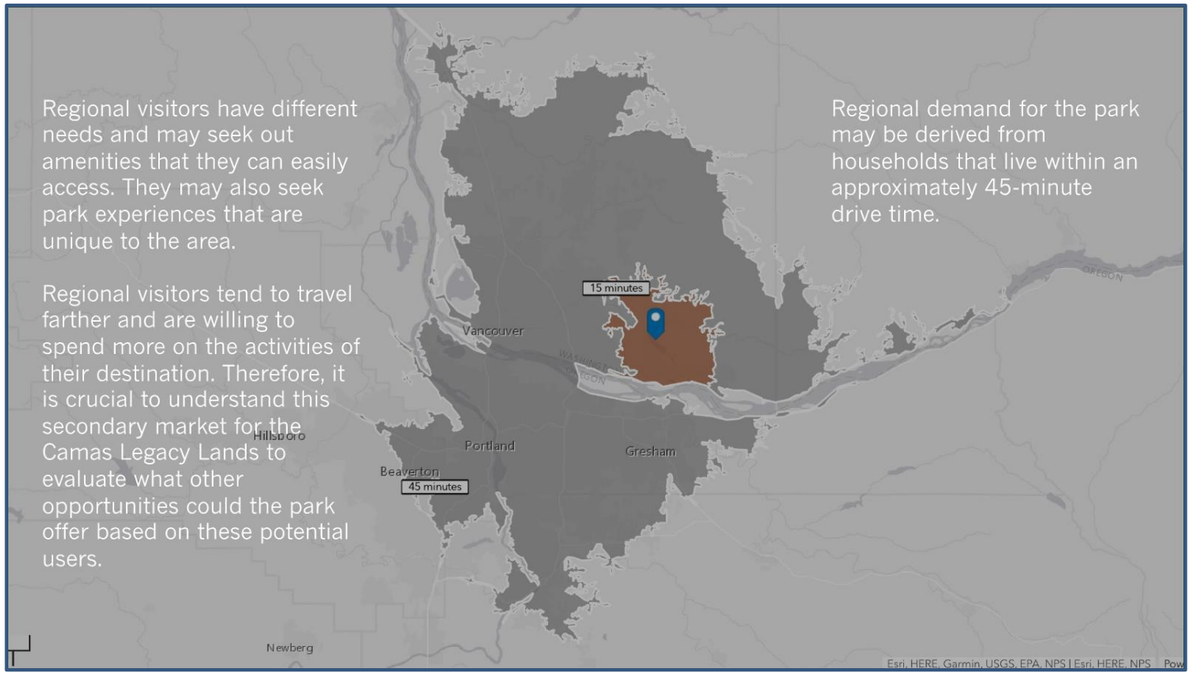
Who is likely to visit Legacy Lands, and what are their needs?

A market viability assessment was performed by ECOnorthwest in order to better understand what kinds of programming could be supported.
For the full report, please see **Appendix C: Market Viability Memo.**

As part of this assessment, potential visitation patterns for Legacy Lands were identified.

Legacy Lands is likely to serve as both a local destination as well as a regional destination - drawing visitors from Camas, greater Clark County, and from across the Portland Metro region.





Market Viability

POTENTIAL PARK USES

What kinds of park uses would be a good fit for Legacy Lands?

The market viability assessment identified potential park uses and evaluated whether they would be a good fit for the Legacy Lands site. The results indicated that the following uses should be prioritized:

Family Friendly Programs and Activities
Consider family-friendly activities such as youth programs and uses, and educational classes and programs that could attract families and young adults to the park.

Programs and Services for Older Adults
With a growing older adult population, consider programs that cater to this demographic group such as fitness classes, or social and walking clubs.

Implement Diverse Cultural Programs
Consider creating programs and uses that celebrate diverse cultures, such as markets, playgrounds, and gardening that can offer cultural representation and values.

Adventure and Recreation Facilities
Consider developing facilities for popular recreational activities like walking, hiking, bicycling, kayaking, and other water activities.



Amenity Economic Assessment Summary

A closer look at preferred amenities

Once the amenities were narrowed down through the public and stakeholder engagement process, the top options were assessed based on feasibility within the local economy. This provided additional context for which amenities were prioritized on site within the existing structures to provide supplemental activities, enhance visitation, and support local economies.

1 High Priority / Strongly Recommended

Indoor Bike Track

Indoor mountain bike facility with access to outdoor trails.

Why it works:

- Fills a regional gap
- Pure recreation, accessible to all income levels
- Complements - not competes with - the private sector.
- Offers partnership potential with local bicycle companies for rentals and repairs.

Recreation Equipment Rental

Bike and watercraft rental.

Why it works:

- Provides gear options and flexibility to the recreating public, without a need for high capital investment.
- Offers partnership potential with local bicycle and equipment companies.
- Consider a discount option for local residents.

2 Moderate Priority / Promising if Adjusted

Specialty + Heritage Crop Farm

Farm with specialty crops and floral picking, cooking demos, and food carts. Includes value-added products to increase off-season revenue.

Why it works:

- Differentiates from existing “you-pick” farms.
- Provides cultural and educational value.
- Offers collaboration opportunities with Clark College and WSU.

County Farmer’s Store

A permanent store selling local produce and farm goods, including non-food and value-added products to increase off-season revenue.

Why it works:

- Simplifies logistics for local farmers
- Supports regional agriculture without direct competition.
- Offers collaboration opportunities with Clark College, WSU, FFA, 4-H, etc.

3 Lower Priority / Supportive or Ancillary Use Only

Traditional “You-Pick” Orchard

Challenges:

- It takes many years for an orchard to be planted and reach maturity and be open for you-pick.
- Requires considerable expertise as fruit crops are notoriously susceptible to pests and disease.
- A difficult and expensive investment.
- Would discourage visiting existing farms.

Market Building

Challenges:

- Directly competes with commercial real estate in the area and lacks recreational value.
- Requires access to very large number of potential consumers and be highly visible from a busy arterial road.
- As a supportive use, relies on adjacent uses’ ability to draw users.

Equestrian Center

Challenges:

- Potentially oversaturated market with limited potential users.
- Most similar venues operate on a membership model, making it challenge to gain new users.
- Most of the market is likely committed to another facility.
- Several competing facilities already exist, increasing the financial risk.

Food Court / Rental Space

Challenges:

- Weak location to compete with existing food cart clusters.
- Competition from other private enterprises with food carts.
- Not close to busy thoroughfare or large populations - most people eat out at places within a mile or less of their home.

Community Engagement

Decision Making Process

The planning process included a variety of groups to help inform the Plan. Each group was made up of people with a different expertise, and played a unique role in the process. Those roles are outlined below and on the following page.

INFORM & ADVISE

Public
Project Advisory Committee
Parks & Recreation Commission

FACILITATE, ASSESS, & RECOMMEND

Consultant Team

FINAL PLAN

City Staff

KEY CONSIDERATIONS

- Level of Site Impact
- Community Need
- Diversifies Overall Parks Offerings
- Capital Cost and Phasing
- Operations & Maintenance Resources
- Community Partnerships
- Revenue Potential

APPROVAL

City Council
County Conservation Futures Program

Engagement Overview

General Public

Role: Inform

The Camas community members had multiple opportunities to inform the plan by providing feedback on potential amenities and features.

- A public online survey asked about park use and potential programs or events people would like to see in the park
- A public Open House shared the team's initial analysis and reviewed site-specific options for improvements
    - A survey was used during this event, and was also posted online for several weeks to collect feedback from those unable to attend

Project Advisory Committee (PAC)

Role: Inform and Advise

The PAC was a mix of community members that provided additional project context and acted as a sounding board for recommendations, project messaging, and engagement activities. The team previewed ideas and approaches, and provided valuable feedback along the way that reflected their expertise and knowledge of Camas and the project site.

Public Focus Groups

Role: Inform

The team met with 4 different groups of community members and experts to help refine the approach of what to include in the Plan.

- Conservation - Understand potential environmental impacts to the site and opportunities for future restoration partnerships
- Business - Ensure synergies with local business and make sure added amenities don't draw away from downtown
- Developers - Identify potential trends of what draws residents to new neighborhoods and how site improvements could add value to a future mixed use community
- Trails - Identify opportunities and constraints for different types of trail users and what each needs to make use of the site enjoyable. Discuss the overall capacity of this site for trail use and the variety that it can feasibly support.

Parks and Recreation Commission

Role: Advise

The team attended several meetings with the Camas Commission to provide project updates on schedule, engagement outcomes, and proposed solutions. They acted as a guiding body to ensure alignment with City goals and to make sure the plan could move towards adoption.

Clark County Conservation Futures Program

Role: Approve

Through the Legacy Lands land purchasing agreement, the County staff played an influential role in assuring the Plan aligned with the conservation requirements of the program. The team held several check-ins with County staff to ensure what was being proposed had a pathway to approval and that the intent was in compliance with expectations.

Camas City Council

Role: Approve

Council is the final approving body in order to formalize and adopt the Plan. They will ensure alignment with other City-wide goals and priorities, and allocate future funding for implementation.

See: Appendix B - Engagement Summaries for detailed results from each activity

Engagement Objectives and Timeline

Pre-Design:
Identify Community Interests and Ideas

- Review existing plans and studies
- June 2024: Project Advisory Committee #1
- November 2024: Community Survey
- December 2024 - January 2025: Focus Groups

Conceptual Design:
Incorporate Community Input and Develop Design Options

- April 2025: Project Advisory Committee Meeting #2
- June 2025: Open House and Online Survey
- Aug and Nov 2025: Meet with Clark County to discuss program compatibility

Plan Development and Adoption:
Closing the Feedback Loop

- September 2025: Project Advisory Committee #3
- Feb 2026: Parks and Recreation Committee
- Apr 2026: Clark County Review
- May 2026: City Council Meeting

What are the objectives for the Legacy Lands Master Plan community engagement process?

- Communicate complete, accurate, understandable, and timely information to the public throughout the project.
- Help the public understand the benefits of creating a Legacy Lands Master Plan for the Camas community.
- Articulate the past efforts that lead the project to where it is now.
- Actively seek public input from a broad, diverse audience at key project milestones to understand the needs and desires of the community.
- Involve the community in identifying issues, opportunities, and priorities as well as evaluating proposed programming.
- Provide meaningful public involvement opportunities and demonstrate how input has influenced the process.
- Seek participation of potentially affected and/or interested individuals, neighborhoods, businesses, and organizations.
- Ensure that the public involvement process is consistent with applicable state and federal laws, requirements, and local policies.

Camas Parks & Recreation Value Statements

Stewardship
We consciously invest in park and natural spaces while continually preserving and protecting them to benefit future generations.

Connection to Place
We acknowledge and learn from our community's history and how parks and recreation contributes to forming a place (Camas) where people want to live, work and play.

Accessibility and Belonging
We foster a sense of belonging and curiosity through spaces and programs where everyone feel welcome and secure.

Community Well-Being
We offer welcoming parks, natural spaces and programs to aid individuals' well-being (physical, mental, and emotional health).

Fun
We promote park spaces and programs where people have fun, build connections, and make memories.

Project Advisory Committee (PAC)

MEETING #1 - JUNE 2024

Purpose

- Provide an overview of the role and purpose of the PAC
- Provide an orientation to the Legacy Lands Master Plan effort
- Review and discuss the overall public involvement approach, including reviewing and providing feedback on the online survey content
- Answer questions, solicit ideas and talk about next steps

What comes to mind when you think about creating a master plan for this unique space?

- Connectivity and accessibility
- Recreation on the lake/water access
- Preserve water quality, tree canopy (groundwater health), habitat and environmental sustainability
- Honor site history
- Partnerships with the School District
- Financial sustainability and ability to maintain for the long term
- Fire prevention and fuel management



MEETING #2 - APRIL 2025

Purpose

- Review, discuss and refine the concept design options and possible amenities
- Review and provide feedback on the approach to the next phase of public engagement
- Answer questions, solicit ideas and talk about next steps

Key feedback regarding proposed amenities:

- Clubhouse + Gun Range: The top three features are improved boat, kayak launch/dock, non-profit offices and classrooms and expanded beach areas. There is a note to create dedicated motorized and non-motorized spaces at the boat, kayak launch/dock.
- Pomaria House: The top three features are the picnic shelter and restrooms, food truck pods and café with outdoor seating. There is a concern that there'll be minimal traffic to support the food truck pod.
- Leadbetter-Pittock House: The top three features are the education/park visitor center, outdoor picnic and rest areas and non-profit offices.
- Equestrian Barn: The top three features are the market, orchard and gardens, rental venues and bike/recreation rental shop. There were questions asking for clarity and context regarding "rental venue" and "concert venue" and to better define the scale.
- Nature Zone: The top feature is Natural Park with pathways. Picnic shelters and restrooms and stream and habitat restoration are both ranked second, they received the same level of support from the participants.
- NE Field: The top three features are ecological restoration and paths, nature parks with pathways and developed park.
- NW Field: The top three features are ecological restoration and paths, a nature park with pathways and arboretum.
- Across the different features, there are calls for community gathering spaces such as offices, classrooms and recreational centers to be nature-focused.

MEETING #3 - SEPTEMBER 2025

Purpose

- Review, discuss and give feedback on possible site amenities within each zone
- Answer questions, solicit ideas and talk about next steps

Proposed amenities:

- **Club House + Gun Range:** Water recreation rental was the most preferred option
- **Pomaria House:** Overlook was the most preferred option
- **Equestrian Barn:** Market was the most preferred option

Project Naming

- In order to not confuse the site w/ the Legacy Lands Program and to establish a local identity, the project name will be under consideration.
- The PAC preferred names with a focus on nature or natural features local to the park.

Community Programming Survey

NOVEMBER 2024

Key Themes

Most participants visit parks and open spaces to exercise and for access to nature. Respondents to this survey are frequent visitors to parks and open spaces, with most traveling there by car.

Participants overwhelmingly prefer to conduct most activities in nature, with the exception of gathering for social events and activities. Participants prefer this activity to be in a developed recreational facility.

Participants shared additional comments in the open-ended space provided in the survey. Their feedback underscored a strong desire for a well-rounded recreational experience that prioritizes natural preservation and accessibility, as well as amenities and facilities that are family-friendly and serve various activities.

Preferred Activities

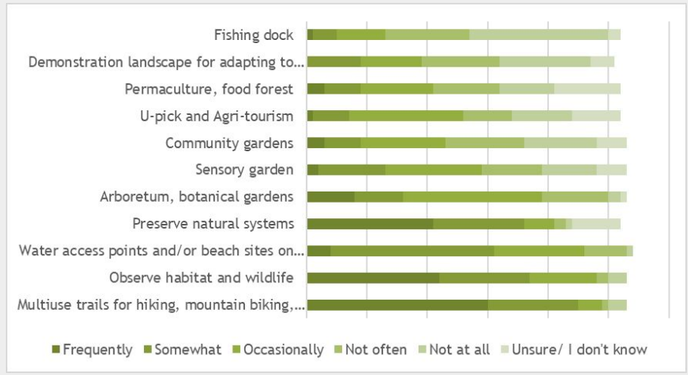
Top activities in a natural experience setting:

- Multi-use trails for hiking, mountain biking, horseback riding
- Observe habitat and wildlife
- Water access points and/or beach sites on Lacamas Lake

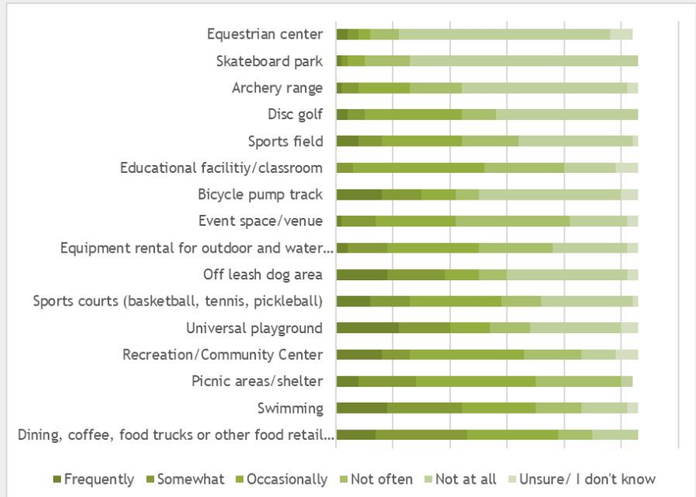
Top activities in a developed recreational facility:

- Dining, coffee, food truck, or other food retail space
- Swimming
- Picnic areas/shelter

How often would you enjoy the following activities or opportunities in a natural experience setting?



How often would you enjoy the following activities or opportunities in a developed recreational facility experience setting?



Focus Groups

DECEMBER 2024 - JANUARY 2025

Groups: Conservation Business Developers Trails

Key Themes

Nature play for everyone.
- Provide various ways for people to access and enjoy nature
- Make Legacy Lands an entry point for safe and enjoyable outdoor recreation
- Make sure the presence of one activity doesn't ruin the enjoyment of another

A timeless sanctuary for future generations.
- Keep it natural!
- Center around restoration and education
- Impact what's already been impacted, preserve the unique natural features

Key Concerns/Challenges

- Water quality and usability of Lacamas Lake
- Traffic and parking
- Conflict of uses
- Accessibility
- Safety
- Connectivity to off-site destinations or networks

Top Recommendations

Multi-use and specialized trails
- Single-use trails to allow for focus and enjoyment
- Multiple loops to support a variety of experiences
- Intuitive wayfinding and ample lighting

Take advantage of existing roads, trials, structures, and parking lots

Nature play (for everyone!)

Learning landscapes
- Non-profit offices
- Training and volunteer coordination
- Pilot restoration projects on-site

Open House and Online Survey

JUNE 2025

Open House

June 18, 2025, 6:00 - 8:00 pm

- Lacamas Lake Lodge
- 55 members of the public in attendance, 47 written comment forms received

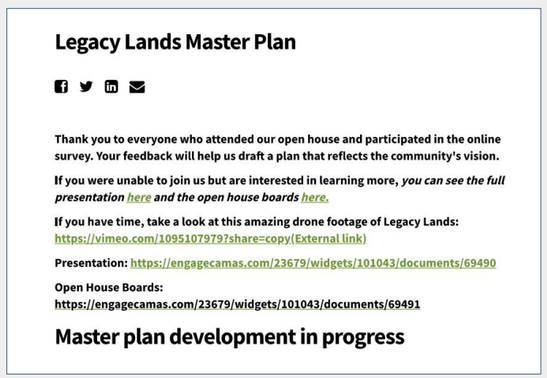




Online Survey

Survey open June 19 through July 4, 2025

- Outreach through project website, email update, city's social media platforms, distribution to specialty groups
- 264 responses received



Legacy Lands Master Plan

Thank you to everyone who attended our open house and participated in the online survey. Your feedback will help us draft a plan that reflects the community's vision.

If you were unable to join us but are interested in learning more, *you can see the full presentation here and the open house boards here.*

If you have time, take a look at this amazing drone footage of Legacy Lands: https://vimeo.com/1095107979?share=copy(External link)

Presentation: https://engagecamas.com/23679/widgets/101043/documents/69490

Open House Boards: https://engagecamas.com/23679/widgets/101043/documents/69491

Master plan development in progress

Feedback Highlights

- The biggest priority for the community is to **protect and restore the natural environment** before adding new amenities - nature-compatible recreation that builds community without causing too much impact to the natural setting.
- Many expressed the desire for **safe, car-free, and well-connected trails** for walking, biking, strollers, and other non-motorized uses.
- Improving **water quality** is a major goal before expanding recreation.
- Respondents strongly support creating space for different community needs and visitor programs that provide **volunteer and learning opportunities**.
- Many expressed concerns about **traffic, noise, parking,** litter, and long-term maintenance costs.

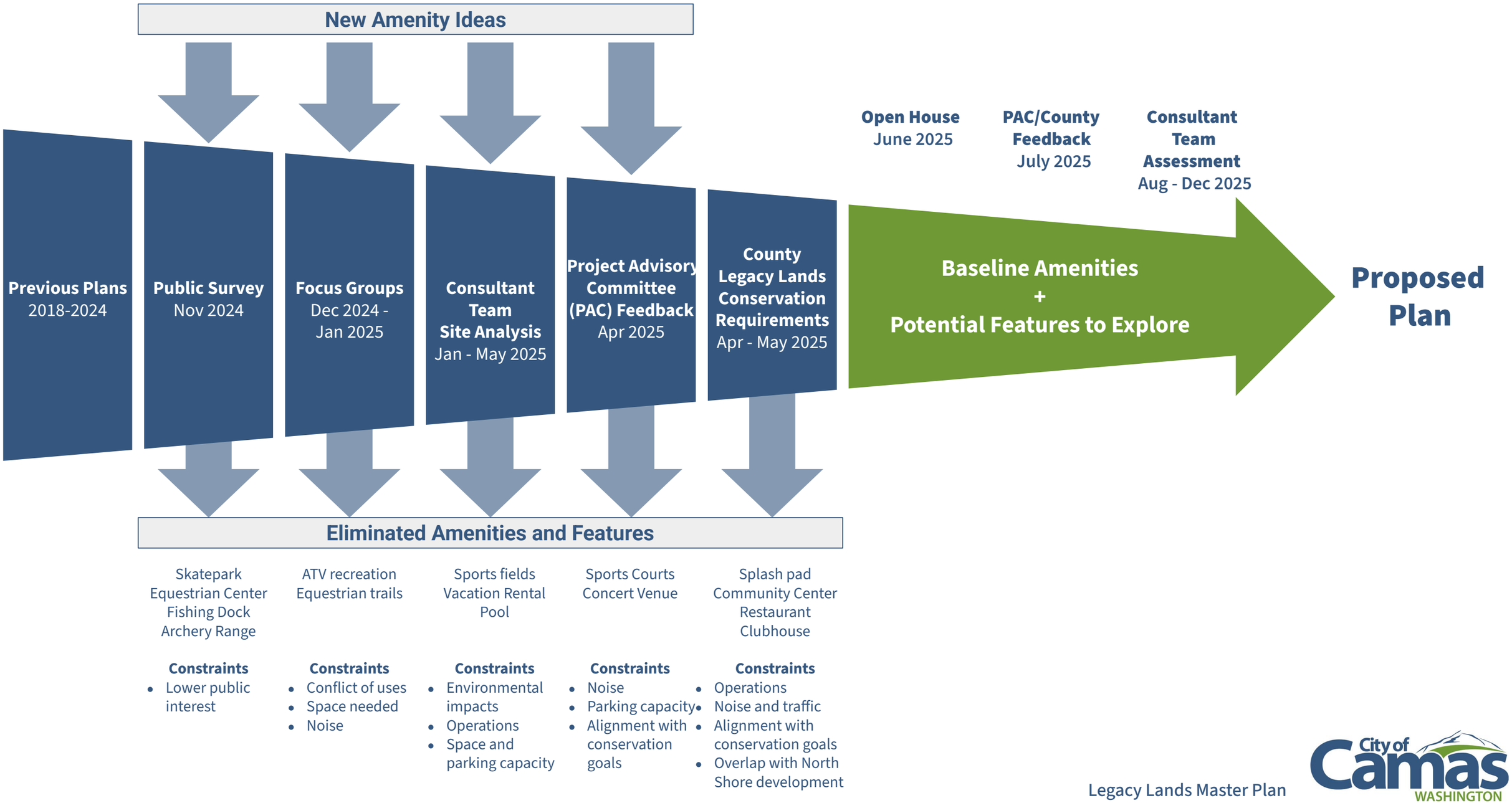
Open House vs. Online Survey

- Attendees of the open house tended to lean more towards **conservation and light/passive uses**.
  - i.e. Restoration, walking trails, nature park…
- Responders from the online survey tended to lean more towards **active specialty uses**.
  - i.e. Mountain biking, equestrian, disc golf…

Project Naming: Major themes

- Geography/location-based.
- Local history and indigenous culture references.
- Maintaining the current name and theme of legacy and heritage.
- Emphasizing the focus on nature and recreation

Plan Refinement Process



Programming Approach

Amenity Exploration



The engagement process identified some baseline amenities that should be included across the site to support the community in enjoying the park. Other features were considered and analyzed for feasibility, site impacts, synergies, conflicts, and community need.

Baseline Amenities:

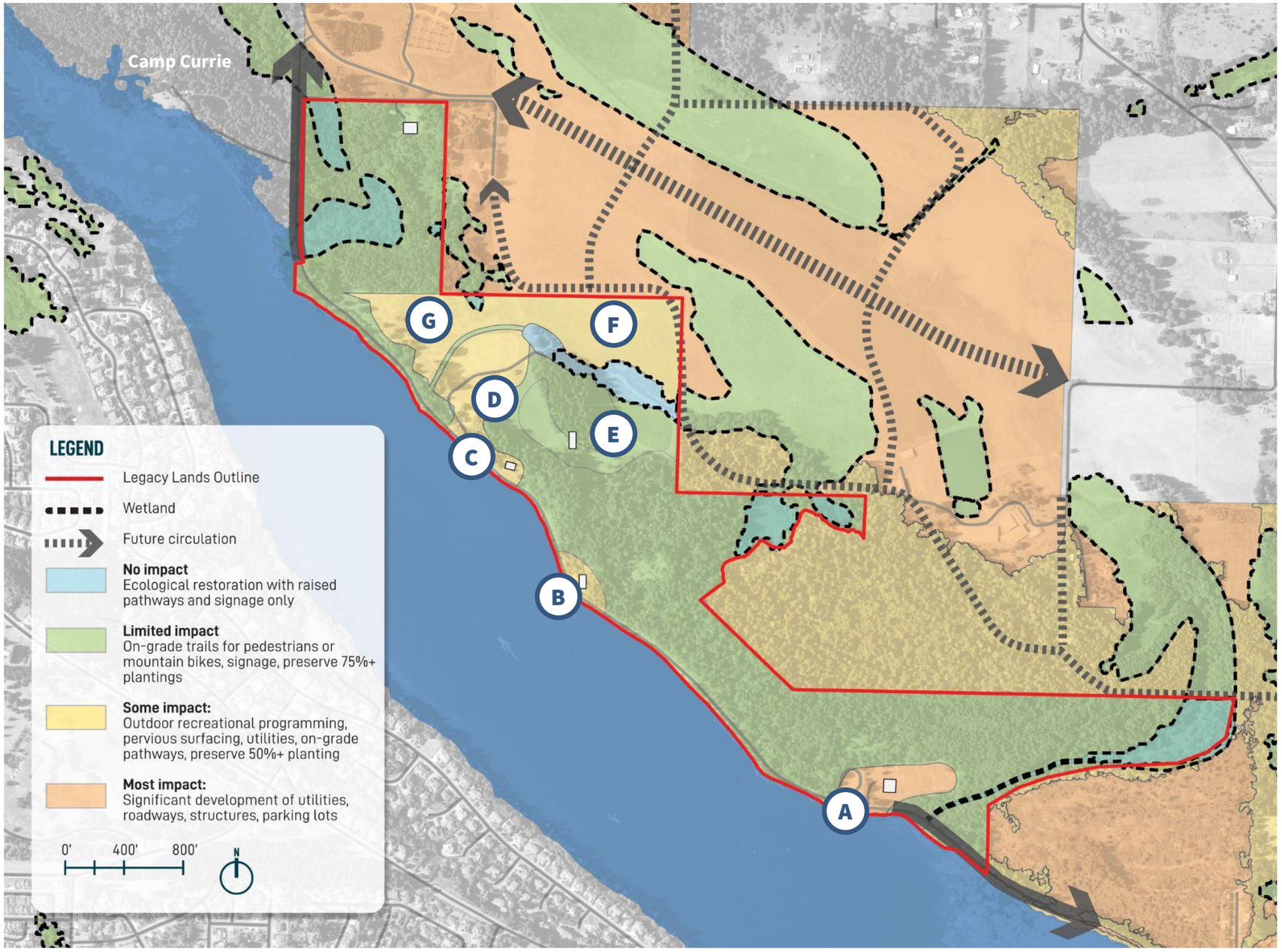
- Nature Park
- Trail loops for hiking, road bikes, and mountain bikes
- Trailheads
- Picnic / pavilion areas
- Lake access points
- Educational signage
- Public restrooms
- Parking

Potential features that were explored:

- Mountain bike pump track or skills course
- Event rental
- Offices, retreat center, or classrooms
- Rental lodges to support event (i.e. wedding party)
- Nature Play areas
- Food/coffee vendor(s)
- Rec Rental Shop - water sports and/or bikes
- Market / Agri-tourism / Orchard / U-pick gardens
- Arboretum / gardens / nature park
- Disc golf
- Equestrian Center

Design Approach

Levels of Impact



Impact what's already been impacted, preserve the unique natural features.

Based on the site analysis and community feedback, the site and its surrounding context were assessed, and key areas of impact were identified. These 7 on-site areas were the main places where the desired amenities were tested and explored. Each location had unique conditions and lent itself to different options and proposals for interventions that are laid out in this section of the Plan.

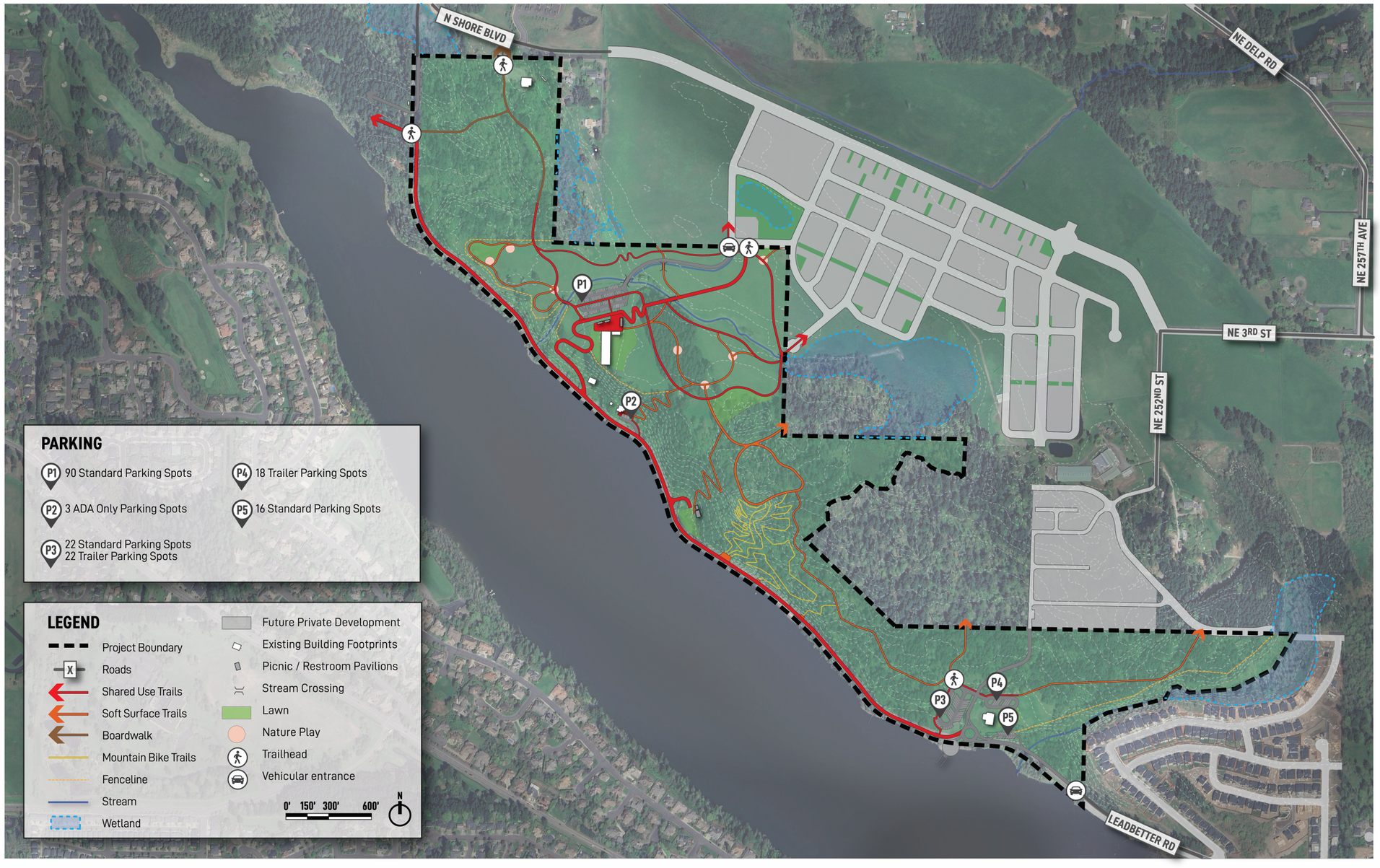
Locations

- **A** Club House + Gun Range
- **B** Pomaria House
- **C** Leadbetter-Pittock House
- **D** Equestrian Barn
- **E** Nature Zone
- **F** NE Fields
- **G** NW Fields

Concept Plan

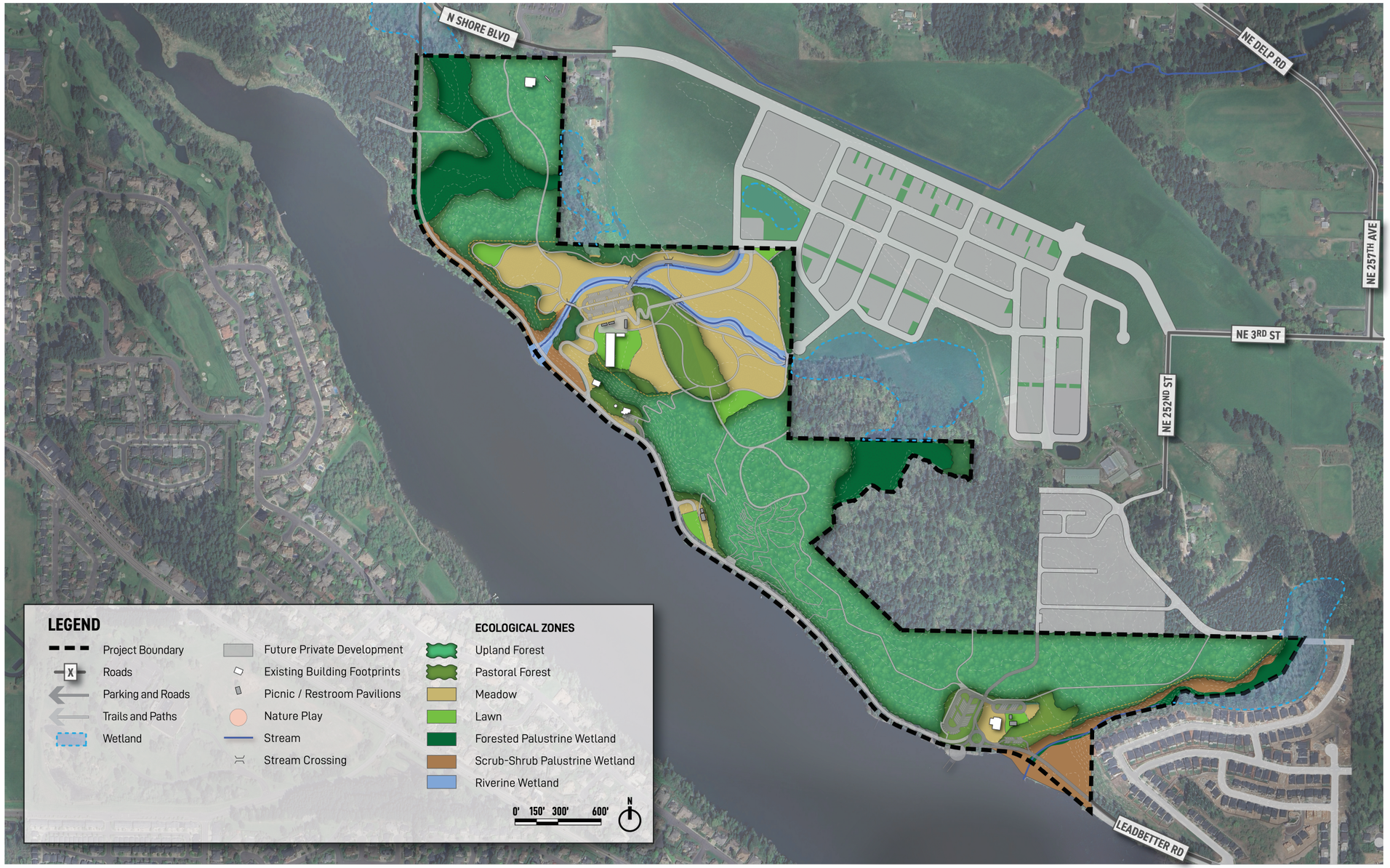


Circulation Plan



In order to provide great experiences, safety, and access for a variety of users, care was taken to identify both shared and separated means of circulation. Existing pathways were utilized to provide access throughout the park and to key amenities. Connections were made to the future neighborhoods, and parking was strategically placed to balance a minimized impact with centralized access. Converting Leadbetter Rd to a non-vehicular shared use trail was a central tenant in the plan and provides future opportunities for a larger trail system around the Lake and to regional destinations.

Habitat Management Framework



A key component of the proposed Plan is to keep the site natural, as that is what makes it a special place to preserve, maintain, and visit. Building off of the existing site conditions, the Plan introduced a series of reference habitats to move the landscape towards in the long term. The goal is to renaturalize the site to provide value to wildlife, while also being enjoyed by the community.

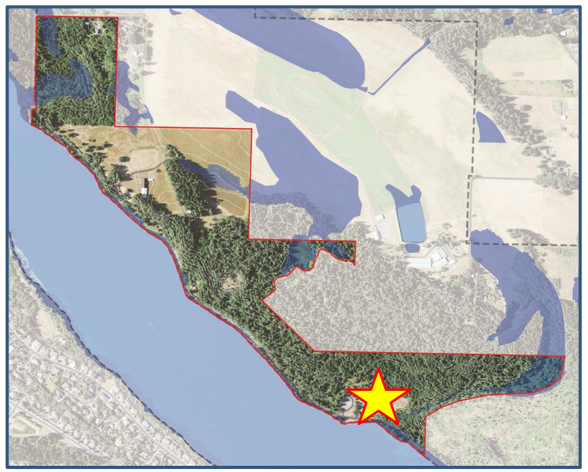
See **Appendix G: Habitat Management Framework** for the full details on conditions, intent, and recommendations for each ecological zone.

Enlargement Plans



Ⓐ Club House + Gun Range

EXISTING CONDITIONS







KEY FEATURES

- Existing lake access point
- Existing gravel parking lot
- Club house and trailer structures
- Adjacent to stream
- Point of entry from South
- Sloped open space
- Electricity, water, septic system

NOTABLE CONSTRAINTS

- Soil contamination
- Vehicles cut off from North
- Parking lot is steeply sloped
- Existing structure condition

APPROXIMATE AREA

- 4.3 acres

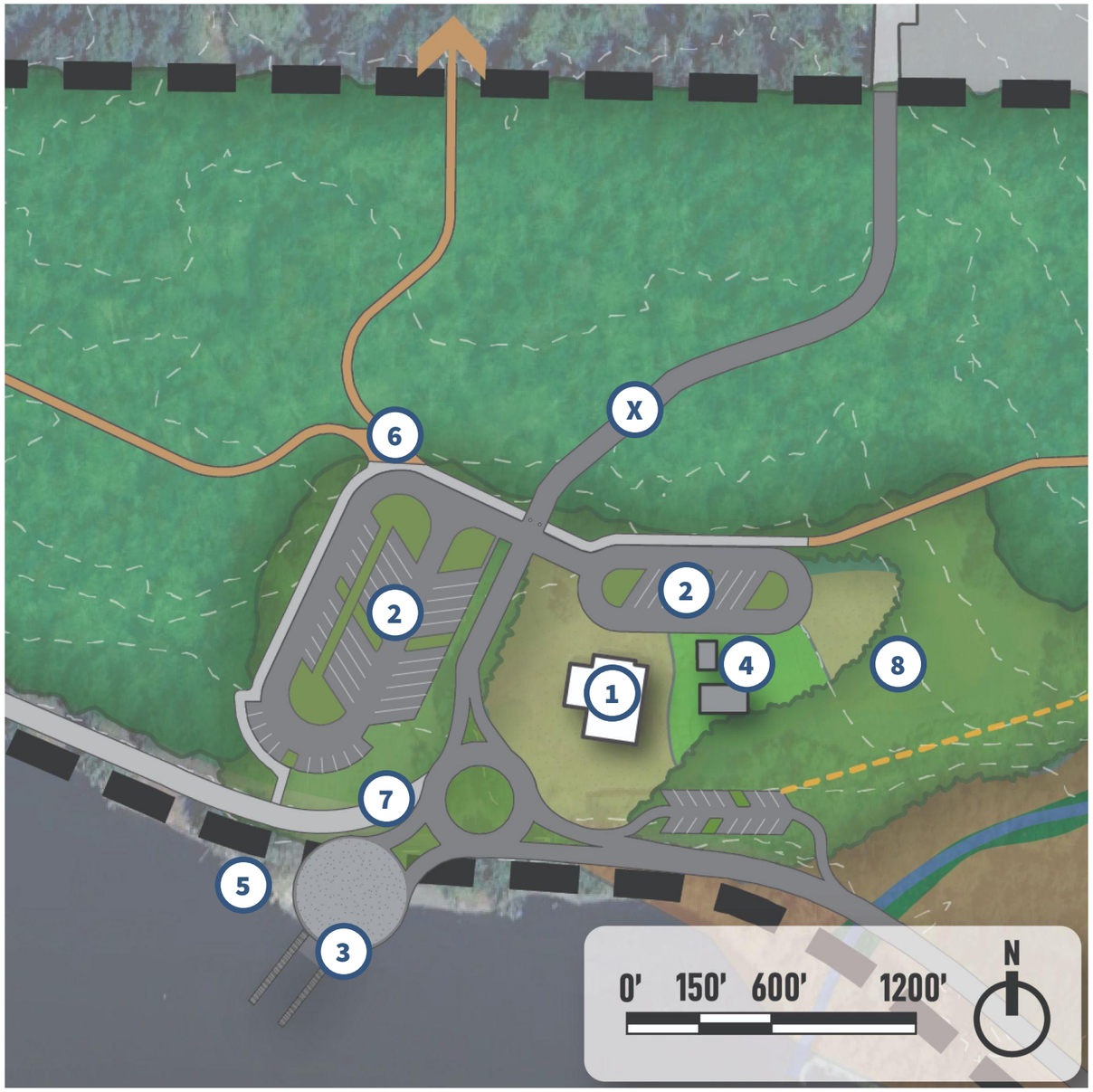






Ⓐ Club House + Gun Range

PROPOSED AMENITIES



Recommended Amenities and Features

1. Restore existing Club House to support recreation rental facility and public restrooms. Will likely require septic system upgrades.
2. Parking lot with boat trailer spaces
3. Improved boat launch area and docks
4. Picnic Shelters
5. Expand beach area
6. Trailhead
7. Beginning of shared-use trail with bollards
8. Soil contamination management

X Access road (by others)

Potential Additional or Alternate Amenities

- Demonstration/restoration gardens
- Coffee / food truck vendors
- Environmental non-profit offices
- Disc golf course

This site will act as the Southern Gateway into the site and a hub for active recreation. It will be a place to launch both motorized and non-motorized watercraft with improved access, new docks, and a potential rental facility for those looking to try something new. It will be the beginning of both the hiking and paved shared-use trails for exploring the rest of the park. Picnic shelters and restrooms will support day use activities. An access road will connect the parking lot to the new residential neighborhood to the north, which can double as pedestrian access to the community.

Ⓐ Club House + Gun Range

PRECEDENTS

Proposed Amenities

Outdoor Recreation Rental



Picnic Shelters



Shared Use Trail



Boat Trailer Parking



Expanded Beach Area



Improved Boat Launch + Dock



Trailhead



Alternate Amenities

Demonstration Gardens



Environmental NGO Offices



Coffee / Food Truck Vendors

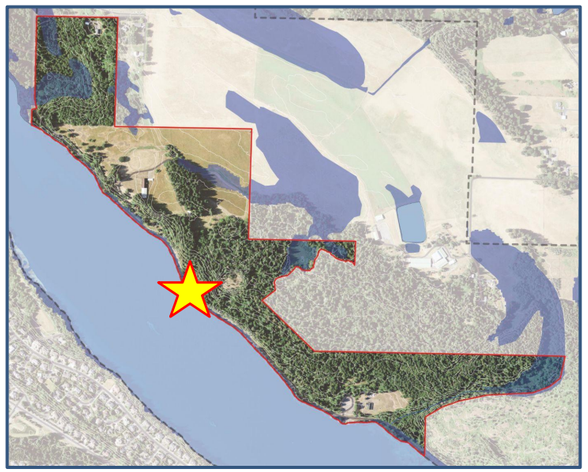


Disc Golf Course



B Pomaria House

EXISTING CONDITIONS







KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity, water, septic system
- Flat open area
- Mid-point between South and North program areas
- More remote location
- No vehicle conflicts

NOTABLE CONSTRAINTS

- No passenger vehicle access
- Existing building condition

APPROXIMATE AREA

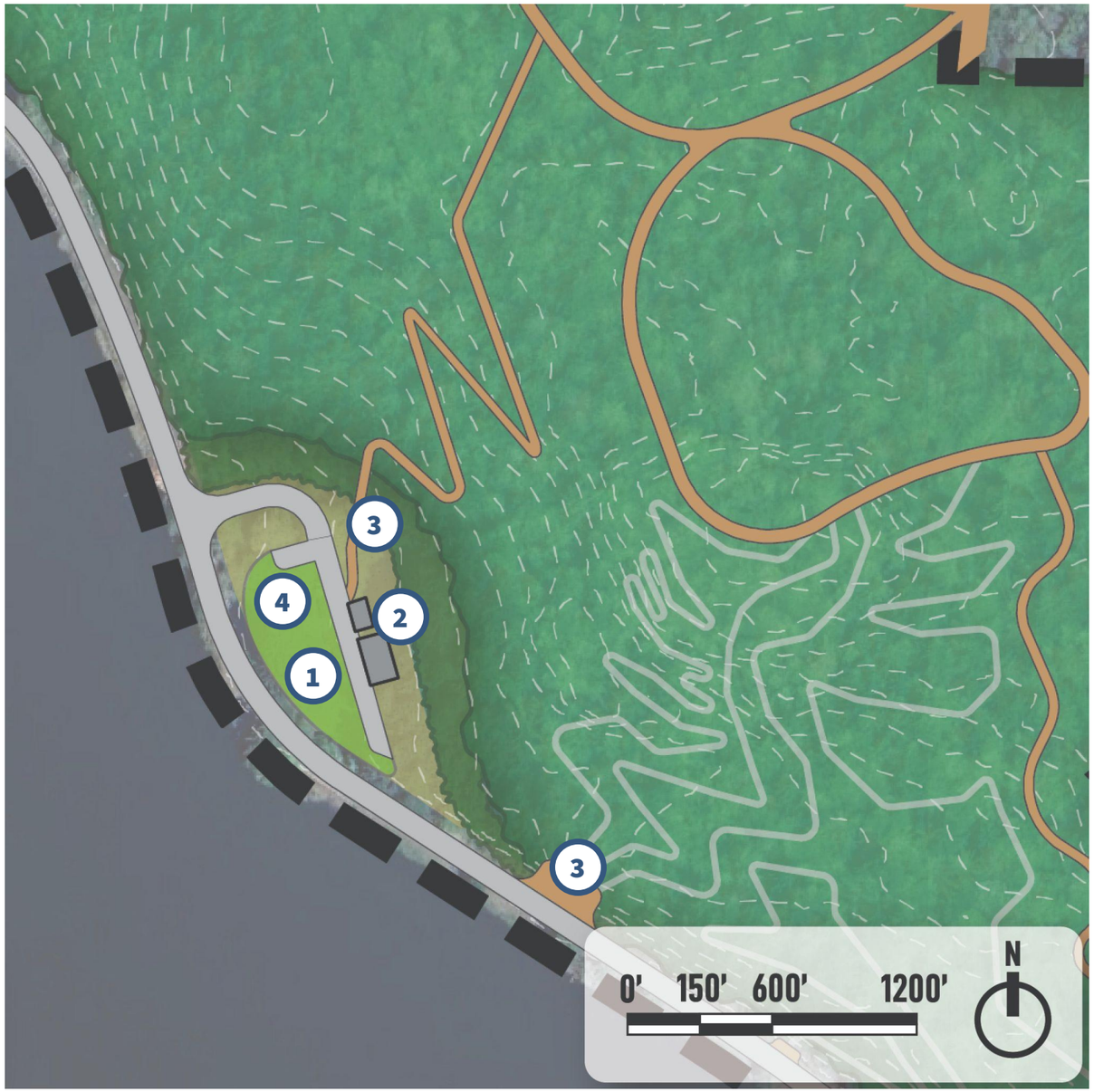
- 1.0 acres





B Pomaria House

PROPOSED AMENITIES



Recommended Amenities and Features

1. Lake viewing area
2. Picnic Shelter and Restroom. Updates to septic system.
3. Trail connections
4. Remove existing structures and manage any site contamination

Potential Additional or Alternate Amenities

- Coffee / food truck vendors
- View Platforms or Overlook
- Tree walk

Due to the condition of the existing buildings on site, the Plan proposes to remove them and clear the site to take advantage of its remote location and views to the Lake. An existing driveway and utilities provide opportunity for a multi-phased approach for implementation.

Depending on future funding and community desire, a view platform could be integrated for better views and as a draw to visitors. This location at the bend in the road provides multi-directional views across the Lake.

B Pomaria House

PRECEDENTS

Proposed Amenities

Lake Viewing Area



Picnic Shelter + Restroom



Trail Connections



Alternate Amenities

View Platforms / Overlook



Coffee / Food Truck Vendors



Tree Walk



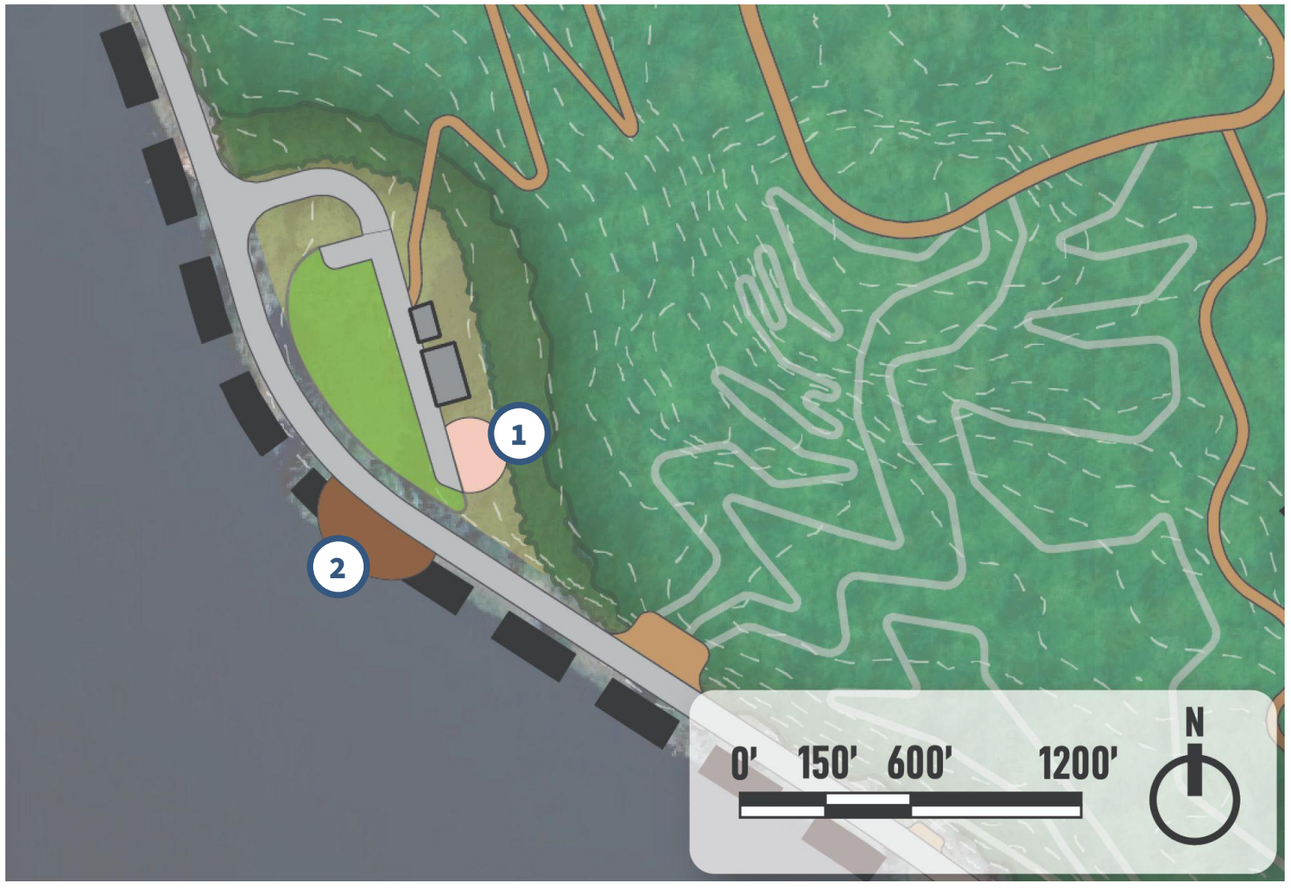
B Pomaria House

VIEW PLATFORM - OPTION 1

This option would leave the Pomaria site as primarily an open space and build a small viewing deck off of Leadbetter Rd. This could be added on at a later date and provide minimal disruption to the upper site. It could serve as a seating and picnic area, and a great rest stop along the multi-use trail.

Alternative Features

1. Nature play area
2. Lake Overlook





EXAMPLE OVERLOOK



EXAMPLE OVERLOOK

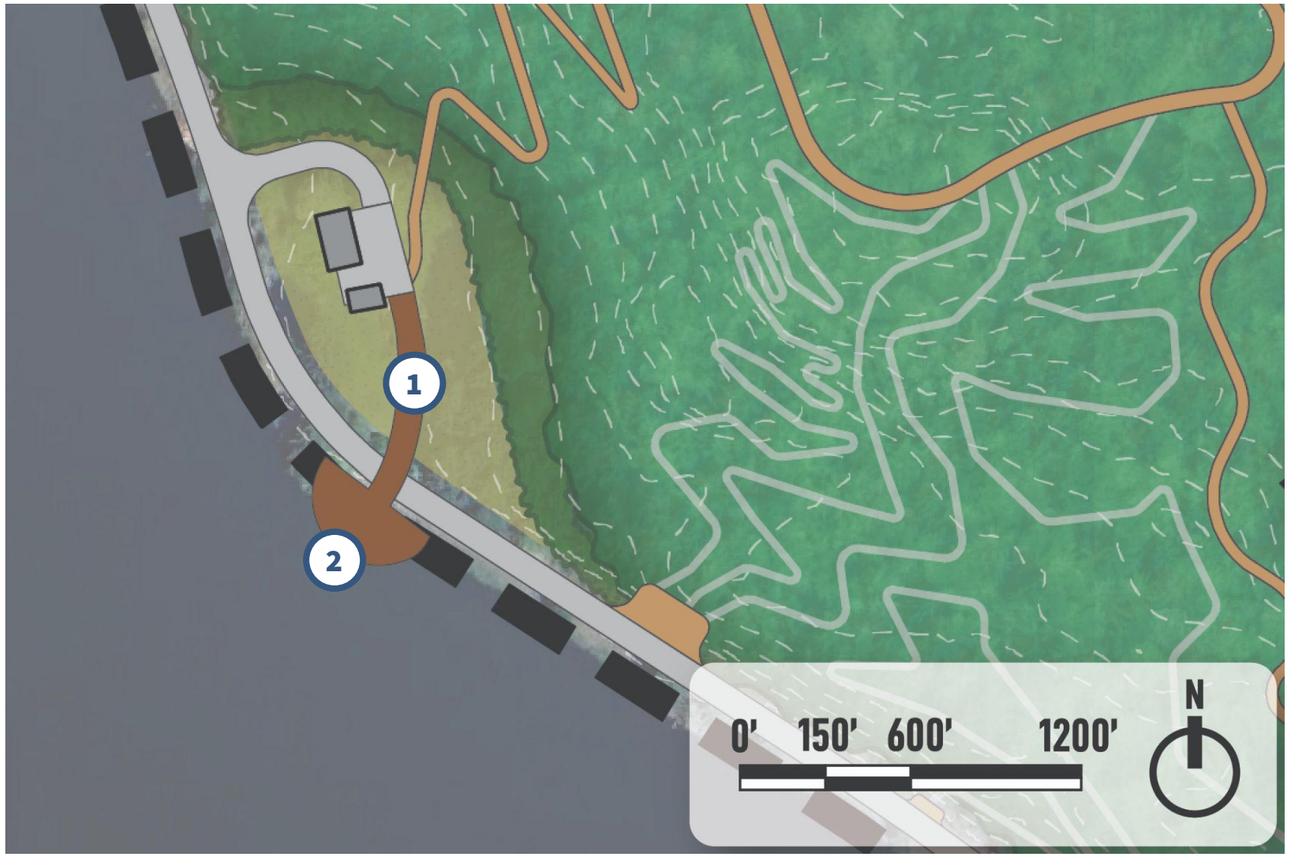
B Pomaria House

VIEW PLATFORM - OPTION 2

This option creates a raised walkway that connects the Pomaria property to a platform over the lake. This would create a bridge over Leadbetter Rd for emergency vehicles, and a higher viewing experience for visitors.

Alternative Features

1. Elevated walkway
2. Observation Deck





EXAMPLE OBSERVATION DECK



EXAMPLE OBSERVATION DECK

B Pomaria House

VIEW PLATFORM - OPTION 3

The most ambitious of the options provides a high up viewing experience for visitors and could be more of a regional draw. This would include a view tower, that would incorporate an occupiable platform that could be rented for events. It could also tie into an accessible raised tree walk that would connect to the trail system on the Rose Property.

Alternative Features

1. View tower
2. Elevated tree walk





EXAMPLE TREE WALK



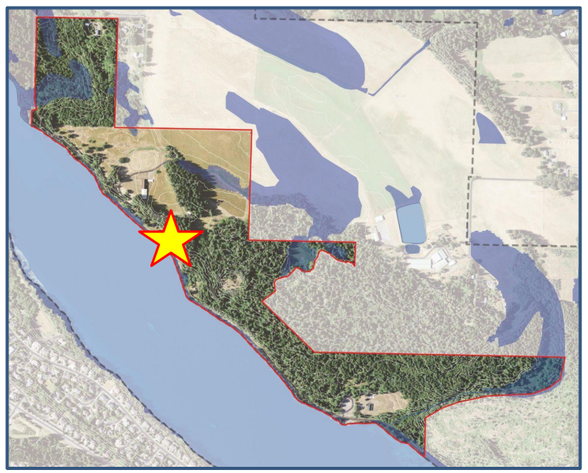
EXAMPLE ACCESSIBLE VIEW TOWER

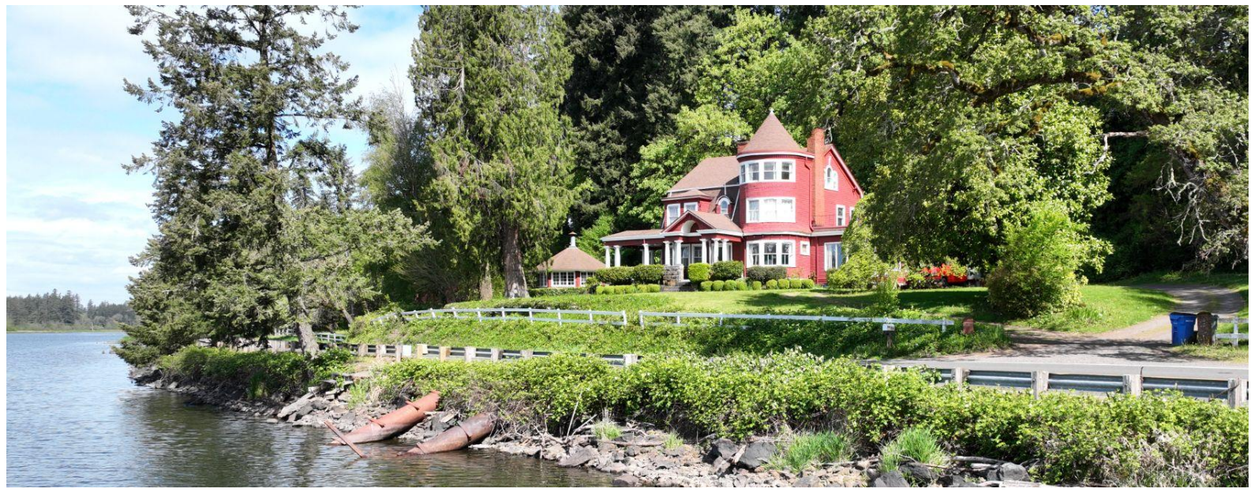


EXAMPLE VIEW TOWER W/ STAIRS

© Leadbetter-Pittock House

EXISTING CONDITIONS







KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity, water, septic system
- Historic Structure
- Accessory Barn and Wellhouse







NOTABLE CONSTRAINTS

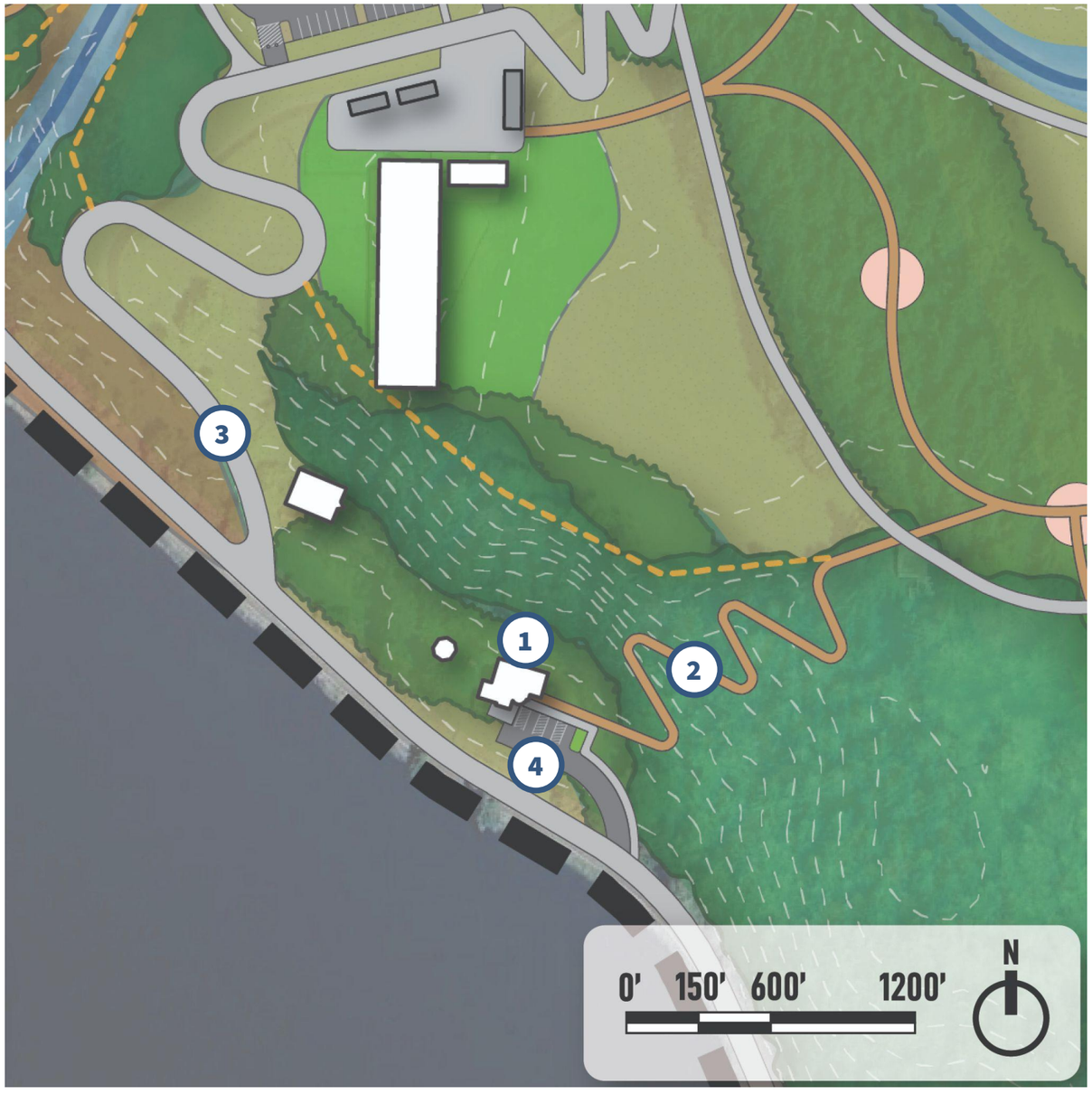
- Historic building limits uses
- Limited vehicle access and parking

APPROXIMATE AREA

- 1.0 acres

C Leadbetter-Pittock House

PROPOSED AMENITIES



Recommended Amenities and Features

1. Restore historic Leadbetter-Pittock House and prepare for Park Education and Visitor Center. Potentially upgrade septic system.
2. Trail connections
3. Lake Access Promenade to allow for accessible travel between Leadbetter Rd and upper Rose Property amenities
4. Small accessible parking area

Potential Additional or Alternate Amenities

- Environmental non-profit offices

The historic Leadbetter-Pittock House will be restored and utilized to support park activities. It can act as a visitor center and education hub for park history and ongoing restoration and volunteer efforts.

Care would need to be taken to provide accessible parking and drop off space for activities.

© Leadbetter-Pittock House

PRECEDENTS

Proposed Amenities

Education + Visitor Center



Trail Connections



Improved Driveway



ADA Accessible Parking



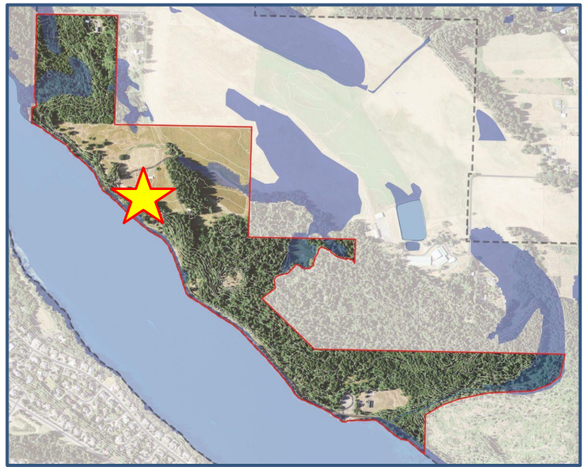
Alternate Amenities

Environmental NGO Offices



D Equestrian Barn

EXISTING CONDITIONS







KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity at Barn
- Electricity, water, septic system at demolished house
- Open structure with smaller side rooms
- Flat Open Area

NOTABLE CONSTRAINTS

- Structure requires seismic upgrades



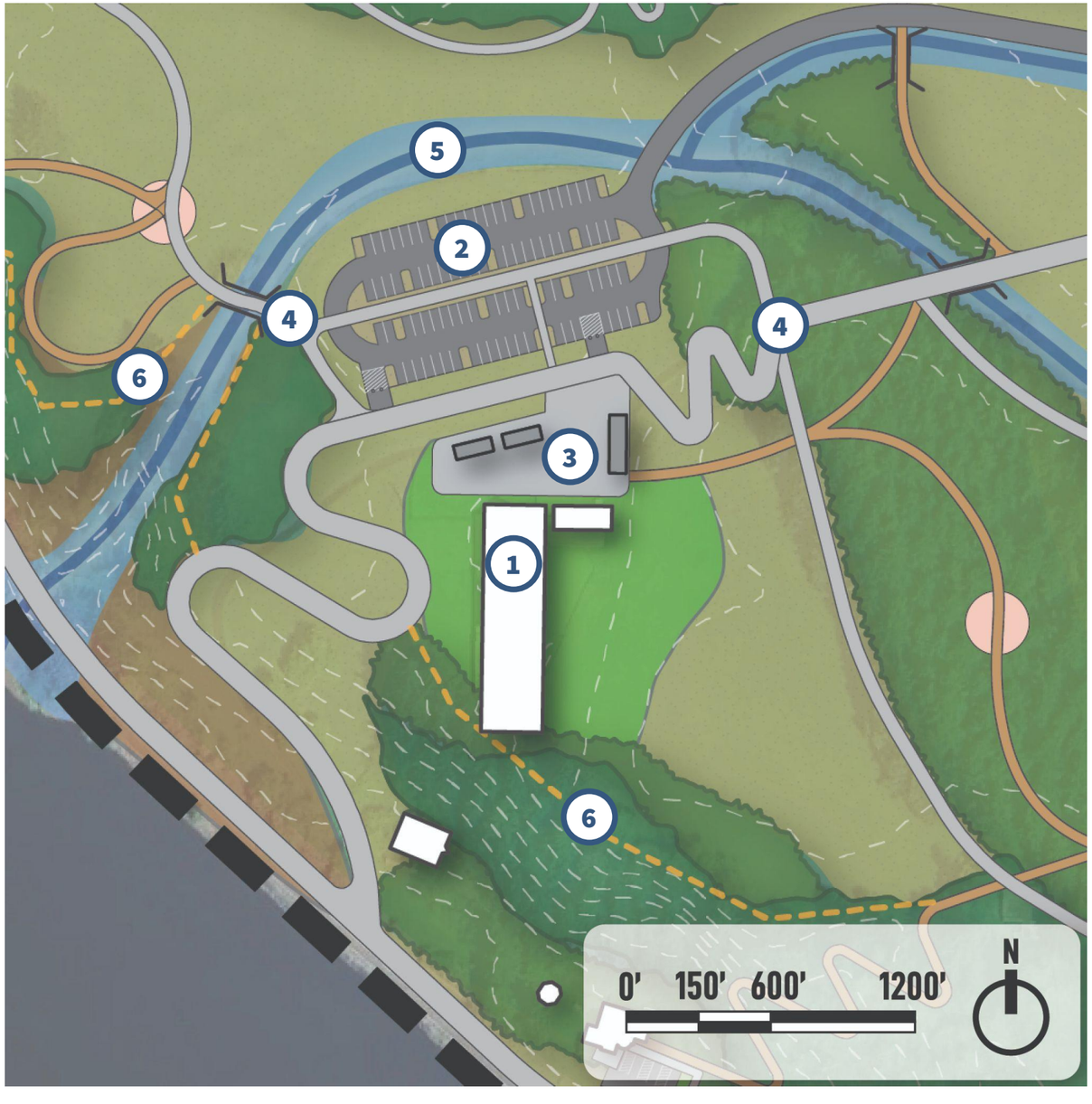


APPROXIMATE AREA

- 7.8 acres

D Equestrian Barn

PROPOSED AMENITIES



Recommended Amenities and Features

1. Restore Rose Barn to support indoor bike facility and public restrooms. Upgrade electricity, water, and septic systems.
2. Parking lot, ~100 stalls
3. Paved court with multi-use shelters
4. Trail connections
5. Stormwater channel restoration
6. Perimeter fencing

Potential Additional or Alternate Amenities

- Orchard / u-pick
- Equestrian uses
- Indoor Farmers Market
- Coffee / food truck vendors

The existing barn area is the best candidate to support the more active amenities in the park. The flat equestrian riding track can support a new parking lot, while the area surrounding the barn can be formalized to support a flexible open space for pop up markets, informal picnics, or group events.

The use of the barn itself will depend on future funding and support, but conversion to an indoor bike course would support the rest of the park programming and allow for an easy entry point for people wanting to learn mountain biking in a controlled environment.

D Equestrian Barn

PRECEDENTS

Proposed Amenities

Indoor Bike Facilities



Parking Lot



Multi-Use Shelters



Trail Connections



Stream Channel Restoration



Alternate Amenities

Orchard / U-Pick



Equestrian Uses



Indoor Farmers Market

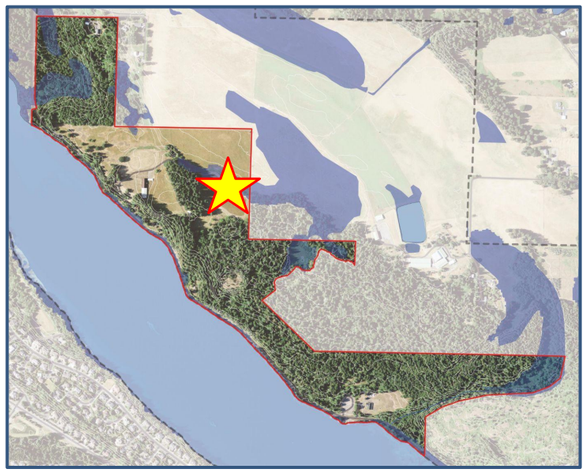


Coffee / Food Truck Vendors



E Nature Zone

EXISTING CONDITIONS







KEY FEATURES

- Diversity of natural features
  - Open woodlands
  - Ponds
  - Rolling hills
  - Stream
- Secluded

NOTABLE CONSTRAINTS

- Sloped terrain
- Water channel and pond

APPROXIMATE AREA

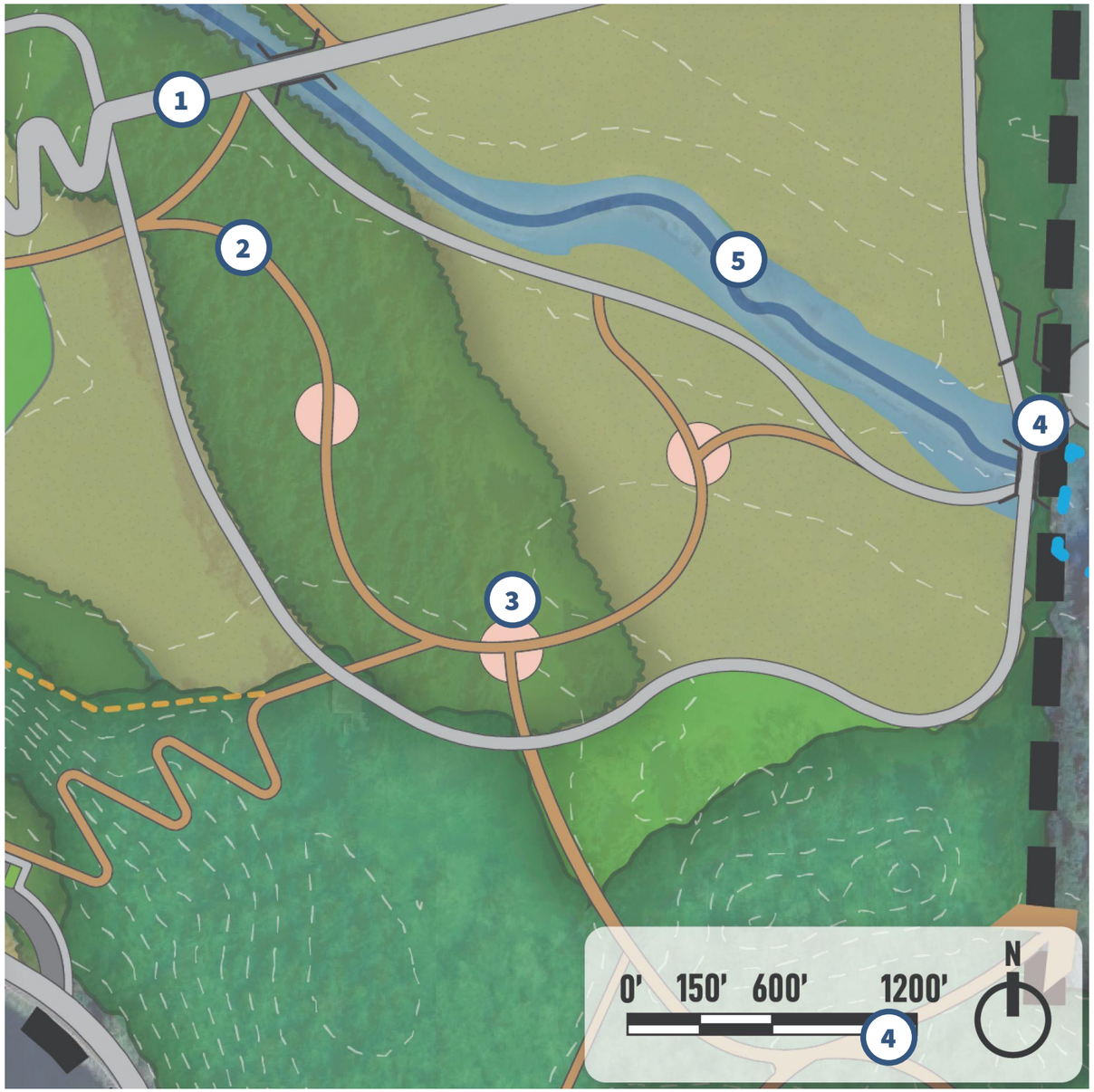
- 10.1 acres





E Nature Zone

PROPOSED AMENITIES



Recommended Amenities and Features

1. Shared-use paved trail
2. Soft-surface trail
3. Play or interpretive node
4. Trail connections
5. Stormwater channel restoration

Potential Additional or Alternate Amenities

- Arboretum / interpretive trail
- Art installations

This area of the site is home to the most richly diverse natural spaces, and improvements will be light touch and mostly focus on formalizing pathways. The existing irrigation channel will be converted to manage and celebrate stormwater. Small play and interpretive areas could be located at pathway intersections to provide interest and education for all ages and guide wayfinding.

E Nature Zone

PRECEDENTS

Proposed Amenities

Shared-Use Paved Trail



Soft-Surface Trail



Play / Interpretive Node



Trail Connections

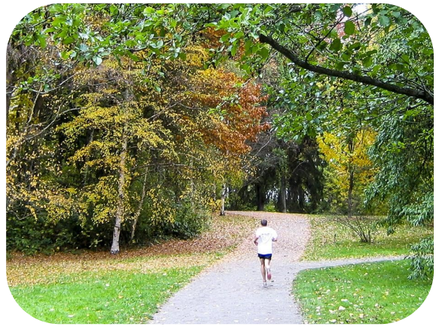


Stream Channel Restoration



Alternate Amenities

Arboretum / Interpretive Trail

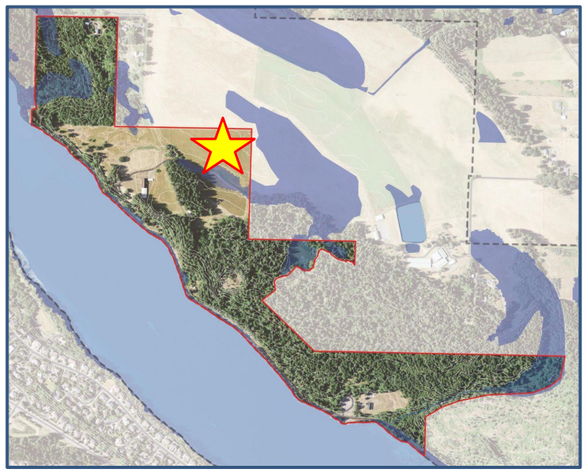


Art Installations



F NE Fields

EXISTING CONDITIONS





KEY FEATURES
- Flat Open Area
- Adjacent to future development
- Entry point from the North



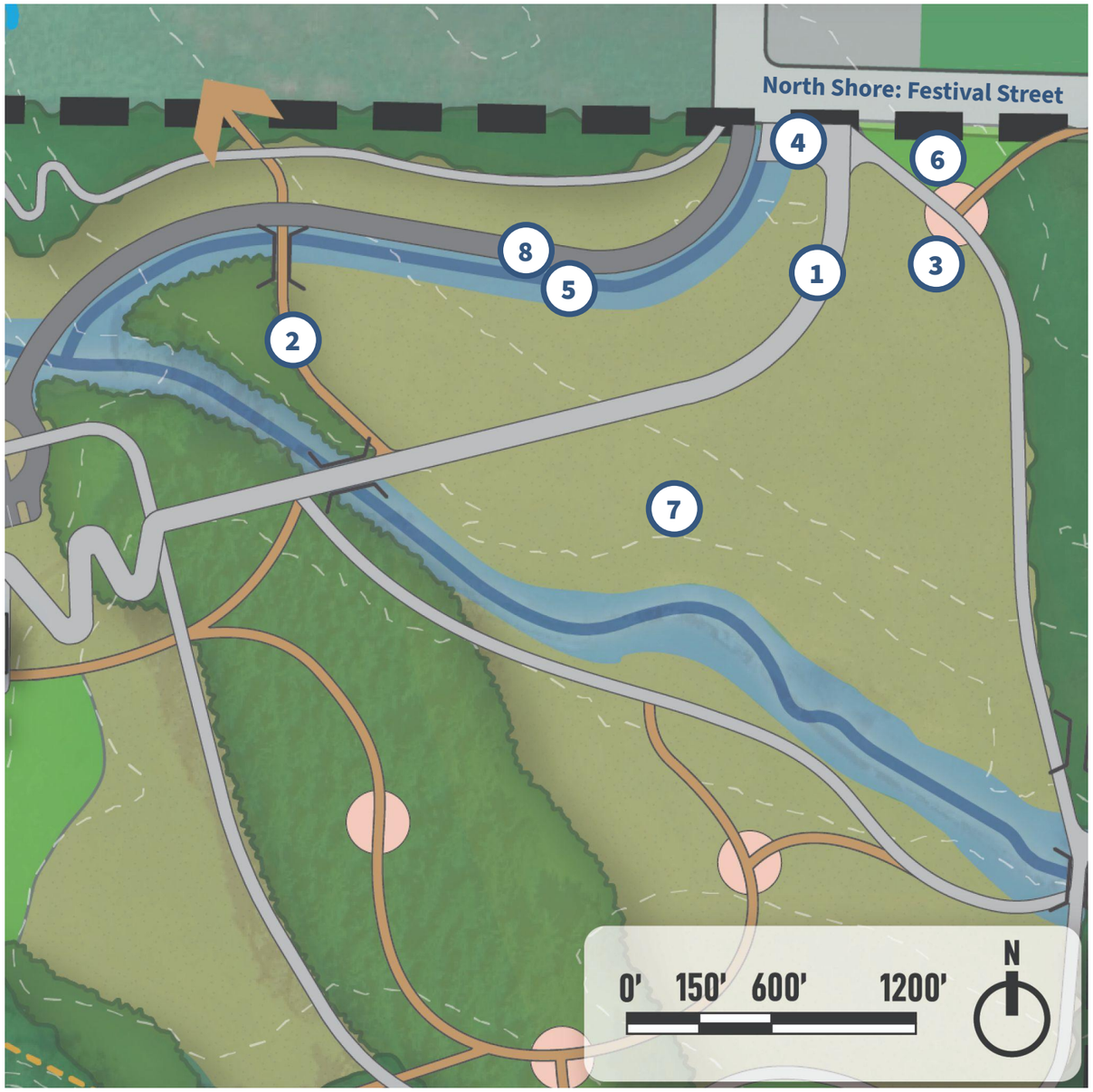


NOTABLE CONSTRAINTS
- Adjacent to future noise and traffic

APPROXIMATE AREA
- 9.0 acres

F NE Fields

PROPOSED AMENITIES



Recommended Amenities and Features

1. Shared-use paved trail
2. Soft-surface trail
3. Play or interpretive node
4. Trailhead plaza (no vehicular parking)
5. Stormwater channel
6. Lawn
7. Landscape Restoration
8. Vehicular entry drive

Potential Additional or Alternate Amenities

- Arboretum / interpretive trail
- Art installations

The Northeast portion of the Rose Property is closest to the future NorthShore development and provides an opportunity to transition from the urban to natural environment, while also drawing people into the site. The northern edge will incorporate the vehicular entry drive, a trailhead, and a lawn area to support the adjacent festival street. Vegetative buffers will be introduced around the perimeter to provide some screening and privacy. A wide, paved, accessible pathway will begin at the trailhead and take people to the Barn and down to the Lake.

F NE Fields

PRECEDENTS

Proposed Amenities

Shared-Use Paved Trail



Soft-Surface Trail



Play / Interpretive Node



Trail Connections



Stream Channel Restoration



Lawn

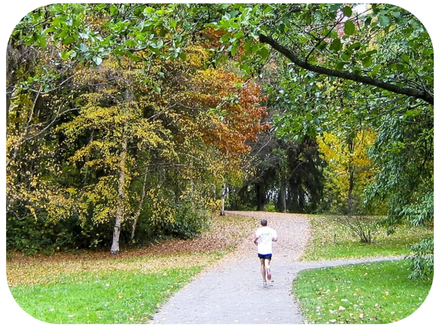


Landscape Restoration



Alternate Amenities

Arboretum / Interpretive Trail

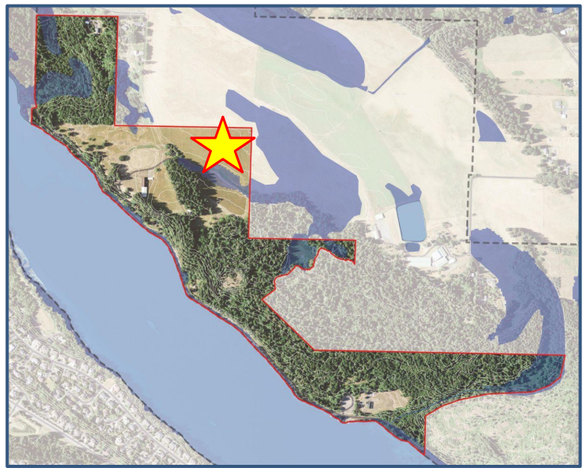


Art Installations



G NW Fields

EXISTING CONDITIONS







KEY EXISTING FEATURES

- Existing lake views
- Rolling open areas
- Closest to Elementary School and Camp Currie
- Adjacent to Barn
- Adjacent to woodlands and wetlands to the North

NOTABLE CONSTRAINTS

- Hilly terrain
- Steep drop to Lake

APPROXIMATE AREA

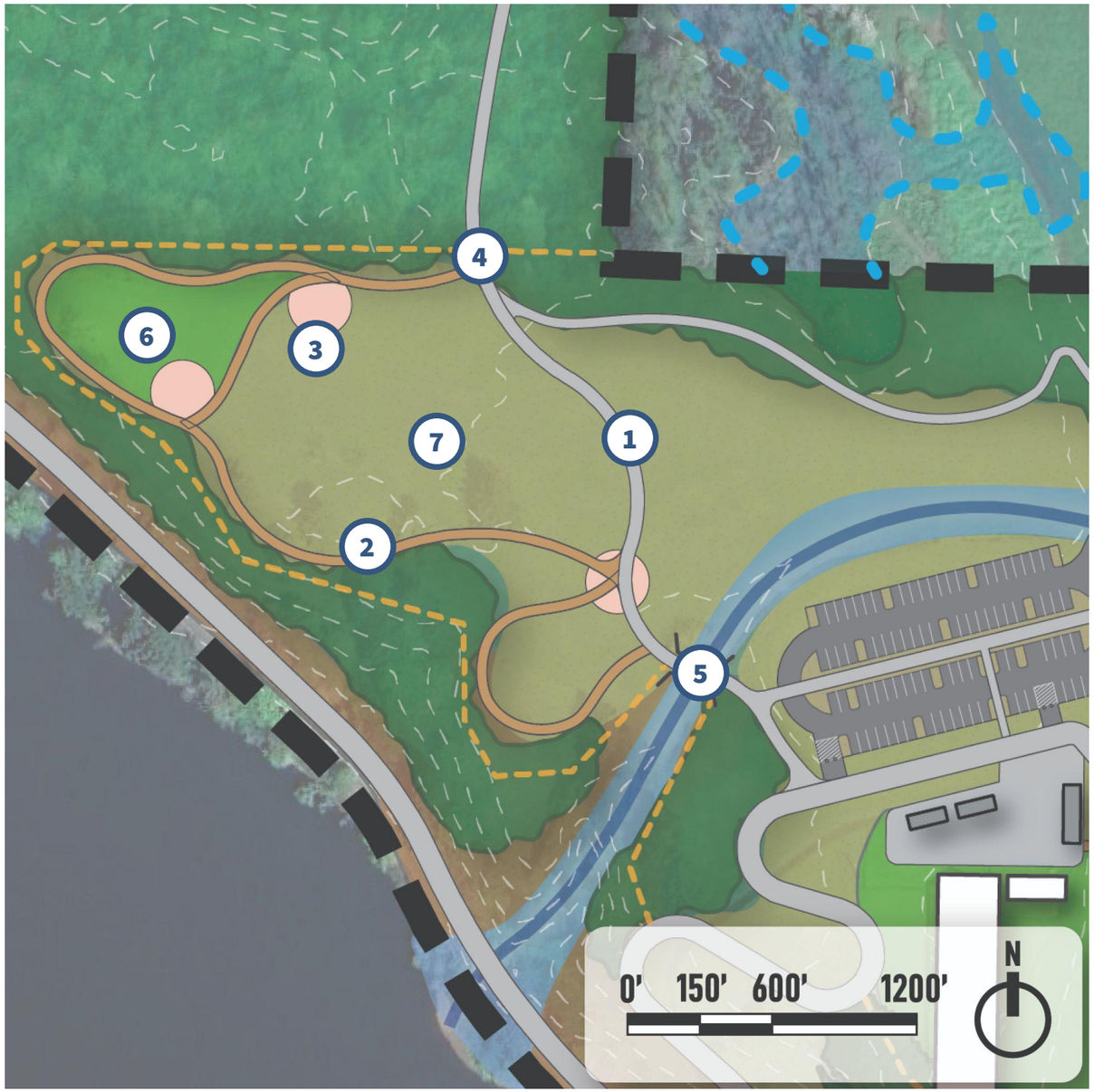
- 5.8 acres





G NW Fields

PROPOSED AMENITIES



Recommended Amenities and Features

1. Shared-use paved trail
2. Soft-surface trail
3. Play or interpretive node
4. Trail connection
5. Replace pedestrian bridge
6. Lawn
7. Landscape Restoration

Potential Additional or Alternate Amenities

- Arboretum
- Observation tower/bird blind
- Orchard / u-pick

Another prime natural area, interventions on this portion of the site will be light touch and focus on formalizing trails and access. Small play and interpretive areas could support interest for all ages, while a small lawn can provide a refuge for human activity with views to the Lake and restored landscape.

G NW Fields

PRECEDENTS

Proposed Amenities

Shared-Use Paved Trail



Soft-Surface Trail



Play / Interpretive Node



Trail Connections



Replace Pedestrian Bridge



Lawn

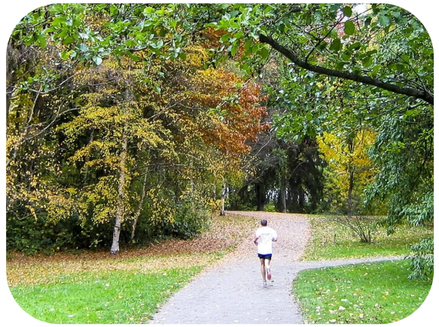


Landscape Restoration



Alternate Amenities

Arboretum / Interpretive Trail



Observation Tower / Bird Blind



Orchard / U-Pick



Implementation Strategy

Capital Improvement Phasing Plan

Implementation Over Time

Due to the size and complexity of the site and the proposed interventions, as well as considering available resources, the City needs to be strategic about breaking the Master Plan up into smaller projects and the order in which they are implemented. This is especially important with any reuse and maintenance of any of the existing buildings or structures. The more time that passes without renovation, the more resources will go into upkeep and the less viable they will be for reuse. With the listed considerations in mind, the following phases are proposed to work towards the fully built out plan.

Phasing Considerations

- Invite the community to experience the site safely, and as early as possible
- Implementation of the North Shore development and infrastructure
- Vehicular road closures, parking, and circulation
- Available funding and partnerships
- Site and environmental impacts
- Additional feasibility studies needed
- Complexity, cost, and existing conditions of building renovations

Early Phase: 1-5 years

- Boat ramp, dock, parking lot, trailhead, and restroom
- Soft surface trails (mountain biking and hiking)
- Rose Property: stormwater channels
- Rose Property: pathways and wayfinding
- Rose Property: landscape restoration
- Rose Property: Perimeter fencing
- Rose Property: Parking lot
- Pomaria Site: building demo and clearing
- Leadbetter Rd: Temporary closures for events

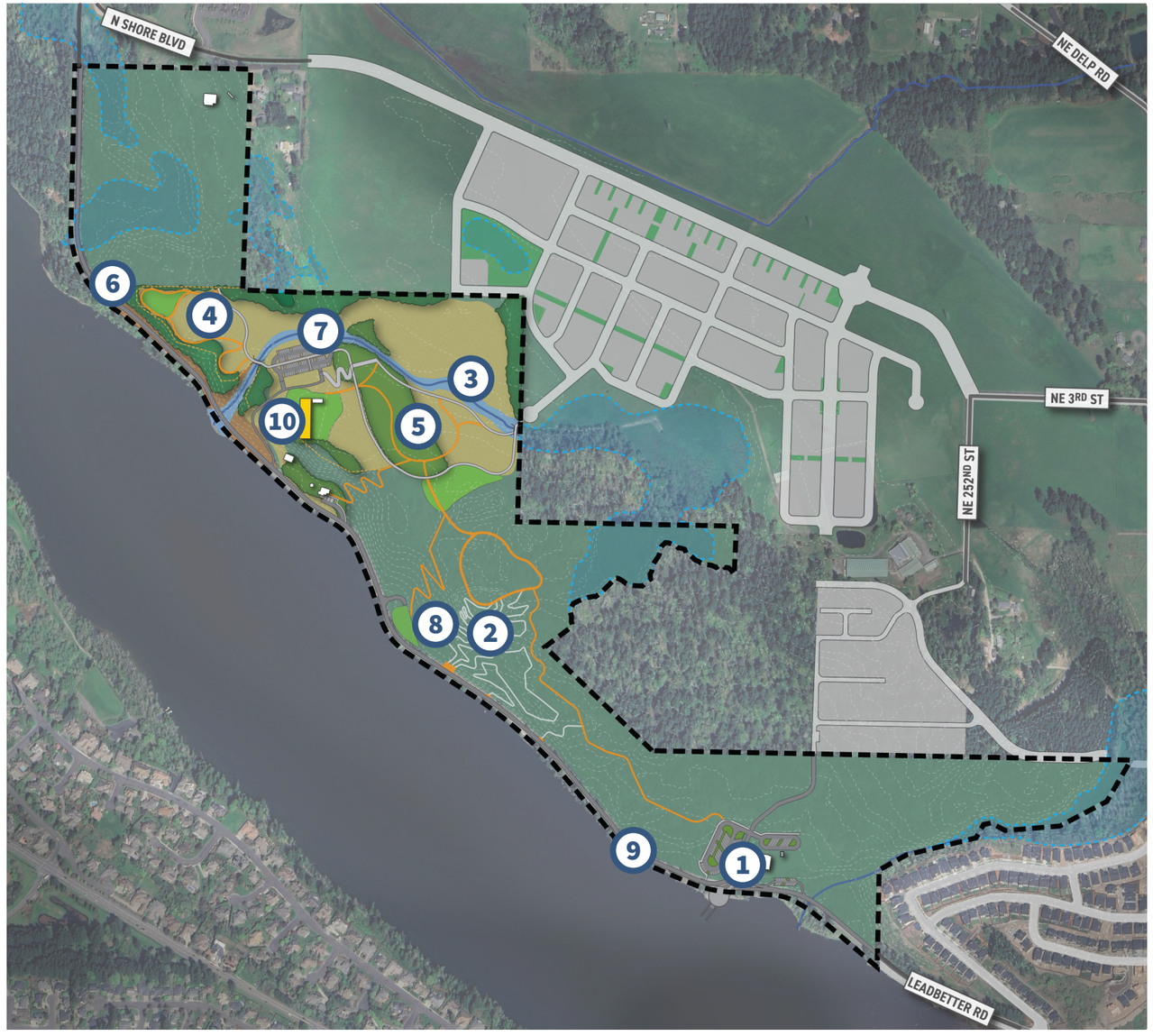
Mid Phase: 5-10 years

- Rose Property: Outdoor covered areas around barn and flexible plaza and restroom
- Rose Property: North Entry vehicular road
- Rose Property: Play elements
- Rose Property: Barn Conversion to indoor bike course
- Rose Property: Art and sculptures
- Leadbetter Rd: full closure and striping
- Accessible shared path from Leadbetter Rd to Rose Parking lot
- Wildlife League Lodge (WLL) conversion to Rec Rental Shop
- Forest, Stream, and Wetland Restoration
- (4) Picnic pavilions at Pomeria and WLL sites

Late Phase: 10+ years

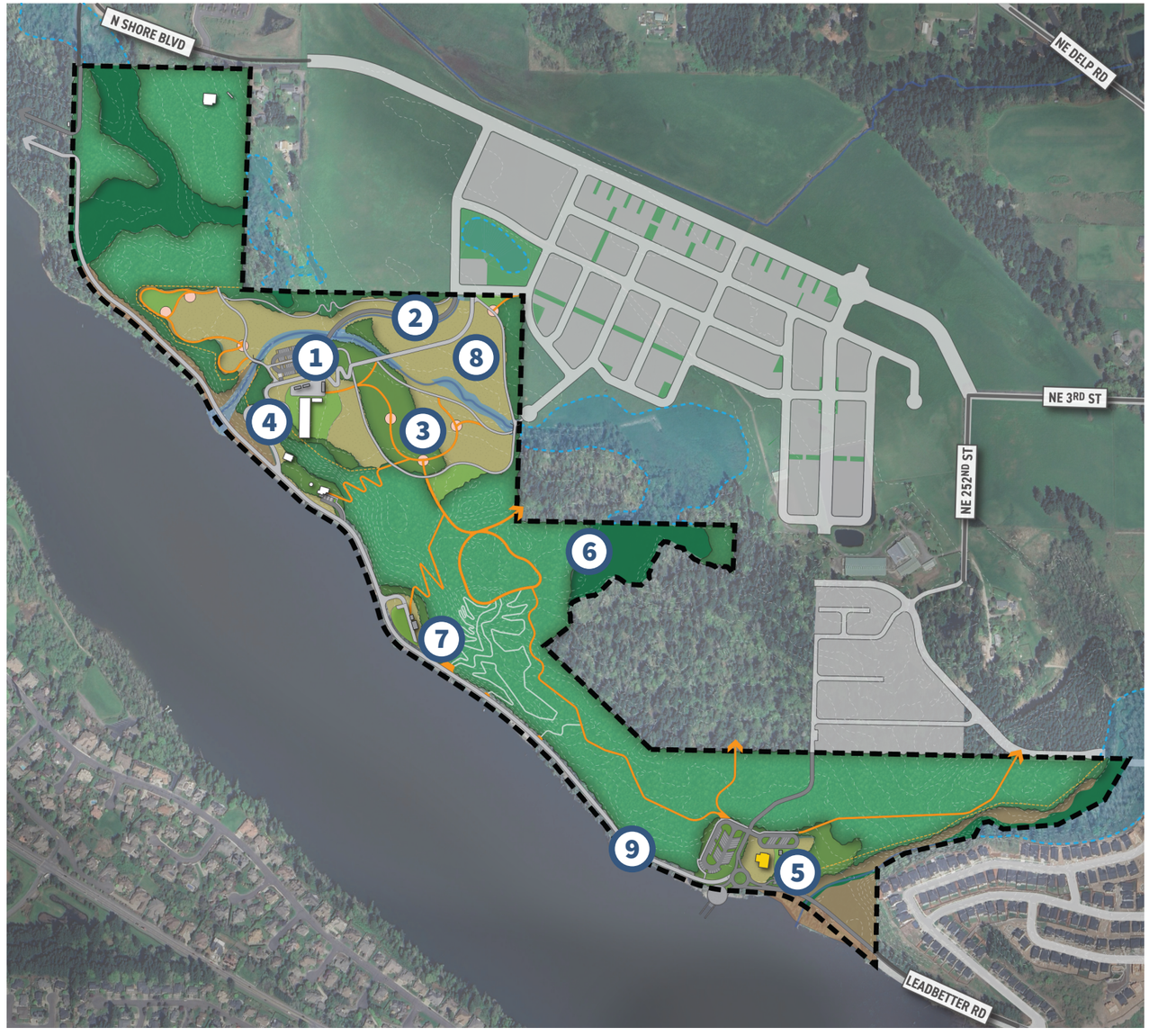
- Pomaria Site: View Deck/tower
- Trails and raised boardwalk through NW property to Lacamas Elementary School and Camp Currie
- North trailhead and entry plaza

Implementation: Phase 1



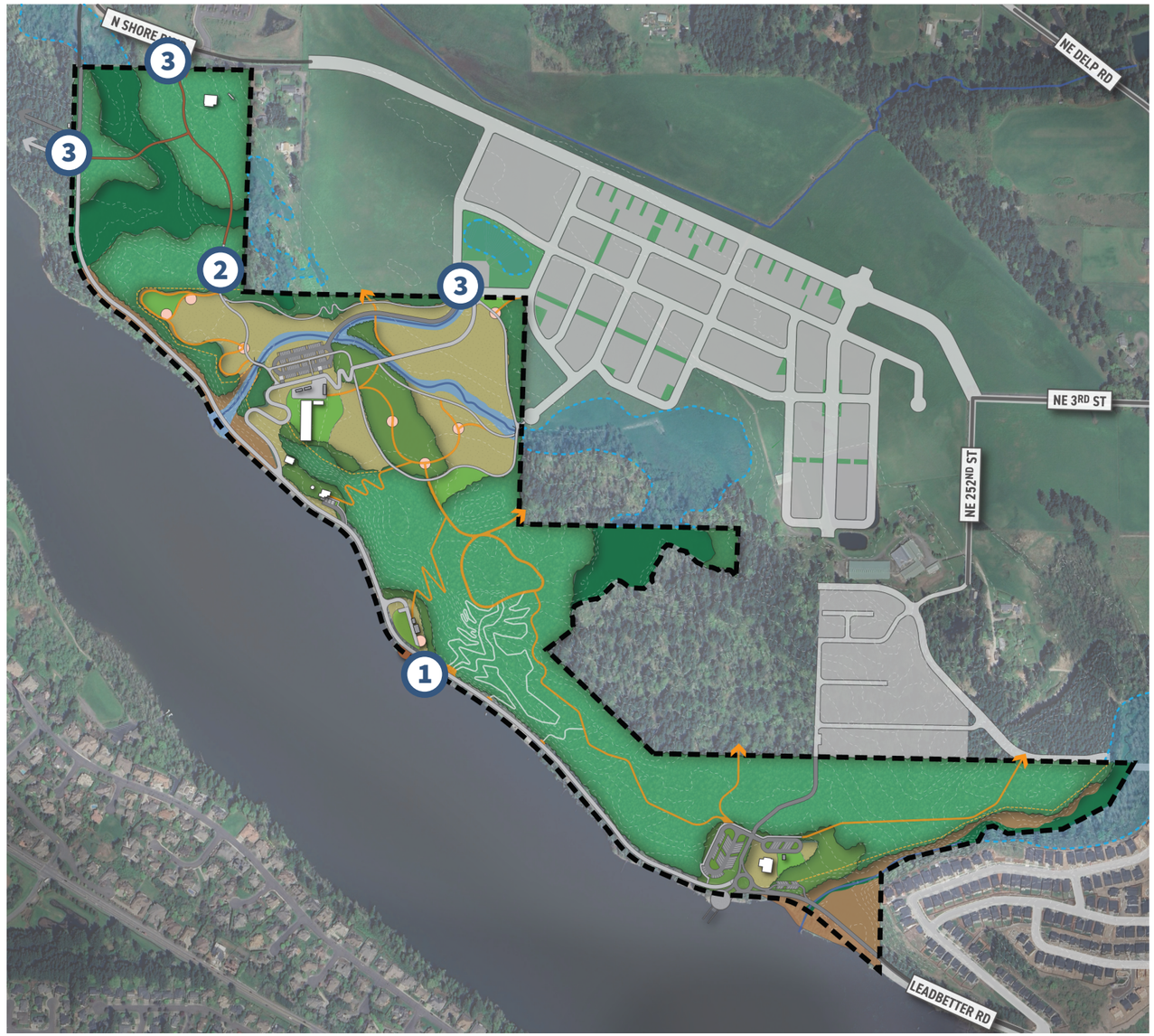
	PROJECT	COST	REVENUE & OPERATIONS	DEPENDENCIES & SYNERGIES
1	**Boat ramp, dock, parking lot, trailhead, and restroom**	**$4,944,000**	• Option to charge parking fee • Option to charge boat fee • Restroom cleaning	Seek water access grants
2	**Soft surface trails (mountain biking and hiking) and wayfinding**	**$2,692,000**	Seasonal safety inspection and tree pruning	Seek trail organization partnerships
3	**Rose Property: Stormwater channels**	**$3,272,000**	Seasonal maintenance	Waterflow from adjacent wetlands and North Shore development
4	**Rose Property: Internal pathways and wayfinding**	**$1,966,000**	Annual inspection and repair of gravel and asphalt trails for accessibility	• Timing of North Shore stormwater infrastructure
5	**Rose Property: Landscape restoration**	**$985,000**	O&M staff training for ecosystem management	• Potential nonprofit and volunteer restoration partnerships • Timing of North Shore stormwater infrastructure
6	**Rose Property: Perimeter fencing**	**$284,000**	Annual safety inspections	
7	**Rose Property: Parking lot**	**$2,951,000**	Option to charge a parking fee	Requires stormwater management
8	**Pomaria House: Demolition and clearing**	**$152,000**		
9	**Leadbetter Road: Temporary closures for events**	No capital costs	Staff time and messaging	
10	**Barn conversion to indoor bike course**	**$3,000,000**	Option to charge rental fees	Finding a 3rd party operator

Implementation: Phase 2



	PROJECT	COST	REVENUE & OPERATIONS	DEPENDENCIES & SYNERGIES
1	**Rose Property: Outdoor covered areas around barn and flexible plaza and restroom**	**$1,993,000**	• Option to charge picnic rental fees • Option to change vendor fees for covered areas	Buildout of parking lot
2	**Rose Property: North entry vehicular road and stormwater channel**	**$1,804,000**		Implementation of road infrastructure in the North Shore development
3	**Rose Property: Play elements**	**$391,000**		Buildout of pathways
4	**Accessible shared path from Leadbetter Road to Rose Parking lot**	**$2,083,000**		
5	**Wildlife League Lodge conversion to Rec Rental Shop**	**$2,694,000**	Option to charge rental fees	Finding a 3rd party operator
6	**Forest, stream, and wetland restoration**	**$4,973,000**	O&M staff training for ecosystem management	Potential nonprofit and volunteer restoration partnerships
7	**Picnic pavilions**	**$688,000**	• Regular cleaning • Could charge fees for group reservations	
8	**Rose Property: Pathways and wayfinding**	**$1,293,000**	Annual inspection and repair of gravel and asphalt trails for accessibility	• Connectivity to offsite pathways • Timing of North Shore pathways
9	**Full closure of Leadbetter Rd**	**$113,000**		Full build out of North Shore road infrastructure and North entry road

Implementation: Phase 3



PROJECT		COST	REVENUE & OPERATIONS	DEPENDENCIES & SYNERGIES
1	**Pomaria Site: View Deck/Tower**	**TBD**	• Option to rent as a venue • Regular safety inspections • Regular cleaning and upkeep	Option selected depending on available funding and investment partnerships
2	**Trails and raised boardwalk through NW property to Lacamas Elementary School and Camp Currie**	**$1,273,000**		
3	**North trailhead and entry plaza**	**$507,000**		Buildout of festival street as part of North Shore development

Appendices

A. Existing and Future Utilities Plan - Apex

B. Engagement Summaries - JLA

C. Market Viability Memo - ECONorthwest

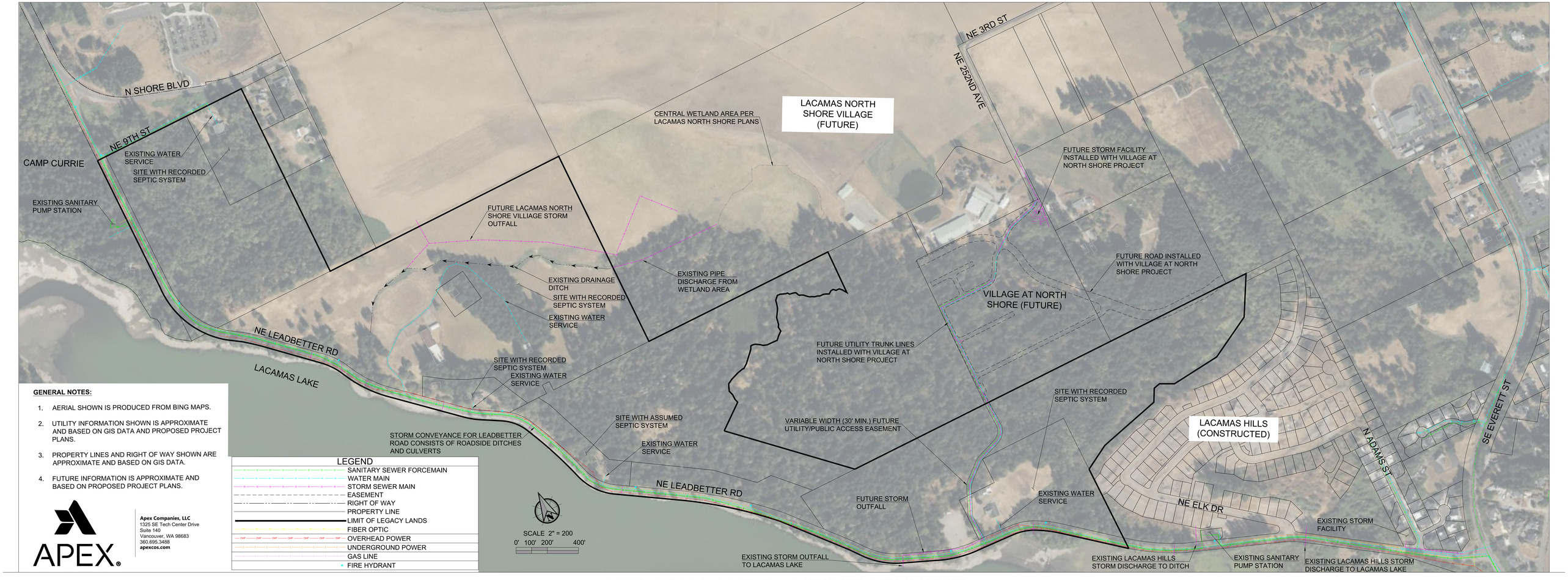
D. Amenity Feasibility Assessments - Consultant Team

E. Existing Structures Assessment - Waterleaf

F. Project Cost Estimates - Greenworks

G. Habitat Management Framework - Apex + Greenworks

Appendix A:
Existing and Future Utilities Plan



GENERAL NOTES:

1. AERIAL SHOWN IS PRODUCED FROM BING MAPS.
2. UTILITY INFORMATION SHOWN IS APPROXIMATE AND BASED ON GIS DATA AND PROPOSED PROJECT PLANS.
3. PROPERTY LINES AND RIGHT OF WAY SHOWN ARE APPROXIMATE AND BASED ON GIS DATA.
4. FUTURE INFORMATION IS APPROXIMATE AND BASED ON PROPOSED PROJECT PLANS.

APEX

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Vancouver, WA 98683
360.695.3488
apexcos.com

LEGACY LANDS - UTILITY EXHIBIT

Appendix B:
Engagement Summaries

CITY OF CAMAS LEGACY LANDS MASTER PLAN

jla Public Involvement

FALL 2024 SURVEY SUMMARY

The City of Camas is in the process of drafting a master plan for Legacy Lands. The plan will frame how this area will be developed into a regional park. The City conducted an online survey to collect input from Camas residents on the services, activities, and amenities they would like to see in this future park space.

The survey was live from November 11 through November 29 and received 56 responses. The survey was promoted through the project website, email updates, and hand-outs at in-person events.

The following summaries key takeaways and themes.

SURVEY RESPONSE SUMMARY

Below is a summary of the response to the survey questions. Participants were invited to share feedback on services, activities and amenities they currently enjoy or hope to see in the park through a series of single-choice and multiple-choice questions. Participants were also encouraged to share additional comments through open-ended questions.

KEY THEMES AND KEY TAKE-AWAYS

Most participants visit parks and open spaces to exercise and for their access to nature. Respondents to this survey are frequent visitors to parks and open spaces, with most traveling there by car.

Participants overwhelmingly prefer to conduct most activities in nature, with the exception of gathering for social events and activities. Participants prefer this activity to be in a developed recreational facility.

The top activities in a natural experience setting are:

- Multiuse trails for hiking, mountain biking, horseback riding
- Observe habitat and wildlife
- Water access points and/or beach sites on Lacamas Lake

The top activities in a developed recreational facility are:

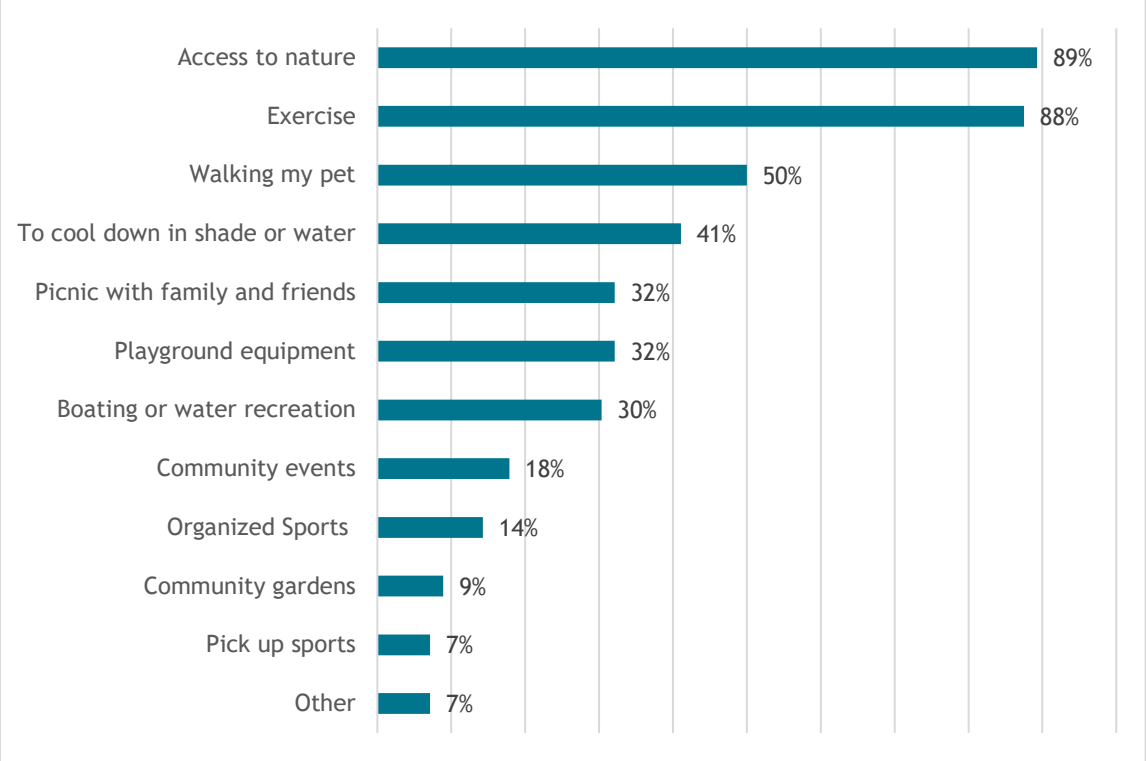
- Dining, coffee, food truck, or other food retail space
- Swimming
- Picnic areas/shelter

Participants shared additional comments in the open-ended space provided in the survey. Their feedback underscored a strong desire for a well-rounded recreational experience that prioritizes natural preservation and accessibility, as well as amenities and facilities that are family-friendly and serve various activities.

The natural landscape of the area was noted as an asset to the region, and many emphasized the need to preserve the natural areas and minimize development where possible. The community also expressed a desire to see family-friendly facilities and amenities for a variety of activities, including swimming pools, running paths, dedicated biking and hiking paths, educational programs and guided nature tours. Ensuring accessibility for individuals with limited mobility was a recurring theme, some suggested paved trails and facilities to cater to different needs. The community shared concerns about infrastructure and maintenance of the area, noting that long-term care and continued maintenance will be important to creating a positive experience.

SINGLE- AND MULTIPLE-CHOICE RESPONSES

WHY DO YOU VISIT THE PARKS AND OPEN SPACES THAT YOU GO TO? (CHECK ALL THAT APPLY)



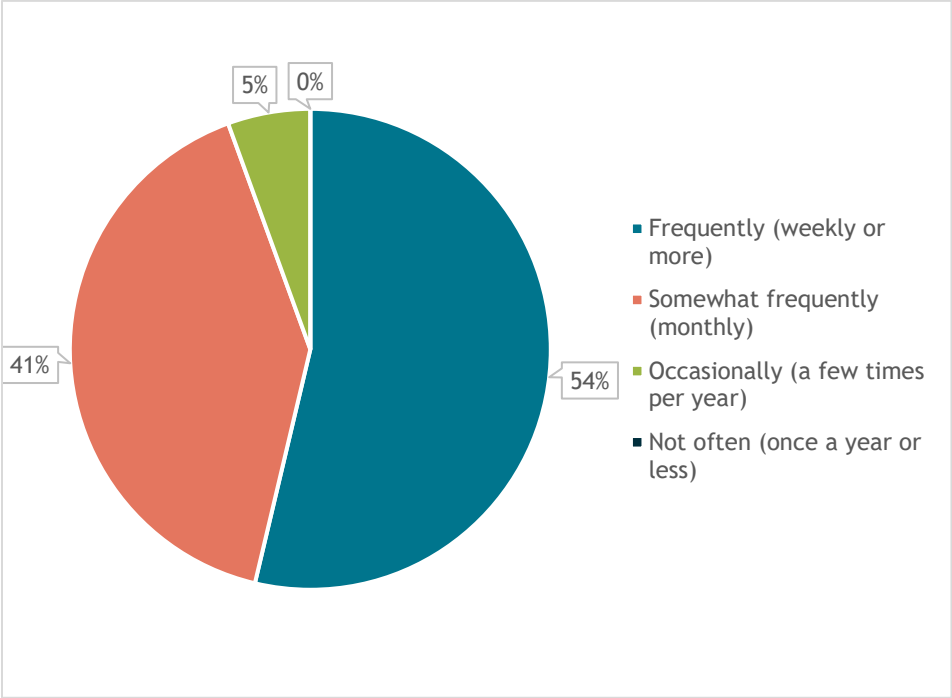
Majority of respondents visit parks and open spaces to exercise (89%) and to access nature (88%). Only a handful of participants visit parks and open spaces for community gardens (7%) and to participante in pick-up sports (7%).

Participants were invited to share additional reasons they visit parks and open spaces. Three responses were received, key themes include:

- Enjoying nature and using fitness and exercise equipments and amenities.

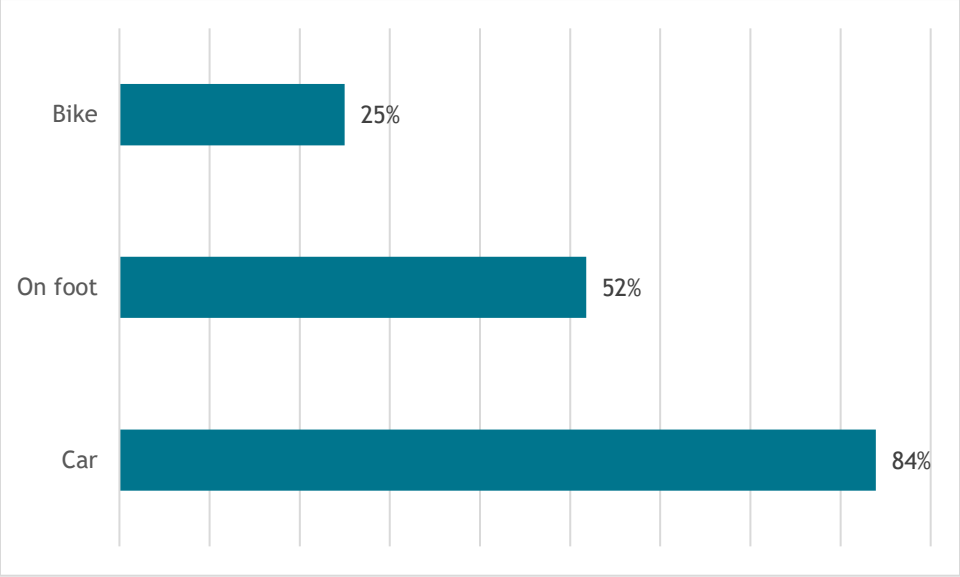
For the full list of unabridged open-comments please see the appendix.

HOW OFTEN DO YOU CURRENTLY VISIT PARKS IN CAMAS?



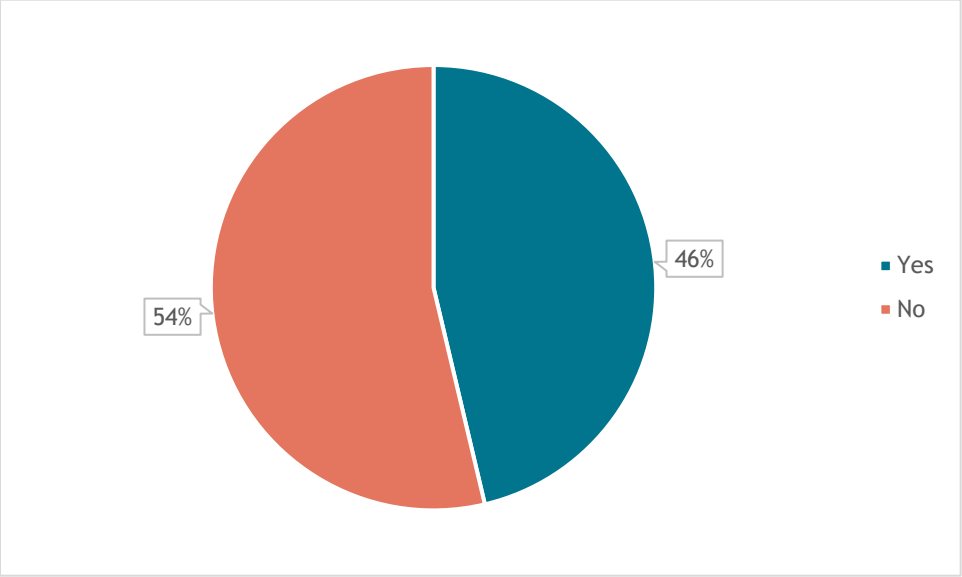
Most participants are frequent visitors to parks in Camas. More than half of the participants visit the park weekly or more (54%). All of the participants visit parks in Camas at least a few times a year (5%).

WHAT MODE(S) OF TRANSPORTATION DO YOU CURRENTLY USE TO GET TO PARKS IN CAMAS? (CHECK ALL THAT APPLY)



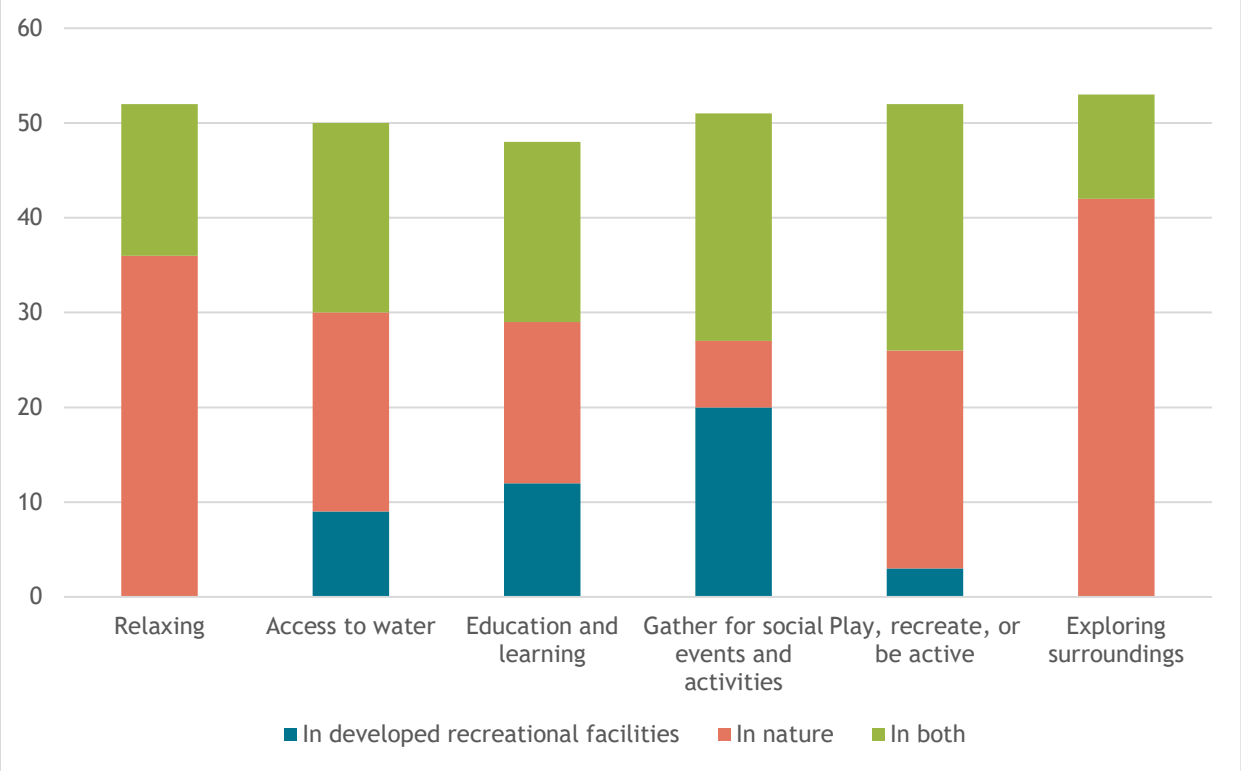
Most of the participants travel to parks in Camas by car (84%). Around half of the participants travel on foot (52%), and about a quarter of the participants travel by bike (25%).

WOULD YOU BE OPEN TO TAKING PUBLIC TRANSPORTATION OR A SHUTTLE IF PROVIDES ACCESS TO THE LEGACY LANDS AMENITIES AS FAST AS YOUR CAR?



The responses are split in half for this question, with slightly more participants sharing that they would not be open to taking public transportation to the Legacy Lands amenities (54%).

HOW WOULD YOU ENJOY THESE EXPERIENCES – WOULD THEY BE IN NATURE OR DEVELOPED RECREATIONAL FACILITIES? (SELECT ONE ANSWER FOR EACH ROW.)



Participants prefer conducting most of the activities listed in nature, with the exception of "Gather for social events and activities".

- **Relaxing**: **69% of the participants prefer to enjoy this activity in nature**, 31% of the participants would enjoy this activity in both developed recreation facilities and in nature.
- **Access to water**: **42% of the participants prefer to enjoy this in nature**, 40% of the participants would enjoy this activity in both developed recreation facilities and in nature and 18% prefer to enjoy this activity in developed recreational facilities.
- **Education and learning**: 35% of the participants prefer to enjoy this in nature, **40% of the participants would enjoy this activity in both developed recreation facilities and in nature** and 25% prefer to enjoy this activity in developed recreational facilities.
- **Gather for social events and activities**: 14% of the participants prefer to enjoy this in nature, **47% of the participants would enjoy this activity in both developed recreation facilities and in nature** and 39% prefer to enjoy this activity in developed recreational facilities.
- **Play, recreate or be active**: 44% of the participants prefer to enjoy this in nature, **50% of the participants would enjoy this activity in both developed recreation facilities and in nature** and 6% prefer to enjoy this activity in developed recreational facilities.
- **Explore surroundings: 79% of the participants prefer to enjoy this in nature**, 21% of the participants would enjoy this activity in both developed recreation facilities and in nature.

HOW OFTEN WOULD YOU…? (FREQUENCY RATING QUESTIONS)

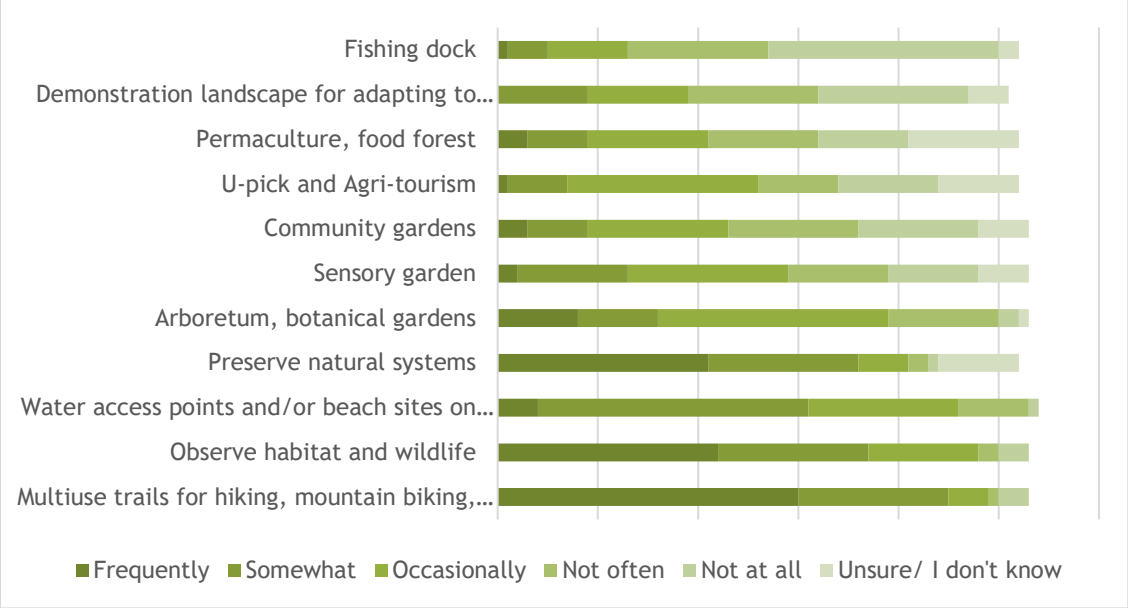
For the following questions, participants were invited to rate from a scale of "Frequently (weekly or more)", "Somewhat frequently (monthly)", "Occasionally (a few times per year)", "Not often (once a year or less)", "Not at all", to "Unsure/I don't know". The following summary features two graphs, one summarizing the responses without calculation. The other summarizes the responses using the following equation and assumption. For the purpose of this summary, each scale has been assigned a numerical value:

- Frequently (weekly or more) = 6
- Somewhat frequently (monthly) = 5
- Occasionally (a few times per year) = 4
- Not often (once a year or less) = 3
- Not at all = 2
- Unsure/I don't know = 1

The project team has taken the weighted average based on the responses to produce the following summarizing graphs. This identifies the activities that would be most frequently visited by participants in a natural experience setting and in a developed facilities setting.

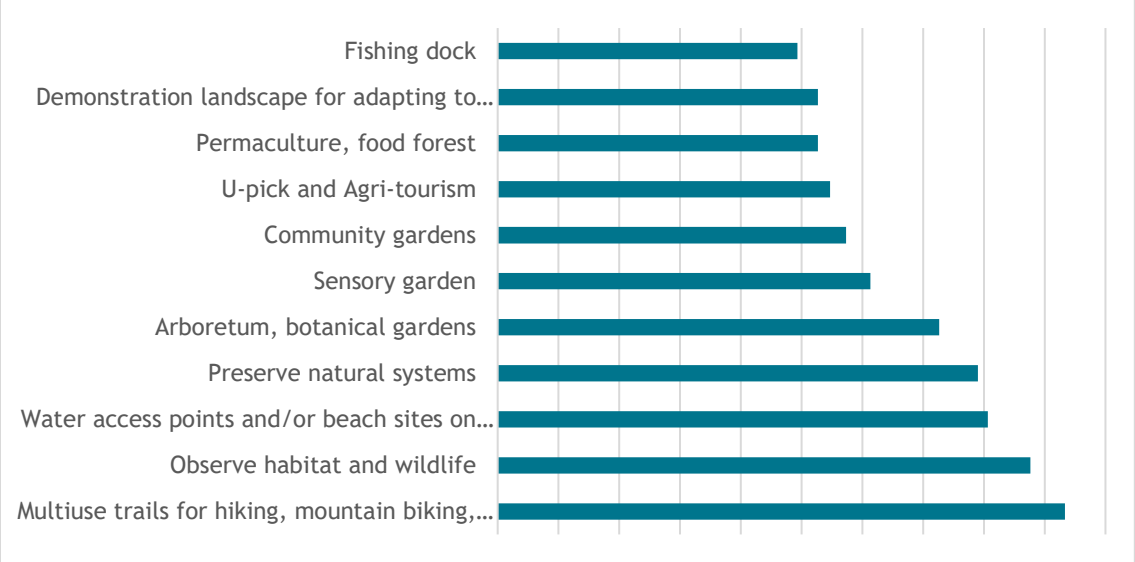
HOW OFTEN WOULD YOU ENJOY THE FOLLOWING ACTIVITIES OR OPPORTUNITIES IN A NATURAL EXPERIENCE SETTING?

RESPONSES: NON-WEIGHTED



The darker colors signify a higher frequency of visit.

RESPONSES: WEIGHTED



The number increases as more participants indicate that they would enjoy the activity or opportunity more frequently. The number used in this graph is the weighted average produced based on the calculation under the following assumption:

- *Frequently (weekly or more) = 6*
- *Somewhat frequently (monthly) = 5*
- *Occasionally (a few times per year) = 4*

- *Not often (once a year or less) = 3*
- *Not at all = 2*
- *Unsure/I don't know = 1*

In a natural experience setting, most participants would enjoy the activities most frequently:

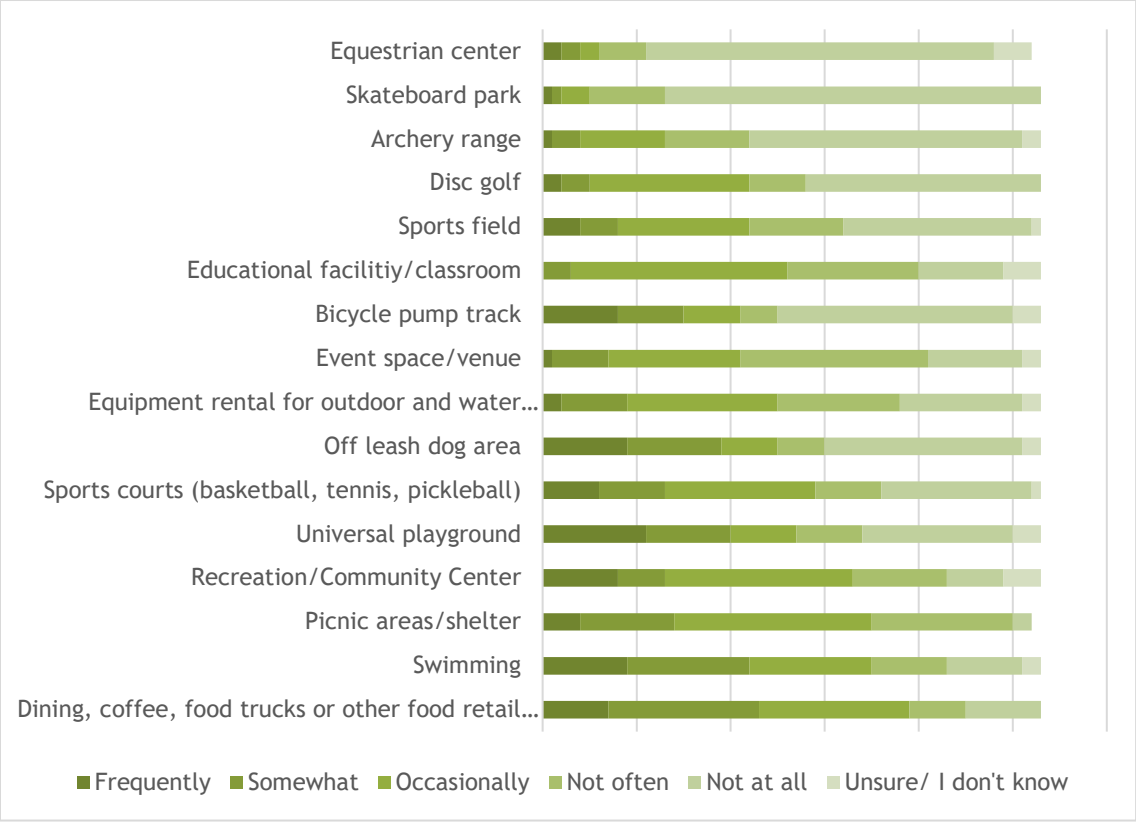
- Multiuse trails for hiking, mountain biking, horseback riding
- Observe habitat and wildlife
- Water access points and/or beach sites on Lacamas Lake

The least popular activities are:

- Fishing dock
- Demonstration landscape for adapting to climate change
- Permaculture, food forest

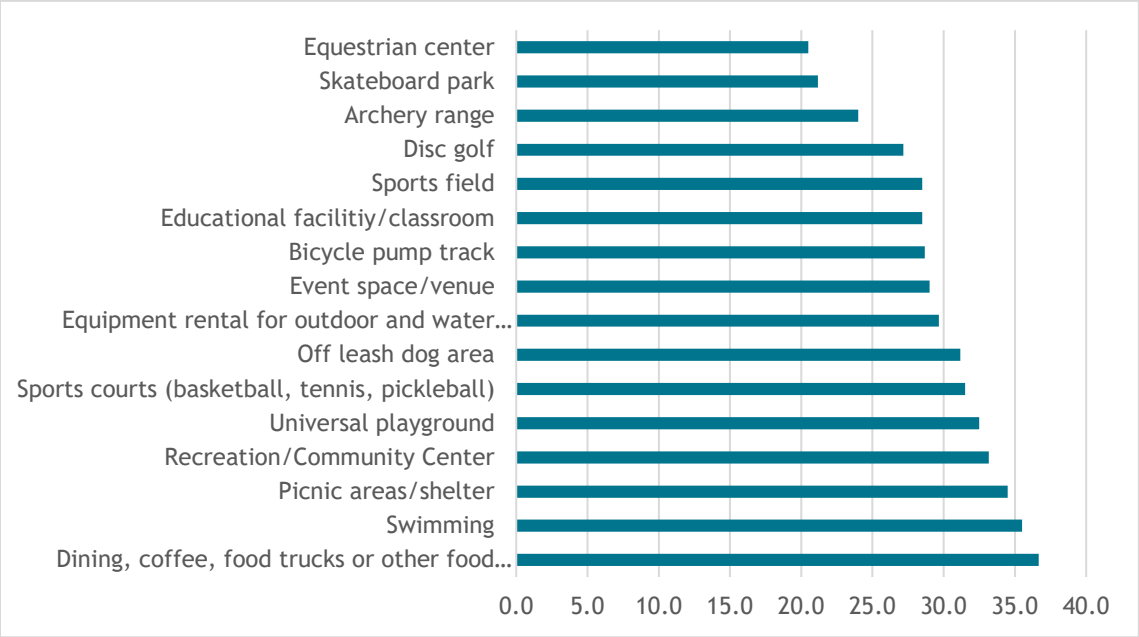
HOW OFTEN WOULD YOU ENJOY THE FOLLOWING ACTIVITIES OR OPPORTUNITIES IN A DEVELOPED RECREATIONAL FACILITY EXPERIENCE SETTING?

RESPONSES: NON-WEIGHTED



The darker colors signify a higher frequency of visit.

RESPONSES: WEIGHTED



The number increases as more participants indicate that they would enjoy the activity or opportunity more frequently. The number used in this graph is the weighted average produced based on the calculation under the following assumption:

- *Frequently (weekly or more) = 6*
- *Somewhat frequently (monthly) = 5*
- *Occasionally (a few times per year) = 4*
- *Not often (once a year or less) = 3*
- *Not at all = 2*
- *Unsure/I don't know = 1*

In a developed recreational facility, most participants would enjoy the activities most frequently:

- Dining, coffee, food trucks or other food retail space
- Swimming
- Picnic areas / shelter

The least popular activities are:

- Equestrian center
- Skateboard park
- Archery range

KEY THEMES AND FINDINGS: OPEN-ENDED RESPONSES

For the full, unabridged open-ended responses, please see Appendix.

WHAT OTHER ACTIVITIES OR OPPORTUNITIES WOULD YOU FREQUENT IN A NATURAL EXPERIENCE SETTING?

Majority of the respondents call for a prioritization of hiking and biking trails, especially in areas experiencing growth. Maintaining continued safe access to nature and outdoor recreation is important to the community. Suggestions include:

- Well-maintained hiking trails for various skill levels.
- Creating a dedicated mountain biking trail.

Participants emphasized the need for natural, undeveloped spaces, many noting driving along scenic routes as a relaxing activity. Respondents also highlighted the importance of ensuring accessibility for mobility-challenged individuals.

Respondents suggested amenities and activities they would like to see in a natural setting. Suggestions included:

- Guided nature tours.
- Petting zoos.
- Educational programs such as master gardening and habitat lessons.
- Fitness stations.
- Sports courts such as pickleball courts.
- Dog parks.
- Improved lake access for water-based activities.

WHAT OTHER ACTIVITIES OR OPPORTUNITIES WOULD YOU FREQUENT FROM A DEVELOPED RECREATIONAL FACILITY EXPERIENCE SETTING?

A significant number of respondents expressed the importance of creating safe and accessible environments. Suggestions included:

- Maintaining existing roadways around the lake for scenic drives
- Ensuring running trails are designed away from vehicular traffic, particularly to enhance safety for female users.

There is also a desire for parks that minimize car presence to foster a more immersive nature experience.

Respondents showed a strong interest in running and bicycling trails, equestrian facilities and water access facilities. These are noted as family-friendly and multi-use facilities that could enhance community value and attract visitors.

Respondents emphasized the importance of community-centric events and educational opportunities such as art and music events and nature education classes or outdoor schools for children.

NW Crossing in Bend and City Farm in Fort Collins, Colorado are shared as positive examples for creating engaging and family-friendly environments.

SHARE A MEMORABLE PARK OR OPEN SPACE EXPERIENCE WITH US. PLEASE SHARE AN EXPERIENCE FROM A PARK, OPEN SPACE OR PARK FACILITY THAT YOU'VE VISITED THAT WOULD HIGHLIGHT SOME OF THE ANSWERS YOU SHARED IN THE PREVIOUS THREE QUESTIONS.

Crown Park, Lacamas Park, Lacamas Lake and **Round Lake Trail** all located in Camas, Washington, were repeatedly mentioned as memorable parks and open spaces by respondents. For a full list of the parks and open spaces, please visit the appendix.

Below summarizes the key themes of what made those parks/open spaces memorable to the participants. For a full list of the unabridged comments, please visit the appendix.

- Memories they created there with family.
- Accessible amenities for various activities that are suitable for people of different ages and abilities.
- Easy access to nature and undisturbed natural areas.
- Community events and gatherings.
- Exercise, including biking, running or hiking.

IS THERE ANYTHING YOU WOULD LIKE TO ADD ABOUT HOW YOU WOULD LIKE TO USE THE LEGACY LANDS IN THE FUTURE?

Respondents shared a strong desire to maintain the natural environment of the area while accommodating recreational needs. Suggestions for recreational facilities and amenities included:

- Trails.
- Playgrounds.
- Dedicated biking and hiking paths.
- Dedicated running trails.
- Improved water access for kayaking and paddle boarding.
- Picnic tables and bathrooms.

Tree preservation and development with nature preservation in mind were emphasized. Many highlighted the importance of keeping the park quiet and serene, noting that developed areas should be thoughtfully designed to maintain the area's natural feel.

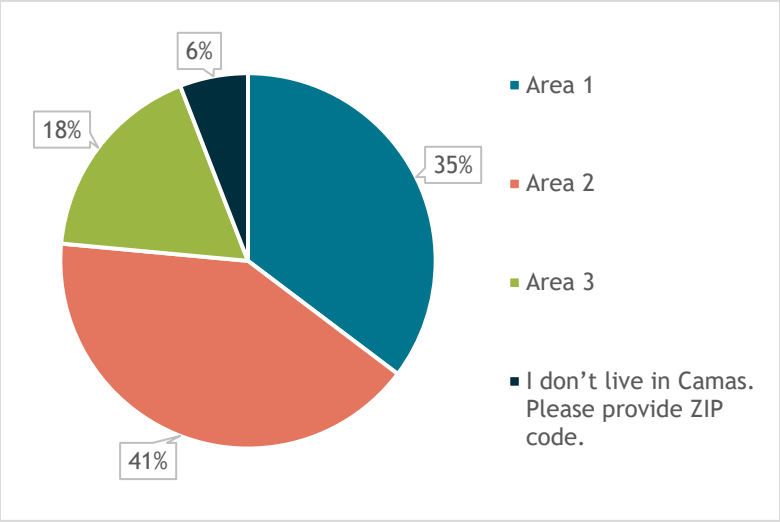
Accessibility is a significant concern, with requests for facilities that cater to individuals with limited mobility, including paved walking trails and improved access to water for families. The community also expresses a desire for a variety of recreational options, such as nature trails, playgrounds, and dedicated biking and hiking paths to enhance the park's appeal.

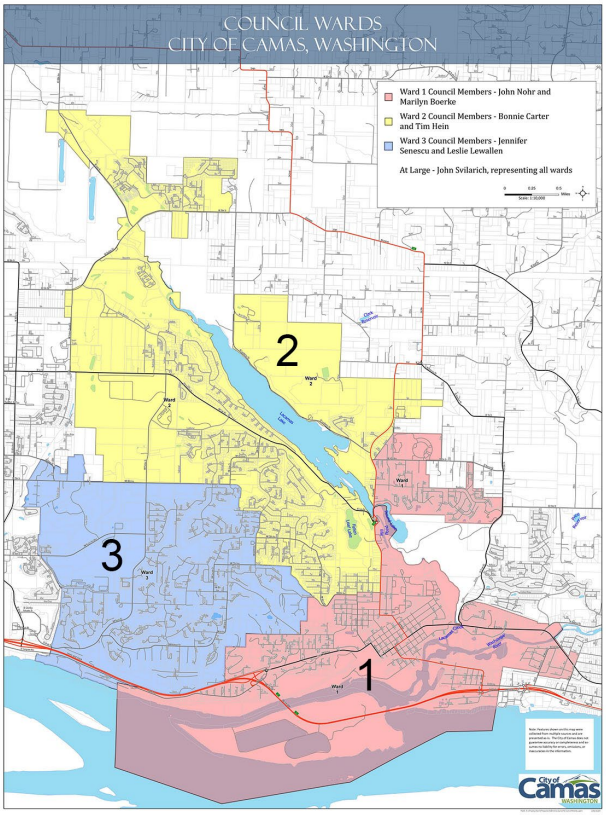
The community also values **historical recognition**, proposing a plaque to honor families who entrusted the land to the city, reflecting on the past, present, and future of the area. There is a strong sentiment for enhancing the landscape with native vegetation and possibly converting old farmland into native prairie, reminiscent of the Camas lily fields, which could serve as a tourist attraction.

DEMOGRAPHICS: SURVEY PARTICIPANTS

The majority of the participants are Camas residents. Most identify as **White**, between the **ages of 35 – 54** and **speaks primarily English**. Most of the participants hold a **college degree**, their household income before taxes in 2023 was **$100,000 or more**. Majority of the respondents have **4 people in their household**.

WHICH CAMAS AREA DO YOU LIVE IN? (SEE MAP BELOW FOR AREAS). (51 RESPONSES)

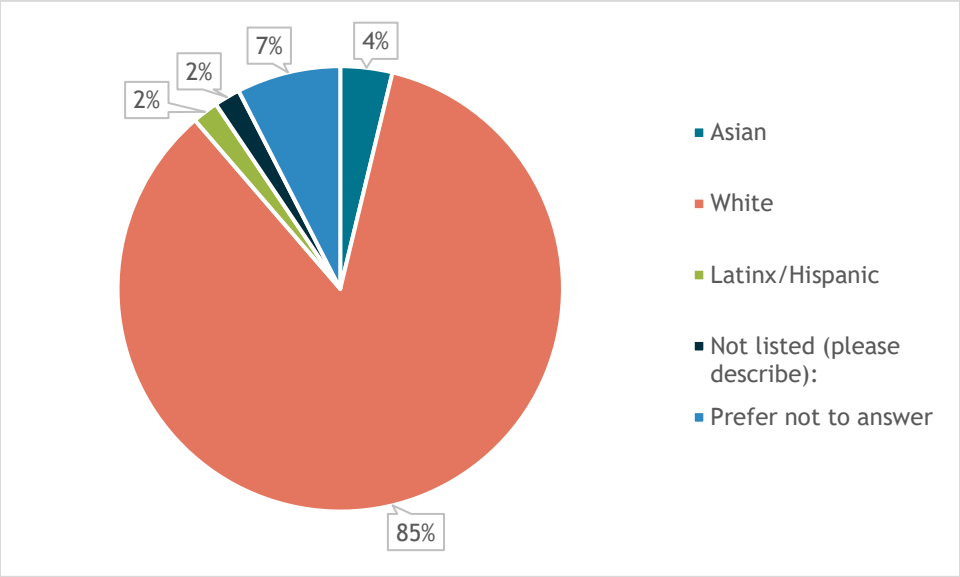




Participants living outside of Camas were invited to share their ZIP code. Three responses were received:

- 97671 (Two responses)
- 98133

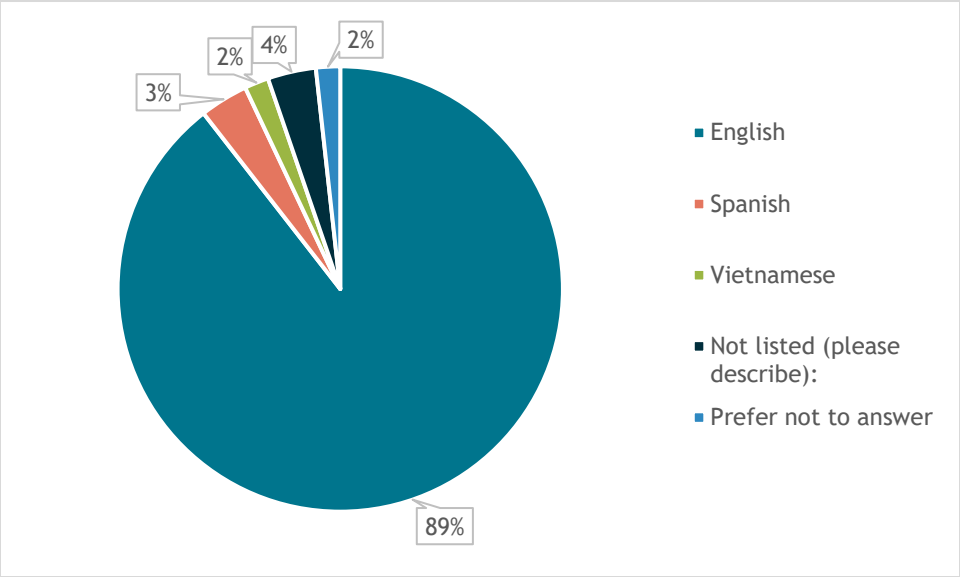
HOW DO YOU DESCRIBE YOUR RACE/ETHNICITY? (53 RESPONSES)



Participants were invited to share languages spoken or signed at home that were not listed in the survey. One response was received:

- GR

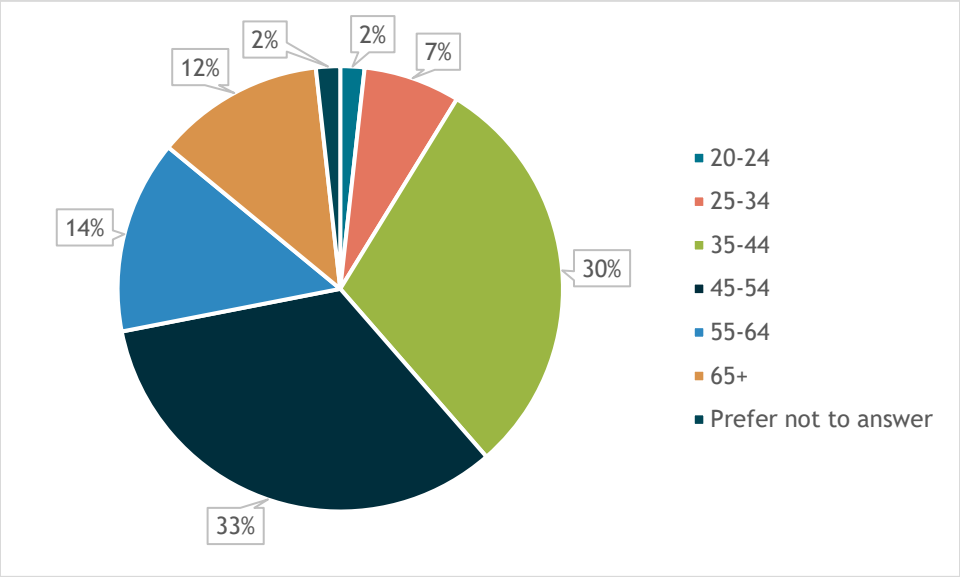
WHAT LANGUAGES ARE SPOKEN OR SIGNED AT HOME? (57 RESPONSES)



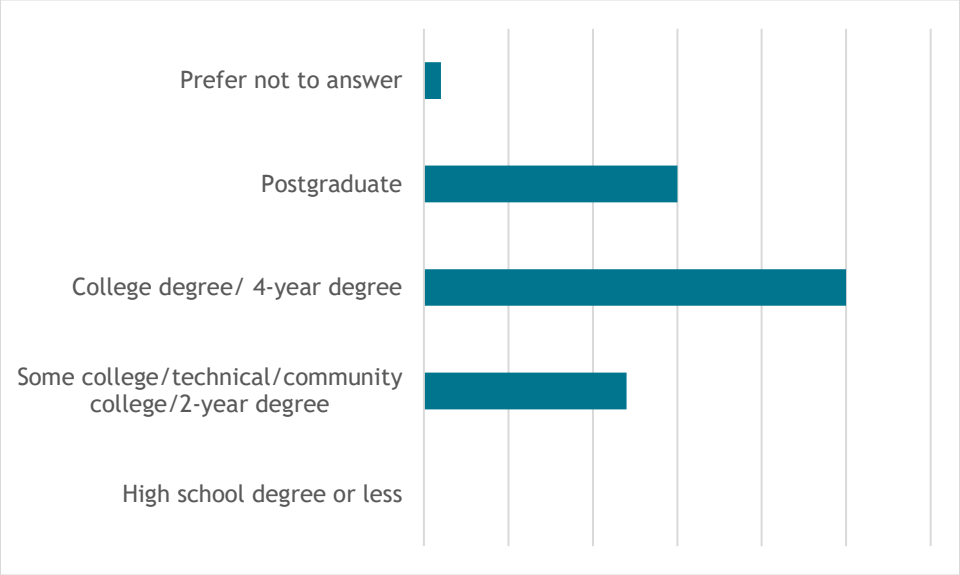
Participants were invited to share languages spoken or signed at home that were not listed in the survey. Two responses were received:

- Hungarian
- Moroccan

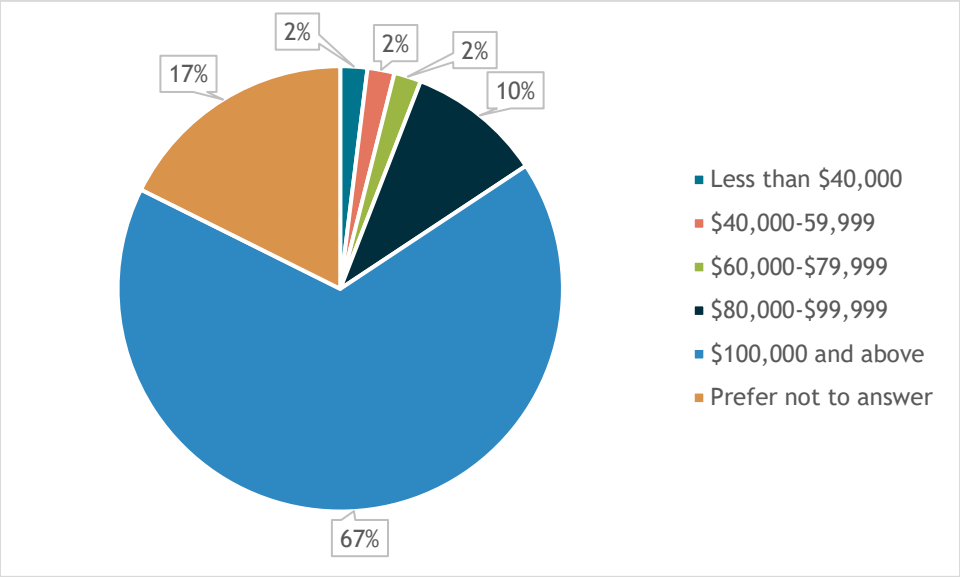
WHAT IS YOUR AGE? (53 RESPONSES)



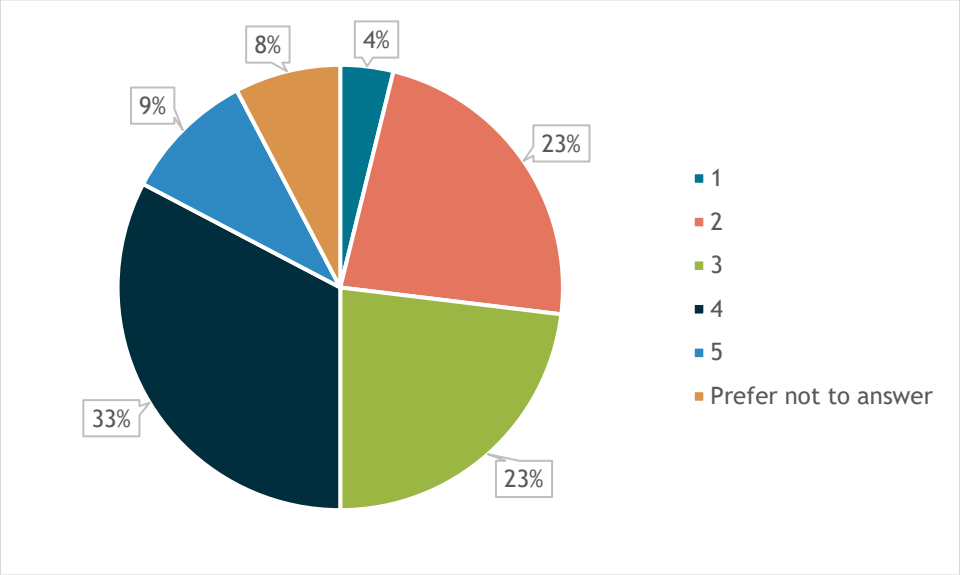
WHAT IS YOUR HIGHEST LEVEL OF EDUCATION? (53 RESPONSES)



WHAT WAS YOUR HOUSEHOLD INCOME LAST YEAR BEFORE TAXES? (51 RESPONSES)



HOW MANY PEOPLE LIVE IN YOUR HOUSEHOLD? (52 RESPONSES)



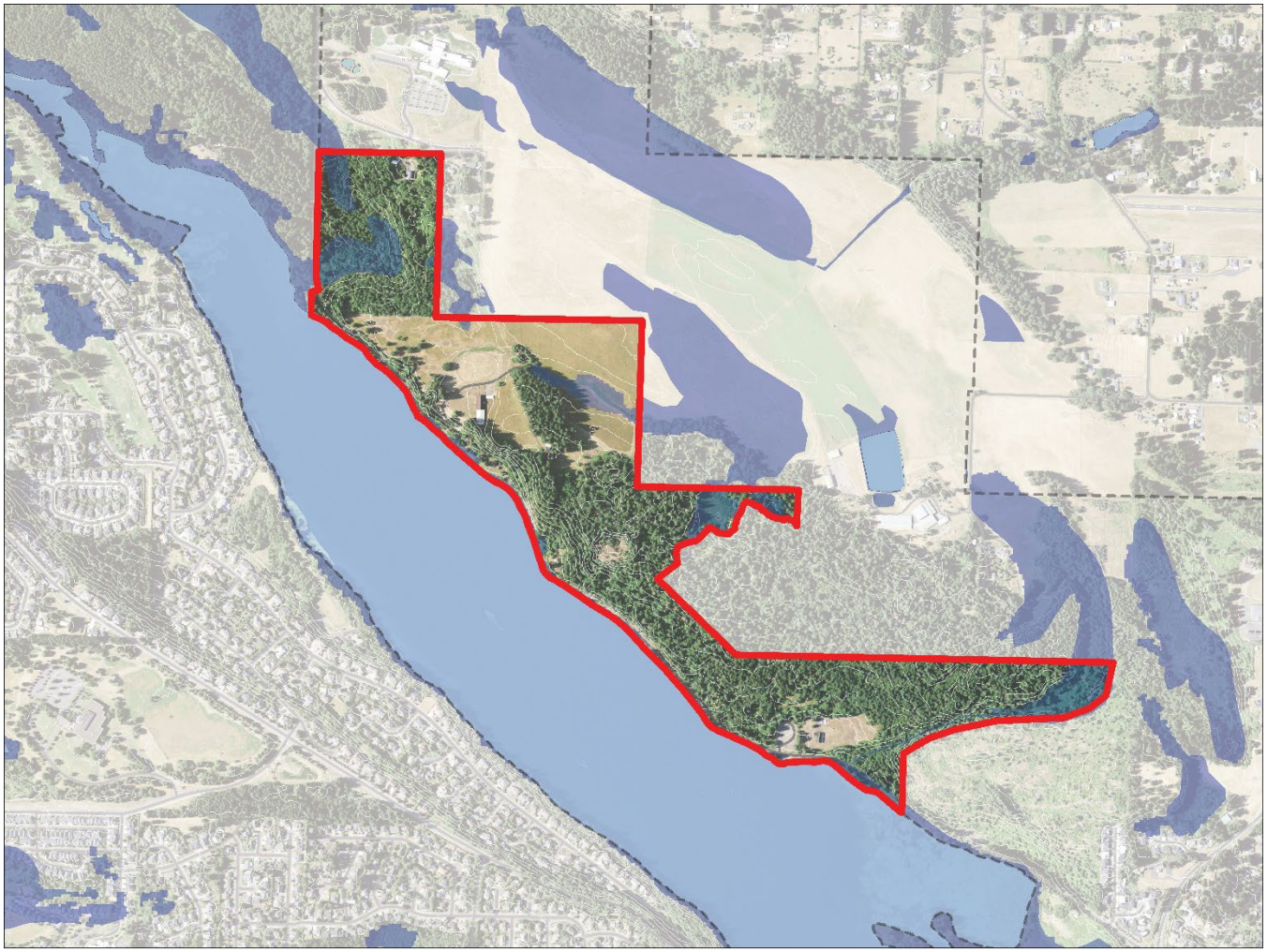
CAMAS LEGACY LANDS

SURVEY CONTENT

Oct 10, 2024

Share your vision for the City's largest regional park asset called, "Legacy Lands"!

Over the past decade, the City acquired 165 acres along the north shore of Lacamas Lake. We call this acreage "Legacy Lands."



[overall map]

Now we're drafting a master plan for this area, which will frame how to develop this area into a regional park. The Plan will focus on balancing conservation of natural areas and wildlife habitat as well as enhancing the site for public access and recreation. The Plan will also look at how to use existing buildings on the property, such as the Leadbetter House and Barn, for new purposes.

When filling out this survey, please think about how the City can balance preserving natural areas and wildlife with providing access for people to enjoy the park. We want to know how we can best protect the environment while also offering opportunities for recreation, education, and community involvement. Your input will help us plan the future of the Legacy Lands. We will use your feedback as well as consider what's possible and practical to suggest different ways to develop the site that respect both its natural features and the needs of our community.

Questionnaire

1. Why do you visit the parks and open spaces that you go to? (check all that apply)
    - Access to nature
    - Exercise (walk, run, bike, trails)
    - Boating or water recreation
    - Playground equipment
    - Community gardens
    - Organized Sports (soccer, baseball, football, basketball)
    - Pick up sports (soccer, baseball, football, basketball)
    - Picnic with family and friends
    - Walking my pet
    - To cool down in shade or water
    - Community events
    - Other:

2. How often do you currently visit parks in Camas? (Select one.)
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)
    - Not at all
    - Unsure/I don't know

3. What mode(s) of transportation do you currently use to get to parks in Camas? (Check all that apply.)
   - Car
   - Bike
   - On foot
   - Other: _____

4. As we think about how to develop the legacy lands, we are balancing conservation of natural areas with public access and recreational activities. How would you enjoy these experiences – would they be in nature or developed recreational facilities? (Select one answer for each row.)

	In nature	In developed recreational facilities	In both
Relaxing			
Access to water			
Education and learning			
Gather for social events and activities			
Play, recreate, or be active			
Exploring surroundings			

[Character Map graphic]

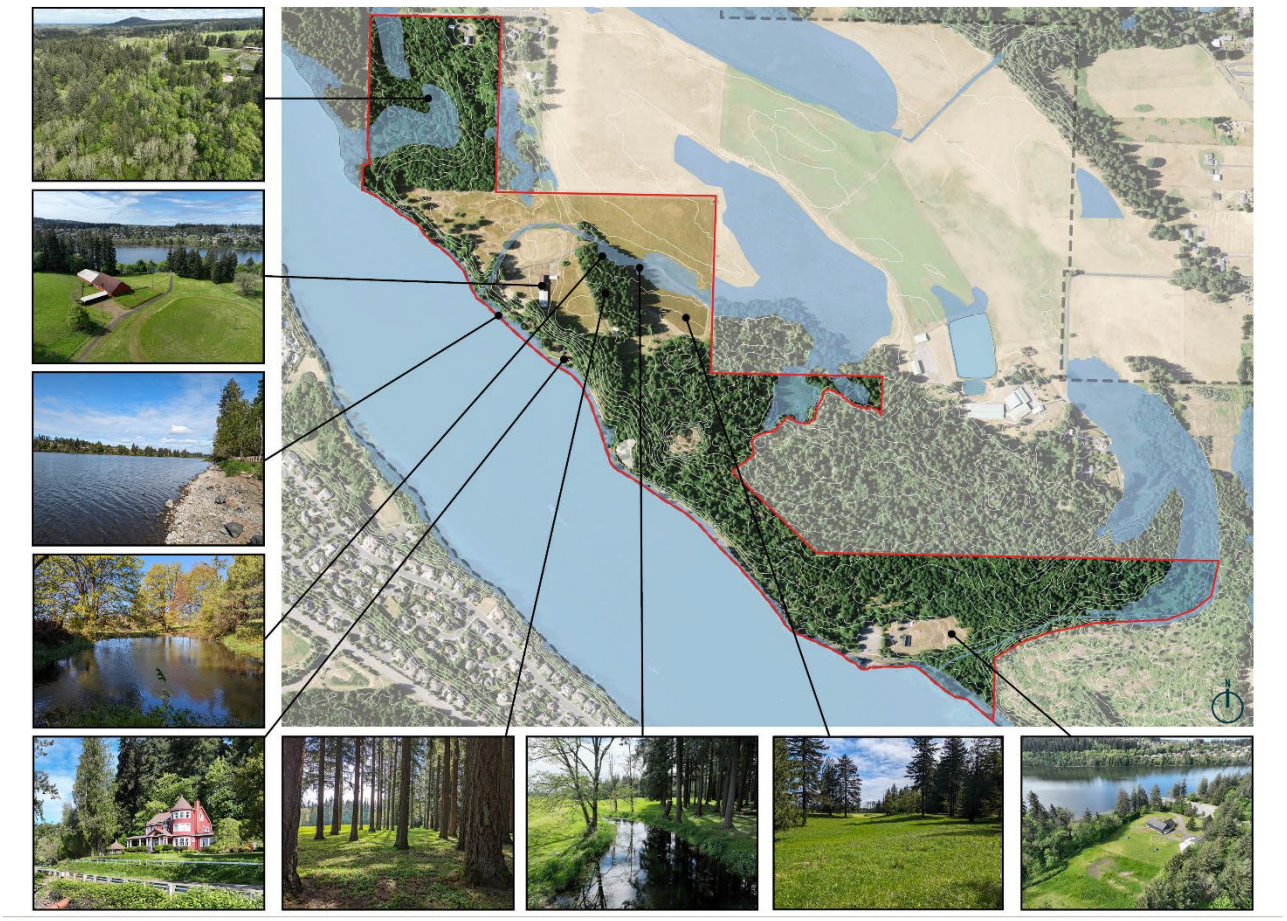
5. How often would you access natural experience facilities such as arboretums, botanical gardens, sensory gardens, or other facilities that preserve natural systems or demonstrate landscape for adapting to climate change?
   - Frequently (weekly or more)
   - Somewhat frequently (monthly)
   - Occasionally (a few times per year)
   - Not often (once a year or less)
   - Not at all
   - Unsure/I don't know

6. How often would you utilize agricultural programs and services, such as community gardens, permaculture, food forest, or U-pick and other local produce market?
   - Frequently (weekly or more)
   - Somewhat frequently (monthly)
   - Occasionally (a few times per year)
   - Not often (once a year or less)
   - Not at all
   - Unsure/I don't know

7. How often would you utilize water access points, fishing docks or beach sites on Lacamas Lake?
   - Frequently (weekly or more)
   - Somewhat frequently (monthly)
   - Occasionally (a few times per year)
   - Not often (once a year or less)
   - Not at all
   - Unsure/I don't know

8. How often would you utilize facilities such as multi-use trails for hiking, mountain biking, and horseback riding?
   - Frequently (weekly or more)
   - Somewhat frequently (monthly)
   - Occasionally (a few times per year)
   - Not often (once a year or less)
   - Not at all
   - Unsure/I don't know

9. Please elaborate if there are other facilities or opportunities you would frequent from a natural experience setting. [open-ended]



[legacy-lands_characters map]

10. How often would you use the developed recreational facilities for sports such as an archery range, bicycle pump track, disc golf, skateboard park, sports fields, and sports courts?
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)
    - Not at all
    - Unsure/I don't know

11. How often would you utilize developed recreational facilities that offer opportunities for animal-related activities such as an equestrian center and an off-leash dog area?
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)
    - Not at all
    - Unsure/I don't know

12. How often would you utilize facility rental opportunities such as an event rental space/venue, picnic shelters and equipment rental for outdoor and water recreation?
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)
    - Not at all
    - Unsure/I don't know

13. How often would you utilize community spaces such as recreation/community centers or educational facilities/classrooms?
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)
    - Not at all
    - Unsure/I don't know

14. How often would you utilize interactive play areas such as universal playgrounds?
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)

- Not at all
- Unsure/I don't know

15. How often would you utilize food facilities, such as dining, coffee, food trucks or other food retail spaces, and picnic areas/shelter?
    - Frequently (weekly or more)
    - Somewhat frequently (monthly)
    - Occasionally (a few times per year)
    - Not often (once a year or less)
    - Not at all
    - Unsure/I don't know

16. Please elaborate if there are other activities or opportunities you would frequent from a developed recreational facility experience setting. [open-ended]

17. Share a memorable park or open space experience with us. Please share an experience from a park, open space or park facility that you've visited that would highlight some of the answers you shared in the previous three questions.
    - Parks / Open Space / Park Facility Name _____
    - Location (city, state, or country) _____
    - What made it memorable? _____

18. Would you be open to taking public transportation or a shuttle if it provides access to the legacy lands amenities as fast as your car?
    - Yes
    - No

19. Is there anything you would like to add about how you would like to use the legacy lands in the future? Name_____ Email_____

20. Would you like to be added to the project mailing list?
    - Yes
    - No

21. Which Camas area do you live in? (See map for areas)
    - Area 1
    - Area 2
    - Area 3
    - I don't live in Camas. Please provide ZIP code.

If you need more information about the Council Wards please visit the Ward information website. (link opens in a new tab)

[area map – indicated with area 1, area 2, area 3]

22. How do you describe your race/ethnicity? (Check all that apply.)
    - American Indian/Alaska Native
    - Native Hawaiian/Pacific Islander
    - Asian
    - White
    - Black/African American
    - Latinx/Hispanic
    - Middle Eastern/North African
    - Not listed (please describe):
    - Prefer not to answer

23. What languages are spoken or signed at home? (Check all that apply.)
    - English
    - American Sign Language
    - Mandarin
    - Somali
    - Cantonese
    - Nepali
    - Spanish
    - Chuukese
    - Romanian
    - Ukrainian
    - Russian
    - Vietnamese
    - Not listed (please describe):
    - Prefer not to answer

24. What is your age? (Check one.)
    - Under 18
    - 20-24
    - 25-34
    - 35-44
    - 45-54
    - 55-64
    - 65 +
    - Prefer not to answer

25. What is your highest level of education? (Check one.)
    - High school degree or less
    - Some college/technical/community college/2-year degree
    - College degree/ 4-year degree
    - Postgraduate
    - Prefer not to answer

26. What was your total household income last year before taxes? (Check one.)
    - Less than $40,000
    - $40,000-59,999
    - $60,000-$79,999
    - $80,000-$99,999

- $100,000 and above
- Prefer not to answer

27. How many people live in your household?
    - 1
    - 2
    - 3
    - 4
    - 5
    - 6 or more
    - Prefer not to answer

CAMAS LEGACY LANDS PROJECT ADVISORY COMMITTEE (PAC) MEETING #2

Date: Wednesday, April 9, 2025

Time 2:00 – 4:00 PM

Location: Lacamas Lake Lodge, 227 NE Lake Rd, Camas

Attendance:

PAC members

- Rachel Wilmoth, Community member at large
- Jason Irving, Parks and Recreation Commission
- David Stipe, Clark County Parks
- Marlo Maroon, Planning Commission
- Jasen McEathron, Camas School District
- Cassi Marshall, Former CAC Member
- Vicky Wessling, Park User, Former N.Shore SubArea Plan CAC

City staff

- Alan Peters, Community Development Director
- Robert Maul, Planning Manager
- Bryan Rachal, Communications Director
- James Caruthers, Public Works

Consultant Team

- Adrienne DeDona, JLA Public Involvement
- Matt Piccone, Greenworks
- Celia Hensey, Greenworks
- James Brackenhoff, First Forty Feet
- Mitchell Scherer, First Forty Feet

Purpose:

- Provide a recap of our last PAC meeting and an update on the project, including:
  - results of the recent public outreach
  - site and market viability analysis
- Review, discuss and refine the concept design options and possible amenities.
- Review and provide feedback on the approach to the next phase of public engagement.
- Answer questions, solicit ideas and talk about next steps.

Summary

Welcome, Agenda Overview and Introductions

Bryan Rachal, Communications Director, welcomed the group to the meeting and introduced Adrienne DeDona as the meeting facilitator. Bryan also announced that a new Parks and Recreation Director would be joining the city in May.

Adrienne DeDona, JLA Public Involvement, reviewed the agenda and led the group through introductions. Adrienne provided a recap from the last meeting and reminded the group of their role and meeting ground rules. She noted that the PAC had previously provided feedback on an online survey which was launched following the last meeting and the results will be shared during the project team's presentation. She also recapped on the PAC members vision for the site they shared at the last meeting, including:

- Connectivity and accessibility
- Recreation on the lake/water access.
- Preserve water quality, tree canopy (groundwater health), habitat and environmental sustainability.
- Honor site history.
- Partnerships with the School District
- Financial sustainability and ability to maintain for the long term
- Fire prevention and fuel management.

Legacy Lands Project Update, Site Analysis and Public Feedback
Matt Piccone, Greenworks, provided a status update on the project as well as the design options and possible amenities being considered (see attached presentation slides). The following summarizes the questions and comments received from the PAC:

- Will the tree health be studied as part of the project?
    - Tree health will be studied as part of the next implementation phase.
- With funding from Legacy Lands, there are expected uses as per RCW. Sports fields and other high impact uses are problematic. Uses need to be aligned with Conservation Futures.
    - The City and the County will meet to discuss and determine if any design options or amenities need to change as a result.
- Related to the focus group feedback on safety, what was meant by that?
    - Safety improvements such as lighting and wayfinding would make the place more attractive to people and families.

Feedback Exercise

Adrienne explained that the project team would like to pilot an exercise with the PAC that would be used for the upcoming community open house to gather feedback from the public. PAC members worked in small groups to complete individual worksheets their responses are summarized as follows:

- **Gun Range and Clubhouse**: The top three features are improved boat, kayak launch/dock, non-profit offices and classrooms and expanded beach areas. There is a note to create dedicated motorized and non-motorized spaces at the boat, kayak launch/dock.
- **Pomaria House**: The top three features are the picnic shelter and restrooms, food truck pods and café with outdoor seating. There is a concern that there'll be minimal traffic to support the food truck pod.
- **Leadbetter House**: The top three features are the education/park visitor center, outdoor picnic and rest areas and non-profit offices.
- **Equestrian Barn**: The top three features are the market, orchard and gardens, rental venues and bike/recreation rental shop. There were questions asking for clarity and context regarding "rental venue" and "concert venue" and to better define the scale.
- **Nature Zone**: The top feature is Natural Park with pathways. Picnic shelters and restrooms and stream and habitat restoration are both ranked second, they received the same level of support from the participants.
- **NE Field**: The top three features are ecological restoration and paths, nature parks with pathways and developed park.
- **NW Field**: The top three features are ecological restoration and paths, a nature park with pathways and arboretum.

Across the different features, there are calls for community gathering spaces such as offices, classrooms and recreational centers to be nature-focused.

Leadbetter Road Circulation option 1 is supported for providing more space for public use such as sports fields, and for maintaining the Legacy Lands as a quiet getaway.

- Some factors to consider in option one include access, determining a termination point of Leadbetter, prioritizing nature, and suggestions to close Leadbetter to cars or maintain a service road as folks are used to having it open.
- Participants are concerned about people's familiarity with the current Leadbetter Road, and if road access would depend on the proposed uses of the surrounding area.

Leadbetter Road Circulation option 2 is supported for its benefit of improved access.

- Some factors to consider include people's familiarity with the current road being a two-way street and the impacts of traffic such as noise and speed.
- Participants are concerned about the noise impact and traffic safety, especially for pedestrians and bicyclists, as well as the potential impact on the area's trail use experience, given that Leadbetter Road is designated as a future primary trail.

Participants also shared additional feedback about the ideas shared. They express concern about the feasibility of the features and amenities, given those may change depending on the decision on Leadbetter

Road access. They noted that a team member shared that the plan for Leadbetter Road is to close the road; more clarification is needed surrounding the decisions on Leadbetter Road and how it may impact public access. A member expressed concern for potential lead contamination from gun use at the gun club/range. There is a suggestion to sync the Legacy Lands Master Plan with the School District's plans for new sports fields.

Members suggested other ideas to consider for the different amenities:

- Closing Lacamas Lake to motorized boats
- Maintaining the nature zone as is
- Adding a picnic area at the clubhouse/gun range
- Developing the equestrian barn into a developed park
- Prioritizing nature over developed facilities in the natural areas (ie. Nature Zones)
- Considering a disc golf field for nature zone and NE field

The group was also invited to share feedback specific to the engagement approach. The worksheet was noted as a good way to open conversations and discuss alternative uses. They noted that the project team needed to keep the groups focused on completing the worksheet. A participant suggested starting the exercise with a clear intent of the Legacy Lands site.

Adrienne also asked for the PAC's feedback on the usefulness and clarity of the feedback exercise. The following summarizes their input:

- More context is needed on the connectivity options and possible amenities.
- Consider adding an open-ended comment option to add other amenities for each zone.
- Consider adding an option to include why rating was selected.
- Start the feedback opportunity with the connectivity options/road access before the zones and amenities.
- More context is needed related to how the connectivity would function with the road closure. There needs to be more clarity on the connectivity on Leadbetter.
- Consider adding some options around what would you do with facilities today vs. 10 years from now.
- Add more context on options to explore active transportation.
- This exercise feels like reopening options vs effectively narrowing.

Wrap up & Next Steps

Adrienne and Bryan closed out the meeting by sharing that there would be a community Open house on June 18th at the Lacamas Lake Lodge. Following the open house, the PAC will reconvene in late summer or fall to review feedback from the open house and see and provide feedback on the preferred design concept.

The project team will also collect ideas from the public at the open house regarding the site name and review with PAC at their next meeting.

CITY OF CAMAS LEGACY LANDS MASTER PLAN

SUMMER 2025 COMBINED SUMMARY: OPEN HOUSE AND ONLINE SURVEY

The City of Camas is in the process of drafting a master plan for Legacy Lands. The plan will frame how this area will be developed into a regional park. The City incorporated the feedback collected through the summer 2024 survey and developed the draft concept design. **Between June and July 2025, the City of Camas hosted an in-person open house and an online survey to share project updates and gather feedback on the proposed options.**

IN-PERSON OPEN HOUSE

The in-person open house was hosted at Lacamas Lake Lodge on June 18 from 6 - 8 p.m. to share project updates with community members and gather feedback on the proposed options and approaches. The open house was an informal event that began with a short overview presentation. After the presentation, participants were invited to view the display boards of proposed amenities and share feedback about the proposed options using a comment form. Staff were available for more in-depth discussions. To accommodate the community's varied schedules, the presentation slides played on loop in the background, and printed materials offering more information were available for viewing.

Around 55 members of the public attended the event, and 47 written comment forms were submitted.

The event was promoted through the project website, email updates, and on the City's social media platforms.

ONLINE SURVEY

The online survey was live from June 19 through July 4 and received 264 responses. The survey was promoted through the project website, email updates, and on the City's social media platforms. Combined Summary

COMBINED SUMMARY OF FEEDBACK

Below is a combined summary of feedback collected through the comment form and online survey. Participants were invited to share feedback on the amenities that feel most important to them at various locations within the project area through a series of rating questions (1 to 5, with 5 being most important). Participants were also encouraged to share name ideas and additional comments through open-ended questions.

KEY THEMES AND KEY TAKE-AWAYS

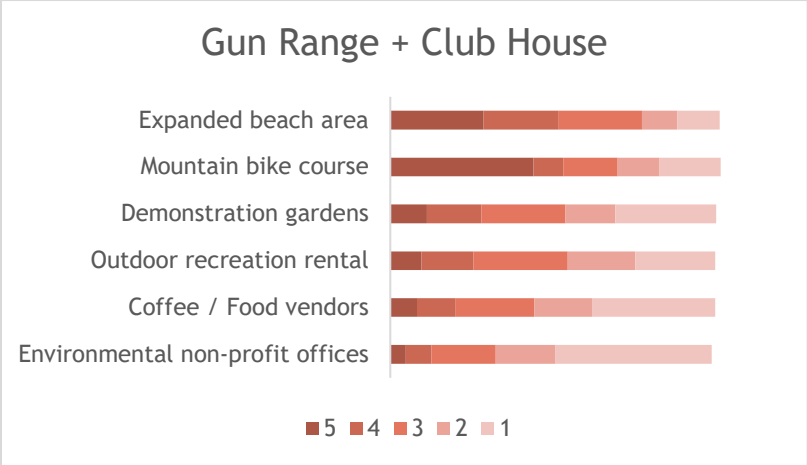
The percentages listed below are quantified through comment coding, which identifies the themes of each comment. Please note that one comment could include multiple themes or is specific to one location. The total

of the percentages listed may not sum to 100%. A total of 156 open-ended comments were received, around 65 comments are specific to one amenity. Location-specific comments are summarized within the section of each location.

- **Nature protection and restoration is a priority: 35% (55) comments emphasized the importance of preserving natural areas and minimizing environmental impacts.** For many, this means limiting new construction, discouraging car traffic, and ensuring stronger protection for wildlife habitats and the broader natural environment. Improving the water quality of Lacamas Lake also emerged as a priority, as poor water conditions may limit the community's ability to enjoy water-based activities.
- **Excitement about the opportunities, with nature in mind: Around 10% (16) comments expressed excitement about the opportunities this project could bring. Respondents stressed the need for low-impact, thoughtful development** that maintains the area's natural character while creating more recreational opportunities.
- **Opposition to overdevelopment, keep nature natural: 12% (19) of the community had significant concerns about overdevelopment**, with respondents opposing amenities and facilities that could generate litter, noise, and increased vehicle traffic. **9% (15) emphasized the importance of planning for long-term maintenance** and considering the associated costs.
- **Support for safe, car-free connections and trails: 20% (30) of the comments strongly supported creating safe, car-free, and well-connected trails for walking, biking, and rolling.** Many welcomed the planned closure of Leadbetter Road, with several suggesting that the closure be implemented as soon as possible. There was also interest in improving connections to nearby neighborhoods, parks, and other community destinations.
- **Community Partnership: 6% (10) of the comments recommended partnering with local community organizations and Native tribes** to ensure that local and Indigenous history is thoughtfully integrated.
- **More details about the options offered**: **6% (5) of the comments asked for more clarification surrounding some options offered**, such as the size/placement of picnic shelters/pavilions in Nature Zone, and the difference between nature park, ecological restoration and paths, and arboretum in NW Fields.
- **Name Ideas:** Common name ideas include references to the surrounding area, such as Lacamas, Northshore, and Leadbetter. Other suggestions include homages to indigenous culture or local history, or emphasizing the natural element of the park in the name.

CLUB HOUSE + GUN RANGE

- **Mountain Bike Course** and **Expanded Beach Area** received the highest combined and independent ratings from both in-person open house attendees and online survey respondents.
    - Mountain bike course received a higher rating than expanded beach access from online survey respondents.
    - Expanded beach area received a higher response from in-person attendees.



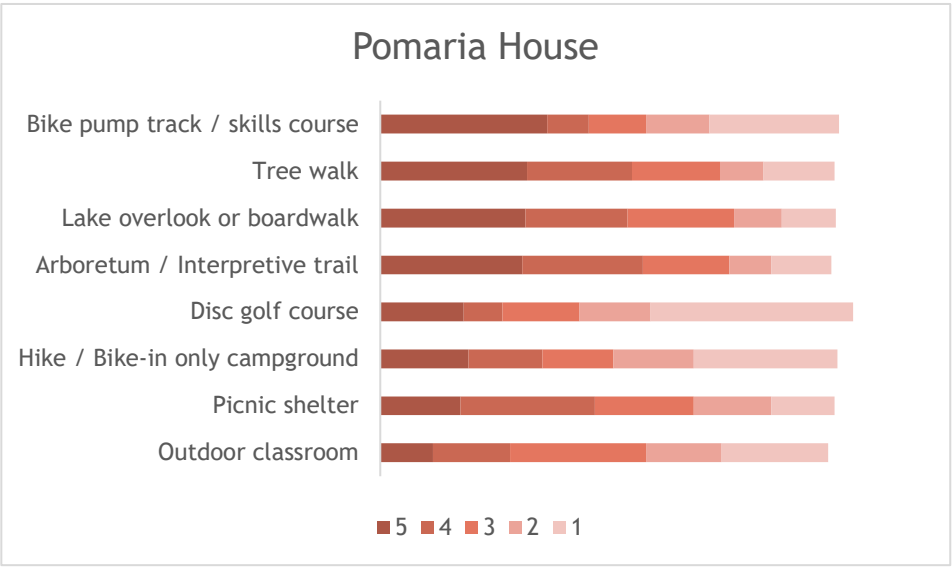
Both online and in-person respondents, around 12% (19), suggested repurposing the gun range towards activities that are quieter and more nature-focused. Suggestions include: archery range, community center, visitor's center, and environmental or educational centers Mountain biking is noted as a popular sport in the area and many supported the addition of a mountain biking course, receiving over 17% (26) of the total respondents' support.

While expanded beach access received strong support from community members, 7% (11) noted that the **water quality needs to be addressed** prior to improving or expanding water-related amenities.

Around 4% (7) shared **concern about increased noise and pollution** due to motorized boats and called for more regulations surrounding the types of activities allowed to keep the area quiet and undisturbed.

POMARIA HOUSE

- **Bike pump tracks/skills course** and **Tree Walk** received the highest combined ratings.
    - Bike pump tracks/skills course received the highest rating from online survey respondents.
    - Lake overlook or boardwalk received the highest rating from in-person open house attendees.



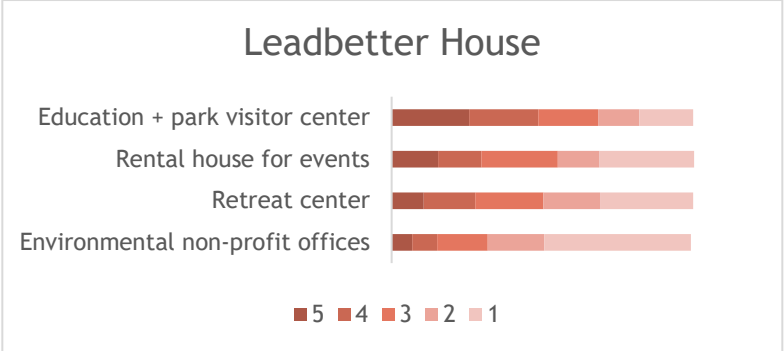
- **Tree walk** and **Arboretum/Interpretive Trail** are rated highly by both in-person and online participants.
    - Tree walk received the second-highest rating from online survey respondents and the third-highest rating from in-person open house attendees.

- Arboretum/interpretive trail received the second-highest rating from in-person open house attendees and the third-highest rating from online survey respondents.

Around 15% (23) of comments supported the addition of a bike pump to the location. The historical significance of the Pomaria House was highlighted by some participants, with around 4% (5) suggesting using it for educational purposes and community gathering space. Around 2% (3) of comments requested more details and information surrounding the options offered.

LEADBETTER HOUSE

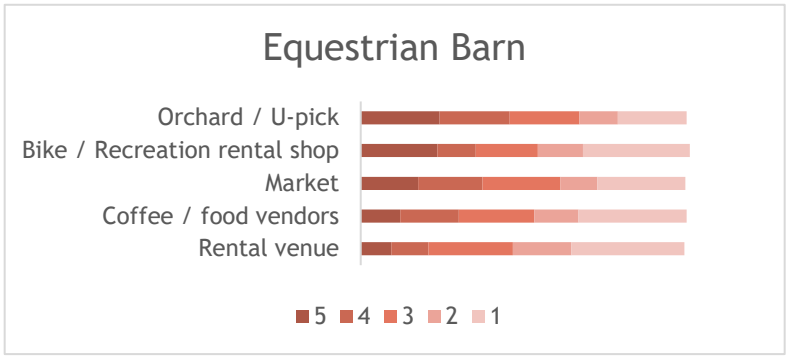
- **Education and Park Visitor Center** and **Rental House for events** received the highest combined and independent ratings from both in-person and online participants.



5% (8) of comments are supportive of using the Leadbetter House for educational purposes and as an event venue. 3% (5) shared concerns about noise, traffic and maintenance. They noted that the type of event should be regulated, prohibiting big parties and weddings to limit disturbance and minimize noise impact. Maintaining the surrounding natural space is an important priority for around 4% (6) of comments.

EQUESTRIAN BARN

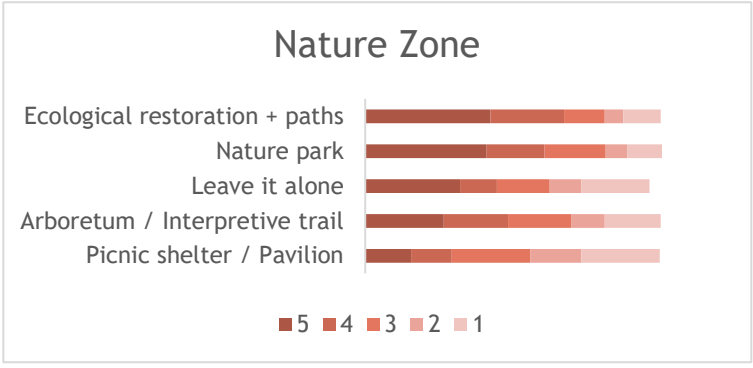
- **Orchard/U-pick** and **Bike/Recreation Rental Shop** received the highest combined and independent ratings by both in-person and online participants.



While 3% (5) of the comments support converting the equestrian barn to serve other purposes, and 2% (3) supported the bike/recreational rental shop idea, **4% (7) strongly advocated for maintaining the space for equestrian use**. Amenity options such as u-pick, market and rental venue received some support but around 5% (8) of the comments expressed concern about long-term maintenance, and noise and environmental impacts.

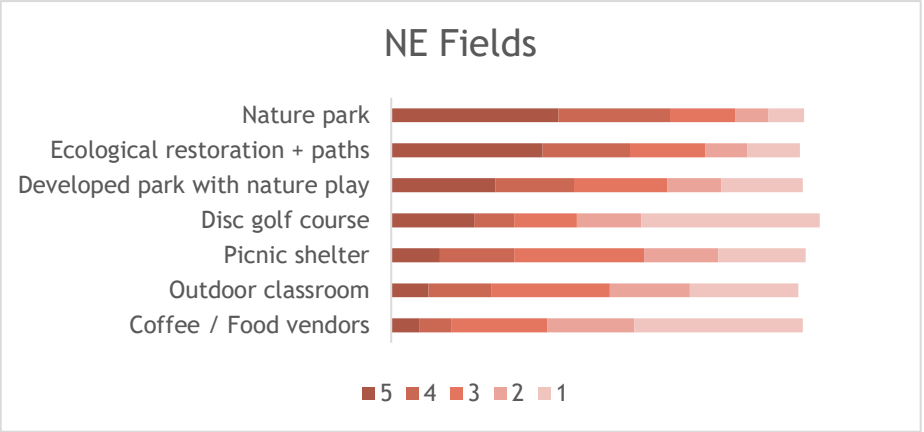
NATURE ZONE

- **Ecological Restoration and Paths**, and **Nature Park** received the highest combined and independent ratings from both in-person and online participants.



Out of the 3 comments related to Nature Zone, 67% (2) advocated for this area to be **kept natural and undeveloped**, favoring improvements that would enhance the area's natural environment, such as nature trails. Two of the comments requested more information and details regarding the amenities suggested.

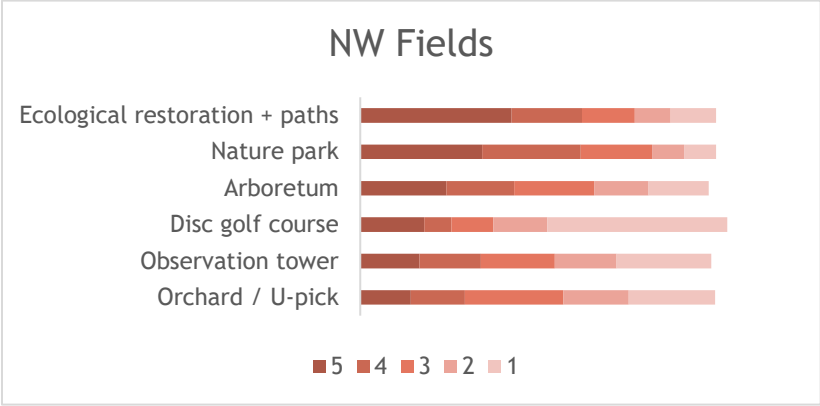
NE FIELDS



- **Nature Park** and **Ecological Restoration and Paths** received the highest combined and independent ratings from both in-person and online participants.
    - Ecological restoration and paths received the highest rating from in-person open house attendees.
    - Nature park received the highest rating from online participants.

7% (11) of the comments want the area to remain undeveloped or lightly developed with ecological restoration in mind, ensuring that the environment and the natural feel of the area remain undisturbed. Around 12% (19) of the comments support the addition of a disc golf course to the NE Fields while around 3% (5) opposed to the disc golf idea. Most support for disc golf came from online participants. Other suggestions include sports fields and dog parks.

NW FIELDS



- **Ecological Restoration and Paths** and **Nature Park** received the highest combined and independent ratings from both in-person and online participants.

5% (8) advocated for this area to **remain undeveloped or for the developments to center on nature**, trails, and ecological restoration, avoiding new construction and minimizing pavements and additional structures. 12% (18) of the responses supported the disc golf idea, with around 3% (5) opposing the disc golf option. Other suggestions include sports fields and dog parks.

JUNE 18 OPEN HOUSE COMMENT FORM SUMMARY

47 comment forms were submitted at the in-person open house on June 18. Out of the 47, 32 open-ended comments were received. Below is a summary of the feedback received.

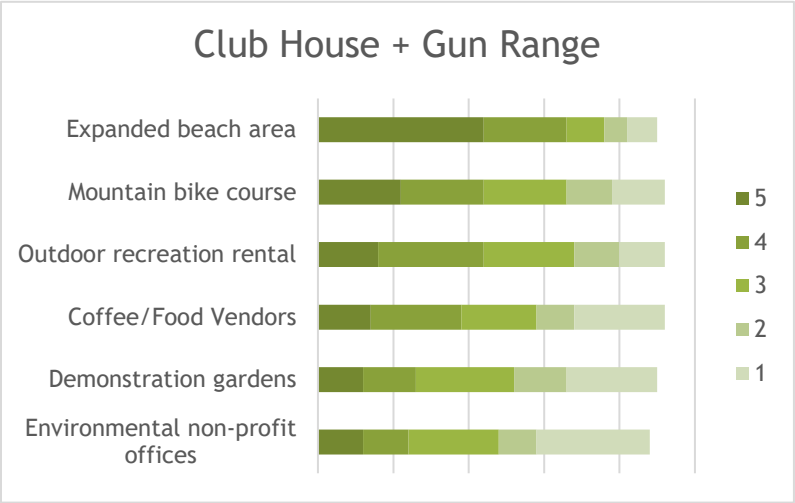
HOW IMPORTANT ARE THE FOLLOWING AMENITIES TO YOU? (AMENITIES RATING QUESTIONS)

For the following questions, participants were given a list of potential amenities at various sites within the project area. They were invited to rate each amenity option from 1 to 5 according to how important it is to them. 1 = least important and 5 = most important. Location-specific feedback has been incorporated and summarized below.

CLUB HOUSE + GUN RANGE

Top 3 most important:

- Expanded beach area
- Mountain bike course
- Outdoor recreation rental



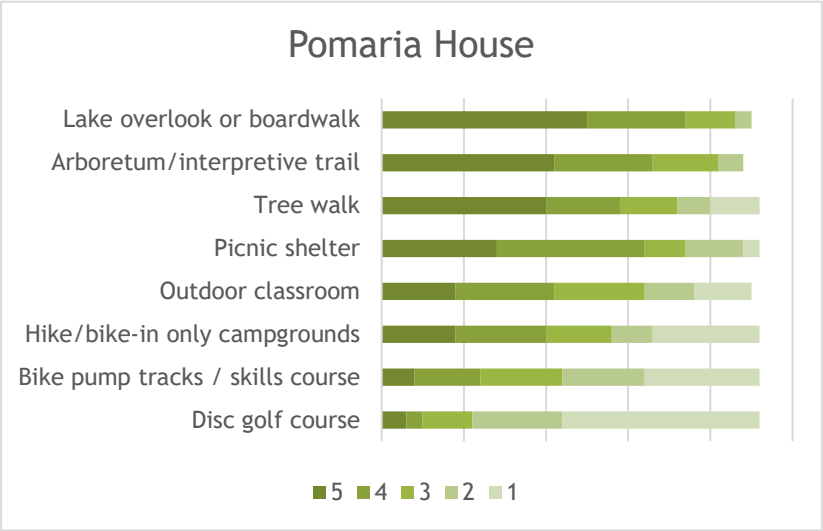
22% (7) of the responses advocated for repurposing the gun range for quieter, more nature-focused uses.

- Suggestions include: archery range, community center, environmental education center, or park visitor center.
- 9% (3) support using the site as non-profit office spaces, but some believe nonprofit offices should be located elsewhere.
- 9% (3) want an improved or expanded beach area at this site, but stressed that water quality must be addressed first due to algae concerns.
- There is interest in non-motorized outdoor recreation rentals at this site, such as paddleboards or kayaks.
- There is significant concern about noise pollution and a desire to protect the area's natural quiet, with strong calls for no loud or motorized activities.

POMARIA HOUSE

Top 3 most important:

- Lake overlook or boardwalk
- Arboretum/interpretive trail
- Tree walk



6% (2) of responses supported using the Pomaria House as a bike-pump track or skills course.

- 6% (2) of responses support using the Pomaria House area as an outdoor classroom for community or school groups.
- 6% (2) favor a hike-in/bike-in only campground to maintain the area's quiet, natural feel. Participants had questions about the rules for vehicle access and campfires in a hike-in/bike-in only campground.
- Respondents want to keep this zone car-free.

LEADBETTER HOUSE

Top 3 most important:

- Education + Park visitor center
- Rental house for events
- Retreat Center



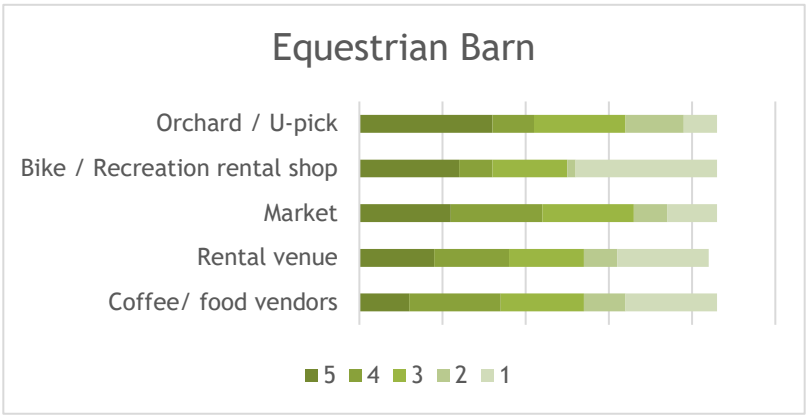
16% (5) advocated for protecting the surrounding habitat and avoiding disruptive uses. They emphasized maintaining habitat connectivity for wildlife and protecting green space for future generations.

- There is some support for some event rentals at Leadbetter House, but around 16% (5) comments opposed hosting weddings or large parties out of concerns about noise, parking, wildlife disturbance, and neighborhood impacts.
- 19% (6) suggest using Leadbetter House for community gathering spaces, or city offices to free up other buildings in the city for community or recreational uses.

EQUESTRIAN BARN

Top 3 most important:

- Orchard/U-pick
- Bike/Recreation rental shop
- Market



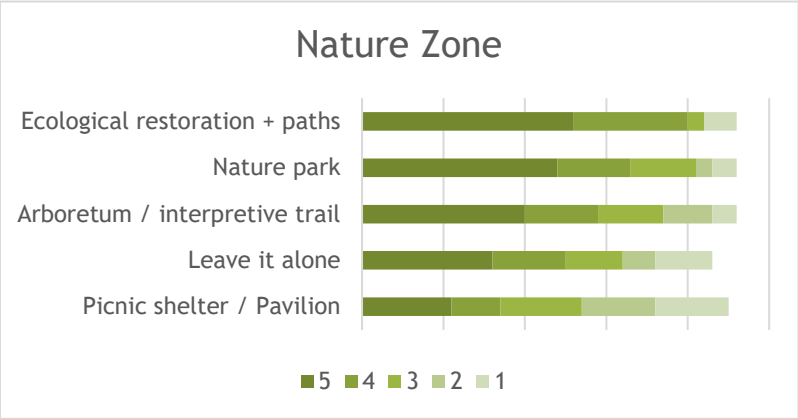
16% (5) of the responses support for maintaining the barn's current purpose for local equestrian uses. The respondents want to keep the barn as an equestrian center serving the local 4H group, high school equestrian team, and community riders.

- Respondents highlighted that a covered arena is especially important to allow riding and training in poor weather, as it is not available locally. They suggested expanding the barn's use to include trail courses for horses, animal events, or summer camps for nature education.
- 3% (1) supported the addition of a bike shop but had questions about seasonality and how operations will work.
- 6% (2) expressed interest in flexible rental venue, market space, and an u-pick farm but around 13% (4) expressed concern about long-term maintenance and environmental impacts.

NATURE ZONE

Top 3 most important:

- Ecological restoration and paths
- Nature park
- Arboretum/interpretive trail



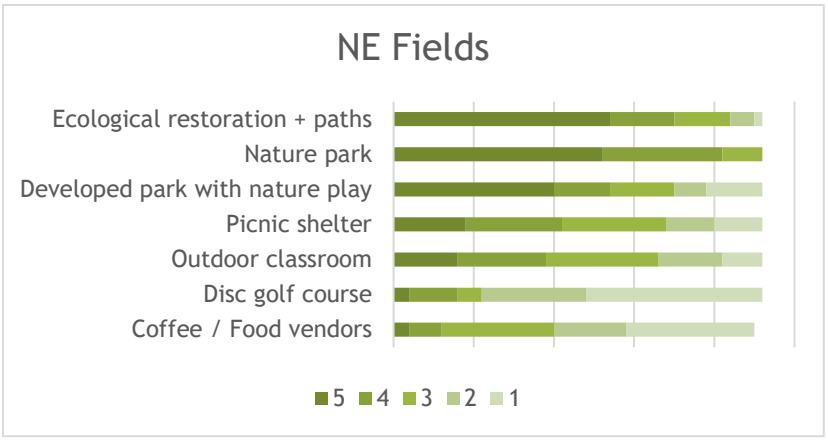
6% (2) of responses emphasized keeping this area as natural and undeveloped as possible, with minimal structures and clear, simple amenities such as benches and picnic shelters.

- Community members support adding picnic shelters or pavilions with benches, but want more information about size and placement.
- Many emphasized maintaining nature trails and paths for walking, running, and passive recreation, with minimal disturbance to habitat. They strongly advocate for quiet spaces free from noise and overdevelopment.

NE FIELDS

Top 3 most important:

- Ecological restoration + paths
- Nature park
- Developed park with nature play



13% (4) of responses emphasized maintaining a balanced approach towards development, with ecological restoration in mind, ensuring that new uses do not conflict with the natural feel.

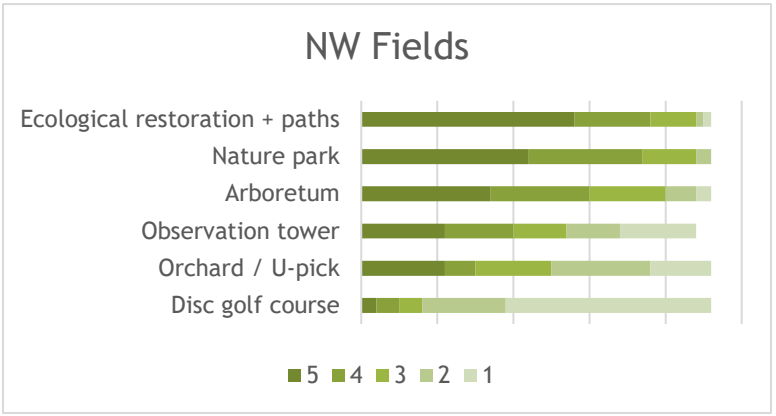
- Disc golf course received mixed opinions. Around 3% (1) participants support adding a disc golf course in the NE Fields, while around 16% (5) oppose it out of concern that it could disrupt nature and other uses.
- Food and coffee vendors received mixed opinions. 3% (1) of responses expressed interest in the opportunity this amenity brings, while 3% (1) of responses expressed concern about increased trash and traffic.
- 13% (4) of responses suggest combining developed park with natural play with other amenities such as the coffee/food vendors.
- 13% (4) of responses emphasized the importance of ensuring paths are integrated with ecological restoration work.

- A few unique suggestions include adding sports fields, dog parks and improving trail connections across the site.

NW FIELDS

Top 3 most important:

- Ecological restoration + paths
- Nature park
- Arboretum



13% (4) of responses want this area to emphasize nature, trails, and ecological restoration with minimal built infrastructure.

- 13% (4) of the respondents are supportive of the arboretum, ecological restoration and paths, and nature park, but expressed confusion about the options' differences. 6% (2) want clearer plans for what these elements mean and how they differ.
- 3% (1) support an observation tower if it is cost-effective and low impact, while 3% (1) feel it is unnecessary.
- There are calls for additional trails and unpaved paths through restored habitat areas.
- Several respondents suggested adding sports fields or dog parks at this site to prevent uncontrolled off-leash dog use.

KEY THEMES AND FINDINGS: OPEN-ENDED RESPONSES

For the following questions, participants were invited to share ideas for names and any additional comments. Please visit the appendix for the unabridged list of comments.

WHAT SHOULD WE CALL OUR FUTURE PARK? SHARE YOUR IDEAS BELOW!

Themes of commonly suggested names include:

- Geography/location-based (such as Northshore, Lacamas, Sunset Hills, Leadbetter)
- Local history and indigenous culture references (such as Chinookian names, Papermaker Mill, Timber and Water, Leroy Johnson Park)
- Maintaining the current name and theme of legacy and heritage (such as Legacy Park and Legacy Lands Park)
- Emphasizing the focus on nature and recreation (such as Lacamas Nature Park, and Camas Earth-Day Park)

WHAT ELSE WOULD YOU LIKE TO SHARE ABOUT THE IDEAS PRESENTED?

The biggest priority for the community is to keep the area's natural spaces as undisturbed as possible.

- Many people want as little new construction as possible, minimal paved parking, and strong protection for wildlife habitat and wetlands. They advocate against noisy uses like a gun range, motorized boats, or large event venues that could disrupt the area's quiet, natural feel.
- For many, improving the water quality is an important step before any development.

Many expressed the desire for safe, car-free, and well-connected trails for walking, biking, strollers, and other non-motorized uses.

- Many called for closing Leadbetter Road to cars as soon as possible to create safe bike and pedestrian access.
- Several also want better connections to nearby neighborhoods and other parks. A few respondents shared their preference that bike and pedestrian paths be separated where possible.

Respondents strongly support creating space for different community needs and visitor programs such as a visitor center, a community center or an environmental education space. A space that provides volunteer opportunities and community information.

- Many suggested partnerships with local schools, organizations, cultural groups, native tribes, master gardeners, and agricultural groups like 4H.
- Many expressed a desire for programs and amenities for children's nature play and outdoor learning, such as junior ranger activities, and programs that connect residents to the area's natural and cultural history.

Many expressed concern about excessive paved parking spaces, the potential impact of large events, such as traffic and noise, and impacts from allowing food and coffee vendors, such as litter and crowding.

- Some recommended paid parking to manage demand and fund maintenance directly. Others emphasized the importance of balancing new uses with the city's ability to maintain them long-term and ensuring any new amenities do not overwhelm the park's capacity.

Many people feel the equestrian community has not been fully considered.

- There is strong support for maintaining the equestrian barn and developing trails for local riders, student groups, and youth programs.

ONLINE SURVEY SUMMARY

The online survey was live from June 19 through July 4 and received 264 responses. Out of the 264 responses, 124 open-ended comments were received.

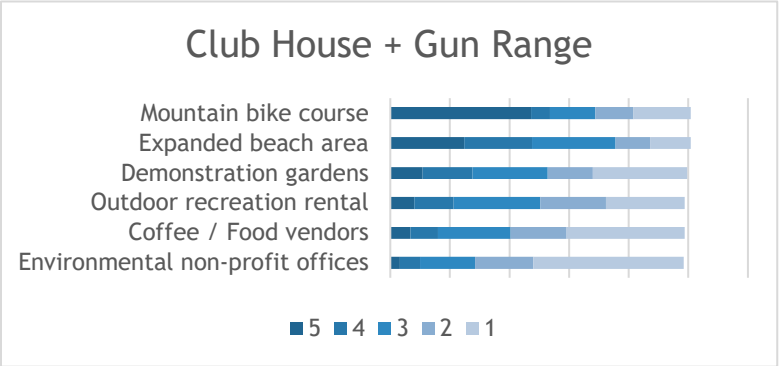
HOW IMPORTANT ARE THE FOLLOWING AMENITIES TO YOU? (AMENITIES RATING QUESTIONS)

For the following questions, participants were given a list of potential amenities at various sites within the project area. They were invited to rate each amenity option from 1 to 5 according to how important it is to them. 1 = least important and 5 = most important. Location-specific feedback has been incorporated and summarized below.

CLUB HOUSE + GUN RANGE

Top 3 most important:

- Mountain bike course
- Expanded beach area
- Demonstration gardens



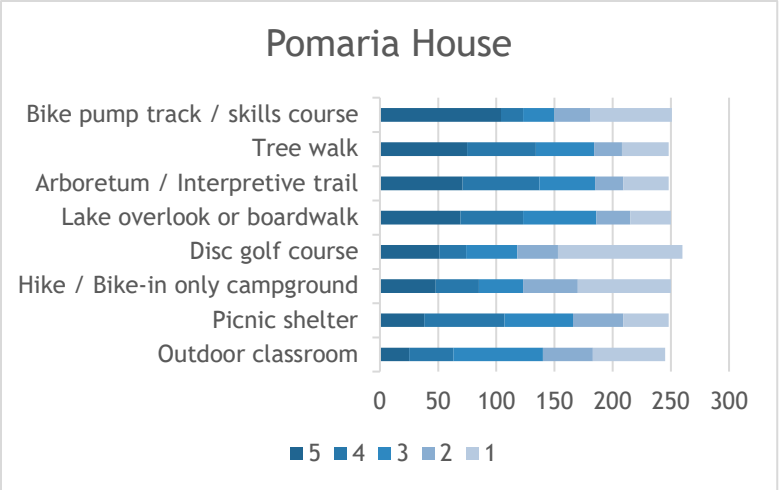
21% (26) of responses spport adding a mountain bike course.

- 10% (12) of the responses strongly opposed a gun range in the area, viewing it as incompatible with the project's goals and the area's natural, quiet feel.
- 10% (12) of responses suggested repurposing the gun range for family-friendly gathering spaces, food carts, boat rentals, or a nature visitor center.
- Around 6% (8) of the responses expressed concerns about mixing boat/swimmer access with powered boats near the boat ramp. Some had questions about the type of boat allowed, such as motorized or non-motorized.

POMARIA HOUSE

Top 3 most important:

- Bike pump track/skills course
- Tree walk
- Arboretum/interpretive trail



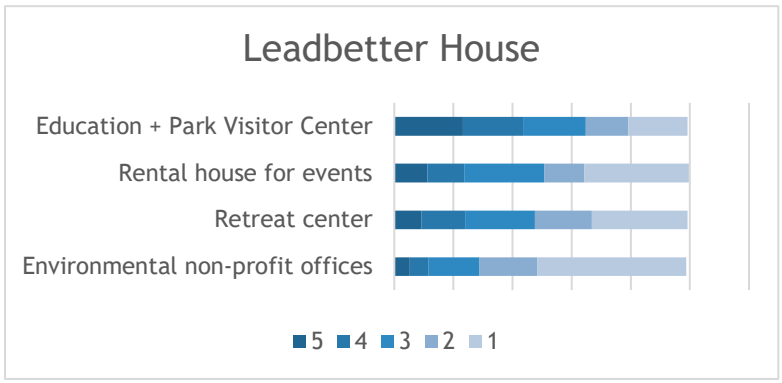
17% (21) of the responses support the addition of a bike pump track/skills course.

- 2% (2) of the responses emphasized the site's historical significance, highlighting the need for historic preservation.
- 3% (3) of the responses supported maintaining the structure for community-focused or educational uses rather than expanding new development.

LEADBETTER HOUSE

Top 3 most important:

- Education + Park Visitor Center
- Rental house for events
- Retreat center



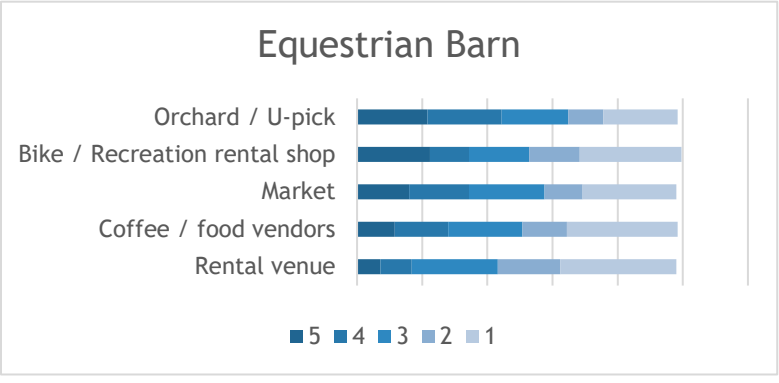
3% (3) of the responses expressed the desire to preserve Leadbetter House's historic character and to use it as a community gathering place.

- 3% (3) of the responses shared other ideas and suggestions including: rental venue, community meeting space, or cultural landmark that generates revenue while celebrating local history.
- Respondents support closing Leadbetter Road and limiting vehicle access with parking north of the house to keep the area calm and nature-focused.

EQUESTRIAN BARN

Top 3 most important:

- Orchard/U-pick
- Bike/Recreation rental shop
- Market



2% (2) of the responses advocated maintaining the equestrian barn for equestrian use.

- The responses highlighted that the area has very few spaces for local equestrians to use. They emphasized that the site could provide equestrian trails or an indoor riding arena. Some examples include McIver or Stub Stewart State Parks.

- Around 2% (2) of the responses support the idea of converting the site into a covered bike park or pump track, and around 2.5% (3) of the responses support the other uses suggested such as u-pick, market and coffee/food vendors. 3% (4) noted potential issues with long term maintenance and environmental impacts.

NATURE ZONE

Top 3 most important:

- Ecological restoration + paths
- Nature park
- Leave it alone



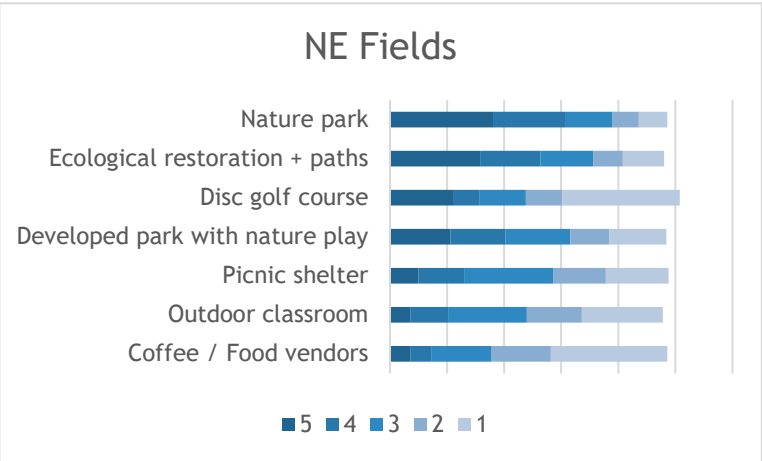
No location-specific comment was received in regards to the Nature Zone. Overall, respondents voiced support for maintaining natural areas, developing recreational amenities without causing too much disturbance, and restoring the environment when opportunities arise.

- This includes creating gentle walking trails and restoring native plants and wildlife habitats.

NE FIELDS

Top 3 most important:

- Nature park
- Ecological restoration and paths
- Disc golf course



6% (7) of the responses want to keep this area as undisturbed and natural as possible. 15% (18) of the responses support the addition of a disc golf course.

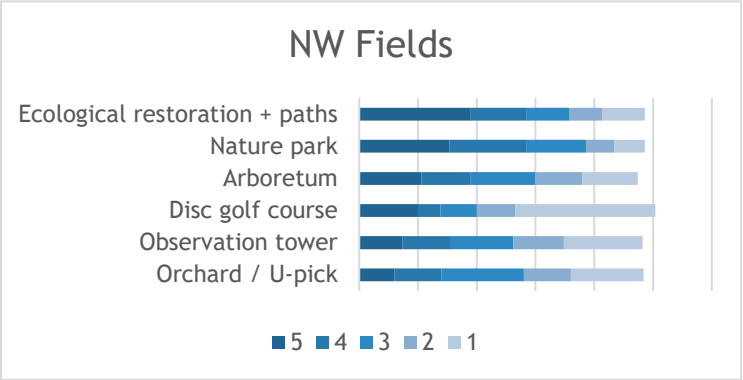
- 7% (8) of responses expressed support for low-impact developments such as soft-surface trails, small play areas and a disc golf course.
- 4% (5) of the responses expressed concern that a disc golf course and other developments could cause unintended impact to the area, such as noise and crowding.

NW FIELDS

Top 3 most important:

- Ecological restoration and paths
- Nature park
- Arboretum

15% (18) of the responses support the addition of a disc golf course.



- 3% (4) of the responses advocated for keeping this area as undisturbed and natural as possible, limiting development to low-impact improvements. Many valued the space for its open fields, natural feel, and quietness.
- There is a suggestion to add a fenced dog park to limit uncontrolled off-leash dog use.

KEY THEMES AND FINDINGS: OPEN-ENDED RESPONSES

For the following questions, participants were invited to share ideas for names and any additional comments. Please visit the appendix for the unabridged list of comments.

WHAT SHOULD WE CALL OUR FUTURE PARK? SHARE YOUR IDEAS BELOW!

Themes of commonly suggested names include:

- Geography/location-based (such as Northshore, Lacamas, Lakeview, Leadbetter)
- Local history and indigenous culture references (such as names in Chinookian language and Salish language, Papermaker and names connected to lower tribes)
- Maintaining the current name and theme of legacy and heritage (such as Legacy Park and Heritage Park)
- Emphasizing the focus on nature and recreation (such as Aspen Park, Camas Recreational Area, Camas Haven, and Willow Ridge Commons)

WHAT ELSE WOULD YOU LIKE TO SHARE ABOUT THE IDEAS PRESENTED?

The biggest priority for the community is to protect and restore the natural environment before adding new amenities.

- Many want minimal new buildings, paving, and commercialization. They advocate for strong protection for wildlife habitat and wetlands. Respondents voiced strong opposition to food carts, or permanent commercial structures within the area.
- A top concern is overdevelopment that could destroy natural character, increase traffic, and add noise that would disturb residents and wildlife.

Improving water quality is a major goal before expanding recreation.

- Many emphasized addressing Lacamas Lake's algae and pollution issues is critical, so future water access is safe and healthy.

There is strong support for low-impact, nature-compatible recreation that builds community without causing too much impact to the natural setting.

- Suggestions include more hiking and biking trails, a complete trail loop around the lake, and family-friendly amenities like disc golf, pump tracks, and natural playgrounds.
- Several requested more trails and amenities for mountain biking.
- Many want trails and amenities to be accessible and inclusive for all ages and abilities.
- Some suggested gravel paths instead of pavement to save costs and protect the environment, while ensuring trails are connected to neighborhoods and other parks.
- Community members want to preserve or expand horse trails, noting limited regional options exist.

Residents support educational and culturally respectful features.

- Suggestions include outdoor classrooms, interpretive trails, native plant restoration, and partnerships with local tribes to honor cultural significance.
- Community members also like creative, small-scale gathering places, such as natural play areas and community squares near developed edges.

Many expressed concerns about traffic, parking, and long-term maintenance costs.

- Many worried about road congestion, expanded parking lots that remove trees, and whether the city can maintain new amenities without raising taxes.
- Some suggested reusing historic buildings sustainably through partnerships, like with McMenamins, to support gathering without new large-scale development.

LEGACY LANDS MASTER PLAN

CONCEPT DESIGN FEEDBACK WORKSHEET

Review the displays and write down what you like or dislike about each of the options.

DESIGN APPROACH: KEY PROGRAM OPTIONS

Review the boards and tell us what amenities feel important to you!

CLUB HOUSE + GUN RANGE

How important are the following amenities to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Coffee / Food vendors	1	2	3	4	5
Environmental non-profit offices	1	2	3	4	5
Mountain bike course	1	2	3	4	5
Expanded beach area	1	2	3	4	5
Outdoor recreation rental	1	2	3	4	5
Demonstration gardens	1	2	3	4	5

POMARIA HOUSE

How important are the following amenities to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Outdoor classroom	1	2	3	4	5
Picnic shelter	1	2	3	4	5
Arboretum / Interpretive trail	1	2	3	4	5
Lake overlook or boardwalk	1	2	3	4	5
Tree walk	1	2	3	4	5
Hike / Bike-in only campground	1	2	3	4	5
Disc golf course	1	2	3	4	5
Bike pump track / skills course	1	2	3	4	5

LEADBETTER HOUSE

How important are the following amenities to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Environmental non-profit offices	1	2	3	4	5
Rental house for events	1	2	3	4	5
Education + Park Visitor Center	1	2	3	4	5
Retreat center	1	2	3	4	5

EQUESTRIAN BARN

How important are the following amenities to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Rental venue	1	2	3	4	5
Coffee / food vendors	1	2	3	4	5
Market	1	2	3	4	5
Orchard / U-pick	1	2	3	4	5
Bike / Recreation rental shop	1	2	3	4	5

NATURE ZONE

How important are the following features to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Ecological restoration + paths	1	2	3	4	5
Nature park	1	2	3	4	5
Picnic shelter / Pavilion	1	2	3	4	5
Arboretum / Interpretive trail	1	2	3	4	5
Leave it alone	1	2	3	4	5

NE FIELDS

How important are the following features to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Disc golf course	1	2	3	4	5
Picnic shelter	1	2	3	4	5
Ecological restoration + paths	1	2	3	4	5
Outdoor classroom	1	2	3	4	5
Coffee / Food vendors	1	2	3	4	5
Developed park with nature play	1	2	3	4	5
Nature park	1	2	3	4	5

NW FIELDS

How important are the following features to you? Please rate each from 1 to 5 by circling the number. *(1 = least important, 5 = most important)*					
Arboretum	1	2	3	4	5
Ecological restoration + paths	1	2	3	4	5
Nature park	1	2	3	4	5
Orchard / U-pick	1	2	3	4	5
Observation tower	1	2	3	4	5
Disc golf course	1	2	3	4	5

What should we call our future park? Share your ideas below!

What else would you like to share about the ideas presented?

CITY OF CAMAS LEGACY LANDS MASTER PLAN

jla Public Involvement

FALL 2024 SURVEY APPENDIX: OPEN-ENDED COMMENTS

WHY DO YOU VISIT THE PARKS AND OPEN SPACES THAT YOU GO TO? (WRITE-IN COMMENTS)

- You can't even keep Lacamas Lake water SAFE. Why on earth invest in new public lands and places when our current 3 lakes are unsafe, with "Caution" and "Warning" signs out much of the summer. STOP this development.
- Just enjoy nature.
- Fitness stations/ obstacle course / balance beams

WHAT OTHER ACTIVITIES OR OPPORTUNITIES WOULD YOU FREQUENT FROM A DEVELOPED RECREATIONAL FACILITY EXPERIENCE SETTING? (15 RESPONSES)

- Leave the road in place so that people can drive around the lake and stop and enjoy the view.
- Running trails - away from roads, but a place where females feel safe, visible
- Art and music related events. Feeding pond fish. Community center with swimming pool. :)
- equestrian facilities is a really intriguing idea actually. very multi-use since they are large enough with common spaces that can typically host other event types too. also, having that sort of amenity, i think does typically attract a value increase to the surrounding community and folks who want to live nearby.
- A 1/4 mile track
- The ability to get away from cars. Parks that have accessible parking lots everywhere result in people constantly coming and going from their vehicles bringing more stuff that results in garbage and litter. A great outdoor space is an experience to get immersed in nature (in my opinion).
- Bicycle trails
- Pump track for mountain biking!
- "Better boating access to the lake, trailer parking and beach access for family's to picnic and swim / enjoy being on the water.
- A pump track would be great for the kids as well."
- Bike park. Pump track.
- Check out NW Crossing area in Bend Oregon and City Farm in Fort Collins Colorado. Very cool areas fun for all ages.
- Nature education classes, activities etc. for children, outdoor school for children, play area for bad weather days.
- Sauna.
- A rec center would be amazing!! Camas really needs one - it could satisfy so many of these activities
- I'm an ultra runner. Most of my activities are centered around developed trail systems. I also like to check out park visitor centers to learn more about the history of the area.

WHAT OTHER ACTIVITIES OR OPPORTUNITIES WOULD YOU FREQUENT IN A NATURAL EXPERIENCE SETTING? (22 RESPONSES)

- Hiking
- Driving along the lake is very relaxing. Those who are mobility challenged could not use facilities with walking trails only to get to the lake.
- I want places that are natural and undeveloped where I can get away from the crowd
- Walking and running
- guided nature tours; petting zoo; master gardening and backyard habitat lessons;
- Trails
- "1) bike/walk trail along the water would be a HUGE value win. 2) two
- or three places to sit on sand on the shore, swim, and launch kayaks would result in ppl using/value the water as a resource; 3) connect these services to the new mixed use area being developed on the south tip of the lake, so ppl can easily go from there to nature by foot or bike."
- Paved lake trail for strollers, wheel chairs, bikes etc
- A fitness station trail
- pickleball
- Dog park
- I would enjoy single track trails for trail running and mountain biking. The trails don't need to be double track, single track helps maintain the feeling of being outdoors. It might be a good idea to have at least one dedicated trail to mountain biking where riders can go faster without the danger of colliding with other trail users. That leaves the remaining trails a place where MTBs know to be careful and yield to other trail users. Also, there are a lot of places where walkers/hikers/running can do their activities, it's difficult for experienced MTBers to find places to ride nearby without feeling like they have to dumb down their riding. It could attract more mtb tourism to downtown and the local bike shop.
- Peace & quiet, escape from city life & concrete
- Pump track for mountain biking!
- Walking trails, gardens, rowing on the lake
- Off leash area for dogs, keep it natural
- Pump track, bike park.
- Improved boat launch for kayaks and paddle boards. Less motor boats!
- Walking trails, water access for kids, nature-themed playgrounds
- Archery, rucking, mountain biking (like the technical trail near lower falls, Orienterring
- Really prioritize hiking and biking trails! As camas grows, our existing trails are getting over crowded and they are some of the best regional trails too so draw people from all over the SW WA and Portland area. We really should invest in more trails to continue being able to enjoy the access to nature and outdoor recreation
- I mostly go outdoors for trail running. I’ve been running around the Camas trails since 2003 — I completed in Camas HS cross country. My parents still live in Camas and I run around the trails frequently throughout the year.

SHARE A MEMORABLE PARK OR OPEN SPACE EXPERIENCE WITH US. PLEASE SHARE AN EXPERIENCE FROM A PARK, OPEN SPACE OR PARK FACILITY THAT YOU'VE VISITED THAT WOULD HIGHLIGHT SOME OF THE ANSWERS YOU SHARED IN THE PREVIOUS THREE QUESTIONS. (31 RESPONSES)

PARK NAME AND LOCATION

- I've raised my kids in Camas and we frequently took them on walks around the Camas lakes. We've also enjoyed walking to other neighborhoods via trails. It would be nice to keep Camas' network of trails to keep us.connected via foot or bike. (Camas, WA, United States)
- Fallen Leaf Park (Camas, WA, United States)
- Kelsey Creek Park (Bellevue, WA, United States)
- Sabine Canyon (Tucson, AZ, United States)
- Alderbrook Park (Brush Prairie, WA, United States)
- Round Lake Trails (Camas, WA, Untied States)
- Beacon Hill Park (Victoria, BC, Canada)
- Racing my children up the path (Camas, WA, United States)
- Milo McIver Park (Clackamas, OR)
- Federal Law Enforcement Training Academy (Brunswick, GA, United States)
- Kitsap Kids Playground (Bremerton, WA, United States)
- Lacamas Park (Camas, WA, United States)
- Round lake trails, lacamas lake Park & community center. The old pool, tennis courts & kids play area, - scout House at Crown park (Camas, WA, United States)
- Lieser Point (Vancouver, WA, United States)
- Crown Park (Camas, WA, United States)
- Family man staging area hood river Oregon - mountain bike pump track (Hood River, OR, United States)
- Round Lake trails (Camas, WA, United States)
- Hidden creek park wesr (Hillsburo, OR, United States)
- Lacamas lake (Camas, WA, United States)
- Roaring Camp (Felton, CA, United States)
- Camas, WA
- Lacamas Park (Camas, WA)
- City Farm (Fort Collins, CO, United States)
- Lewisville Park (Battleground, WA, United States)
- Frisco Adventure Park by Town of Frisco (Frisco, Colorado, United States)
- Lacamas / Lower Falls (Camas, WA, United States)
- Crown (Camas, WA, United States)
- Log Boom Park (Kenmore, WA, United States)
- Columbia tech center in Vancouver did a great job balancing developed parks and gardens (even in the small area they are located) (Vancouver, WA, United States)
- Boulder open space mountain parks (Boulder, CO, United States)

- Lacamas Prairie Natural Area (Camas, WA, United States)

WHAT MADE IT MEMORABLE?

- Seeing my young children full of wonder and fresh air.
- Beautiful lake and picnic area
- Well maintained walking trails accessible year round, well lit, clean and safe
- It showcases the natural beauty of the desert, with native plants and animals. There are trails that are foot access only, there are horse trails, accessible paved trails, an electric shuttle, and restrooms. You can choose to be isolated or with the crowd. There is something g for everyone and it is accessible for all abilities and ages.
- Mini golf, swimming, fish feeding, bouncy house, farm animals, small train rides, open space, pink lemonade, kids play area
- Being in nature with my dogs and family
- Gardens, open spaces, quiet and peaceful, historical
- We had such a fun time
- Equestrian trails and facilities
- A running trail with fitness stations and obstacle course challenges.
- Beautiful playground I wish my kids had access to here when they were little
- There is a nice trail system with a mix of single and double track. There's a dedicated MTB trail (Red Tape) where MTBs know they can carry some speed safely without the risk of other trail users being behind turns in the trail.
- Peace & quiet, family gatherings.& community events
- No people
- Peaceful, abundance of trees, areas to rest with benches
- Tons of families and people of all ages hanging out!
- Beautiful, easy access, lots of family time over last 7 years
- Recently went there. Plenty to do for all ages.
- Taking my golden doodle walking
- Tall trees
- Riding bikes together as a family.
- It had park, dog park, gardens, farm animals…
- Mostly natural areas, parts are developed but a lot is left natural. There are playgrounds and recreational areas, water access etc but a lot of natural landscape. Also love the parks having bark instead of turf, which has adverse health effects. Would like for something similar, except larger untouched areas for wildlife, and nature-themed play areas. Also love that you can rent out a shelter to use for gatherings outdoors.
- Something for everyone, tapping into all that the area open space provides
- Mountain bike daily
- summer concerts

- Nice area for a multitude of activities. Path for running, biking, walking. Area for picnics. Bathroom. Permanent structure that rents out water sports equipment and sells snacks. Also a sandy beach area for people to hang out on the shore.
- Great playground, gardens, walking area and amphitheater
- Amazing trail network of multi use trails. The trails are thoughtfully designated for different purposes (hiking only areas, biking allowed areas, off leash dog hiking areas with training program)
- I've been running around Camas for 20+ years and had no idea we had so many rare plant species in the area. I took a plant walk with DNR in spring 2024 to learn more about the prairie ecosystem and what they're doing to protect and restore it.

IS THERE ANYTHING YOU WOULD LIKE TO ADD ABOUT HOW YOU WOULD LIKE TO USE THE LEGACY LANDS IN THE FUTURE? (25 RESPONSES)

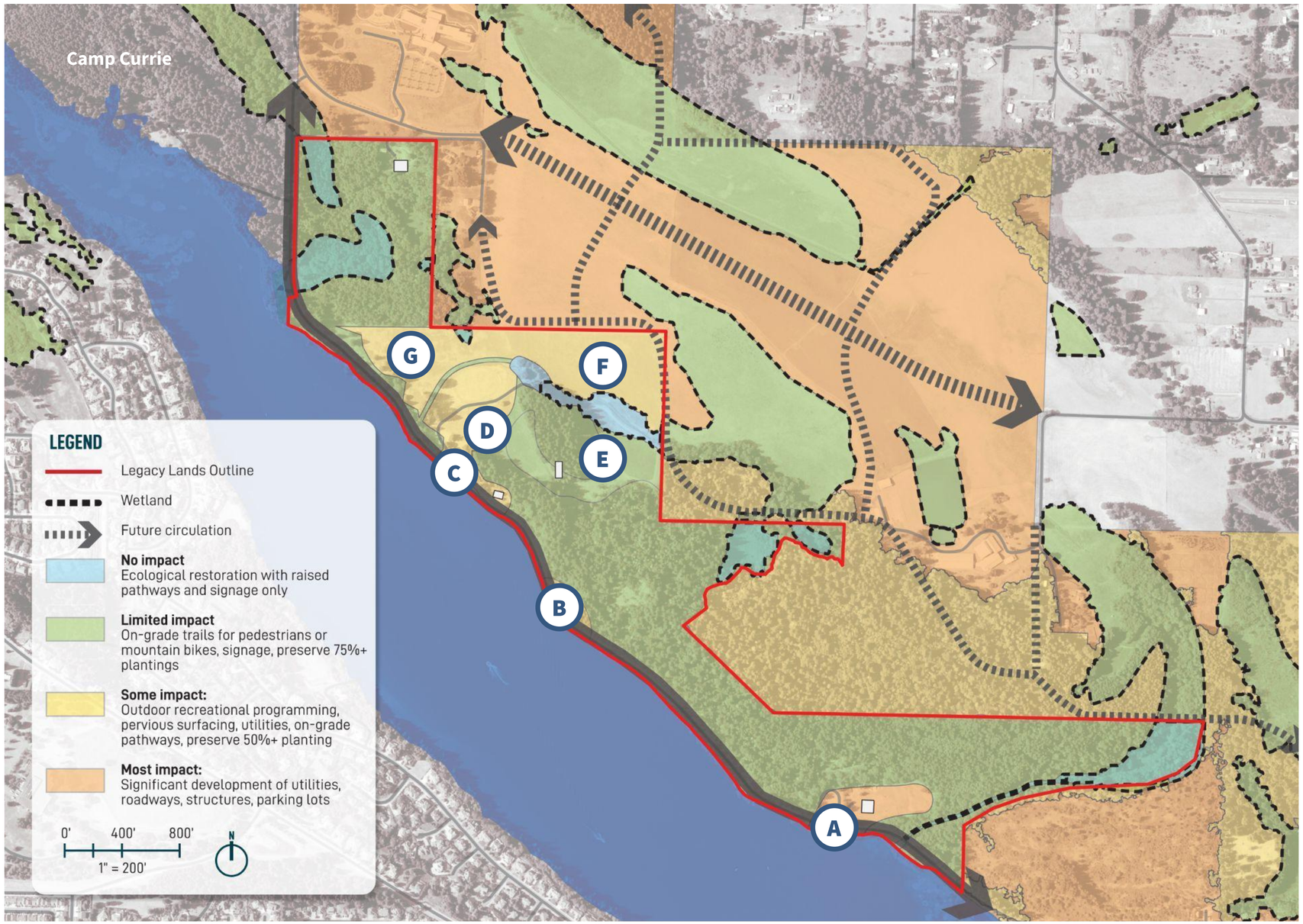
- Keep it natural. Keep as many tress as possible. Bring people and development to coexist with nature. Don't tear it down.
- Do not close down the road access to drive around the lake.
- Accessible to people with limited mobility.
- It would be nice to create a short history and thank you plaque for the families who entrusted the land in the hand of the city of Camas. Kind of like past-present-future look at the land.
- Nature trails and playgrounds
- Keep as much as possible natural. We love Camas parks and tend to use Fallen leaf lake trails and lacamas/round lake the most because they are less developed.
- Make sure it preserves nature, nothing too noisy but also all are able to enjoy. Clean up the lake for swimming. Not too many buildings that takes away the nature feel. Maybe just one area that has all the playground, bathrooms, picnic tables etc. Then leave the rest for open nature walks and peace and quiet.
- Would love to see a running trail with some Spartan Race "obstacles" along the way.
- Don't over built. More natural than building's.
- A balance of trail users is the ticket. Making all trails for everyone might not work. Having some dedicated trails for MTB vs hiking would help make the park more of an attraction.
- More hiking & biking nature trails please.
- More natural space, less development
- Avoid all commercial uses or uses that could harm the environment
- Mountain biking is such an awesome family sport that many Camas families partake in.
- Would be great to have more facilities for sports for the kids. Swimming. Etc
- Some paved walking trails for those of us that are now handicapable, and want to enjoy nature would really help. A better boat docking place on the north side of the lake with an actual dock
- Improved access to the water for families.
- I would love to spend more time and ride bikes as a family more often.
- Trails, improved boat launch area for paddle boards and kayaks…. Dock and picnic area. Thank you Camas for investing in these beautiful lands, its time to use them NOW!!!

- Please leave as much untouched nature as possible. Developed areas can be done thoughtfully and kept with a nature theme instead of overly developed city-like areas. Please keep it as much of a nature access area as possible, with natural undeveloped views and wildlife in mind.
- Please keep as many trees as possible and enhance the land with native vegetation
- I'd like a trail to go ALL the way around Lacamas lake. Indoor/outdoor places to eat would be great - places that are accessible by bike, foot, and wheelchairs with spaces to rack bikes while eating.
- I'd love to keep our forests as much as possible especially around the lake. A circuit trail around the lake would be amazing.
- It would be great if the City considered an off leash dog training and permit system like the Boulder open space parks. People have to take an online class to be aware of their responsibilities as an off leash dog owner, and pay a fee that goes towards maintaining the parks and get a dog tag to put on their dog. The program is very successful in allowing people to hike with their dogs off leash but in a responsible way that leads to fewer conflicts
- I'm curious if any of the old farmland can be converted to native prairie, similar to the Camas lily fields. Since the city was named after the flower, I think it would be great to pay homage to the native landscape where we can. If it's possible to plant a field of Camas in the legacy lands, it might make for a great tourist attraction. It could be similar to the Skagit Valley Tulip Festival where people travel to the city to see the Camas bloom each spring.

OPEN HOUSE BOARDS

Design Approach

Levels of Impact



Key Theme:

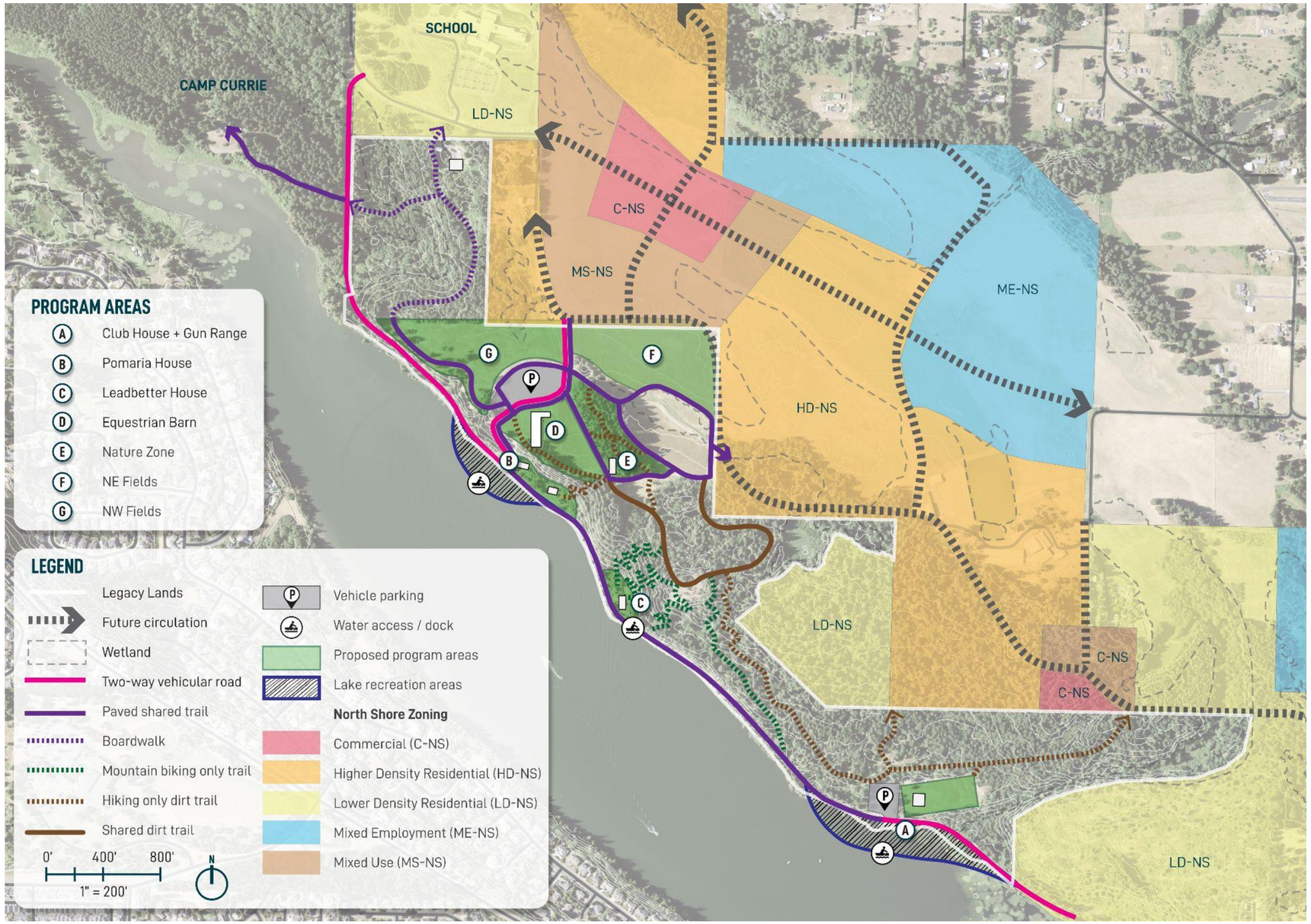
Impact what's already been impacted, preserve the unique natural features

Locations

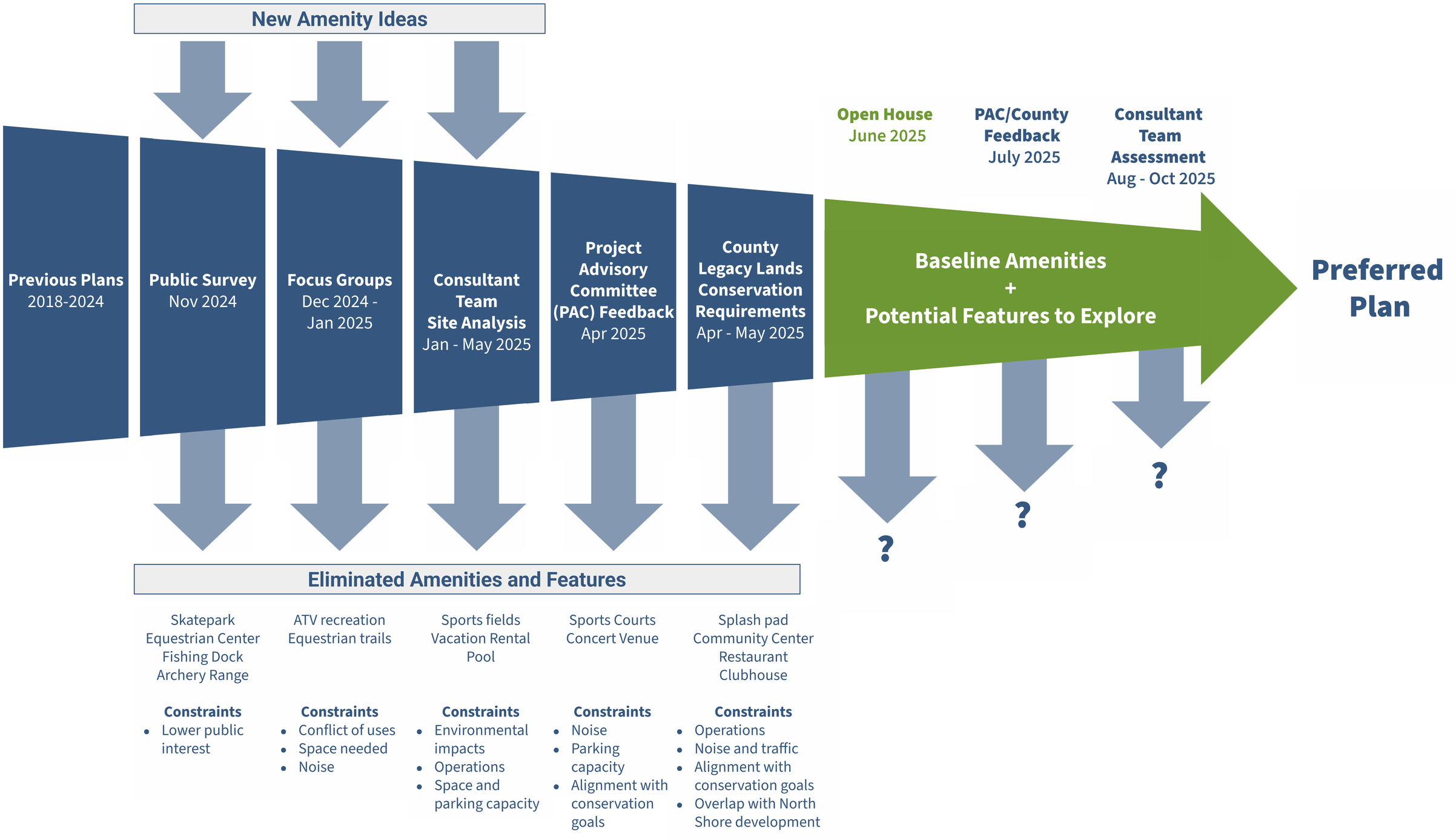
- (A) Club House + Gun Range
- (B) Pomaria House
- (C) Leadbetter House
- (D) Equestrian Barn
- (E) Nature Zone
- (F) NE Fields
- (G) NW Fields

Circulation Diagram: Final Phase

Leadbetter Road: Segment closed to passenger vehicles



Plan Refinement Process



A Club House + Gun Range: Potential Features

PROPOSED BASELINE AMENITIES

- Improved parking lot
- Improved boat launch / dock
- Restrooms
- Trailhead

Potential Additional Features

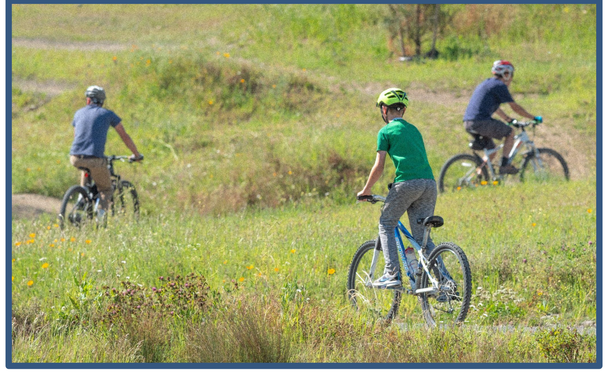
COFFEE / FOOD VENDORS



ENVIRONMENTAL NON-PROFIT OFFICES



MOUNTAIN BIKE COURSE



EXPANDED BEACH AREA



OUTDOOR REC RENTAL



DEMONSTRATION GARDENS



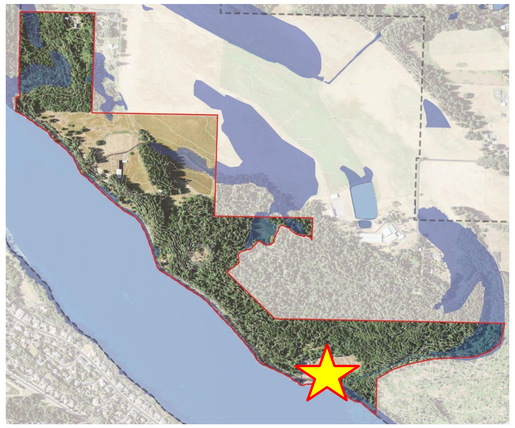
Rate **EACH** potential feature on how important you think it is to include in the plan

1 2 3 4 5

less important — more important

City of Camas WASHINGTON

(A) Club House + Gun Range: Existing Conditions















KEY FEATURES

- Existing lake access point
- Existing gravel parking lot
- Club house and trailer structures
- Adjacent to stream
- Point of entry from South
- Sloped open space

NOTABLE CONSTRAINTS

- Soil contamination
- Vehicles cut off from North
- Existing structure condition

APPROXIMATE AREA

- 4.3 acres

B Pomaria House: Potential Features

PROPOSED BASELINE AMENITIES

- Walk-in and bike-in connections to trail network
- Water access to Lake

Potential Additional Features

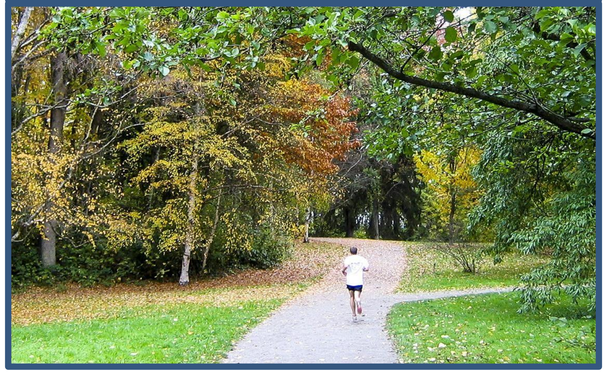
OUTDOOR CLASSROOM



PICNIC SHELTER



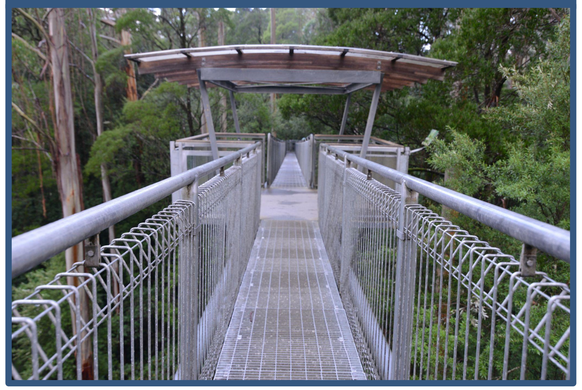
ARBORETUM / INTERPRETIVE TRAIL



LAKE OVERLOOK OR BOARDWALK



TREE WALK



HIKE/BIKE-IN ONLY CAMPGROUND



DISC GOLF COURSE



BIKE PUMP TRACK / SKILLS COURSE



Rate **EACH** potential feature on how important you think it is to include in the plan

1 2 3 4 5

less important — more important

City of Camas WASHINGTON

B Pomaria House: Existing Conditions











KEY FEATURES

- Existing lake views
- Existing driveway access
- Water, sewer, electricity
- Flat open area
- Mid-point between South and North program areas
- More remote location
- No vehicle conflicts

NOTABLE CONSTRAINTS

- No passenger vehicle access
- Existing building condition

APPROXIMATE AREA

- 1.0 acres

Leadbetter House: Potential Features

PROPOSED BASELINE AMENITIES

- Historic Structures Renovation
- Small parking area

Potential Building Uses (HISTORIC BUILDING TO REMAIN/BE RESTORED)

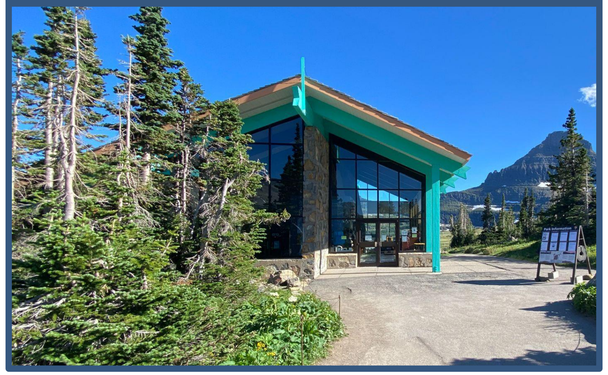
ENVIRONMENTAL NON-PROFIT OFFICES



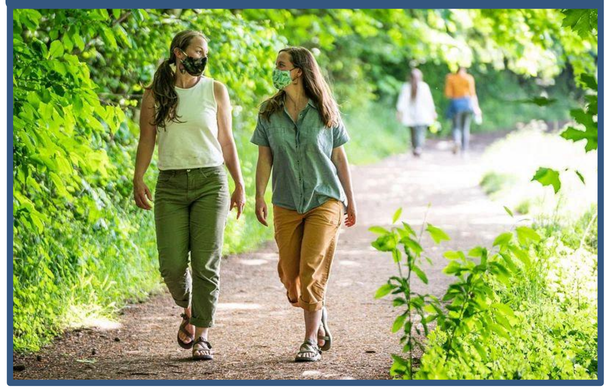
RENTAL HOUSE FOR EVENTS



EDUCATION + VISITOR CENTER



RETREAT CENTER

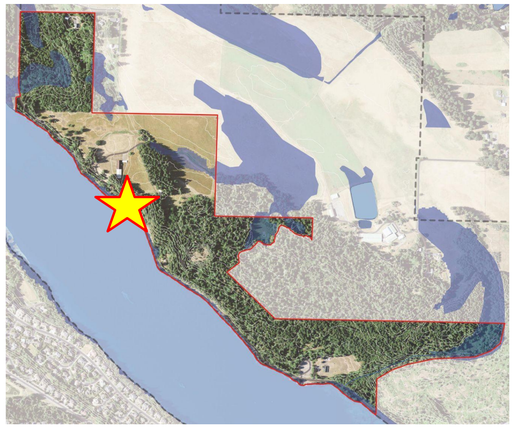


Rate **EACH** potential feature on how important you think it is to include in the plan

1 2 3 4 5

less important — more important

C Leadbetter House: Existing Conditions







KEY FEATURES

- Existing lake views
- Existing driveway access
- Water, sewer, electricity
- Historic Structure
- Accessory Barn and Wellhouse

NOTABLE CONSTRAINTS

- Historic building limits uses
- Limited vehicle access and parking

APPROXIMATE AREA

- 1.0 acres







Ⓓ Equestrian Barn: Potential Features

PROPOSED BASELINE AMENITIES

- Accessible shared use trails
- Connection to trail network
- Vehicle Access and Parking
- Restrooms

Potential Additional Features

RENTAL VENUE



COFFEE / FOOD VENDORS



MARKET



ORCHARD / U-PICK



BIKE/REC RENTAL SHOP

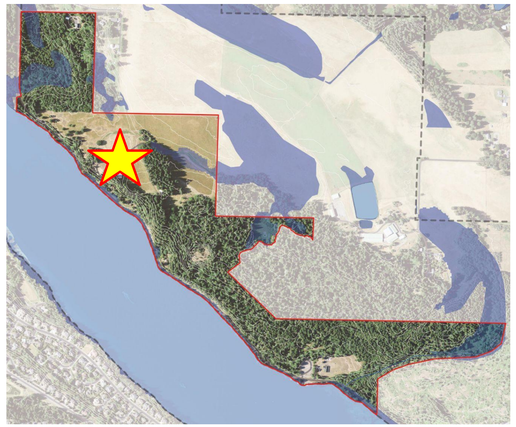


Rate **EACH** potential feature on how important you think it is to include in the plan

1 2 3 4 5

less important — more important

D Equestrian Barn: Existing Conditions



KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity
- Open structure with smaller side rooms
- Flat Open Area

NOTABLE CONSTRAINTS

- Structure requires seismic upgrades

APPROXIMATE AREA

- 7.8 acres









E Nature Zone: Potential Features

PROPOSED BASELINE AMENITIES

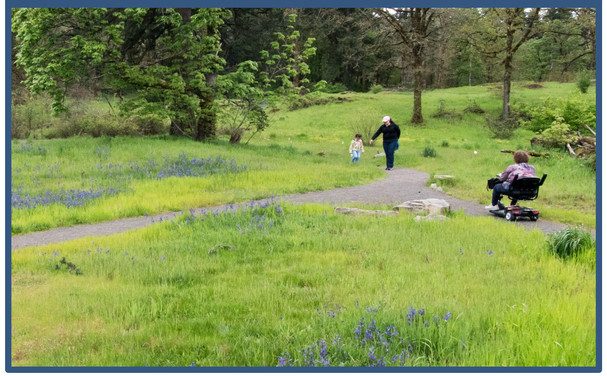
- Accessible shared use trails
- Connection to trail network

Potential Additional Features

ECOLOGICAL RESTORATION + PATHS



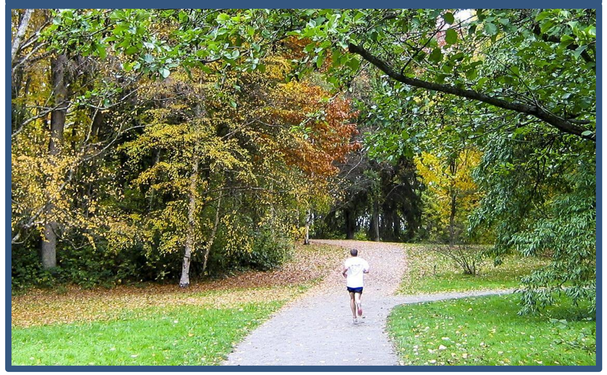
NATURE PARK



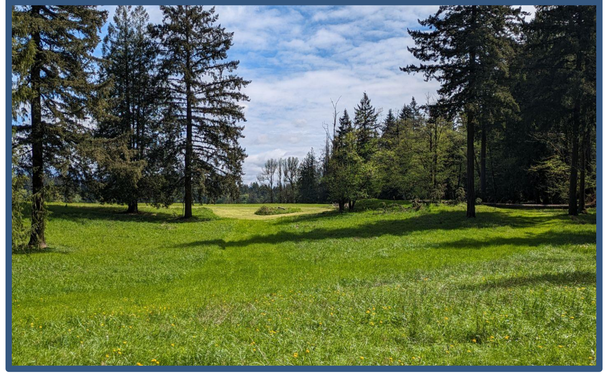
PICNIC SHELTER / PAVILION



ARBORETUM / INTERPRETIVE TRAIL



LEAVE IT ALONE



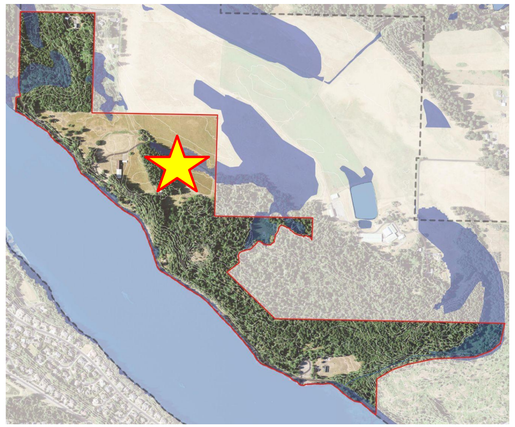
Rate **EACH** potential feature on how important you think it is to include in the plan

1 2 3 4 5

less important — more important

City of Camas WASHINGTON

E Nature Zone: Existing Conditions











KEY FEATURES

- Multiple natural features
  - Open woodlands
  - Ponds
  - Rolling hills
  - Stream
- Adjacent to Barn
- Proximity to North Shore Development

NOTABLE CONSTRAINTS

- Sloped terrain
- Water channel and pond

APPROXIMATE AREA

- 10.1 acres

F NE Fields: Potential Features

PROPOSED BASELINE AMENITIES

- Accessible shared use trails
- Connection to trail network
- Connections to North Shore Development
- Restrooms
- Parking
- Trailhead

Potential Additional Features

DISC GOLF COURSE



PICNIC SHELTER



ECOLOGICAL RESTORATION + PATHS



OUTDOOR CLASSROOM



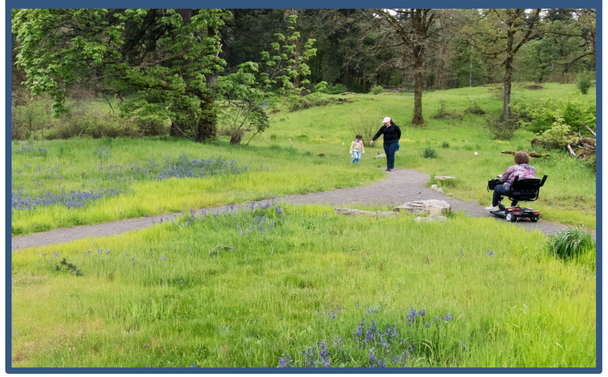
COFFEE / FOOD VENDORS



DEVELOPED PARK W/ NATUREPLAY



NATURE PARK



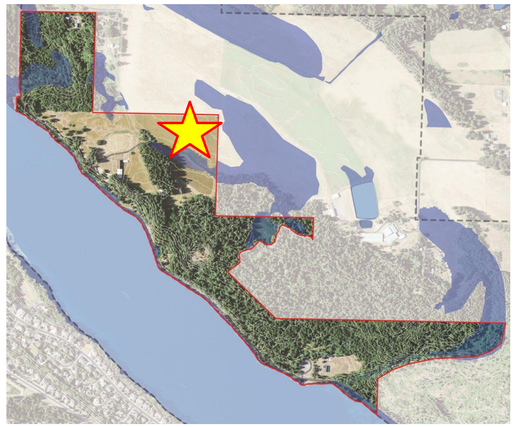
Rate **EACH** potential feature on how important you think it is to include in the plan

1 — 2 — 3 — 4 — 5

less important → more important

City of Camas WASHINGTON

(F) NE Fields: Existing Conditions



KEY FEATURES

- Flat Open Area
- Adjacent to future development
- Entry point from the North

NOTABLE CONSTRAINTS

- Adjacent to future noise and traffic

APPROXIMATE AREA

- 9.0 acres







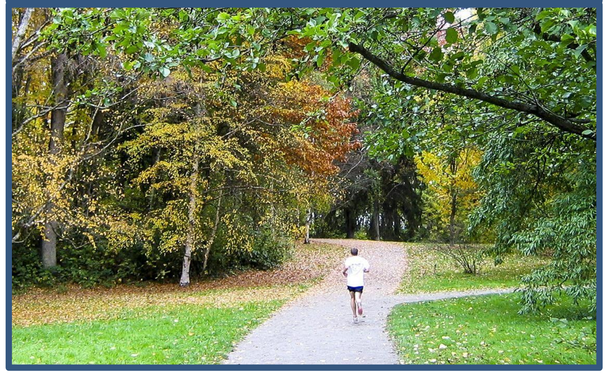
G NW Fields: Potential Features

PROPOSED BASELINE AMENITIES

- Accessible shared use trails
- Connection to trail network to the North

Potential Additional Features

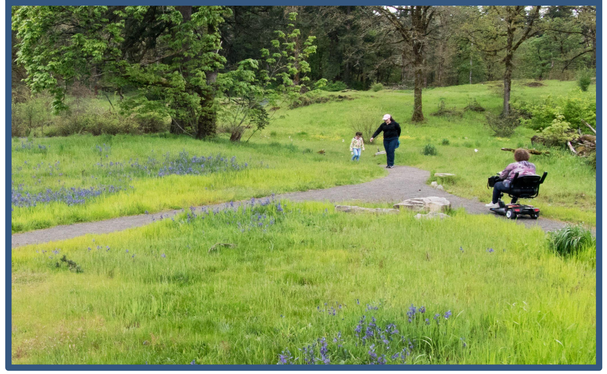
ARBORETUM



ECOLOGICAL RESTORATION + PATHS



NATURE PARK



ORCHARD / U-PICK

OBSERVATION TOWER

DISC GOLF COURSE

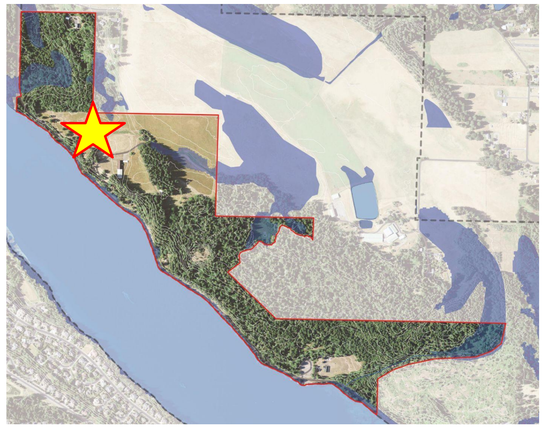
Rate **EACH** potential feature on how important you think it is to include in the plan

1 2 3 4 5

less important — more important

City of Camas WASHINGTON

G NW Fields: Existing Conditions



KEY EXISTING FEATURES

- Existing lake views
- Rolling open areas
- Closest to School and Camp Currie
- Adjacent to Barn
- Adjacent to woodlands and wetlands to the North

NOTABLE CONSTRAINTS

- Hilly terrain
- Steep drop to Lake

APPROXIMATE AREA

- 5.8 acres









CAMAS LEGACY LANDS PROJECT ADVISORY COMMITTEE (PAC) MEETING #3

Date: Thursday, September, 18, 2025

Time 4:00 – 6:00 PM

Location: Camas City Hall, Council Chambers

Attendance:

PAC members

- Rachel Wilmoth, Community member at large
- Jason Irving, Parks and Recreation Commission
- Marlo Maroon, Planning Commission
- Cassi Marshall, Former CAC Member
- Vicky Wessling, Park User, Former N.Shore SubArea Plan CAC
- Eddie White, YMCA

City staff

- Alan Peters, Community Development Director
- James Caruthers, Public Works
- Chris Witkowski, City of Camas

Consultant Team

- Adrienne DeDona, JLA Public Involvement
- Matt Piccone, Greenworks
- Celia Hensey, Greenworks

Purpose:

- Provide a recap of our last PAC meeting and an update on the project, including:
  - Guidance from Clark County regarding site use and access
  - Results of the recent public outreach
- Review, discuss and give feedback on possible site amenities within each zone.
- Answer questions, solicit ideas and talk about next steps.

Summary

Welcome, Agenda Overview and Introductions

Adrienne DeDona, JLA Public Involvement, welcomed the group, led the group through introductions and reviewed the meeting purpose and agenda.

Adrienne provided a recap from the last meeting and reminded the group of their role and meeting ground rules. She noted that the PAC had previously provided feedback about the site and emphasized the following priorities:

- Connectivity and accessibility
- Recreation on the lake/water access
- Preserving water quality, tree canopy, habitat and environmental sustainability
- Honoring the site history
- Forming local partnerships
- Financial sustainability and ability to maintain for the long term
- Demonstrating how decisions are being made in the process to narrow down site amenities
- Provide more about the existing site context
- Emphasize opportunities for the site to remain as it is
- Gain clarity on the closure of Leadbetter Road

Legacy Lands Project Update, County and Public Feedback

Matt Piccone, Greenworks, provided a status update on the project including the timeline and how decisions are being made. He explained that following the PAC feedback in 2024 and this year as well as the public feedback from the 2024 survey and open house and online survey from this year, as well as City staff and the

consultant teams analysis, the County Council and City Council will be making a decision on a preferred master plan for the site near the end of the year.

Matt also shared that the City and consultant team met with the County to get their guidance about the site uses and Leadbetter Road. The County Any said that active recreational uses would likely be seen as a "conditional use" and need to demonstrate minimal impact, harmony with the land, and consider buffers. The also stated that Leadbetter Rd is required to be closed for a portion to allow for pedestrian and bike only use.

Matt summarized the public feedback received over the summer at a high level, but mentioned that the written summary had been provided to the PAC in advance of the meeting via email. The following summarizes key themes from feedback gathered from the public through an online survey and focus groups with key interest groups in fall 2024 and an open house and online survey in summer 2025:

- Keep it natural. Provide various ways for people to access and enjoy nature safely. Make sure the presence of one activity doesn't ruin the enjoyment of another
- Impact what's already been impacted, preserve the unique natural features
- Desire for accessible, safe, well-connected trails for walking, biking, horse-back riding and other non-motorized uses.
- Create opportunities for lake/ water access and recreation
- Center around ecological restoration and education.
- Honor site history and local culture
- Create space and partnerships for different community needs and visitor programs that provide volunteer and learning opportunities.
- Consider options that are financially sustainable for the long term
- Any active recreational uses would likely be seen as a "conditional use" and need to demonstrate minimal impact, harmony with the land, and consider buffers.

Discussion

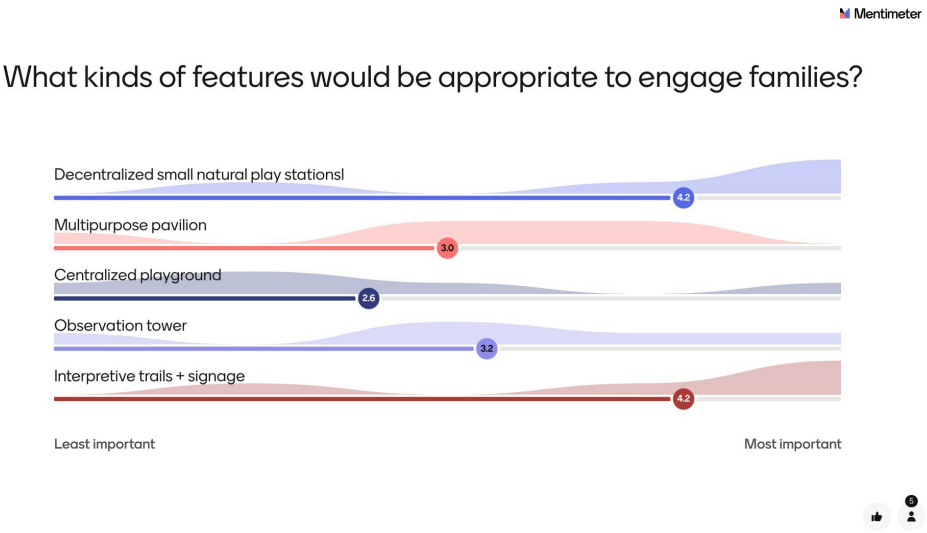
The PAC had the following questions and discussion

- Chris mentioned that the County Council will be holding a workshop to discuss the Legacy Lands program. The County hasn't had much experience implementing sites using legacy lands funds outside of the County, however, Washougal and Camas are both moving forward with projects through the legacy lands program. Chris will be attending the County Council workshop to learn more and stay involved in the process.
- A PAC member asked what the capacity was for supporting these active uses in other Camas properties? Chris explained that a motorized boat launch must be retained in heritage park due to the funding, however, there are lots of non-motorized uses at that launch that could benefit from another boat launch site without violating the terms of the agreement for the existing boat launch.
- A PAC member encouraged the project team to consider how boat parking could be repurposed during non-boating seasons at the Club House/Gun Club site.
- There was a discussion about discontinuing motorized boating at Lacamas Lake and Chris explained that would be a controversial decision but that it would ultimately be Clark County's decision since they own Lacamas Lake.
- There was a discussion about e-bikes and trail conflicts with them. PAC members encouraged the project team to think about safety. The PAC also inquired about how mountain bikers and equestrians would be integrated. Chris said that he thought the site could provide one facility and one trail for each.

Review and Discuss Potential Amenities

Matt explained the design approach for sharing information with the public during the open house and online open house and where there was clear feedback from the public for very passive recreational use in NE, NW Fields and the Natural Area (areas E, F and G). He also explained where more discussion was needed in order to confirm the desired active recreational uses at the Club House/Gun Range, Pomaria House and the Equestrian Barn (areas A, B, and D).

Matt and Adrienne asked the PAC to provide feedback on the potential passive recreational amenities for areas E, F and G via an online polling tool. The following are the results of their feedback (preference for decentralized small natural play stations and interpretive trails and signage):



Matt and Adrienne also asked the PAC to provide feedback via an online polling tool on whether or not an aspirational tree walk feature should be included in area B in a future phase as a regional draw? The majority of the group responded, yes.

The PAC was then asked to provide feedback individually on what following active recreational and light commercial uses they'd like to see at sites A, B and D:

- Equestrian use
- Motorized boat use
- Mountain Biking trails
- Disc golf
- Bike rental
- Water recreation rental
- Overlook
- Maintain natural character
- Indoor bike course
- Market
- Orchard
- Community garden

The following is the result of the PACs input:

Site A (Club House/Gun Range)	**Site B (Pomaria House)**	**Site D (Equestrian Barn)**
Water recreation rental x5	Overlook x5	Orchard x4
Bike rental x3	Maintain natural character x2	Market x3
Bike track x2	Disc golf x2	Community garden x3
Motorized boat use x2		Indoor bike track/course x2
Maintain natural character x1		Equestrian use x2
		Bike rental x1
		Maintain natural character x1

Project Naming

The PAC was asked to place a dot next to the site name category that resonated with them most. The project team explained that the Council would ultimately decide on a new name for the site, however the guidance from the PAC on a theme or category would help them chose and potentially give the public the opportunity to choose between several naming options. The following are the category choices:

Geography/location-based

For example… Northshore, Lacamas, Sunset Hills, Lakeview, Leadbetter

Local history and indigenous culture references

For example… Names in Chinookan language and Salish language, Papermaker Mill, Timber and Water, names connected to lower Tribes

Maintaining the current name and theme of legacy and heritage

For example… Legacy Park, Heritage Park, Legacy Lands Park

Emphasizing the focus on nature and recreation

For example… Lacamas Nature Park, Camas Earth-Day Park, Aspen Park, Willow Ridge Commons, Camas Haven

The PAC preferred nature-based themes the most.

Wrap up & Next Steps

Adrienne and Chris closed out the meeting by sharing that the project team would be developing a draft plan that includes the recommended amenities within each site based on the PAC's and public feedback. This recommended plan would be shared with the Parks and Recreation Commission, County Council and City Council for feedback and approval. The Plan will take several years to complete and will be done in phases based upon available funding.

Appendix C:

Market Viability Memo

DATE:	November, 2024
TO:	Matt Piccone; GREENWORKS
FROM:	Oscar Saucedo-Andrade, and Bonnie Gee Yosick; ECOnorthwest
SUBJECT:	Camas Legacy Lands Master Plan – Market Analysis and Development Programming

Background

The Camas Parks and Recreation Department has initiated the development of a master plan for the Legacy Lands, aimed at transforming the area into a regional park. The Legacy Lands Master Plan will prioritize conservation of natural features such as wetlands, forests, and riparian zones, while also enhancing recreational opportunities and public access through the creation of biking and walking trails. This plan will serve as a framework for phased development projects, and foster partnerships to support the park's overall vision.

Introduction

Park and recreation facilities provide a variety of programs and activities that cater to their communities' unique needs. Recognizing that a one-size-fits-all approach may not be effective, a market analysis can use data and insights about the residents within the community to make informed decisions on tailoring programs and services to best serve their specific needs.

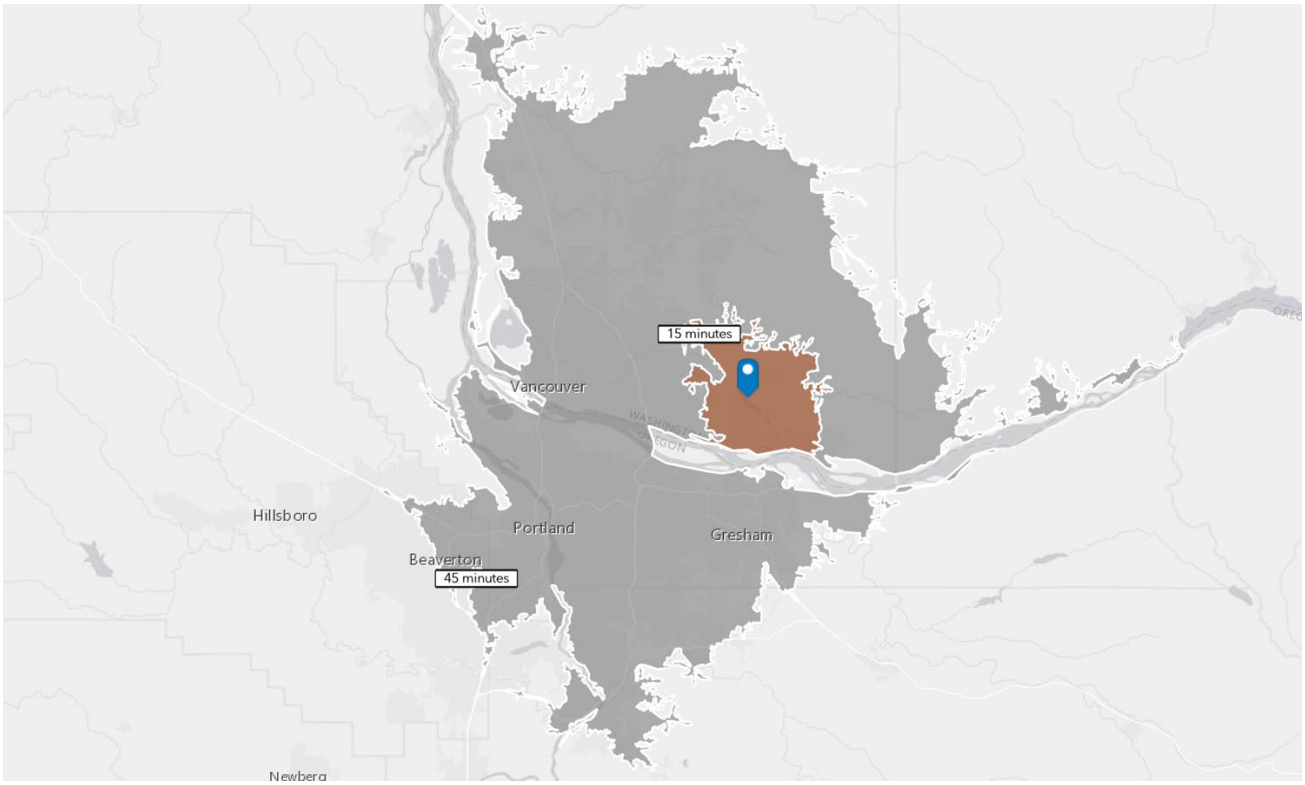
This high-level market analysis aims to understand the demographics of the local and regional visitor of the Legacy Lands to better inform the programmatic recreation opportunities under consideration.

Methodology

Envisioned as a future regional park, the Legacy Lands will draw both local and regional visitors—from the City of Camas, the Portland region, and beyond.

Understanding the characteristics of both the local and regional visitors can help shed light into the needs and potential programmatic opportunities that could be supported in the Legacy Lands park.

Exhibit 1.Areas of Interest/ Trade Areas (15- and 45-minute Drive Time)



Source: ECOnorthwest

For this analysis, local demand for the Legacy Lands may be derived from households that live within an approximate 15-minute drive time, while regional demand for the park may be derived from households that live within an approximate 45-minute drive time.

Regional visitors have different needs and may seek out amenities that they can easily access, They may also seek park experiences that are unique to the area. Regional visitors tend to travel farther and are willing to spend more on the activities of their destination. Therefore, it is crucial to understand this secondary market of the Legacy Lands to evaluate what other opportunities could the park offer based on these potential users.

In addition to using these local-serving (15-minute drive time) and regional (45-minute drive time) market areas, this analysis describes the population and demographics of the City of Camas generally.

Opportunities for Programs and Uses at the Legacy Lands

The following opportunities of programs and uses were derived from an overview and general understanding of the characteristics of the local and regional residents.

- **Family Friendly Programs and Activities.** Consider family-friendly activities such as youth sporting programs and uses, and educational classes and programs that could attract families and young adults to the park.

- **Programs and Services for Older Adults**. With a growing older adult population, consider programs that cater to this demographic group such as fitness classes, or social and walking clubs.
- **Implement Diverse Cultural Programs.** Consider creating programs and uses that celebrate diverse cultures, such as markets, playgrounds, and gardening that can offer cultural representation and values.
- **Adventure and Recreation Facilities.** Consider developing facilities for popular sports like walking, hiking, bicycling, kayaking, and other water activities.

City of Camas Future Population Growth

According to the City of Camas Comprehensive Plan Update, the population of the city is expected to grow from 29,352 in 2023 to an estimated population of approximately 37,080 by 2045. The city will grow by an estimated 7,700 new residents and 2,600 new households. The steady increasing population suggests a growing demand for recreational facilities and services that could be supported by the Legacy Lands.

Spending Potential

The growth of the 7,700 new households by 2045 are expected to generate additional demand for entertainment, recreation and services. Exhibit 2 shows the spending potential by different recreation and sporting categories, from just those new households within the City of Camas.

Exhibit 2. Spending Potential of New Households on Entertainment, Recreational, and Sports

	Local Market	7,700 New HH's	Local Market + New HH's
	Total	Additional Spending	Aggregate Total
Entertainment/Recreation Fees and Admissions			
Tickets to Theatre/Operas/Concerts	$1,611,412	$611,765	$2,223,177
Tickets to Movies	$817,715	$310,464	$1,128,179
Tickets to Parks or Museums	$867,660	$329,406	$1,197,066
Admission to Sporting Events, excl.Trips	$1,803,982	$684,838	$2,488,820
Fees for Participant Sports, excl.Trips	$3,787,589	$1,437,975	$5,225,564
Fees for Recreational Lessons	$4,802,894	$1,823,437	$6,626,331
Membership Fees for Social/Recreation/Health Clubs	$8,649,058	$3,283,588	$11,932,646
Recreational Vehicles and Fees			
Docking and Landing Fees for Boats and Planes	$468,791	$177,947	$646,738
Camp Fees	$1,110,674	$421,652	$1,532,326
Payments on Boats/Trailers/Campers/RVs	$2,084,293	$791,329	$2,875,622
Rental of Boats/Trailers/Campers/RVs	$896,788	$340,494	$1,237,282
Sports, Recreation, and Exercise Equipment			
Exercise Equipment and Gear, Game Tables	$3,430,997	$1,302,532	$4,733,529
Bicycles	$1,780,979	$676,137	$2,457,116
Camping Equipment	$653,789	$248,171	$901,960
Hunting and Fishing Equipment	$2,045,715	$776,622	$2,822,337
Winter Sports Equipment	$301,598	$114,499	$416,097
Water Sports Equipment	$421,772	$160,160	$581,932
Other Sports Equipment	$332,557	$126,280	$458,837
Rental/Repair of Sports/Recreation/Exercise Equipment	$100,232	$38,038	$138,270

Source: ESRI Business Analyst, ECOnorthwest Analysis

Who Lives Near the Camas Legacy Lands Area?

There is a growing, local residential population near the Legacy Lands that suggests a need for additional park facilities and services to accommodate more visitors.

- Beyond just the City of Camas, there are approximately 59,200 residents that live within a 15-minute drive time of the Legacy Lands. The area has experienced annualized growth of approximately 2.2 percent since 2010 during which time the population increased from approximately 44,500, growing by about a third. In the next 5 years the population is expected to continue to grow at an estimated 1.16 percent annually, to a total population of about 63,000 by 2028[1].
- Between 2010 and 2023, the regional area experienced a growth of 231,601 new residents. Overall population has increased at a 1.19 percent average annual growth rate—slower than that experienced by the immediate local area.

Growing households, a high proportion of housing ownership, and a stable household size suggests a stable resident base, likely needing family-oriented programs.

- Between 2010 and 2023, the local area has grown by over 5,000 new households, with 15,179 in 2010 increasing to 20,282 in 2023.
- Average household size has remained stable at just under 3 (about 2.9) persons per household.
- Between 2023 and 2045, the City of Camas is projected to house approximately 7,700 new households in the city[2].

High incomes of local households indicate residents may have more discretionary spending for recreational activities and services.

- The median household income was estimated at $112,221—much higher than the median household income of regional households ($84,668).

[1] ESRI, Community Profile, 2028 Population Forecast
[2] City of Camas Housing Element Analysis. City of Camas Comprehensive Plan Update

Exhibit 3. Population and Household Characteristics of Local & Regional Households - (15 & 45 minute Drive Time)

Summary	2010	2023	2010-2023 Change
Local Market Area			
Population	44,512	59,212	14,700
2010-2023 AAGR			2.22%
Households	15,179	20,282	5,103
Families	11,842	15,760	3,918
Average Household Size	2.93	2.91	-0.02
Owner-Occupied Housing Units	72.5%	73.6%	1.1
Renter-Occupied Housing Units	21.5%	22.6%	1.1
Median Age	36.8	39.3	2.5
Median Household Income		$112,221	
Regional Market Area			
Population	1,387,936	1,619,537	231,601
2010-2023 Annual Rate			1.19%
Households	555,025	651,879	96,854
Families	332,342	379,534	47,192
Average Household Size	2.46	2.44	-0.02
Owner-Occupied Housing Units	55.1%	55.7%	0.6
Renter-Occupied Housing Units	38.9%	38.7%	-0.2
Median Age	36.8	39.3	2.5
Median Household Income		$84,668	

Source: ESRI Business Analyst

The local area is growing more racially and ethnically diverse, indicating a need for culturally-inclusive programs and facilities.

- Between 2010 and 2023, people who identify as having two or more races experienced the largest growth in the local market area followed by Hispanic, Asian and "Some other race/"
- In the local market area, people who identify as having two or more races is the largest race/ethnicity (10.8 percent) followed by Hispanics (8.6 percent) and Asians (8.1 percent).

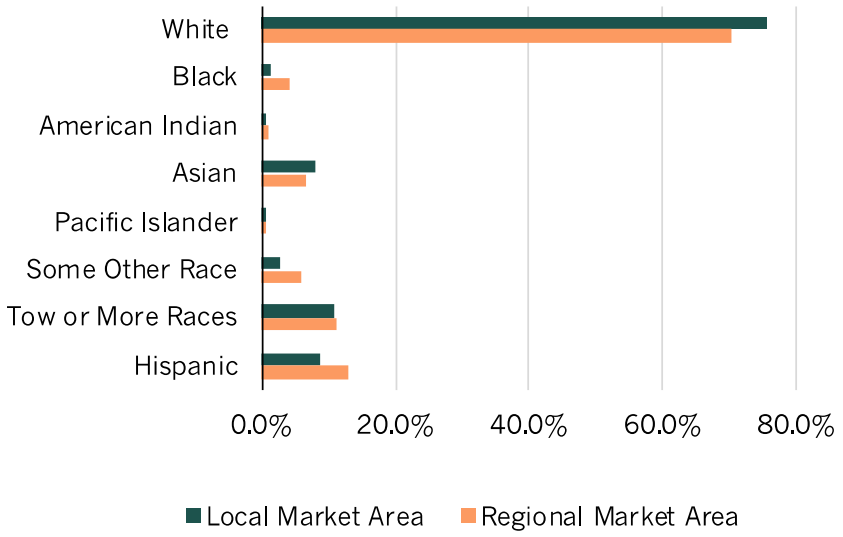
- The racial and ethnic composition of the local and regional market areas is largely comparable, though the regional market exhibits a marginally higher percentage of residents who identify as non-white.
- Clark County has a diverse population with ancestry origins from all around the world. German, English, Mexican, Irish, and American Indian are the top 5 ancestry origins of in Clark County.

Exhibit 4. Change in Race and Ethnicity of Local Households - (15-minute Drive Time)

	2010	2023	2010-2023
RACE & ETHNICITY	PERCENT	PERCENT	CHANGE
White	86.1%	75.7%	-10.4
Black	1.3%	1.4%	0.1
American Indian	0.7%	0.6%	-0.1
Asian	6.3%	8.1%	1.8
Pacific Islander	0.3%	0.6%	0.3
Some Other Race	1.4%	2.8%	1.4
Two or More Races	3.9%	10.8%	6.9
Hispanic	4.7%	8.6%	3.9

Source: ESRI Business Analyst

Exhibit 5. Race and Ethnicity of Local and Regional households



Source: ESRI Business Analyst

Exhibit 6. Top 20 Ancestry Origin of Clark County Households

Source: Claritas360

Consider programs and services that cater to both young families and senior adults, with activities for children, youth, and elderly.

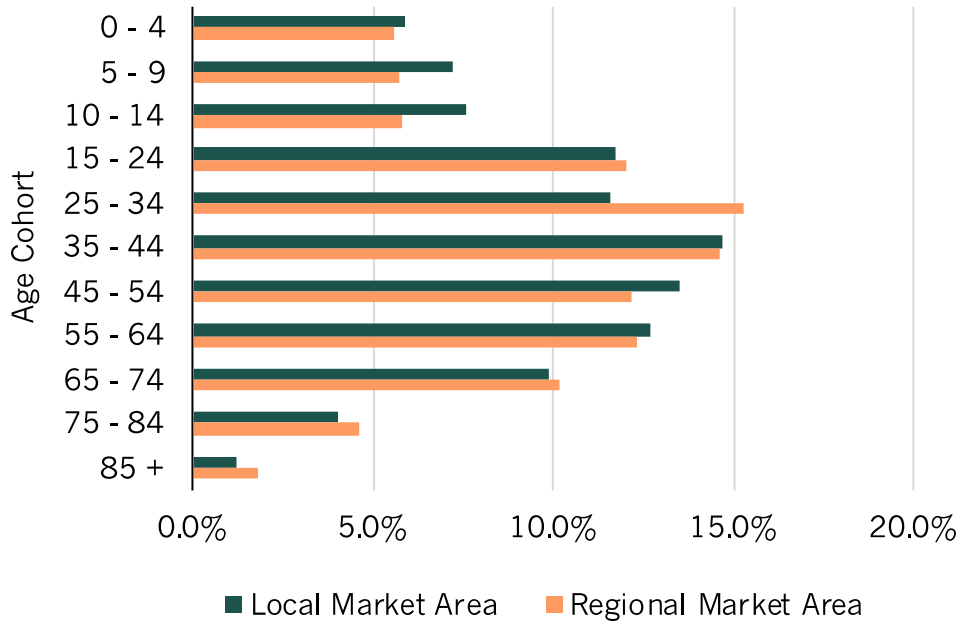
- The local area has significant proportions of adults in the 35-44 and 45-54 age brackets, indicating a presence of families, both younger and more mature.
- About 1 in 5 people are children aged 0-14, a proportion expected to remain stable in the local market area.
- In general, the local market area has a greater proportion of its population that is younger, while the regional market area has a greater proportion of the population that is older.
- Since 2010, the senior population (55+) has increased and are now estimated to make up nearly 28 percent of the local market area and nearly 30 percent of the regional market area population.

Exhibit 7. Population by Age of Local Households - (15-minute Drive Time)

	2010	2023	2010-2023
AGE	PERCENT	PERCENT	CHANGE
0-4	5.3%	5.9%	0.6
5-9	7.1%	7.2%	0.1
10-14	8.7%	7.6%	-1.1
15-24	12.9%	11.7%	-1.2
25-34	9.4%	11.6%	2.2
35-44	14.4%	14.7%	0.3
45-54	15.5%	13.5%	-2.0
55-64	12.5%	12.7%	0.2
65-74	9.0%	9.9%	0.9
75-84	3.9%	4.0%	0.1
85+	1.1%	1.2%	0.1

Source: ESRI Business Analyst

Exhibit 8. Population by Age of Local and Regional Households



Source: ESRI Business Analyst

What are the Personal Interests, Activities and Spending Habits of the Camas Legacy Lands Area Residents?

There are opportunities for sports programs, lessons, and health clubs.

- On average, local area households spend
    - $426 per household per year on social/recreation/health clubs,
    - $237 per household per year on fees for recreation lessons, and
    - $187 per household per year for fees for participant sports.

For an aggregated $850 per household per year of their disposable income per household in these categories.

Investing in active outdoor facilities and recreational gear rental services can meet local demand.

- Local households spend an average of $170 per household of their disposable income on exercise equipment, game tables and other outdoor recreation activities.
- Local households may own recreational vehicles (e.g., boats, trailers, and RV's), or spend on renting these same vehicles, as well as on docking and related fees.

The regional population spends significantly on entertainment and recreation, particularly on participating sports, recreational lessons, and health clubs.

- Although regional households spend less, on average, than local households, this larger group of users will seek sports programs, lessons and health clubs, and may choose to visit the Legacy Lands area over other recreational options elsewhere in the region.

The local and regional population can support the demand for active outdoor facilities and recreational gear rental.

Exhibit 9. Average Household Spending of Local and Regional Market Households on Entertainment, Recreational, and Sports

	Local Market	Regional Market
	Avg. Amount Spent/HH	Avg. Amount Spent/HH
Entertainment/Recreation Fees and Admissions		
Tickets to Theatre/Operas/Concerts	$79.45	$61.30
Tickets to Movies	$40.32	$32.58
Tickets to Parks or Museums	$42.78	$31.59
Admission to Sporting Events, excl.Trips	$88.94	$64.66
Fees for Participant Sports, excl.Trips	$186.75	$134.99
Fees for Recreational Lessons	$236.81	$164.78
Membership Fees for Social/Recreation/Health Clubs	$426.44	$312.55
Recreational Vehicles and Fees		
Docking and Landing Fees for Boats and Planes	$23.11	$15.14
Camp Fees	$54.76	$38.63
Payments on Boats/Trailers/Campers/RVs	$102.77	$63.99
Rental of Boats/Trailers/Campers/RVs	$44.22	$33.11
Sports, Recreation, and Exercise Equipment		
Exercise Equipment and Gear, Game Tables	$169.16	$115.62
Bicycles	$87.81	$64.87
Camping Equipment	$32.23	$23.56
Hunting and Fishing Equipment	$100.86	$73.05
Winter Sports Equipment	$14.87	$11.57
Water Sports Equipment	$20.80	$15.37
Other Sports Equipment	$16.40	$11.13
Rental/Repair of Sports/Recreation/Exercise Equipment	$4.94	$3.50

Source: ESRI Business Analyst, ECOnorthwest Analysis

Consider park facilities that provide active opportunities for exercise and other recreation to residents such as hiking and biking trails, and water activities.

- Local residents are very active with over half regularly spending at least 4 hours or more exercising every week.
- The activities that are most popular among local residents are:
    - walking for exercise,

- hiking,
- swimming,
- bicycling (road and mountain),
- fishing, and
- canoeing/kayaking.

- A sizable proportion of the local and regional population spend $250 or more annually on sports/recreation equipment.

Exhibit 10. Sports and Active Lifestyle Behavior of Local and Regional Households

	Local Market Area		Regional Market Area	
	# of Adults	Percent	# of Adults	Percent
Typically Spend 1-3 Hrs Exercising/Wk	11,201	25.3%	320,320	24.9%
Typically Spend 4-6 Hrs Exercising/Wk	10,650	24.1%	300,659	23.4%
Typically Spend 7+ Hrs Exercising/Wk	11,259	25.4%	331,584	25.8%
Exercise at Home 2+ Times/Wk	23,488	53.1%	666,706	51.8%
Exercise at Club 2+ Times/Wk	5,978	13.5%	172,826	13.4%
Participated in Bicycling (Mountain)/12 Mo	1,931	4.4%	54,240	4.2%
Participated in Bicycling (Road)/12 Mo	6,070	13.7%	171,800	13.4%
Participated in Boating (Power)/12 Mo	2,435	5.5%	61,099	4.7%
Participated in Canoeing or Kayaking/12 Mo	3,844	8.7%	104,388	8.1%
Participated in Fishing (Fresh Water)/12 Mo	5,036	11.4%	126,511	9.8%
Participated in Hiking/12 Mo	9,790	22.1%	272,548	21.2%
Participated in Horseback Riding/12 Mo	810	1.8%	24,983	1.9%
Participated in Jogging or Running/12 Mo	5,799	13.1%	169,494	13.2%
Participated in Swimming/12 Mo	7,659	17.3%	209,100	16.3%
Participated in Walking for Exercise/12 Mo	16,663	37.6%	458,794	35.7%
Spent $1-99 on Sports/Recreation Equipment/12 Mo	3,217	7.3%	91,961	7.1%
Spent $100-249 on Sports/Recreation Equipment/12 Mo	3,029	6.8%	82,703	6.4%
Spent $250+ on Sports/Recreation Equipment/12 Mo	5,485	12.4%	139,538	10.8%

Source: ESRI Business Analyst, ECOnorthwest Analysis

Supportable Market for Different Uses?

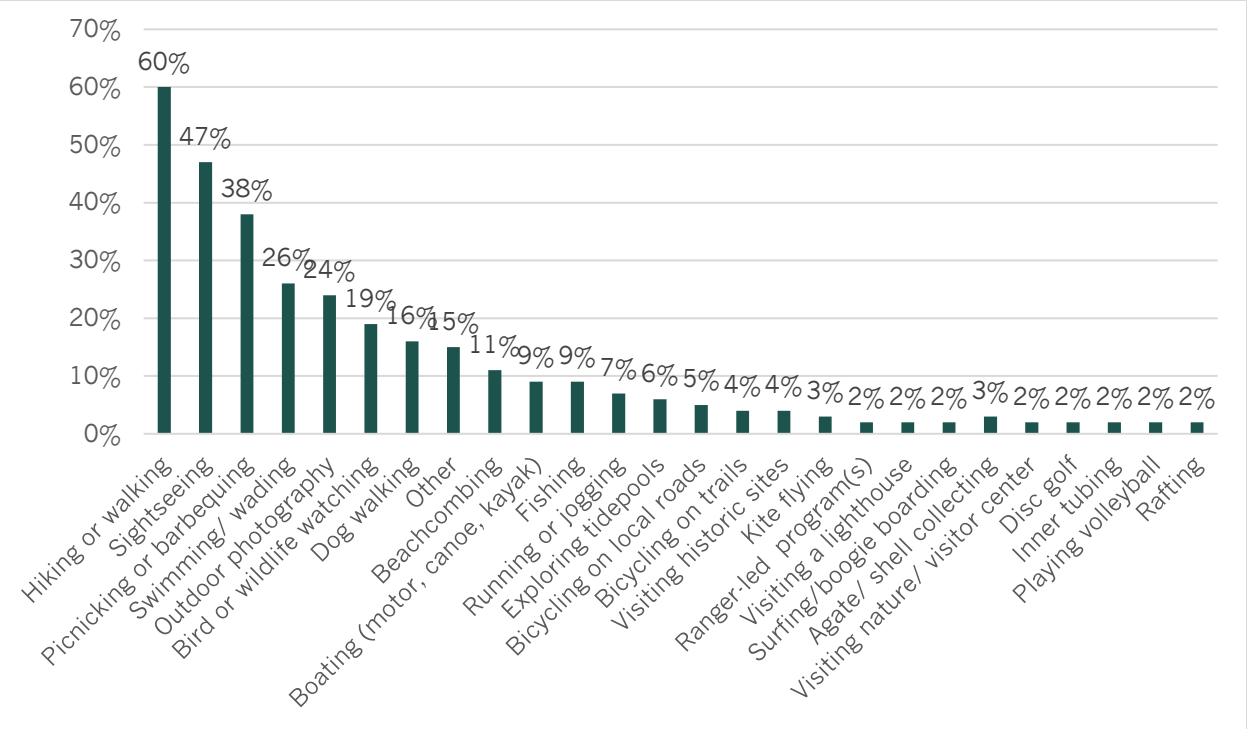
A range of uses is being considered for the Legacy Lands, including the following:

- Archery range
- Bicycle pump track
- Dining, coffee, food trucks, or other
- Other food retail space
- Disc golf
- Educational facility/classroom
- Equestrian center
- Equipment rental for outdoor and water recreation
- Event rental space/venue
- Multiuse trails for hiking, mountain biking, horseback riding
- Off-leash dog park area
- Picnic areas/shelters
- Recreation/Community Center
- Sensory garden
- Skateboard park
- Sports fields
- Sport courts (basketball, tennis, pickle ball)
- Swimming pool
- Universal playground
- Water access points to Lacamas Lake

Some of the these uses correspond with consumer spending categories, but many are specific subsets within broader spending categories. For example, "equipment rental for outdoor and water recreation" corresponds reasonably well with the "rental/repair Rental/Repair of Sports/Recreation/Exercise Equipment" spending category, whereas other uses being considered, such as archery range, sports fields, universal playground, picnic shelters, skateboard park and many other uses do not correspond closely with any spending categories, so to translate the consumer need to those uses requires some assumptions about the uses and households, applying lessons from related synergistic uses from Oregon State Parks, Washington State Parks, and other studies.

One recent study of day and overnight visitors to Oregon State Parks analyzed the proportion of visitors who participate in a variety of activities, as shown in Exhibit 11.

Exhibit 11
Visitors Who Participate in Various Recreation Activities



Source: Oregon State Parks, 2019

It is important to note that these data are largely dictated by the availability of offerings of the parks generally; however, the broad nature of the study allows us to discern a reasonable proportion of visitors who might participate in similar activities that might be offered at the Legacy Lands. It is important to note that not every state park has water or beach access, so the percentage of visitors shown in this data participating in those activities would represent a conservative estimate in a park with those amenities. For example, a park like the Legacy Lands would presumably focus on the lake and its related amenities, suggesting that hiking/walking and sightseeing would be activities with broad appeal. Other more specific activities, such as disc golf, volleyball, visiting a nature center or museum would likely have more limited appeal, so programming for related activities should be scaled appropriately.

It is reasonable to assume that only a portion of households within the Local Market Area and Regional Market Area will purchase goods for the identified uses. So not all residents in these markets will contribute to the overall economic impact of these specified uses. Different capture rates also apply to each use, to represent the proportion of the population that might participate in each activity. Overall, for the market-based uses, restaurants are expected to attract the most consumers/users followed by coffee shops, gift shops, and sports rental shops.

Exhibit 12. How Many People Might be Interested in This Market-Based Use?

USE	LOCAL MARKET AREA	ADDITIONAL NEW HH'S	REGIONAL MARKET AREA	TOTAL
Restaurant	3,382	1,284	80,344	85,010
Coffee Shop	2,332	886	55,410	58,628
Gift Shop	1,166	443	27,705	29,314
Sports Rental Shop	840	319	19,947	21,106

Based on factors such as spending patterns, distribution of users, and capture rates, we estimate an aggregate spending that would result from the local and regional population. Based on those data, we estimate that between the local, regional, and additional new households a total of approximately $8 million of spending annually, would be spent on restaurants, followed by sports rental shop (roughly $525,000), gift shops ($288,000), and coffee shops ($133,000), suggesting that the Legacy Lands area could support the following nearby uses.

Exhibit 13. What is the Aggregate Spending That Could Support for This Use?

USE	ESTIMATED AGGREGATED SPENDING	SUPPORTABLE SQUARE FEET
Restaurant	$7,980,000	14,500
Coffee Shop	$133,000	400
Gift Shop	$287,900	900
Sports Rental Shop	$524,400	1,500

Based on the estimate aggregate annual spending by use we can evaluate the supportable square feet of space by use. Our estimates indicate that approximately 14,000 square feet of restaurant space could be supported by the amount of spending generated by the local and regional market areas and the new expected households. Additionally, a small coffee shop of approximately 400 square feet could be supported along with a 600 square feet gift shop. Spending for sports rental shop could support a 1,500 square feet rental shop.

Other uses and activities of visitors to state parks would supplement these market-based uses, including the very popular activities of hiking and walking, general sightseeing, picnicking, birdwatching or other wildlife watching, and associated outdoor photography, and boating, with master planning considering these among the range of considered program uses. The range of program uses under consideration are summarized in terms of market support and the overall Camas vision for the Legacy Lands in Exhibit 14.

Exhibit 14
Summary of Program Uses and General Level of Market and Vision Support

	SUPPORTED BY MARKET	SUPPORTED BY VISION	POTENTIAL PROGRAM
Archery range	◑		
Bicycle pump track	◑		
Dining, coffee, food trucks, or other	10		Up to 10,000 s.f.
Other food retail space	◑		500 – 1000 s.f.
Disc golf	◑		
Educational facility/classroom	◑		
Equestrian center	◑		
Equipment rental for outdoor and water recreation	10		Up to 1,500 s.f.
Event rental space/venue	◑		
Multiuse trails for hiking, mountain biking, horseback riding	10		Yes
Off-leash dog park area	◑		
Picnic areas/shelters	10		Yes
Recreation/Community Center	◑		
Sensory garden	◑		
Skateboard park	◑		
Sports fields	◑		
Sport courts (basketball, tennis, pickle ball)	◑		
Swimming pool	◑		
Universal playground	◑		
Water access points to Lacamas Lake	10		Yes

10 = Strongly supported ◑ = Somewhat supported

⊖ = Not generally supported, but may be considered for other reasons

1. High Priority / Strongly Recommended

Indoor Bike Track

- Description: Indoor BMX/mountain bike facility with access to outdoor trails.
- Why it works:
  - Fills a regional gap (only one prior facility, now closed).
  - Pure recreation, accessible to all income levels.
  - Complements — not competes with — the private sector.
  - Offers partnership potential with local bicycle companies for rentals and repairs.
- Does not compete with other indoor bike tracks… and it is pure recreation that is affordable to everyone.

Recreation Equipment Rental

- Description: Bike and watercraft rental
- Why it works:
  - Provides gear options and flexibility to the recreating public, without a need for high capital investment.
  - Offers partnership potential with existing local bicycle and equipment companies.
  - Consider a discount option for local residents (tied to Clark County library card for example).
- Provides opportunities for new forms pf recreation without a large capital investment.

2. Moderate Priority / Promising if Adjusted

Specialty & Heritage Crop Farm (Modified "You-Pick" Concept)

- Description: Farm with specialty crops (e.g., Iroquois corn or Asian vegetables) and floral picking, cooking demos, and food carts, including value-added products to increase off-season revenue.
- Why it works:
  - Differentiates from existing "you-pick" farms.
  - Provides cultural and educational value.
  - Offers collaboration opportunities with Clark College and WSU.
- Being unique and not competing directly with existing agriculture would make this a compelling opportunity.

County Farmers Store

- Description: A permanent store selling local produce and farm goods (not a farmer's market), including non-food and value-added products to increase off-season revenue.
- Why it works:
  - Simplifies logistics for local farmers.
  - Supports regional agriculture without direct competition.
  - Offers collaboration opportunities with Clark College, WSU, FFA, 4-H, etc.
- The concept could be a store that only sells locally grown (or made) products thereby supporting local food producers.

3. Lower Priority / Supportive or Ancillary Use Only or Riskier Concept

Traditional "You-Pick" Orchard

- Issue: Long maturity
- It takes at many years for an orchard to be planted and reach maturity and able to be open for you-pick.
- It requires considerable expertise as fruit crops on notoriously susceptible to pests and disease.
- A difficult and expensive investment… and would discourage visiting existing farms.

Market Building

- Issue: Directly competes with commercial real estate in the area; lacks recreational value.
- To be successful and obtain sufficient vendor fees, the facility would need to have very easy access to large numbers of potential consumers and be highly visible from a busy arterial road.
- As an ancillary/supportive use, will be highly dependent on adjacent uses' ability to draw users.
- Directly competes with existing enterprises… and offers no recreational activities.

Equestrian Center

- Issue: Potentially oversaturated market with limited potential users. Most similar venues operate on a membership model, making gaining new users particularly challenging, that is, most of the ready market is likely already committed to another facility.
- There is a concern that several competing facilities already exist, and the use overall is financially risky.

Food Court / Rental Space

- Issue: Weak location to compete with existing food-cart clusters.
- Competition from all other existing private enterprises with food carts
- This location is at a physical geographic disadvantage without a busy thoroughfare or close to large populations, given that most people eat out at places within a mile or less of their home.
- Exception would be if there were a way to make a strong connection to the farm and/or bike track uses.

Use / Amenity	Revenue Potential	Up-Front Capital Cost	Operations and Management	Community Need	Preserve Natural Character	Equitable Access	Partnerships and Education
Equestrian Center	Moderate – rental/events possible	High – major renovation or rebuild costs	High – daily oversight, liability management - 3rd party required	Medium – niche interest.	Moderate – reuse of existing facility; but space-intensive and could increase traffic and noise	Low – specialized use limits broad access	High – increases activity exposure. Work with schools, 4H, and other clubs
Market Building	High – vendor fees, events	High – construction of new building	High – vendor coordination, event management - 3rd party recommended	High – strong community interest in farmers markets/agri-business. Could support future development	Moderate – dependent on design; could increase traffic and noise	High – community-serving use	High – collaborate with local vendors, farmers, and community groups
U-pick Orchard	Moderate – seasonal revenue	Moderate – land preparation & planting costs	Moderate – seasonal management - 3rd party required	High – community support for agritourism	Moderate to High – aligns with natural landscape if managed well	High – low-cost, family-friendly activity	Moderate – exposure to local food system and hands-on outdoor activities
Indoor Bike Track	High – unique regional draw	High – costly facility to build	High – constant operations, maintenance, programming - 3rd party recommended	Moderate – bike amenities desired, but still a specialized use	Moderate – highly developed, indoor use may preserve land elsewhere	Moderate – depends on cost and access model – i.e. paired with rentals	Moderate – increases activity exposure.
Out-of-State Parking Fees	High – ongoing passive income	Low – minimal infrastructure needed (signage,	Low – once set up, minimal oversight - enforcement	Moderate – community is looking for ways to give preference to	N/A	Low – may be viewed as exclusionary. Better support of	N/A

		payment system)		local community members		local community access.	
Boat Permit Fees	Moderate – seasonal, user-based	Low – relies on existing access. Would benefit from boat ramp improvements.	Moderate – enforcement and monitoring required	Moderate – lake access supported, but concerns over water quality	Moderate – depends on volume/use	Moderate – fee model could restrict access	N/A
Recreation Rental Vendor Fees	High – rentals for bikes/watercraft	Low to Moderate – depends on vendor model	Moderate – vendor oversight, compliance checks	Moderate – rentals supported, but some concerns over commercialization	Moderate – limited structures needed. Could be mobile.	High – expands access to gear	Moderate – increases activity exposure. Provide basic maintenance classes.
Food Cart Space Rental	High – consistent vendor income	Low to Moderate – utilities and space prep	Moderate – vendor management and site upkeep (eating areas)	High – strong support for dining options on-site	Moderate – manageable impacts if grouped	High – casual, low-barrier access	Moderate – could support local business

Legend:

- **High**: Strong alignment or significant benefit
- **Moderate**: Mixed outcomes, conditional viability
- **Low**: Weak alignment or potential conflict

Notes:

- Community input (focus groups, surveys) strongly supports nature-based and educational features.
- Amenities with large footprints or high infrastructure demand (e.g., indoor bike tracks, equestrian facilities) face more environmental and safety trade-offs.
- Fee-based strategies (permits, parking) can support sustainability goals but must be designed to avoid access inequities.
- The matrix reflects both **community values** (e.g., access, preservation) and **practical constraints** (e.g., infrastructure, environmental impact) highlighted throughout the master plan.

Key Insights:

- **High-capital, high-management** amenities (Indoor Bike Track, Market Building, Equestrian Center) carry the most risk but could bring visibility and unique benefits.
- **Low-capital, low-management** options (Parking Fees, Boat Permits, Vendor Fees, Food Carts) are easier to implement and able to generate steady revenue streams.
- **Community-preferred amenities** (Orchard, Market, Food Carts) rank high in equitable access and alignment with natural character.
- **Revenue-focused fees** (Parking, Permits, Rentals) balance sustainability goals but require careful equity considerations.

Appendix D:

Amenity Feasibility Assessment

Overview

FEASIBILITY ASSESSMENT

Where should amenities be added?

Based on site analysis and community feedback, the site and its surrounding context were assessed and key areas of impact were identified. The guiding principle was to **limit impacts to those areas that have already been impacted, while preserving the unique natural features of the site.**

The following on-site areas were identified as the main places were amenities were assessed:

- **A** Club House + Gun Range
- **B** Pomaria House
- **C** Leadbetter-Pittock House
- **D** Equestrian Barn
- **E** Nature Zone
- **F** NE Fields
- **G** SW Fields

Consultant Team

The consultant team for this feasibility assessment included:

- GreenWorks PC - Landscape Architecture
- ECONorthwest - Economics
- Apex Companies - Civil Engineering and Environmental
- First Forty Feet - Urban Design
- Waterleaf Architecture - Architecture

What amenities should be added?

POTENTIAL AMENITY

Potential amenities were gathered as part of the community engagement process, and were identified through the following:

- Public survey (November 2024)
- Focus groups (December 2024 - January 2025)
- Consultant team site analysis (January - May 2025)
- Project Advisory Committee feedback (April 2025)

GOALS ADDRESSED

Potential amenities were assessed on the basis of how they addressed the following goals, established through the master plan process:

Create Nature Play for Everyone

- Provide various ways for people of all ages and abilities to access and enjoy nature
- Make this place an entry point for safe and enjoyable outdoor recreation
- Make sure the presence of one activity doesn't ruin the enjoyment of another

Establish a Timeless Sanctuary for Future Generations

- Keep it natural
- Center improvements around ecological restoration and education
- Impact what's already been impacted, preserve the unique natural features

ENVIRONMENTAL IMPACTS

The environmental impacts of each potential amenity were identified as part of this assessment.

CHALLENGES/NEEDS

Potential challenges, needs, and dependencies for each potential amenity were identified as part of this assessment.

Ⓐ Club House + Gun Range









KEY FEATURES

- Existing lake access
- Existing gravel parking lot
- Club house and trailer structures
- Adjacent to stream
- Access from Leadbetter Road
- First point of entry from South

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
WATER ACCESS			
Improved Boat and Kayak Launch / Dock	• Increase community access to water. • Opportunities for water quality education.	• Potential increase in impervious surface and related water-quality considerations.	• Need to ensure adequate resources associated with maintenance/operations of new assets. • Permits needed for in-water work.
Expanded Beach Area	• Increase access to water. • Opportunities for water quality education.	• Impact to shoreline area for recreational purposes may require mitigation.	• Permitting. • Water quality issues in lake.
STRUCTURES			
Outdoor Recreation Equipment Rental	• Provides opportunity for outdoor recreation to those who may not own equipment.	• Noise and traffic.	• Need for a retail operator. • Parking and delivery access.
Non-Profit Offices and Classrooms	• Reuse of existing development. • Access to natural areas. • Environmental education and onsite restoration leadership.	• Mitigation of unknown hazardous materials required for building.	• Cost to upgrade building for reuse.
Boat / Sports Clubhouse	• Reuse of existing development. • Access to lake. • Active program / tenant	• Mitigation of unknown hazardous materials required for building.	• Cost to upgrade building for reuse.
Community or Retreat Center	• Reuse of existing development. • Access to recreation.	• Mitigation of unknown hazardous materials required for building.	• May compete with adjacent Lacamas Lake Lodge. • Cost to upgrade building for reuse. • Contamination from lead shot and clay pigeons - cost of cleanup could be substantial.
GUN RANGE			
Archery Range	• Limits impacts to area that has already been heavily impacted. • Archery and adapted archery can be enjoyed by people with varying levels of physical ability.	• Area used for archery range could not be used for ecological restoration or education. • Backstop must be constructed for safe shooting.	• Contamination from lead shot and clay pigeons - cost of cleanup could be substantial • Conflicts with any other uses due to safety concerns.
Mountain Bike Course	• Limits impacts to area that has already been heavily impacted. • Access to recreation.	• Potential erosion resulting from bike traffic, particularly near waterways. • Increased activity could reduce habitat value for some wildlife.	• Design and maintain trail to avoid erosion resulting in sediment reaching wetlands or waters.
Outdoor Concert Venue	• Shared parking / community access. • Shared use of open outdoor space. • Reuse of existing structure / utilities	• Noise impact on natural areas and surrounding neighborhoods. • Parking and traffic.	• Increased infrastructure for lighting, electrical, restrooms, etc. • Contamination from lead shot and clay pigeons - cost of cleanup could be substantial.
Demonstration Garden	• Supports non-profit organization and restoration efforts	• Soil disturbance could increase risks of spreading contamination.	• Contamination from lead shot and clay pigeons - cost of cleanup could be substantial.
Disc Golf	• Access to outdoor recreation • Synergies with adjacent parking and picnic areas.	• Need to stay away from adjacent stream and sensitive forest areas.	• Focused access in forest area to accommodate basic course

B Pomaria House

FEASIBILITY ASSESSMENT









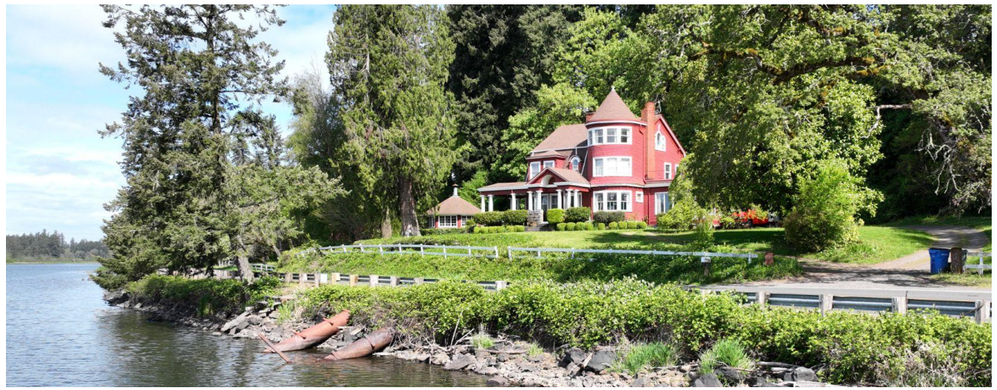
KEY FEATURES

- Existing lake views
- Existing driveway access
- Water, sewer, electricity
- Flat open area
- Mid-point between South and North program areas

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
Picnic Shelter and Restrooms	• Existing infrastructure may be reused. • Detached garage can be used for park or facilities maintenance storage.	• Potential hazardous material abatement for building demolition. • Potential increase in impervious surface and related water-quality considerations.	• Confirm no existing underground tanks to mitigate. • Service vehicle only access. • Need to ensure adequate resources associated with maintenance/operations of new assets.
Food Truck Pod	• Existing infrastructure may be reused.	• Potential hazardous material abatement for building demolition. • Utilities (propane, grease traps etc.). • Increase in impervious surface.	• No public parking / access to support as vehicle destination. • Requires other nearby activity to support economically.
Group Campground	• Existing infrastructure may be reused. • Potential hub for regional bike touring. • Revenue stream.	• Potential hazardous material abatement for building demolition.	• Water view but no existing access. • Needs seasonal management strategy / staffing. • Potential overlap in uses with Camp Currie.
Vacation Rental	• Reuse existing house. • Detached garage can be used for park or facilities maintenance storage. • Revenue stream.	• Potential lead and asbestos abatement for house.	• Extensive repair needed. • Rental management required. • Access for renters may be difficult.
Bike Pump Track or Trick Course	• Synergy with mountain bike trail. • Destination with views.	• Potential hazardous material abatement for building demolition. • Noise. • Soil compaction and erosion. • Would need to visually blend into natural surroundings.	• Design and maintain trail to avoid erosion resulting in sediment reaching waterways.
Café with Outdoor Seating	• Existing infrastructure may be reused.	• Potential increase in impervious surface • Traffic and noise. • Waste management	• Zoning and permits. • Plumbing and infrastructure. • Operational costs and staffing. • No passenger vehicle access

© Leadbetter-Pittock House

FEASIBILITY ASSESSMENT









KEY FEATURES

- Existing lake views
- Existing driveway access
- Water, sewer, electricity
- Historic structure
- Accessory barn and wellhouse

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
Rental House for Events (i.e. Weddings)	• Retain historic integrity. • Lakeside outdoor gathering area. • Possible adaptive reuse of the barn to an events building. • Public use of the grounds possible when not used for events (picnic / restrooms). • Could also serve as smaller group retreat center. • Extensive maintenance repairs are currently underway or planned.	• Capacity of existing septic system. • Mitigation of unknown hazardous materials required for building. • Noise and traffic	• ADA access feasible for ground floor only. Elevator to upper floors possible as an addition. • Parking for events. • Interior layout is inflexible to maintain historic integrity. • Adaptive reuse for barn will require extensive upgrades, including seismic, accessibility and restrooms.
Non-profit Offices	• Retain historic integrity. • Reuse existing utilities. • Centrally located in the Park. • May work with mixed use (ground floor events/upper floors offices). • Reuse of barn for park storage/maintenance is feasible with less invasive renovations.	• Mitigation of unknown hazardous materials required for building.	• ADA access feasible for ground floor only. Elevator to upper floors possible as an addition on north. • Parking for visitors.
Education / Park Visitor Center	• Retain historic integrity. • Tell interpretive story of historic lake-house and Northshore of Lacamas lake. • Historic orchard trees. • Possible lake access. • Opportunities to integrate additional outdoor interpretive signage. • Gift shop with educational materials.	• Mitigation of unknown hazardous materials required for building.	• ADA access feasible for ground floor only. Elevator to upper floors possible as an addition on north. • Parking for visitors. • Possible pesticide/heavy metal contamination associated with historic orchard.
Outdoor Picnic & Rest Areas	• Seating spaces with natural shade. • Gathering area.	• Traffic and noise. • Waste management.	• Increased infrastructure for lighting, electrical, restrooms, etc.

(D) Equestrian Barn

FEASIBILITY ASSESSMENT









KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity
- Open structure with smaller side rooms
- Flat open Area

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
Rental Venue	• Area for public gathering. • Parking and public access opportunity. • Adaptive reuse of existing structure. • Restrooms may serve dual use for other park activities. • Revenue generation.	• Parking, traffic, and noise. • Utilities, including sewer, water and power. • Mitigation of unknown hazardous materials required for building. • Increase in impervious surface and related water-quality /quantity concerns • Waste management	• Reuse as public assembly would require seismic and code upgrades. • Restroom and utility infrastructure may be extensive.
Bike / Recreation Rental Shop	• Publicly accessible location. • Economically viable location and visible to future development. • Possible indoor mountain bike course in arena. • Supports mountain bike trails in park. • Increases access to community who may not have privately-owned equipment.	• Parking, traffic, and noise.	• Need to find an independent operator.
Restaurant	• Publicly accessible location. • Parking and public access opportunity • Possible lake view deck area.	• Increase in impervious surface and related water-quality /quantity concerns. • Parking, traffic, and noise • Waste and odors	• Zoning and permits. • Plumbing and infrastructure. • Need to find an independent operator.
Market, Orchard and Gardens	• Covered public market space. • Could support supplemental activities like u-pick, animals, etc.	• Parking, traffic, and noise. • Waste management	• Need to find an independent operator.
Concert Venue	• Restrooms may serve dual use for other park activities. • Major destination to attract regional visitors.	• Parking, traffic, and noise. • Waste management	• Need to find an independent operator.
Equestrian Center	• Reuse of existing facility designed for this use.	• Parking, traffic, and noise. • Animal waste disposal.	• Limited by specialty use.

E Nature Zone

FEASIBILITY ASSESSMENT









KEY FEATURES

- Multiple natural features
  - Open woodlands
  - Ponds
  - Rolling hills
  - Stream
- Adjacent to barn
- Secluded

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
Nature Park with Pathways	• Increase community access to nature. • Potential benefits to the community's public health • Potential benefits to the community's mental health.	• Minimal impacts from pathway construction.	• Need to mitigate potential conflicting uses (i.e. roadway noise, etc.).
Picnic Shelters and Restrooms	• Encourage community access to nature by providing a wider range of amenities	• Potential increase in impervious surface and related water-quality considerations. • Potential waste and pollution.	• Need to ensure adequate resources associated with maintenance/operations of new assets. • Infrastructure for utilities.
Stream / Channel and Habitat Restoration	• Opportunity to pair ecological restoration with ecological education and citizen science. • Enhance unique natural features.	• Impacts of restoration design activities would be minimal and could be mitigated on-site. • Net benefit for managing stormwater for surrounding properties	• Strategies for long-term maintenance of restored areas.

F NE Fields

FEASIBILITY ASSESSMENT









KEY FEATURES

- Flat open area
- Adjacent to future development
- Entry point from the North

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
Developed Park (Includes feature such as playground, splash pad, sport courts, etc.)	• Increase community access to amenities that encourage physical activity.	• Increase in impervious surface and related water-quality/quantity concerns. • Noise and crowds	• Conflicts between nature-based uses and large organized sporting activities.
Observation Towers and Platforms	• Opportunities for environmental education and community engagement. • Ensure access to parks and natural resources • Opportunities to integrate additional outdoor interpretive signage.	• Minimal impacts, depending on location of structures. • Requires pathways between observation towers and platforms to link experiences and facilitate access.	• Define clear public access areas while preserving wildlife habitats for natural behaviors. • Use signage, boardwalks, and designated viewing spots to minimize disturbance and protect sensitive ecosystems.
Bird Blinds and Hides, Citizen Science Bird Counts	• Opportunities for learning and engage the community. • Nesting Cams Live Feed • Highlight natural character of Camas in ways that bolster community identity though natural systems. • Ensure access to parks and natural resources	• Secluded structures near wetlands, forests, or fields for undisturbed habitat	• Additional infrastructure/permitting • Permit(s) may be needed depending on location of structures • Define clear public access areas while preserving wildlife habitats for natural behaviors • Use signage, boardwalks, and designated viewing spots to minimize disturbance and protect sensitive ecosystems.
Ecological Restoration and Pathways	• Increase community access to nature. • Enhance unique natural features. • Opportunity to pair ecological restoration with ecological education and citizen science.	• Minimal impacts, depending on pathway locations and construction methods. Any impacts could likely be mitigated on-site.	• Define clear public access areas while preserving wildlife habitats for natural behaviors. • Incorporate universal design principles to the greatest extent possible when identifying potential pathway alignments.

G NW Fields

FEASIBILITY ASSESSMENT









KEY FEATURES

- Existing lake views
- Flat and rolling open areas
- Closest to school and Camp Currie
- Adjacent to barn
- Adjacent to woodlands and wetlands

POTENTIAL AMENITY	GOALS ADDRESSED	ENVIRONMENTAL IMPACTS	CHALLENGES / NEEDS
Arboretum	• Opportunities for environmental education and community engagement. • Ensure access to parks and natural resources • Opportunities to integrate additional outdoor interpretive signage.	• Minimal impacts, depending on pathway locations and construction methods. Any impacts could likely be mitigated on-site.	• Define clear public access areas while preserving wildlife habitats for natural behaviors. • Incorporate universal design principles to the greatest extent possible when identifying potential pathway alignments.
Orchard	• Unique opportunity to experience a working agricultural landscape.	• Would require converting land to a managed agricultural condition, with impacts for soil and erosion. • Removes ability to restore this land to a more ecologically sound condition	• Agricultural lands require heavy management and corresponding staffing and material costs. • There is risk involved with bringing the public into a working agricultural landscape.
Observation Towers and Platforms	• Opportunities for environmental education and community engagement. • Ensure access to parks and natural resources • Opportunities to integrate additional outdoor interpretive signage.	• Minimal impacts, depending on location of structures. • Requires pathways between observation towers and platforms to link experiences and facilitate access.	• Define clear public access areas while preserving wildlife habitats for natural behaviors. • Use signage, boardwalks, and designated viewing spots to minimize disturbance and protect sensitive ecosystems.
Ecological Restoration and Pathways	• Increase community access to nature. • Enhance unique natural features. • Opportunity to pair ecological restoration with ecological education and citizen science.	• Minimal impacts, depending on pathway locations and construction methods. Any impacts could likely be mitigated on-site.	• Define clear public access areas while preserving wildlife habitats for natural behaviors. • Incorporate universal design principles to the greatest extent possible when identifying potential pathway alignments.

Appendix E:

Existing Structures Assessment







Camas Washougal Wildlife League Lodge Field Report and Concept Design

City of Camas - Legacy Lands Masterplan
Revised February 16, 2026

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field report

Project:	Camas Legacy Lands Masterplan	**Date:**	Revised 2/12/2026 Field Report: 10/31/2025
Property:	Camas Washougal Wildlife League (CWWL) Building.	**Project No.:**	2306.00
Subject:	Field Report-Preliminary Findings	**Time / Temp:**	11:10 am 54 º F
Distribution:		**By:**	William Bailey, AIA

The purpose of this field report is to review the existing structure on Camas Washougal Wildlife League property, located at 811 SE Leadbetter Road in Camas Washington for impressions and possibilities for reuse in the Masterplan for the proposed Legacy Lands parkland development.

Review is of a cursory nature and provides impressions for use. Destructive investigation into building condition, including water infiltration, dry-rot, hazardous materials was not conducted.

This field report includes plan diagrams and photo essay. Plans prepared are approximate and can be used as general layout and square foot area reference.

Narrative:

The Camas Washougal Wildlife League building was built in approximately 1958 by the volunteer members of the Club.

The site is adjacent to the public parking lot and boat ramp on SE Leadbetter Road. The building is setback from Leadbetter Road and the waterfront. Positioned to serve as observation of the shooting range and skeet shooting facility, the building has an exterior, east facing covered patio, assembly hall, kitchen, storage and restroom facilities on the ground floor. The second floor has classroom space, lounge and storage areas. The secondary staircase for classroom area is partially missing and will need to be replaced in order to allow more than storage occupancy for this area.

The building is in significant need of repair and upgrade to assume new occupancy. While its concrete block exterior structure is in good condition, the building has no insulation or energy conservation measures. Significant water infiltration has occurred in the southeast patio area. The roofing is overdue for replacement.

The building heating system has electric furnaces and electric heating units. There is no Air Conditioning. A wood burning fireplace insert is installed in the main assembly room.

While significant repairs would be needed for continued occupancy, the building's existing occupancy classification, including assembly, would allow for a variety of reuse functions. Building reuse could include retail boat/water sports rental and sales, assembly for special events and park offices.

Concept Diagrams for reuse as a retail watersports rental and sales facility are included in this report.

Site:

Built on a graded plane the building is placed at the bottom of the slope of the shooting range. Yard areas may work well for group gatherings and small outdoor group activities. Parking access is well suited for event activities.

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The north side of the building includes a well head that will need to be evaluated for possible reuse. Driveway access to the building is currently from SE Leadbetter. The gravel driveway will need upgrades to provide standard parking and accessibility.

A small single-family residence is adjacent to the CWWL building and is not part of this review.

Building Conditions:

Height:

2-story

23 feet ± high.

Construction

Type VB (combustible, non-rated)

Concrete Block (CMU) bearing wall construction with interior steel columns supporting a wood frame second floor and wood frame roof structure.

Area:

Ground Floor:	4,250 sf
Second Floor:	2,179 sf
Total Area:	**6,429 sf**

Foundation / Floor:

The ground floor is equipped with concrete slab-on-grade floor and assumed concrete spread footings.

Second Floor Structure:

The second floor is conventionally framed wood construction with "T" partial glue-laminated partial beam and steel post columns spanning the assembly hall. This floor structure may not perform well during an earthquake as there is no redundant load path for this long-span.

Roof:

Gable, asphalt shingle. – Poor Condition. The wood roof structure is conventionally "stick" framed conventional lumber and provided with "skip" spaced sheathing. Plywood sheathing has been added to portions of the roof diaphragm in areas of repair. There is no evidence of seismic bracing of the roof diaphragm to with walls.

Exterior walls, Siding and Trim:

The ground floor is single wythe concrete masonry units (CMU) 6-inch thick. This wall has no interior furring and no insulation capabilities.

The second floor is a mix of vertical painted ship-lap wood, T-111 plywood, and board and batten siding.

Chimney

The chimney is clay brick masonry, assumed to be unreinforced and features an additional flue as a later addition to the south end. Masonry needs repair and repointing at exterior exposed areas. The condition of the interior flue was not assessed.

Porch Roof:

The range porch roof shows significant signs of water infiltration and will need significant repair.

North Storage Shed:

The north side of the building has a wood framed storage that encloses the north staircase to the second floor. The wood sheathing is in poor condition

with signs of dry rot at the ground level. The rolled asphalt roof is at the end of its useful life.

The exterior staircase is open riser, wood construction and is in poor condition. A security gate encloses the stair at the bottom. The upper landing structure is damaged. There are no handrails and the upper landing is missing a guardrail.

South Stair:

An exterior stair is located on the south side of the building for second floor egress. This stair is damaged and missing the lower run of stairs. The remaining landing and stairs should be replaced in order to occupy the second floor.

Windows:

The second floor has a mix of single pane wood and aluminum windows. These windows are in poor to fair condition. The windows on the north side have been covered with plywood sheathing.

The ground floor has single pane aluminum frame windows. The restrooms are equipped with glass block that are in poor condition, with many of the exterior block surfaces broken.

HVAC Systems:

Heating systems include fan-forced ceiling hung electric heaters, attic mount furnaces with air handlers and radiant heaters. No Air Conditioning is provided.

Plumbing:

The ground floor has a non-compliant commercial kitchen and three single user restrooms. We understand that the domestic water is served from a well located to the north of the building. Building rain drains are handled on-site with gutters, downspouts and splash blocks. No area drains or catch basins were noted on-site.

Utilities:

It appears that the building is served by a septic system. Septic tank and drain field locations were not identified.

Electrical Service is provided through an overhead system with weather-head wire. The electrical meter is pole mounted. There are two newer panels with 200am main breakers each located in west storage room.

Ground Floor Interior

Kitchen:

The kitchen is equipped with painted wood cabinets, and plastic laminate counters. Commercial appliances have been removed, with no, cook-top, oven or range hood.

Restrooms:

South restrooms are equipped with tank toilets and wall hung sinks. Wall finishes are painted concrete block and vinyl tile floor. They are not accessible.

An additional single user restroom is located on the southeast corner of the building, adjacent to the spotter's booth with access to the east patio. This roof is non-functional with toilet and urinal disconnected and dry rot and suspected mold in the exterior walls.

Common Hallway:

The Common Hallway is equipped with rolled carpet, painted gyp board walls and ceiling. Thin panel doors and frames serve as access to the Kitchen and Restrooms.

Assembly Hall:

The Assembly Hall is equipped with concrete block walls, vinyl tile floors and a gyp-board ceiling with spray-on acoustical texture (popcorn). Both the floor and the ceiling are suspect for potential asbestos containing material. A hazardous material study has not been completed. Lighting is a mix of surface fluorescent and pendant incandescent fixtures. A small speaker platform is included at the south end.

Storage Rooms:

Unheated storage rooms are located north and west of the assembly hall. These spaces are unfinished and include exposed roof and exterior wall structures with exposed concrete floors.

Observer's Room:

A shooter observer room is located on the southeast corner of the building with windows overlooking the range. In addition, there is a small vending area adjacent with access to the southeast restroom.

Second Floor Interior:

The second floor is a mix of storage, office and classroom space. The second floor potentially has two exits. In order to maintain occupancy as was previously used, the stairs and exit doors will need to be restored.

Office:

The office spaces are equipped with painted gyp walls and ceilings with hardwood floors. Lighting is porcelain "a-lamp" fixtures with bare bulbs. The floors need to be sanded and refinished. The north private office is unfinished with untaped gypsum board walls and bare plank floors. There is evidence of squatter occupancy.

Storage:

Storage spaces are unfinished gypsum board walls and ceilings with bare plank floors. Adjacent attic spaces have exposed floor and roof structure with no evidence of insulation.

Classroom

The classroom space is equipped with a blocked exterior door leading to the partial exterior stair. Hardwood flooring needs to be refinished and lighting is non-functional porcelain exposed bulb fixtures. This space is currently used for chair storage.

ADAPTIVE REUSE OPTIONS:

The studied options for reuse of the facility reflect practical uses for the existing structures. Conversion and change of occupancy has code upgrade requirements. This structure has many features that reflect the volunteer labor used to construct it and often residential grade materials and methods. Systemic replacement is required for electrical, mechanical and lighting components. Restrooms, doors and accessibile pathways will need to be upgraded to accessibility standards.

Significant engineering analysis will need to be conducted to increase the occupancy of the barn and horse arena. The options proposed represent a range of structural and life safety upgrades. Cost estimates reflect the best judgement of the scope of work relating to the construction market in 2026.

REUSE OPTON – Reuse as Watersports Rental and Sales Facility

Due to its proximity to the boat launch, the CWWL building is positioned to offer services to water activities on the Lake. Site improvements are foreseen to provide access, parking and pathways to the boat launch as well as other park entrance features. This Option also is poised to take advantage of the building's water source and sanitary drain field.

The program presented takes advantage of the existing assembly hall to offer retail rental and sales floor. Additional space is utilized as rental return, equipment repair, storage and stock areas.



photo credit: gorgeperformance.com

Outdoor amenities include an entrance plaza for outdoor rental equipment display, and staging for canoe, kayak and equipment. New site lighting for parking areas for security to new park standards will be integrated into the design for both building and pole mounted applications.

Building envelope upgrades includes the addition of exterior insulation and rain-screen, new windows and doors. The south exterior stair will be removed and a new internal staircase will be placed at the southeast corner of the structure. This modification is necessary to allow occupancy of the second floor.

A new roof, including plywood sheathing and 3-tab asphalt shingles is included along with flashings and gutters. New building mounted retail signage will be placed on the south and west facing portions of the building.

Repair and reconstruction of the existing north stair will be required.

Ground Floor:

The first floor is programed to include new entrance vestibule and retail/rental sales area. New overhead doors will allow the west side entrances to be operable in the summertime to the outdoor display area.

The existing kitchen area is proposed to be redeveloped into an equipment return area for cleaning and repair of rental stock. The northeast secure storage will become the stock room and retail storage area.

Built upon the footprint of the existing restrooms, new gender-neutral, accessible restrooms will be developed, possibly with outside entrances to provide dual purpose use with the park amenities.

Second Floor:

The second floor offers overflow storage with office opportunities and storage that may be associated with the rental facility. The exterior entrance offers other, separate use for storage and small office space. A single user restroom should be retrofitted onto this floor and a mechanical roof, that can support HVAC equipment for the ground floor.

Structural Improvements:

Lateral improvements for the second will include reinforcement of the column/canteliver beams in the ground floor sales area. The roof replacement will include new ties of the roof diaphragm to the existing concrete block walls. It is not anticipated that new footing work will be required, but that will need to be verified by a structural evaluation report.

HVAC Improvements:

Incorporation of a new HVAC system, capable of supporting the retail use will be required. This can be accomplished with new split systems utilizing the attic areas for distribution.

Electrical Improvements:

The electrical service to the building needs to be reviewed with the existing utility. There appears to be adequate service from the meter. It is recommended that new electrical service panel, distribution and sub-panels be incorporated throughout the building.

New lighting, capable of supporting the retail service and sales use is proposed for the ground floor. Utility lighting for storage areas and office lighting for portions of the second floor.

Fire Suppression:

It is anticipated the fire sprinklers will not be required for reuse of the CWWL building as we are not adding square foot area and the character of use is not seen as in increase in hazard level.

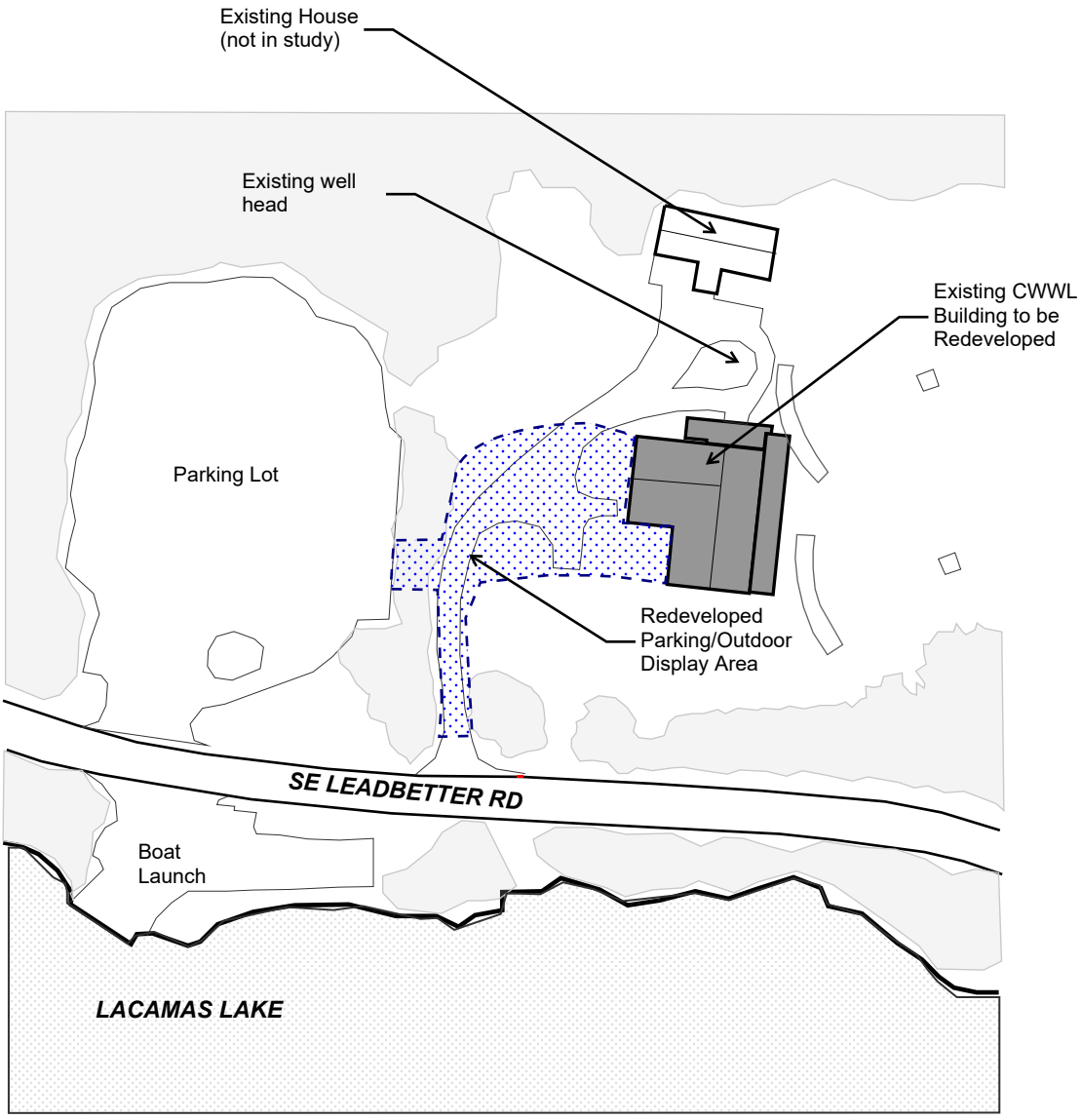
Fire Alarm System:

No fire alarm system is currently needed for the proposed reuse or occupancy of this size.

Security Systems:

An allowance for a new security system, including CCTV has been included.

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NORTH

1" = 50'

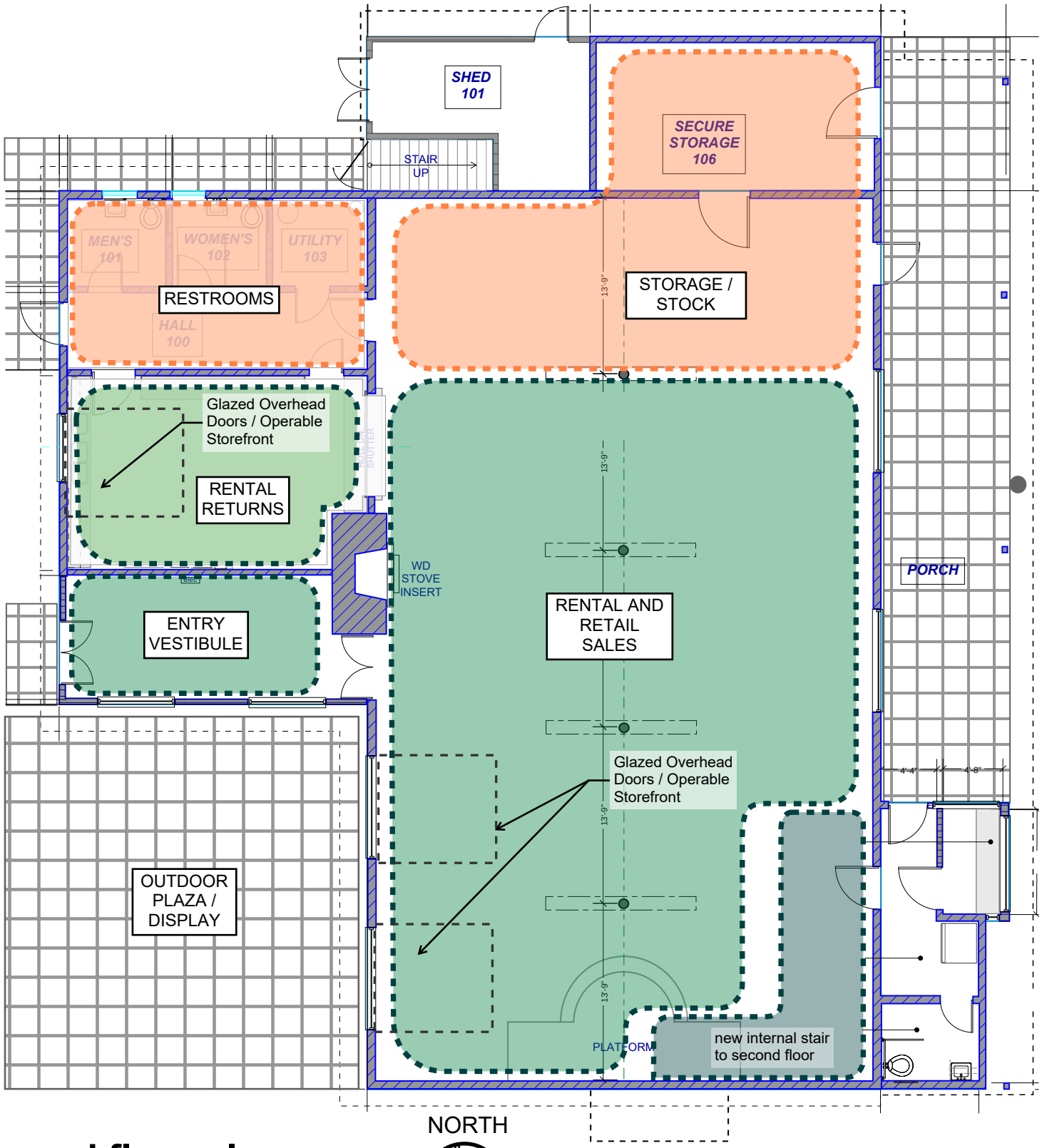
site vicinity plan

cwwl lodge building option 1 - reuse for watersports rental shop

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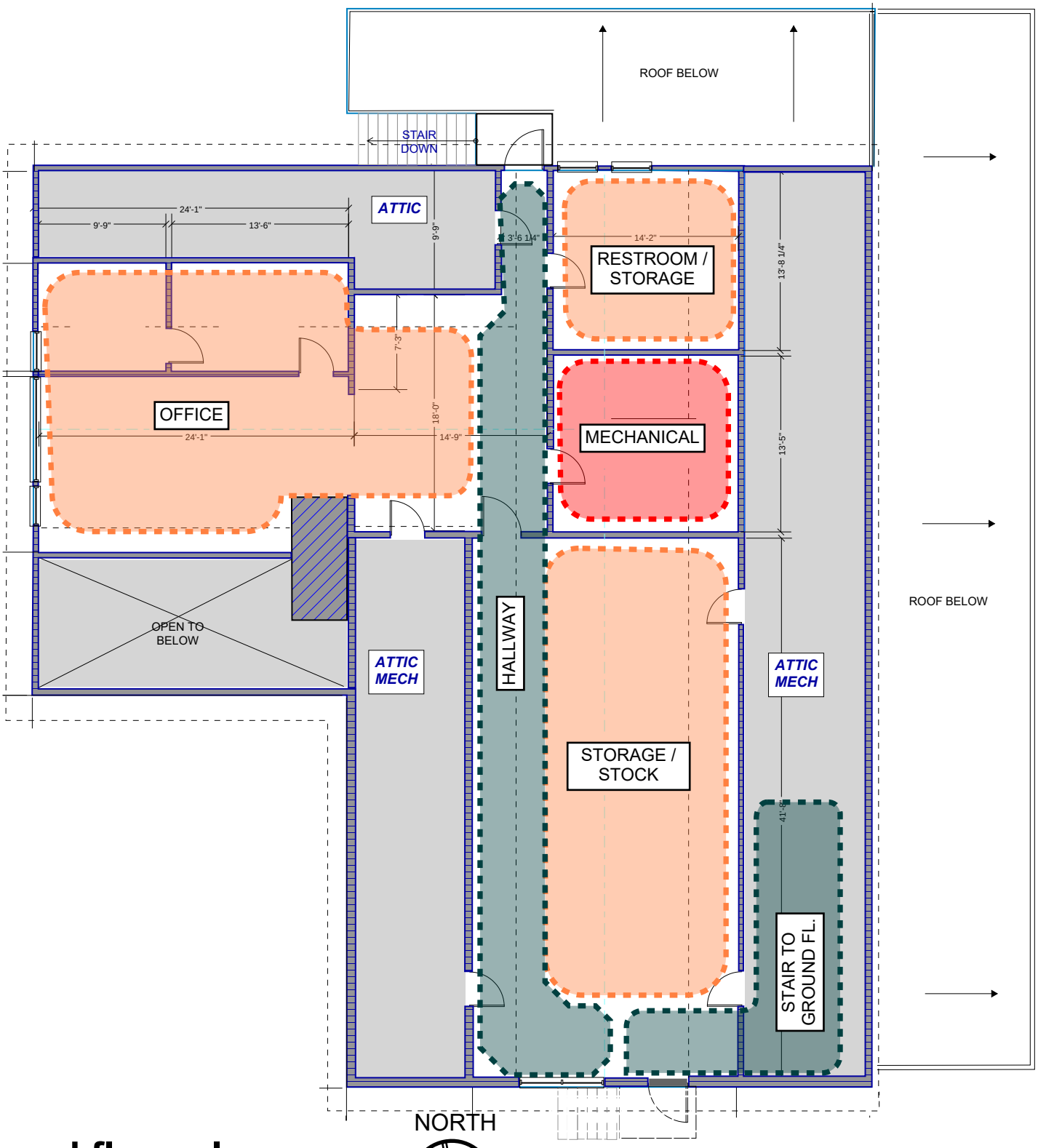
ground floor plan

3/16" = 1'-0"

cwwl lodge building option 1 - reuse for watersports rental shop

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second floor plan

3/16" = 1'-0"

cwwl lodge building option 1 - reuse for watersports rental shop

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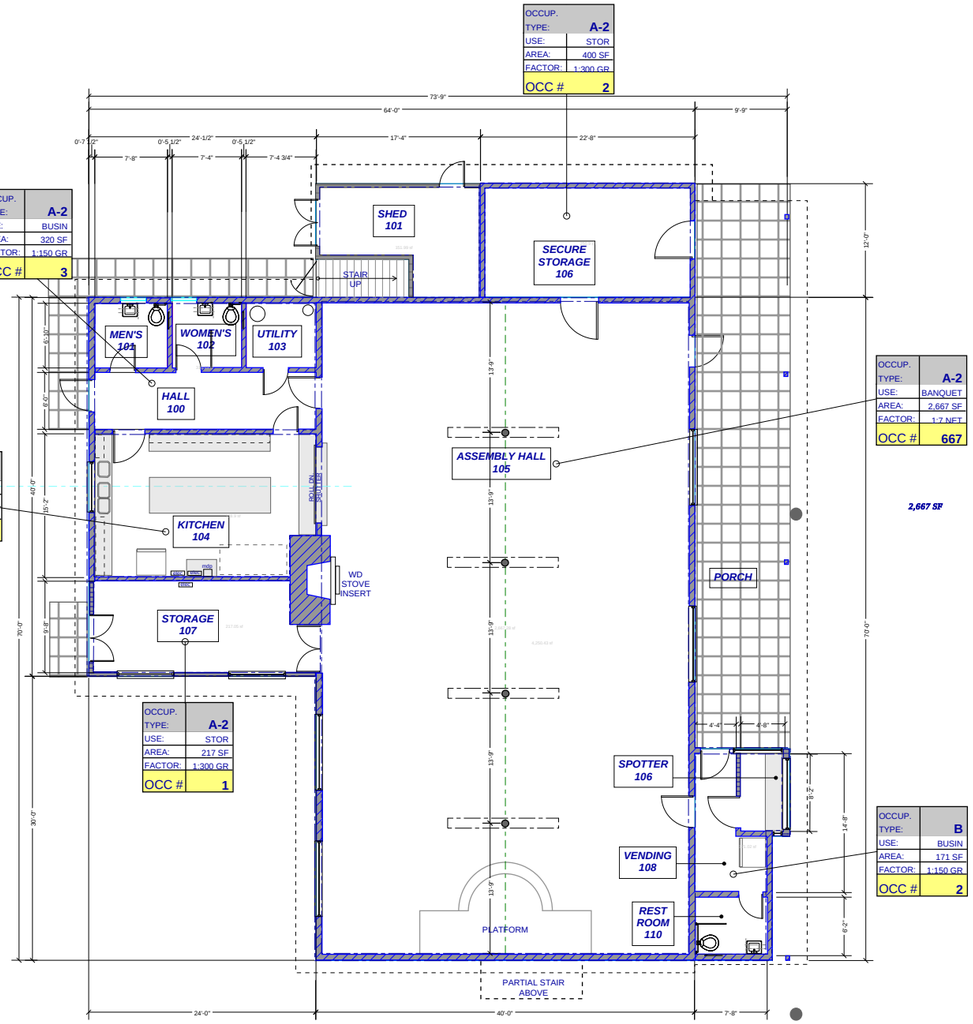


camas washougal wildlife league lodge building
existing conditions plans
and photo essay

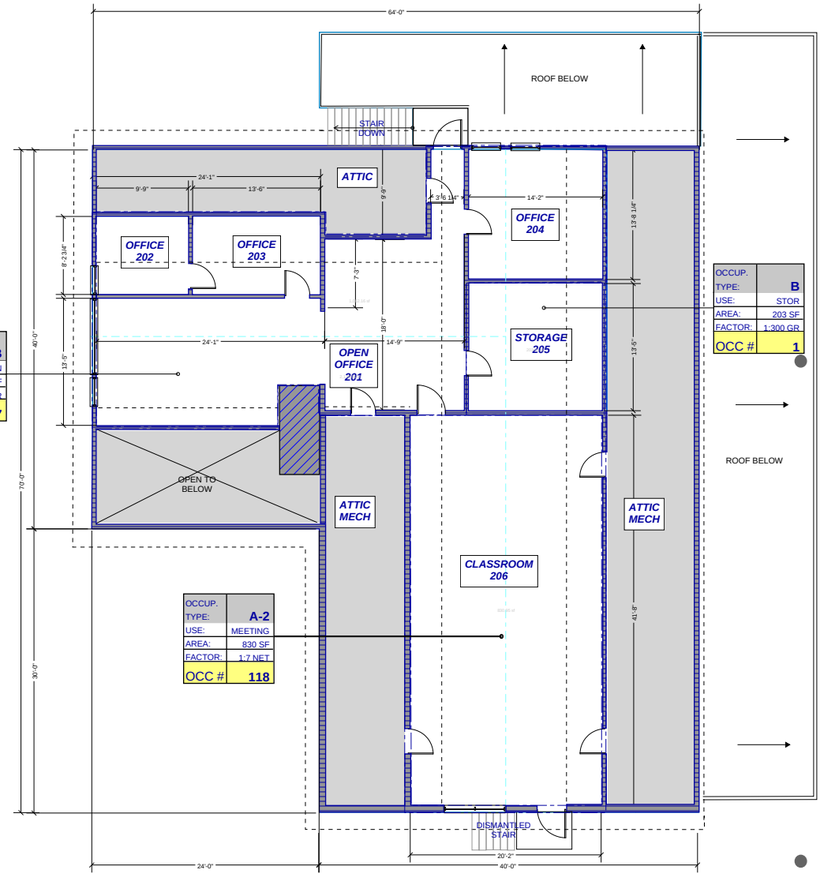
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ground floor plan
cwwl lodge, camas, wa.



second floor plan
cwwl lodge, camas, wa.

AREA SUMMARY:

1ST FL: 4,250 SF
2ND FL: 2,179 SF
TOTAL AREA: 6,429 SF

OCCUPANCY SUMMARY

FLOOR	OCCUPANCY TYPE	AREA USE	MEASURED AREA	OCCUPANTS / SF	NET / GROSS	OCCUPANT LOAD
1	A-2	SUPPT	320	150	GROSS	2
	A-2	KITCHEN	339	200	GROSS	2
	A-2	STORAGE	617	300	GROSS	2
	A-2	BANQUET	2667	7	NET	381
	B	OFFICE	171	150	GROSS	1
				TOTAL OCCUPANT LOAD - 1ST FLOOR:		388
2	A-2	MEETING	830	7	NET	119
	B	OFFICE	1062	150	GROSS	7
	B	STORAGE	203	300	GROSS	1
				TOTAL OCCUPANT LOAD - 2ND FLOOR:		126
				TOTAL BUILDING OCCUPANT LOAD		514

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city of camas - legacy lands masterplan
cwwl lodge building
811 se leadbetter st
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DATE: 10/31/2025

floor plans

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West Elevation



North West Corner



North Elevation



North East Corner



Partial East Elevation



Partial East Elevation



South East Corner



South Elevation



South West Corner





Entrance Hall



Restroom Entrance

Restroom Threshold

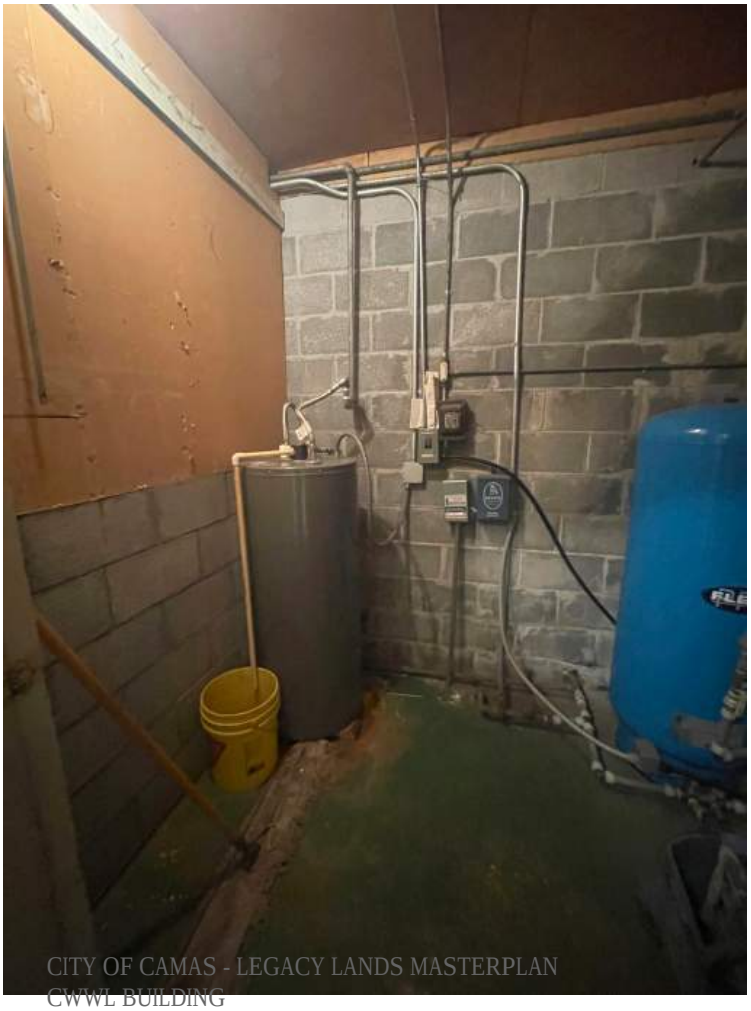




Restroom Interior

Utility Closet Entrance





Utility Closet Threshold

Assembly Hall North end,



Assembly Hall North End,



Assembly Hall South End



Kitchen Threshold



West Storage, Interior Threshold



West Storage, Exterior Threshold



North Storage, Interior Threshold



North Storage, East end looking West



North Storage, West end looking East



Spotter Room





South Restroom

Vending Machine Room



North Stair Entrance to Second Floor



Second Floor Open Office, East end looking West



Second Floor Open Office, East end looking West



Second Floor Open Office West Room



Second Floor Office 203 & 202



Second Floor Office 202



Second Floor Office 203



Second Floor Assembly Hall Threshold



Second Floor Assembly Hall North end, looking South



Second Floor Assembly Hall Attic Access



Second Floor Assembly South end, looking North



Second Floor Assembly Hall South End





Second Floor Office 204

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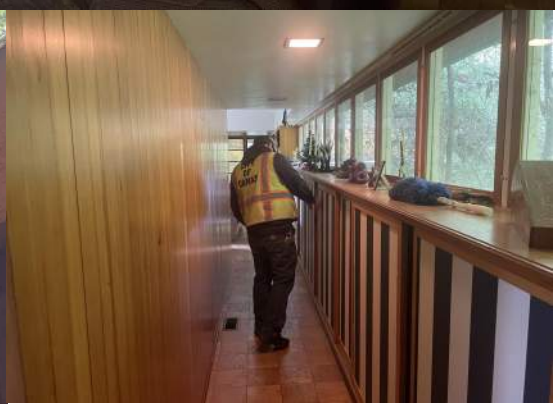












Pomaria House Field Report and Photo Essay

City of Camas - Legacy Lands Masterplan
May 23, 2024

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field report

Project:	Camas Legacy Lands Masterplan	**Date:**	5/23/2024
Property:	Pomaria House Conditions Review	**Project No.:**	2306.00
Subject:	Field Report-Preliminary Findings		
Distribution:		**By:**	William Bailey, AIA

The purpose of this field report is to review the existing structures on the Pomaria property, located at 313 SE Leadbetter Road in Camas Washington for impressions and possibilities for reuse in the Masterplan for the proposed Legacy Lands parkland development.

Review is of a cursory nature and provides impressions for use. Destructive investigation into building condition, including water infiltration, dry-rot, hazardous materials was not conducted.

This field report includes a cursory plan diagram and photo essay. Plans prepared are approximate and can be used as general layout and square foot area reference.

Narrative:
The Pomaria House was built in 1956. It is custom designed in the northwest modernist style, heavily influenced by work from Pietro Belluschi and John Yeon.

The site offers significant lake-front views and could be utilized for park activities and day-use. There is little opportunity for auto parking as access and flat terrain is limited on-site.

The house is positioned on the site to maximize views of Lacamas Lake with a linear orientation on the lake side and the hill side partially buried into the uphill slope. Currently, significant overgrowth of shrubs and trees blocks much of the frontage views.

The house needs significant maintenance and repair, including the removal of encroaching vines and landscape, repair of dry rot in the eves and overhanging structure and replacement of the roof. It is yet undetermined as to the extent of structural damage that may exist without further investigation.

The best use of the house would continue to be for single family residential. Possible adaptive reuse of the buildings could be for short term vacation rental, conversion to park office, or conversion to an interpretive visitor's center.

Site:

Built on a graded plane, the lakeside frontage has a large yard with a low fence adjacent to SE Leadbetter. Plantings are significantly overgrown with foliage overtaking the structures. Significant pruning and vegetation control needs to be done.

The back side of the house abuts the slope of the forest land with natural areas immediately adjacent. While significant groundwater surrounds the site, no evidence of significant groundwater infiltration into the structures was noted.

Driveway access to the site from SE Leadbetter is sight obstructed. The gravel driveway needs maintenance.

Fenced areas around the garage are completely overgrown with ivy and blackberry and are recommended to be cleared.

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Building(s) Description:

Garage:

Detached, single story, wood Frame, 2-Bay with shed.

Construction

Type VB (combustible, non-rated)
Slab-on-grade foundation.

Area:

Approx: 400-450 sf.

Roof:

Gable, assume asphalt shingle. - Poor condition with bio-growth. Needs new roof and investigate structural for dry-rot.

Siding:

Vertical Cedar Shiplap planks. – Fair condition, needs plant growth removed, repair and paint/stain.

House:

Description:

Single story, northwest modernist style, wood frame

Construction

Type VB (combustible, non-rated)
Slab-on grade foundation.

Area:

Approx: 2,230 sf. enclosed plus covered patio areas.

Roof:

Assume asbestos tile shingle. - Poor condition due to bio-growth.
Eves and soffits show significant signs of water infiltration and dry-rot.

Siding:

Vertical Cedar Shiplap planks. – Fair condition, needs repair and paint/stain and restoration.

Windows: Wood, painted, single pane.

Condition: Fair. Energy inefficient, needs repair or replacement.

HVAC Systems:

Forced Air/ furnace / AC compressor. This is a newer system. Air is supplied to under-slab floor registers in each room. Further investigation is needed to determine whether an underground fuel tank was in place and/or decommissioned.

Utilities:

It appears that the house is served by a septic system, with the south frontage acting as the drain field.

Water and electrical service were not verified by this report.

Description by Room:

Please refer to the attached building plans:

Room 001 / 002: - Shed & Bathroom
Used primarily for storage this outbuilding is connected to the house through a breezeway roof. The shed is unfinished on the interior with exposed studs. Located inside is a divided bathroom, with rough-in for shower and toilet, also in a state of disrepair.

Room 003 – Patio
This exterior patio is enclosed with a partial height wall to the adjoining breezeway. Equipped with concrete slab floor with steps to the lake front lawn.

Room 004 – Covered Entry
At the end of the breezeway is the entrance to the house with the front door set in a wood window wall and concrete slab-on-grade floor. The roof/ceiling structure of the breezeway and entrance is lineal cedar plank with timber beams that have been painted.

Room 005 – Laundry
Designed to accommodate a breakfast area, this space is open to the kitchen. It has painted drywall wall finishes and a sheet vinyl floor.

Room 006 – Kitchen
Equipped with what appears to be original cabinets and 1950's era electric ovens, newer cooktop/range hood and dishwasher. The floor is sheet vinyl.

Room 007 – Dining
Equipped with a floor to ceiling window-wall this area has a slate tile floor that extends to the Foyer area.

Room 008 – Foyer
Walls are finished in CVG fir with entry window wall and the exposed decorative brick of the fireplace enclosure.

Room 009 – Restroom
This room is equipped with a tile shower, laminate counter with lavatory sink and water closet. The flooring is sheet vinyl or linoleum.

Room 010 – Bedroom
This room is half buried into the adjacent slope this room is equipped with a wood ceiling and exposed timber beam structure.

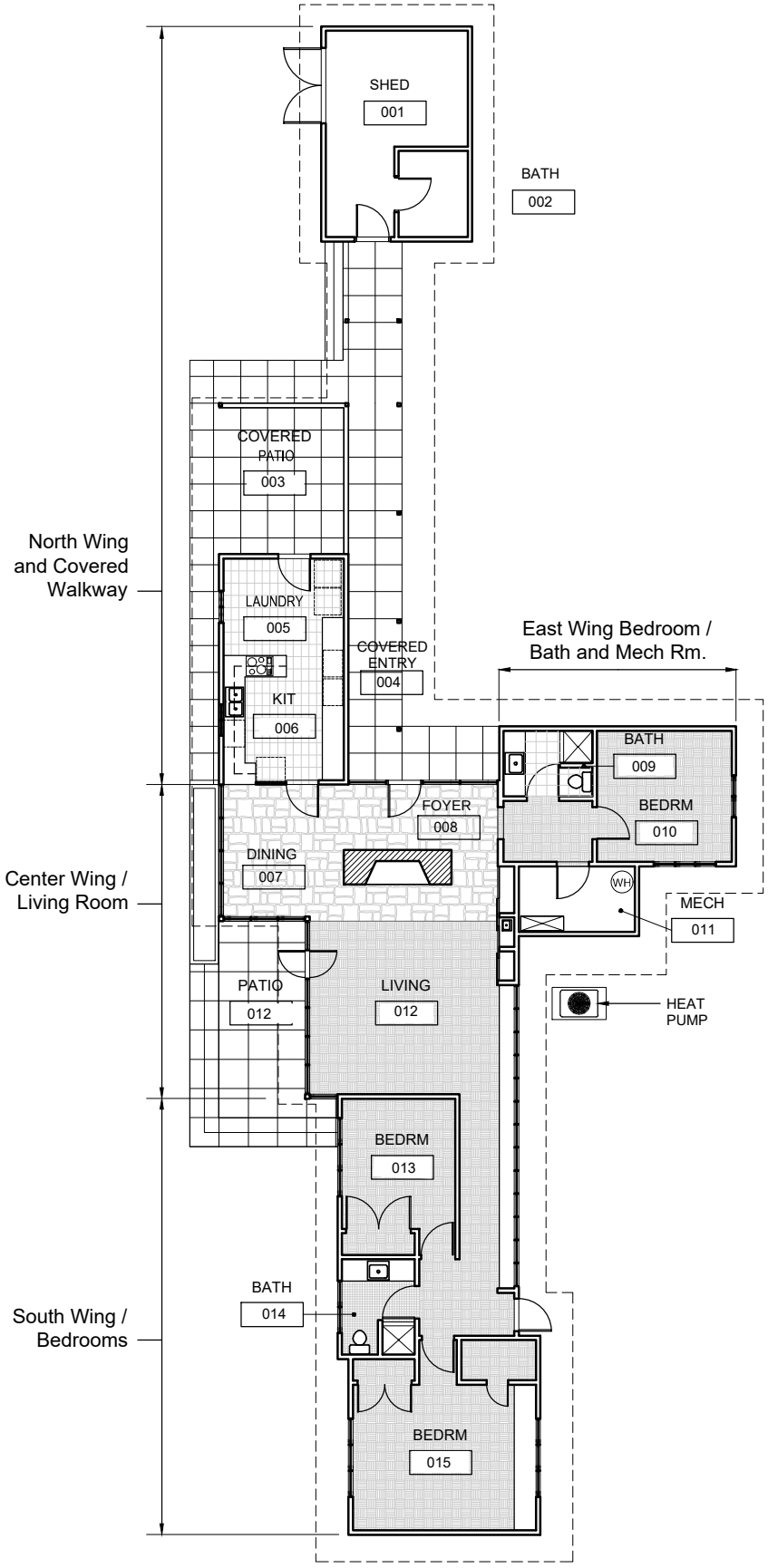
Room 011 – Mechanical
Unfinished, this room houses the furnace and air handling equipment for the HVAC system and the water heater.

Room 012 – Living Room
Equipped with vaulted gypsum board ceiling, this room has a window-wall to the lake frontage and a cabinet lined wall with windows to the upslope-forest view side. The room is anchored by the brick fireplace and hearth. The floor is a hardwood in a parquet tile pattern and is in poor condition.

Room 013 – Bedroom
This bedroom is lined with vertical CG fir wood planks with the hardwood floor continuing from the hallway.

Room 014 – Bathroom
Equipped with a bathtub, water closet and plastic laminate vanity and porcelain sink. The floor is sheet vinyl.

Room 15 – Bedroom
The largest of the bedrooms, this room is equipped with painted gyp-board walls and painted cabinets. The flooring is a continuation of the hardwood tile matching the hallway and living room.



Pomana House

Floor plan

2306.00

June 18 2024

scale: 3/32"=1'-0"

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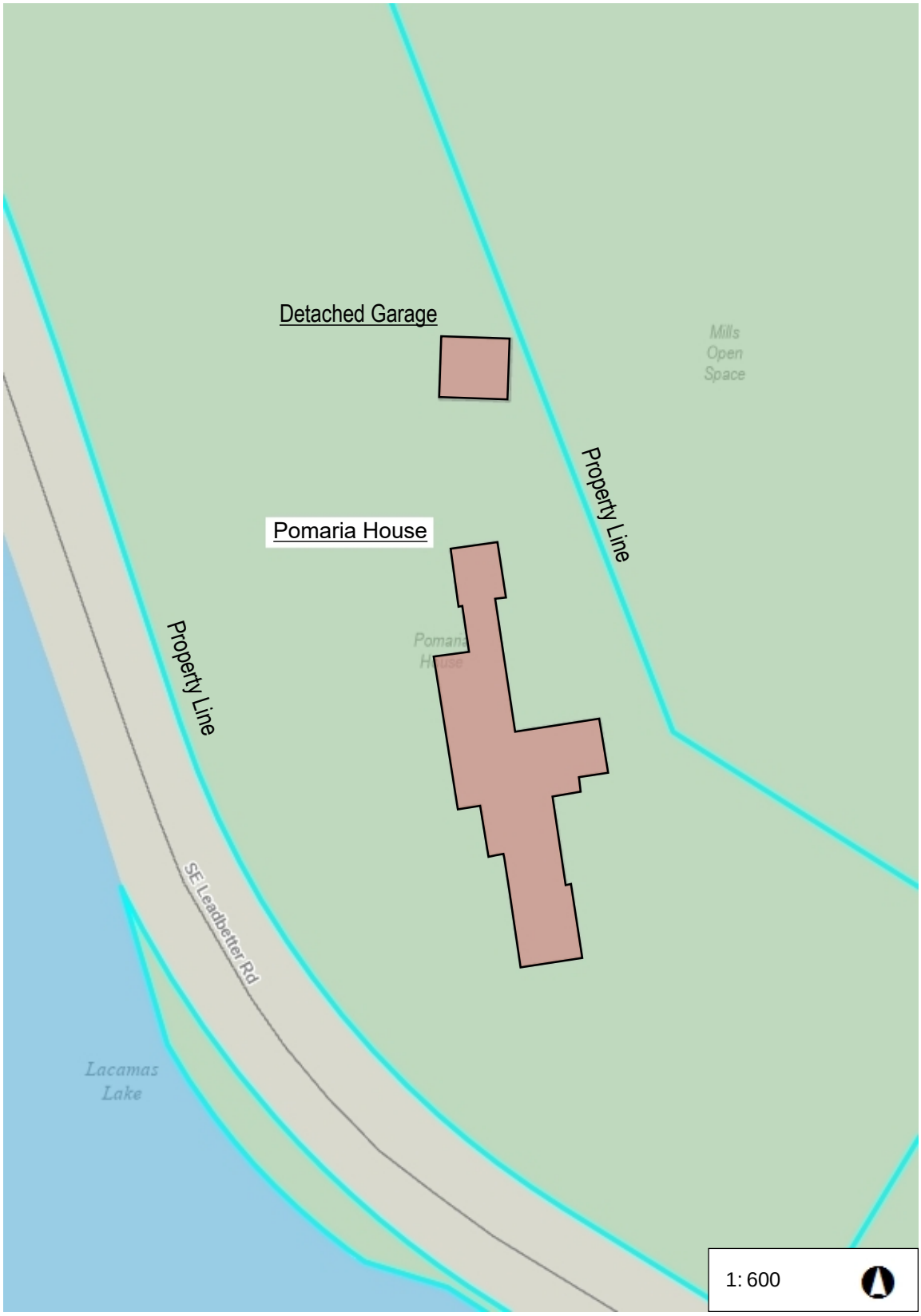
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Pomaria Home Photo Survey





Legend

- Building Footprints
- Taxlots

Notes:

100.0 0 50.00 100.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

West Elevation of Detached Garage.



Looking Northeast at Detached Garage.



Looking Northwest at Detached Garage.



View Northwest at detached Garage.



View Southwest at detached garage.



West Elevation of Detached Garage.



View to Northwest showing North Shed Wing, parking area and Detached Garage at right.



View West at North Shed Wing and Covered Walkway.



View Southwest at Covered Walkway and Center Wing.



View South at Center Wing and East Bedroom Wing.



East Elevation of East Bedroom Wing.



South Elevation of East Bedroom Wing.



View West of East Bedroom Wing connection to Center Wing / Living Room.



Looking West at South Bedroom Wing.



Access Door at South Bedroom Wing East Elevation.



View from East of South Bedroom Wing.



South Elevation of South Bedroom Wing.



West Elevation of South Bedroom Wing.



West Elevation of Center Wing / Living Room and Patio.



West Elevation of Kitchen / Laundry and Covered Patio.



West Elevation of Covered Patio



Looking East at North Shed



Looking North from Covered Walkway at North Shed Access Door



Looking South from North Shed to Breezeway Entrance from Covered Walkway.



View Northeast in North Bedroom Wing showing plumbing installation.





Mechanical installation in North Bedroom Wing.



View North from Laundry / Kitchen area to covered patio access door.

View North from Kitchen area to Laundry.



View South from Kitchen to Center Wing / Living Room.



View West from Center Wing / Living Room to patio.



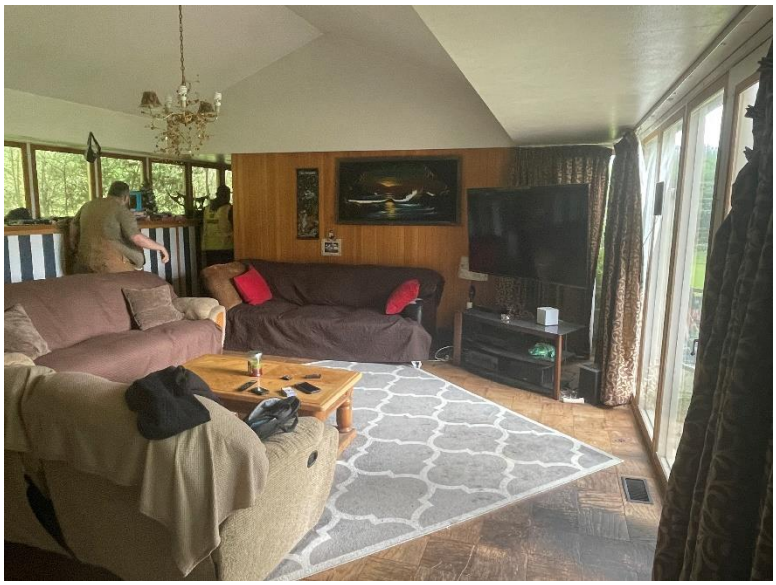
Looking East from Kitchen entrance past main entry to East Bedroom Wing



Looking Southeast into Center Wing Living Room



View South to Center Wing Living Room



View East in Center Wing / Living Room.



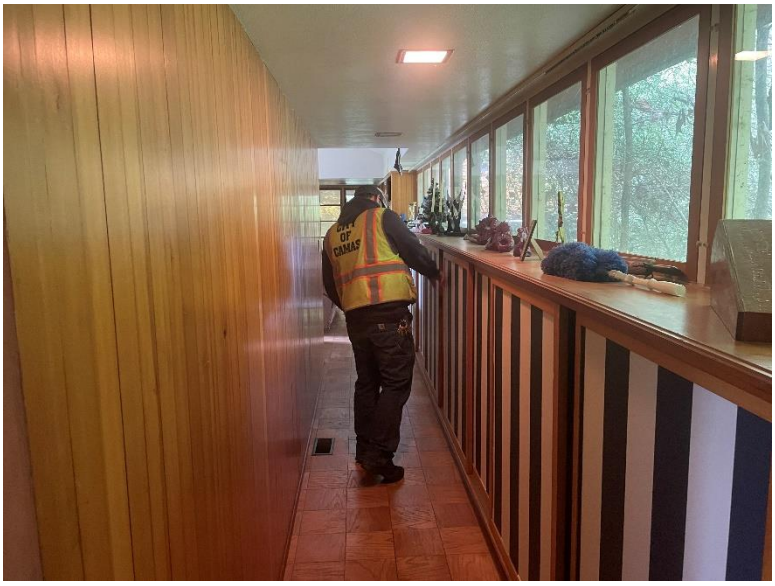
View North in Center Wing / Living Room.



View South in Center Wing / Living Room.



South Wing hallway looking North.



Electrical panel at South Wing hallway, East access door jamb.



South Wing, small bedroom looking North.



South Wing, small bedroom looking South.



South Wing bathroom looking West.



South Wing, large bedroom looking South.



East Wing Bathroom counter and lavatory.



East Wing Bathroom shower and toilet wall.



East Wing Bathroom toilet space.



East Wing Bedroom
looking Northeast



East Wing Bedroom
looking East.



East bedroom window
(note: grade at window sill)



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memo

Project:	City of Camas Legacy Lands Pomaria House Demolition	**Project No.:**	2306.00
Subject:	Cost Estimate Summary Reuse Concepts	**Date:**	February 13, 2026

Demolition of the Pomaria House is proposed in order to incorporate the property into the Legacy Lands Masterplan. The existing structures are described in the field report dated May 15, 2025.

The existing structure dates from 1956. It is anticipated that the building materials have some asbestos and lead containing materials. An allowance has been included for proper handling and disposal of that material.

An existing septic tank and drain-field will need to be investigated and decommissioned per environmental standards.

The existing house is served by a well. An allowance for capping and retaining the well for future use has been included.

Electrical scope includes safe-off the buildings and coordination with the utility for decommissioning the service.

Cost Assumptions:

- Structural Building Demolition.
- Removal of concrete slab-on-grade and existing below-grade slabs and retaining walls.
- Demolition and Removal of the existing Garage and Storage Shed.
- Storm-water runoff protection and procedures.
- Restoration of building footprint with clean, imported backfill and seeding of exposed topsoil.
- Excavation and removal of the existing gravel driveway and restoration with topsoil and seeding.

Base Cost Forecast

Contract Cost:	$95,126
Soft Costs:	$16,647
Total Cost Forecast:	**$111,773**

1101 SW Washington
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Ph: 503.228.7571

legacy lands - pomaria house

demolition

Camas, OR

GSF		2,950	sf
Cost / GSF	$	37.89	$/sf
Duration	$	1.00	mo.

Masterformat CSI	System Elements			Base Costs
Div 1	General Requirements		$	18,470
Div 2	Site work & Demolition		$	53,280
Div 3	Concrete	NOT USED	$	-
Div 4	Masonry	NOT USED	$	-
Div 5	Metals	NOT USED	$	-
Div 6	Woods & Plastics	NOT USED	$	-
Div 7	Thermal and Moisture	NOT USED	$	-
Div 8	Doors & Windows	NOT USED	$	-
Div 9	Finishes	NOT USED	$	-
Div 10	Specialities	NOT USED	$	-
Div 11	Equipment	NOT USED	$	-
Div 12	Furnishings	NOT USED	$	-
Div 13	Special Construction	NOT USED	$	-
Div 15	General Construciton	NOT USED	$	-
Div 21	Fire Suppression	NOT USED	$	-
Div 22	Plumbing		$	3,500
Div 23	HVAC	NOT USED	$	-
Div 26	Electrical		$	5,950
Div 27	Communications, Security	NOT USED	$	-
Subtotal	Trade Costs		$	81,200
	General Contractor Fee	10.00%	$	8,120
	WA State Sales Tax	6.50%	$	5,806
Subtotal	Construction Costs		$	95,126
	Architectural / Engineering Fees	2.50%	$	2,378
	Demo Permits/Soft Costs	5.00%	$	4,756
Subtotal	Contingency - Estimating	10.00%	$	9,513
Total			**$**	**111,773**

Estimating Notes:
- Hazardous material allowance is included
- Includes allowance for septic / drain field system decommission.
- No escalation has been accommodated in the proposes costs

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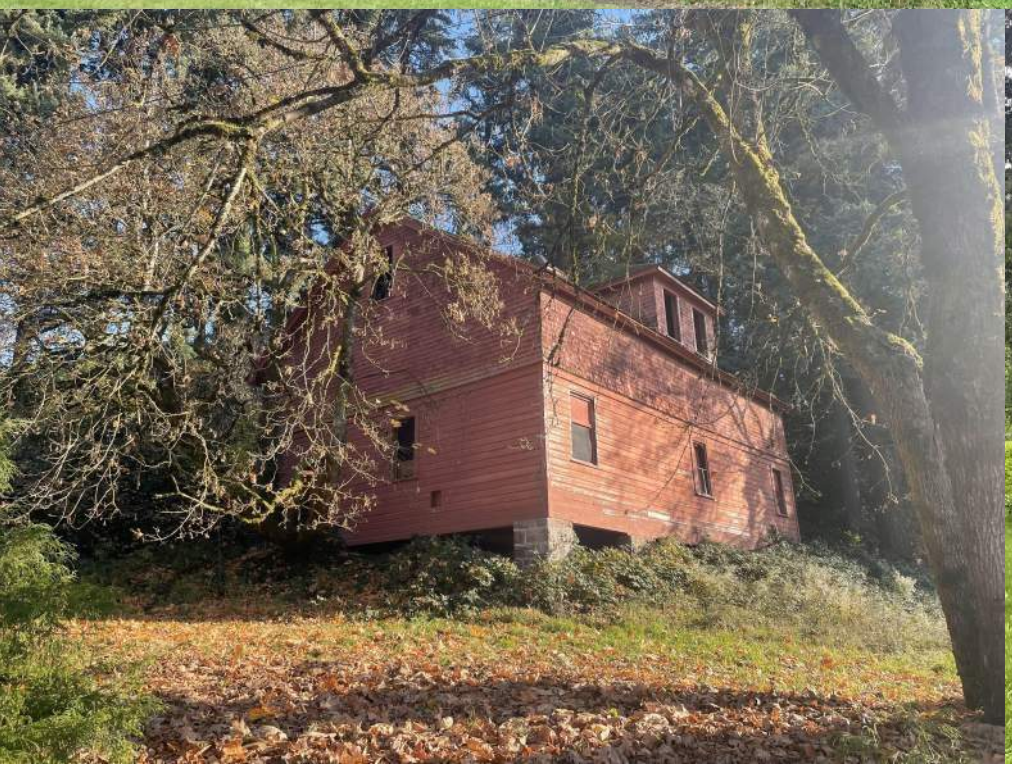
DIVISION 1 - GENERAL REQUIREMENTS							TOTAL
						GSF	2,950
				DURATION (MONTHS)		1.00	160
			MATERIAL		LABOR		
DESCRIPTION	QUAN	UNIT	COST	TOTAL	HOURS	LABOR RATE	TOTAL
Superintendent					80.00	$100.00	$ 8,000
Project Manager					20.00	$110.00	$ 2,200
Project Administrator					20.00	$80.00	$ 1,600
Supervision Vehicles & Fuel	80.00	HRS	$ 10.67	$ 853.60			$ -
Printing & Office Supplies	4.00	WK	$ 40.00	$ 160.00			$ -
Portable Job Box - Rental	1.00	MO	$ 225.00	$ 225.00			$ -
Signage, Closures	1.00	LS	$ 500.00	$ 500.00			$ -
Safety Equipment	1.00	LS	$ 201.68	$ 201.68			$ -
Drop Boxes	1.00	MO	$ 850.00	$ 850.00			$ -
Scaffold & Trash / Tools / P.Toilet	1.00	MO	$ 2,000.00	$ 2,000.00			$ -
Punch List	1.00	LS	$ 500.00	$ 500.00	8.00	$80.00	$ 640
General and Final Cleaning	1.00	MO	$ 100.00	$ 100.00	8.00	$80.00	$ 640
WA Sales Tax (see summary)							$ -
			TOTAL	$ 5,390.28		TOTAL	$ 13,080
						TOTAL	**$ 18,470**

DIVISION 2 - SITEWORK AND DEMO							TOTAL
						GSF	2,950
(FOUNDATION ONLY - SEE GREENWORKS FOR SITE DEVELOPMENT)				DURATION (MONTHS)		6.00	123
			MATERIAL		LABOR		
DESCRIPTION	QUAN	UNIT	COST	TOTAL	HOURS	LABOR RATE	TOTAL
Sitework Equip Mobilization	1.00	LS	$ 1,500.00	$ 1,500			$ -
Strip Site	5,000	SF	$ 0.75	$ 3,750			$ -
Demo Existing House and Garage	2,950	SF	$ 5.00	$ 14,750			
Decommission Septic/Drain Field	2,950	SF	$ 2.50	$ 7,375			
Restore / Fill Excavation	109	CY	$ 30.00	$ 3,270			
Erosion Control	2,950	SF	$ 0.20	$ 590			$ -
Driveway Restoration	5,000	SF	$ 2.00	$ 10,000			
Misc Landscape	2,950	SF	$ 1.00	$ 2,950			
Progressive Clean-up	2,130	SF	$ 0.60	$ 1,278			$ -
General Safety	2,950	SF	$ 0.15	$ 443			$ -
Hazardous Materials Premium	2,950	SF	$ 2.50	$ 7,375			$ -
				$ -			$ -
			TOTAL	$ 53,280		TOTAL	$ -
						TOTAL	**$ 53,280**

DIVISION 22 - PLUMBING							
						GSF	2950
				DURATION (MONTHS)		1.00	123
			MATERIAL		LABOR		
DESCRIPTION	QUAN	UNIT	COST	TOTAL	HOURS	LABOR RATE	TOTAL
CAP WATER - RETAIN WELL	1	EA	$ 3,500.00	$ 3,500.00			$ -
		SF		$ -			$ -
		EA		$ -			$ -
				$ -			$ -
			TOTAL	$ 3,500.00		TOTAL	$ -
						TOTAL	**$ 3,500.00**

DIVISION 26 - ELEC							
						GSF	2,950
				DURATION (MONTHS)		1.00	123
			MATERIAL		LABOR		
DESCRIPTION	QUAN	UNIT	COST	TOTAL	HOURS	LABOR RATE	TOTAL
DECOMMISSION ELECT	2,950	SF	$ 1.00	$ 2,950.00	0.00	$90.00	$ -
UTILITY COST-ALLOW	1	EA	$ 3,000.00	$ 3,000.00	0.00	$95.00	$ -
				$ -	0.00	$60.00	$ -
				$ -			$ -
				$ -			$ -
				$ -			$ -
			TOTAL	$ 5,950.00		TOTAL	$ -
						TOTAL	**$ 5,950.00**







Leadbetter-Pittock House
Field Report and Photo Essay

City of Camas - Legacy Lands Masterplan
May 23, 2024

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Portland, Oregon 97205
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field report

Project:	Camas Legacy Lands Masterplan	**Date:**	5/23/2024
Property:	Leadbetter-Pittock House and Barn Conditions Review	**Project No.:**	2306.00
Subject:	Field Report-Preliminary Findings		
Distribution:		**By:**	William Bailey, AIA

The purpose of this field report is to review the existing structures on the Leadbetter-Pittock property, located at 114 NE Leadbetter Road in Camas Washington for impressions and possibilities for reuse in the Masterplan for the proposed Legacy Lands parkland development. Previous studies on this property are extensive and therefore conditions and findings of those reports will not be duplicated herein.

Review is of a cursory nature and provides impressions for use. Destructive investigation into building condition, including water infiltration, dry-rot, hazardous materials was not conducted.

This field report includes plan diagrams and photo essay. Plans are from previously prepared reports supplied by the City of Camas. Building conditions are clearly documented in previous condition reports so building condition observations are based on casual field review.

Narrative:

The Leadbetter-Pittock House was built in 1901. It is listed on the National Register of Historic Places (added 1979 - - #79003148). The building is subject of current maintenance, repair and restoration efforts by the City of Camas.

The site offers significant lake-front views and could be utilized for park activities, day-use and events. Access opportunities from the adjacent Rose property and future street development to the North are feasible for potential public and event use.

The house is an iconic fixture on the north shore of Lacamas Lake. Preservation of the house and barn as an important cultural resource is to be encouraged. The grounds include many legacy fruit trees and offer many day-use opportunities. Incorporated into the grounds are existing septic drain fields that can serve the continued operations of the house and barn.

The condition and repair recommendations for the Leadbetter House are documented in the “Leadbetter House Evaluation”, dated January 2020 by EL Architects, PS.

Options for reuse are outlined in the Leadbetter Feasibility Study (January, 2020). Recommended adaptive reuse opportunities should work to preserve the historic integrity and built historic fabric of the house and barn that includes interior components like the staircase, portal frames and fireplace features. Reuse opportunities include: Single Family Residence, Bed & Breakfast Inn, Restaurant, Event Center including support functions.

Changes in occupancy that increase the classification of occupancy use may require seismic upgrades (See section 1.04 of the EL Architects report). Significant reconfiguration of interior partitions may also trigger seismic upgrades as lateral load paths are altered and need to be reconciled.

Changes to the Barn that increase occupancy for anything other than agricultural use will require significant structural and life-safety improvements. Stabilization of the barn is recommended. It has become a habitat for an owl and other wild-life. The Washington Department of Fish and Wildlife may need to be consulted regarding potential threatened or endangered species as owls are federally protected under the Migratory Bird Treaty Act.

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Site:
Built on a graded plane, the lakeside frontage has a large yard with clear access to a potential lakefront trail. Yard areas may work well for group gatherings and small outdoor group activities. Parking access is somewhat limited for event activities.

The back side of the house abuts the slope of the forest land with natural areas immediately adjacent. The basement shows signs of chronic water infiltration from groundwater.

Driveway access to the house is currently from SE Leadbetter. The barn is accessed from a shared driveway that currently shared with the Rose property.

A lower yard area includes a graded plane area with legacy fruit trees and grassy lawn..

Building(s) Description:

Carport Canopy:
Detached, single story, wood frame, 2-Bay.

Construction
Type VB (combustible, non-rated)

Post and Beam.

Area:
Approx: 450-500 sf.

Roof:
Gable, assume asphalt shingle. – Fair Condition.

House:
Single story, Queen Anne style, wood frame

Construction
Type VB (combustible, non-rated)

Stone foundation walls and footings.

Area:
Approx: 3,905 sf plus 1,152 sf unfinished basement.

Roof:
Multi-slope, with turret, barn mansard with dormers. A flat roofed ballroom addition is located on the east. The sloped roofs are asphalt shingle and the flat roof is assumed to be built-up type roofing. Eves and soffits and turret walls show signs of water infiltration and dry-rot.

Siding and Trim:
The ground floor has narrow profile horizontal lap siding while the upper stories and dormers are clad with wood shingle style siding. Where siding flairs at the band line between the ground and second floor, the shingle siding tends to be in poor condition.

A current project is underway to replace the ornamented porch columns that are damaged due to Dry-rot.

Porch Decks
The front entry porch floor deck shows significant signs of structural disrepair and needs to have portions of the decking and possibly structure replaced.

Windows:
Wood, painted, fixed and single hung with single pane glazing.

Condition: Mixed, to Fair. Energy inefficient, needs repair or replacement with historically sympathetic wood windows. Many sashes are equipped with leaded art glass (historically significant). Many windows are equipped with storm sash retrofitted.

HVAC Systems:
The heating system for the house is a boiler based hydronic system with radiators.

Utilities:
It appears that the house is served by a septic system, with the lower west yard frontage acting as the drain field.

Water and electrical service were not verified by this report.

Garden House:
Single story, Octagonal Plan, "Gazebo" style. Enclosed art studio structure with wood fired hearth, hood and flue.

Construction
Type VB (combustible, non-rated)

Concrete footings with wood post & beam floor (painted plywood finish).

Area:
Approx: 475 sf

Roof:
Asphalt shingle sloped.

Siding:
Narrow profile horizontal lap siding- painted.

Windows:
Wood, painted, casement with single pane glazing.

Condition: good.

HVAC Systems:
This building is unheated.

Utilities:
Electricity only.

Out Building:
Single story, "Shed" style.

Construction
Type VB (combustible, non-rated)

Concrete slab-on-grade.

Area:
Approx: 64 sf.

Roof:
Asphalt shingle gable sloped.

Siding:
Narrow profile horizontal lap siding- painted.

Windows:
Wood, painted, fixed and casement.

Barn:

2-story plus loft, timber frame barn structure.

Construction

Type VB (combustible, non-rated)

Stone foundation walls and footings.

Area:

Approx: 3,600 sf plus internal loft structures.

Roof:

Gable with single dormers on the north and south frontages. A large central square lantern is located in the center of the gable ridge. Asphalt shingle roof with heavy bio-growth (moss). Portions of the roof are deflecting, demonstrating potential damage to roof sheathing below the roof shingles. It is recommended that the roof be replaced for building stabilization and prevention of further damage.

Siding and Trim:

The ground floor has wide profile horizontal ship-lap siding while the upper stories and dormers are clad with wood shingle style siding. Siding needs general repair and repainting for building stabilization and prevention of further damage.

Windows:

The condition of the existing windows is mixed. Some window sashes exist with and without glazing. Other openings are missing the window sashes. It is recommended that the openings be enclosed to prevent further water infiltration and damage. If preservation of the owl habitat is desired, it is recommended that the gable windows be left open for access after consulting with the WDF&W.

Utilities:

Electricity only. Any new use will require an upgrade to the service and distribution for the barn.

Pump House:

1-story shed style structure. Heavily covered in plant growth, this structure is located next to the carport canopy structure. This structure was not evaluated.

Construction

Type VB (combustible, non-rated)

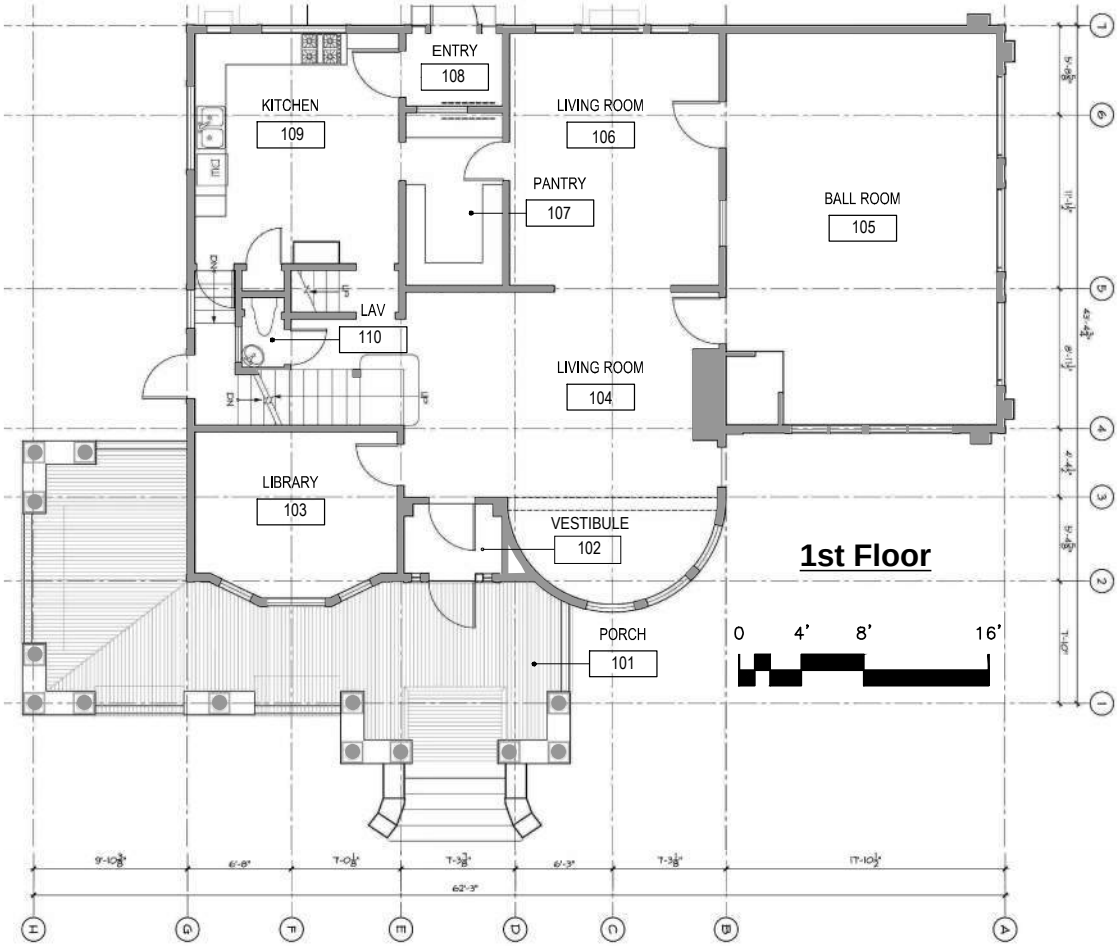
Wood frame with shed roof.

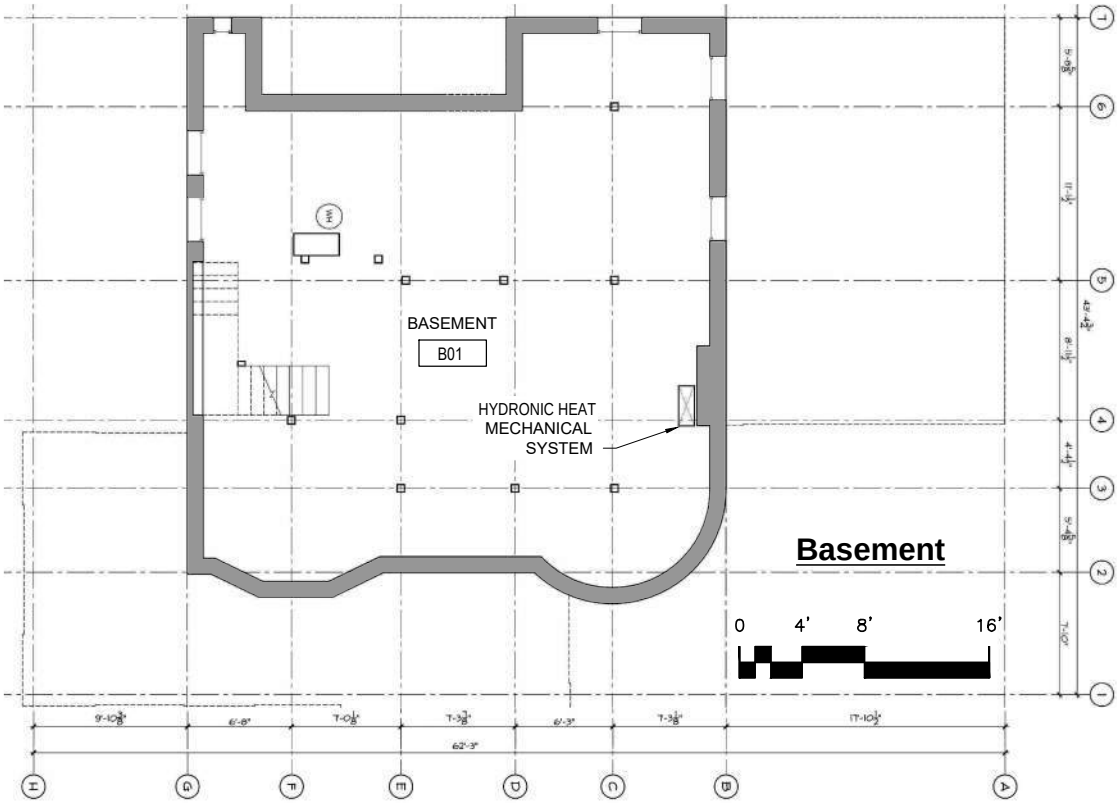
Area:

Approx: < 100 sf.

Roof:

Assume asphalt shingle.





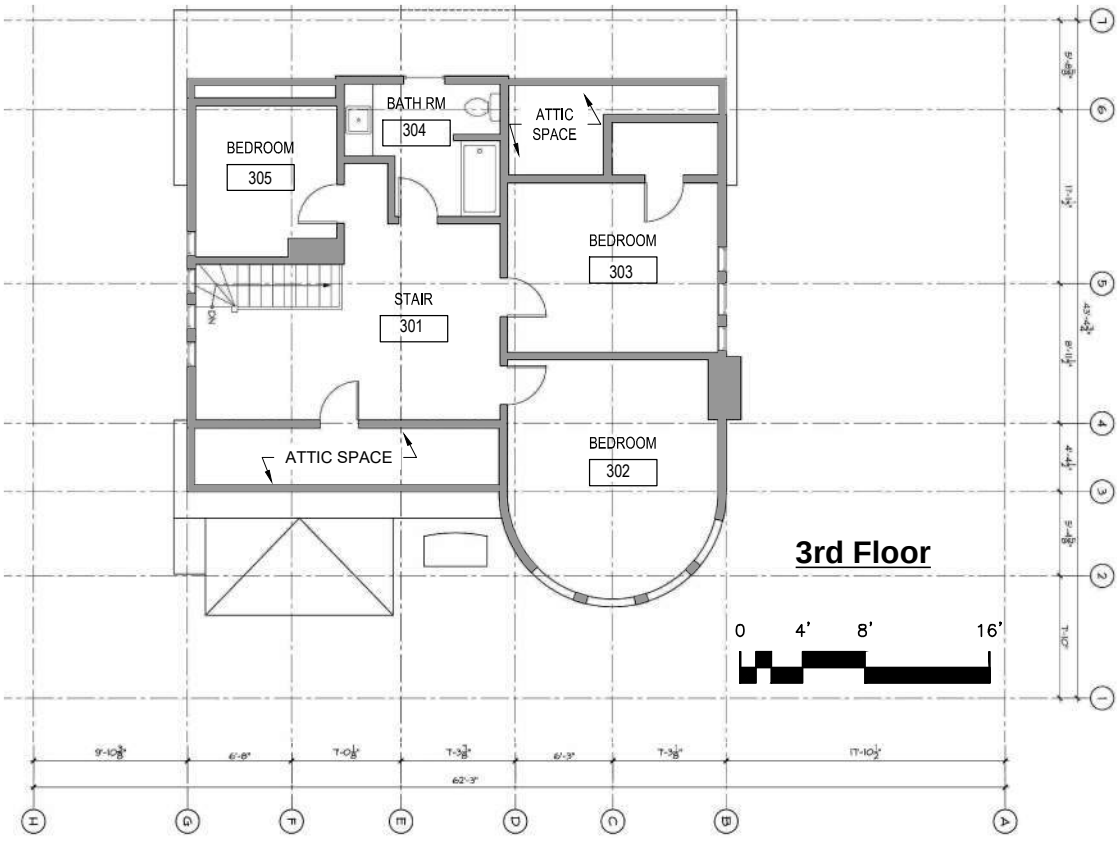
Leadbetter - Pittock House

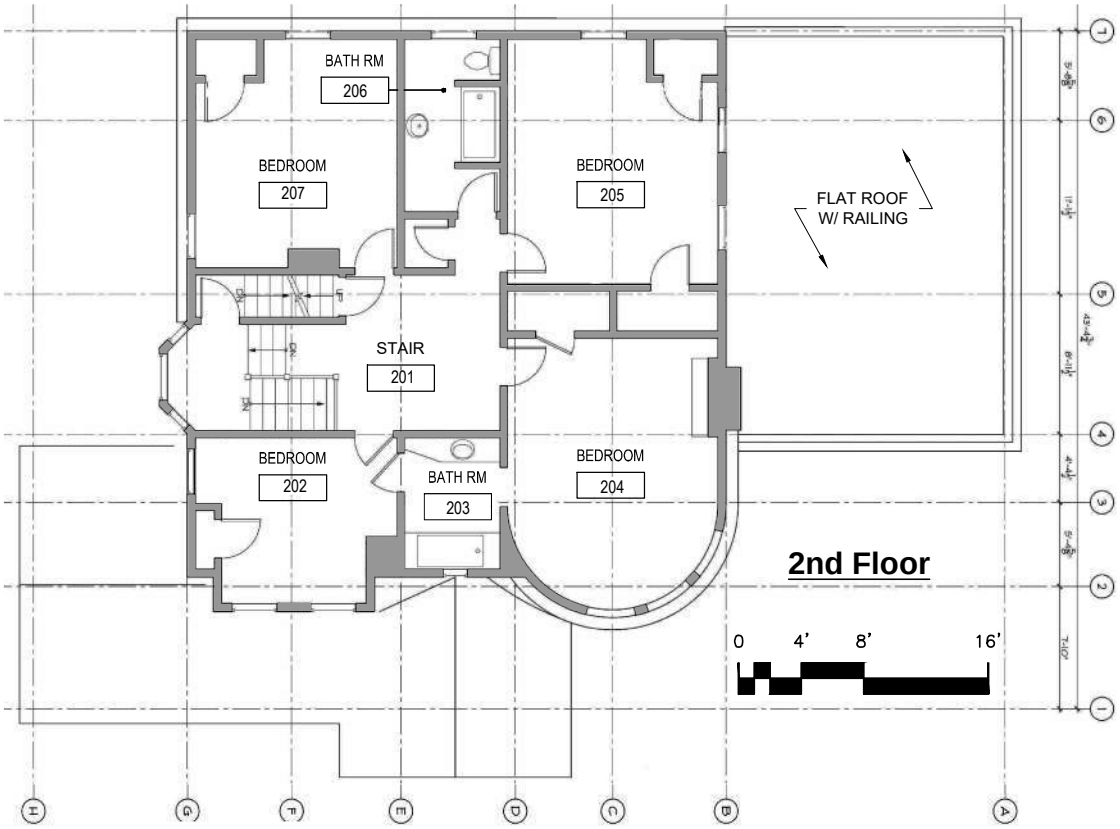
Floor plans: Bsmt -1st Fl. 2306.00

June 2024

scale: 1/8"=1'-0"

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Leadbetter- Pittock House

Floor plans: 2nd -3rd fl. 2306.00

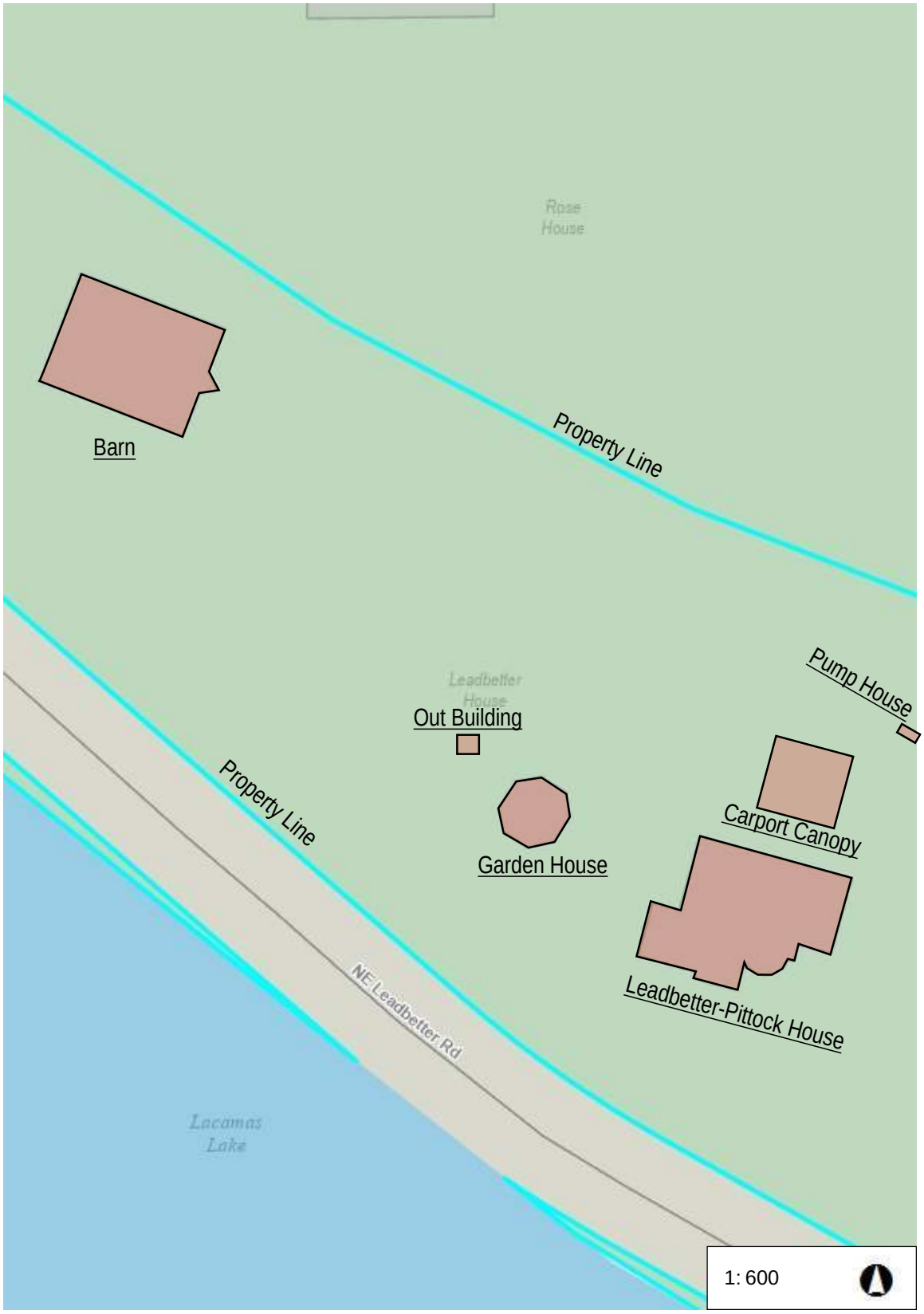
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scale: 1/8"=1'-0"

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Leadbetter-Pittock House Site Buildings Photo Survey





Legend

- Building Footprints
- Taxlots

Notes:

100.0 0 50.00 100.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

West Elevation.



View Looking Southeast with Covered Parking in Foreground.



View Looking Southwest with Covered Parking in Foreground.



Partial East Elevation with parking area.



Ground Floor East Elevation Windows.



East Elevation at Grade.



North Elevation at Grade with Capped Plumbing.



North Elevation at Kitchen Door and Steps.



North Elevation at Former Coal Chute access.



View South Looking at West Porch Extension



South Elevation Living Room Turret at Grade.



Pilaster and Foundation Wall at Southeast Corner of Ballroom.



South Elevation Porch Main Entry Steps.



South Porch Foundation Wall Opening.



South Porch Foundation Wall, SW Corner.



West Porch Foundation Wall Opening.



South Porch at Main Entry.



South Porch at SW corner.



South Elevation of Ballroom and Turret Bay Windows.



South Elevation of Main Entry Steps, Door and Library Windows.



South Elevation with Porch extension and 2nd Floor Bedroom Dormer



Garden House Exterior - Looking Northwest.



Garden House Exterior - Entry at East Elevation.



Garden House Exterior - Fire Place Looking West.



Garden House Interior - Fire Place Flue at Roof.



Outhouse - From North East.



Barn - East Elevation.



Barn Exterior - View to West of North Elevation.



Barn Interior - View North from 1st Floor Entry.



Barn Interior - View West from 1st Floor Entry.



Barn Interior - View Northwest.



Barn Interior - View West.



Barn Interior - 2nd Level Floor Structure from 1st Floor.



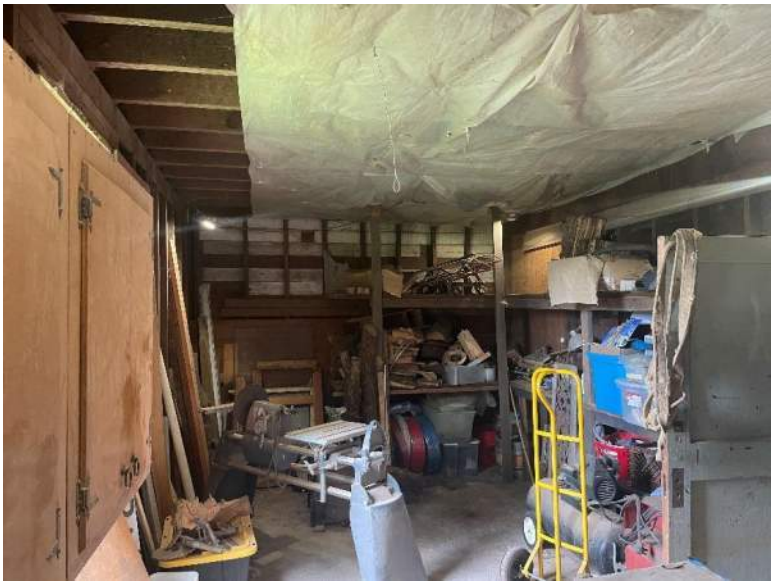
Barn Interior - 1st Floor View East.



Barn Interior - Exterior Wall and Stored Items.



Barn Interior - 2nd Floor Structure and Stored Items.



Barn Interior - Stair to 2nd Floor.



Barn Interior - View East from 2nd Floor Stair Landing.



Barn Interior - View West from 2nd Floor landing.



Barn Interior - 2nd Floor view East.



Barn Interior - 2nd Floor view Northeast.



Barn Interior - 2nd Floor view West.



Barn Interior - 2nd Floor view West.



Barn Interior - 2nd Floor view of Roof Structure.



Barn Interior - 2nd Floor view of Roof Structure.



Barn - Exterior Southeast Wall at Foundation.



Barn - Exterior South Elevation.



Barn - Exterior Southwest base Structure.



Barn - Exterior West Side Exposed Floor Structure.



Barn - Exterior West Side Exposed Floor Structure.



Barn - Exterior West Partial Elevation.



Barn Exterior - West Elevation



Barn Exterior - Eave detail.



Barn Exterior - Partial Elevation of Northwest Corner.



Basement Looking South.



Basement Looking West.



Basement – Radiator Supply Boiler and Equipment



Ground Floor - Library Room Looking East.



Ground Floor – Library Windows.



Ground Floor – Looking West at Staircase.



Ground Floor – Entry Bay Window Sill.



Ground Floor – Entry Bay Window Head.



Ground Floor – Library Room Looking West.



Ground Floor - Entry Room Looking South.





Ground Floor – Entry Bay Window.



Ground Floor – Entry Bay Window.

Ground Floor - Entry Room Looking East.



Ground Floor – Ballroom Looking Southwest



Ground Floor – Ballroom Looking North



Ground Floor – Ballroom Looking South



Ground Floor – From Ballroom Looking West to Living Room



Ground Floor – Living Room Looking North



Ground Floor – Under Staircase Lavatory.



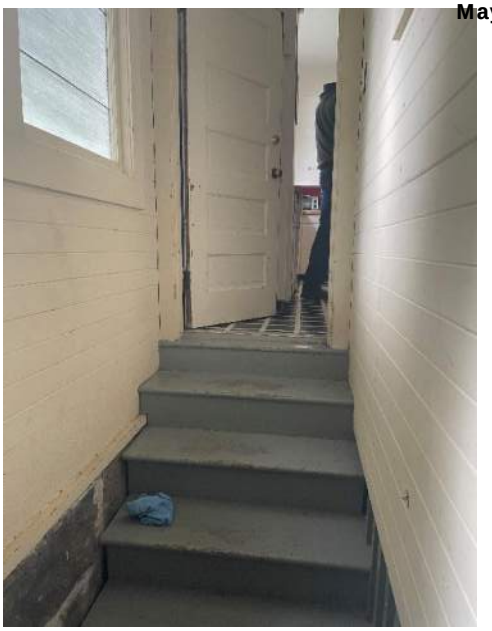
Ground Floor – Kitchen Looking West.



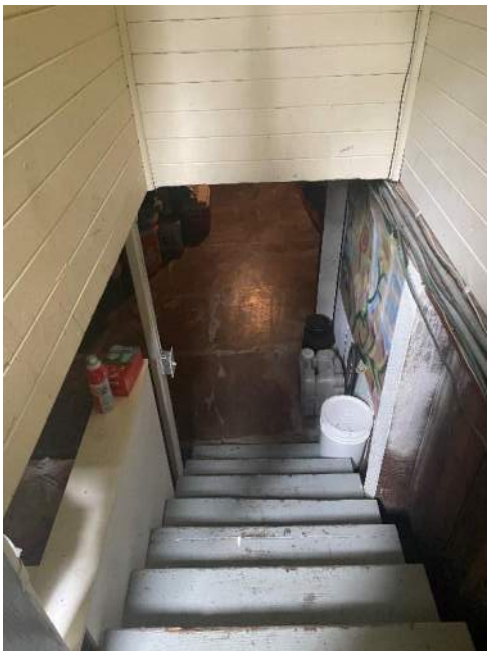
Basement – Looking South.



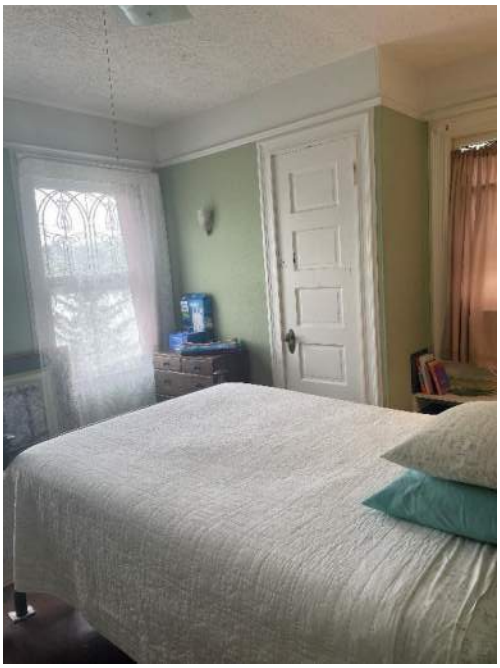
Basement – Stair Landing to Kitchen.



Basement – Stair Landing to Basement.



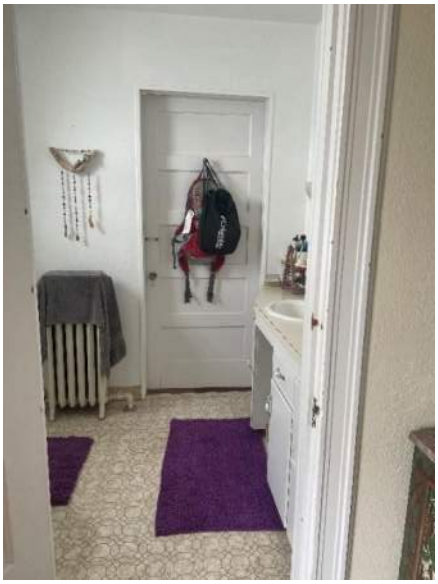
2nd Floor Southwest Bedroom – Looking South



2nd Floor Southeast
Bedroom – Looking South



2nd Floor South Bathroom
– Looking West



2nd Floor Southeast
Bedroom – Looking East



2nd Floor Southwest Bedroom – Looking South



2nd Floor North Bathroom – Looking North



2nd Floor North Bathroom – Looking North



2nd Floor - Northwest Bedroom Looking South.



2nd Floor - Laundry Chute at North Bathroom.



2nd Floor North Bathroom – Looking North



3rd Floor - South Attic Space Looking East.



3rd Floor - Bathroom Looking North.



3rd Floor - Stair Landing Bedroom Looking West.



3rd Floor - Southeast Bedroom Bay window.



2nd Floor - Northwest Bedroom Looking North.



3rd Floor - Northeast Bedroom Looking East.



3rd Floor - Southeast Bedroom Looking South.



3rd Floor - Southeast Bedroom Bay window detail.





rose barn and horse arena
existing conditions plans
and photo essay

JOB NO. 2306.00
DATE: 10/31/2025

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Rose Barn & Horse Arena
Field Report, Concept Options and Existing Conditions

City of Camas - Legacy Lands Masterplan
February 12, 2026

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field report

Project:	Camas Legacy Lands Masterplan	**Date:**	Revised 2/12/2026 Field Work: 10/31/2025
Property:	Rose Barn and Horse Arena	**Project No.:**	2306.00
Subject:	Field Report-Preliminary Findings	**Time / Temp:**	12:30 pm 54 º F
Distribution:		**By:**	William Bailey, AIA

The purpose of this field report is to review the existing structures on the Rose property, located at 215 NE Leadbetter Road in Camas, Washington. This review is to help determine the feasibility for building reuse in the Masterplan for the Legacy Lands parkland development.

Review is of a cursory nature. Destructive investigation into the building condition, including water infiltration, dry-rot, hazardous materials was not conducted.

This report includes plans, concept diagrams and photo essay. Plans prepared are approximate and can be used as general layout and square foot area reference.

Narrative:

The site is set back from NE Leadbetter Road, situated north and uphill from the Leadbetter-Pittock House property. Significant tree buffer obscures views of Lacamas Lake. Open fields abut the barns on the north, east and west.

The barn and the arena are each independent structures, connected at the south end of the barn. The barn structure is timber framed with post and beam built-up rafter assemblies. The arena structure is wood post supporting pre-engineered doubled wood trusses spanning the width of the building.

The barn and arena are both classified as “U” occupancies designated for Agricultural use. There is little regulation for the design and construction of such structures as they are considered low risk to life-safety. Reclassification of these structures for commercial or assembly purposes would require significant upgrades to comply with the Change in Occupancy provisions of the Washington State Building Code (2021 edition). Change in Occupancy would trigger upgrades to the building envelope (insulation factor), structural frame (seismic), foundations, egress and accessibility.

The buildings are not heated or cooled, with openable windows and barn doors acting as the primary source of ventilation.

Possible uses for the facility include:

- Continued use as a horse arena and training facility.
- Upgrade Craft Marketplace and Food Cart Hall.
- Retrofit to covered trail and BMX bike course and bike rental shop.

Concept Diagrams for each of these options are included in this report.

Site:

Built on a graded plane, the building is placed on a plateau between adjacent fields and forest. Yard areas may work well for group gatherings and larger outdoor activities. Building access for vehicles and parking may be challenging if required to continue to serve from NE Leadbetter Road. Change in use would require upgrades to parking, site lighting and accessibility.

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Rose Barn Building Description:

Height:

1-story w/ storage loft

35 feet ± high.

Area:

Ground Floor:	7,180 sf
Storage Lofts::	3,118 sf
Total Area:	**10,298 sf**

Construction

Type VB (combustible, non-rated) Wood timber framed with storage lofts spanning selected bays.

Foundation / Floor:

Foundations supporting the exterior walls are concrete stem walls, assumed to rest on spread footings. Interior posts are supported by concrete plinths presumed to be supported by conventional spread footings. Interior floors are a mixture of dirt/sawdust and overframed lumber floors at specific rooms.

Loft Structure:

The loft is framed with timber 4 x purlins spanning from 14 to 20 feet, bearing on beams supported by the roof post timbers. Loft floor sheathing consists of 1 x 12 boards spanning between the timber purlins.

Roof:

The roof is a conventional barn gable style with 3-tab asphalt shingles. This roofing material is at the end of its useful life. The wood roof structure consists of 1 x 12 board sheathing supported by 2 x rafters at approximately 2'-6" on center. The rafters span between a series of beams that are supported by timber frames with built-up posts and "Y" bracing. Overall, the timbers appear to be in good condition. This type of structure, however, does not perform well in major seismic events as lateral loads rely on built-up connections.

Exterior Walls, Siding and Trim:

Exterior walls are supported by wood posts spaced at 10-feet on center with diagonal "Y" bracing to reduce the span of the wall header. Exterior barn-board sheathing spans between horizontal timber girts.

Exterior sheathing is 1 x 12 board and batten construction with a 1 x 14 base

Windows:

The barn is equipped with conventional wood sash windows and single pane glass. At least three of the glazed sashes are missing and in one case the sash is damaged, missing mullions with glazing stopped into the larger opening.

The gable ends are equipped with high mounted wood louvers. The north louver is damaged and needs repair or replacement.

Barn Doors:

Exterior openings on the Barn are equipped with sliding barn doors, many of which appear operable, others appear to be fixed shut. Overall, these doors need repair or replacement, depending on the frequency of use.

HVAC Systems:

No heating or cooling is provided in the Barn. There is a condenser unit located in the west central area of the building. It is unknown what this unit serves or if it is functional.

Lighting:

Existing overhead lighting is damaged and partially non-functional. This system needs to be replaced.

Plumbing:

There are no restrooms provided at the barn structure. Water is provided via a hose-bib located in the east, central portion of the barn. The source, quality or capacity of the water service is unknown.

Utilities:

Electrical Service is provided through an underground system served by a pole mounted transformer located to the west of the driveway. A distribution panel is located in the adjacent shed with an electrical junction box in the northeast end of the exterior wall.

Interior wiring is provided by residential “Romex” style flexible wire. This application is not applicable for commercial use if the building changes occupancy.



Rose Barn Horse Arena Building Description:

Height:

1-story

22 feet ± high. (12-0" inside clear below the trusses)

Area:

Ground Floor: 7,630 sf

Construction

Type VB (combustible, non-rated) Wood post and truss framed.

Foundation / Floor:

The foundation support for the structure appears to be buried dimensional posts. No concrete foundations were noted.

Roof:

The roof at the Horse Arena is supported by clear-span double pre-engineered wood trusses supported by 6 x 6 timber posts at 10-feet on center. 2 x wood purlins span between the trusses at approximately 2 feet on center. Prefinished metal roof deck spans between the purlins and serves as the finished roofing system. The roof includes a continuous ridge vent. No insulation is included in this assembly.

Exterior walls, Siding and Trim:

Exterior walls are supported by wood posts spaced at 10 feet on center. Spanning horizontally between the posts are 2 x wood girts. The upper portion of the wall is equipped with a translucent corrugated fiberglass wall panel. Below this panel the exterior is sheathed with board and batt siding. The interior lower 4-feet of the wall includes a plywood wainscot with rubber cap.

Sliding barn doors are located in the centers of the south and west walls. An additional barn door is located at the northeast corner of the building and is divided to allow access to the south wall of the barn.



HVAC Systems:

No heating or cooling is provided in the Horse Arena. Ventilation is provided by the operable barn doors and the ridge vent in the roof.

Lighting:

Existing overhead lighting is provided by fluorescent tube fixtures spanning in the north-south direction and mounted to cross members that span between the bottom chord of the trusses. It is unknown if this system is operational.

Plumbing:

There are no restrooms provided at the Horse Arena structure. Water service is provided by a hose bib, located in the northwest corner of the Arena, near the loading dock enclosure. The source, quality or capacity of the water service is unknown.

Utilities:

Electrical service for the lighting is provided from the Rose Barn via Romex flexible wire through the north wall of the Arena. This application is not applicable for commercial use if the building changes occupancy.

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rose barn and horse arena concept design options

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ADAPTIVE REUSE OPTIONS:

Studied options for reuse of the facility reflect practical uses for the existing structures. Conversion of agricultural buildings (exempt) structures has specific challenges as Codes allow for their original design and specification, often without permits, to be as designated prudent by the owner/builder at the time of construction. Significant engineering analysis will need to be conducted to increase the occupancy of the barn and horse arena. The options proposed represent a range of structural and life safety upgrades. Cost estimates reflect the best judgement of the scope of work relating to the construction market in 2026.

The three options proposed are as follows:

OPTON 1 – Reuse as Horse Arena / Training Facility

This option reflects retention as an agricultural use. Changes proposed reflect repair and upgrades to reflect deferred maintenance that extends the useful life of the building. New services, including restrooms and control office will be added in a new structure (replacing the existing shed). This, as a separate structure allows the retention of the existing barn as an agricultural use without significant structural and life-safety upgrade.

An alternative cost is proposed to add grandstands to the horse arena that would allow spectators to view horse training and events. As a separate structure, the intent is that the grandstands will act as an independent code compliant structure.

OPTION 2 – Renovate for reuse as a Craft Marketplace and Food Cart / Food Hall

This scheme proposes to take full advantage of the character of the Rose Barn and provide a community-based open marketplace. This concept features covered and controlled areas for small craft vendors, including goods, services and food and culture in the Rose Barn.

The Arena can be reused as a covered Food Cart Pod. Proposed changes include operable doors on the west end to allow enclosure during inclement weather.

Option 2 will require structural upgrades for current seismic codes, fire sprinklers for life safety and interior improvements for marketplace use. Included are restroom and operations areas to accommodate public mercantile use.

Option 3 – Renovate for Recreational Biking Center

In concert with the outdoor recreational biking opportunities that the Legacy Lands area represents, this option proposes to reuse the clear-span Horse Arena as a covered-indoor BMX style track facility. Similar to Option 1, reuse of the Barn would be proposed to be storage or parks maintenance.

The Arena can be retained in it’s existing configuration, however, the ground level of the arena will need to be excavated to extend the clear height required for this style of bike track.

Similar to Option 1, grandstands may be added as an alternative that would allow public viewing of bike track events.

Facility Reuse:

OPTION 1

Horse Arena / Training Facility:
The facilities on-site can continue to be used in the manner for which they were designed. It is recommended that these facilities be improved to include public restrooms, administrative office and ADA accessibility improvements. This option would be least obtrusive to the existing building and extend the useful life of the buildings. For purposes of this study, the following recommendations are offered:

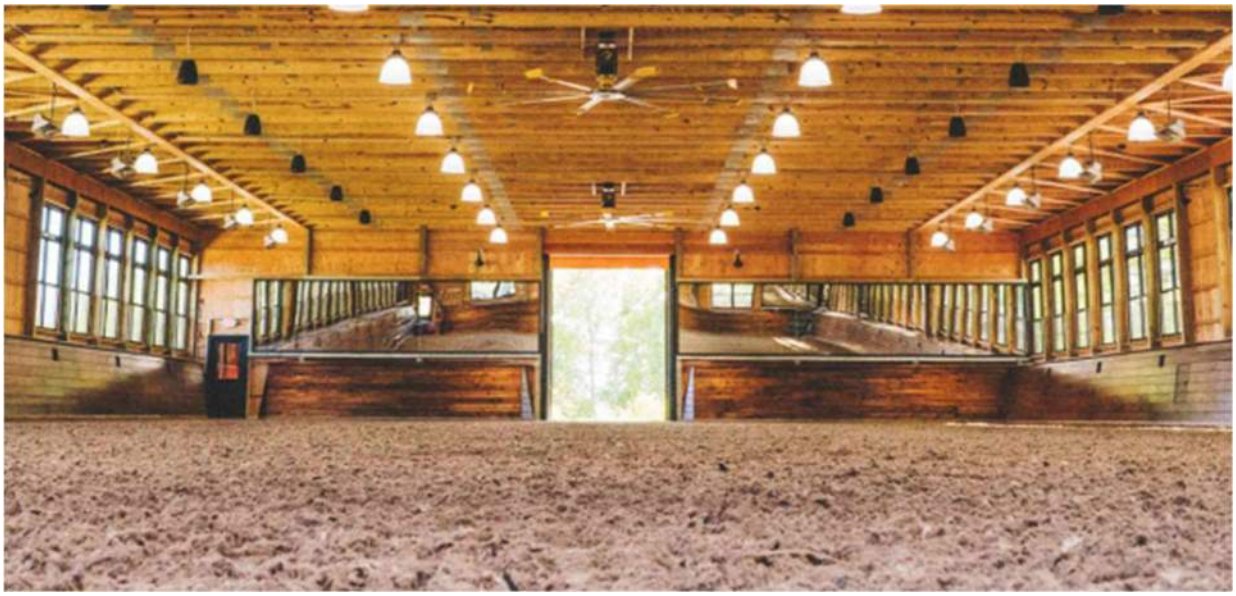


photo credit: old town barns, inc.

Site Improvements:

It is recommended that the parking area be improved to accommodate accessible parking, amenities for horse trailer staging and public parking. The final program would determine the size, capacity and configuration. For this exercise, it is assumed that the north end of the facility would be improved to include pavement and storm-water management.

Development of a barn entrance and entry court will facilitate access to the central circulation spine in the barn and pathway to the arena.

Restroom / Office / Maintenance Building:

A cost effective strategy to improve functionality may be to add complementary functions in an adjacent new facility that will minimize the triggered code improvements to the existing structures. The approach strives to focus improvement to areas that can achieve multiple goals and broader park amenities.

This concept proposes to replace the existing shed / garage structure with a new building that includes restrooms, facility office and control area. The program may include:

- (2) gender-neutral restrooms, possibly shared with other park facilities and available to be accessed whether or not the barn / arena is open.
- Administration office facility for facility manager / control staff.
- Control / Ticket sales window.
- Park maintenance area that may serve as overflow, storage for park equipment and support area.

Barn Improvements:

The existing barn is proposed to include improvements for electrical, lighting, water and interior wash-down drainage. To support this it is assumed that new electrical service will be required. A sanitary treatment system with area drains will be installed. To promote accessibility, it is proposed that interior concrete paving be placed in the center common areas, retaining the earthen floors or pads for the horse stables. No improvements for space heating, ventilation or cooling are proposed.

Further interior modifications would be considered as part of programing with an operator or vendor.

An allowance for building repairs for deferred maintenance should include new roofing and sheathing, structural repairs at selected areas including anchorage of columns to footings, exterior wall repairs and paint.

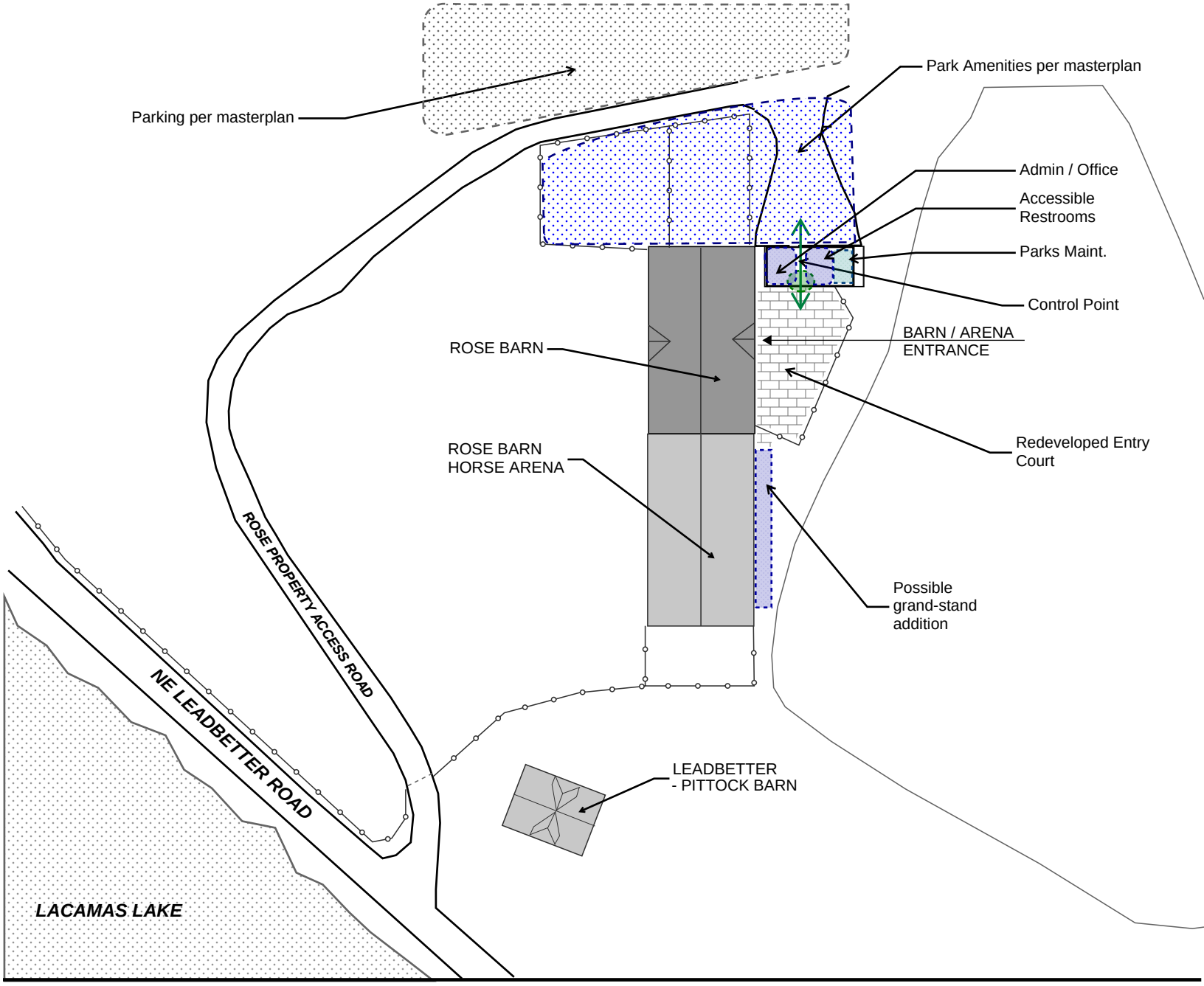
Arena Improvements:

Currently, the arena is configured as a training facility. No provisions for public viewing (bleachers) are included. As such, no accessible path is proposed within the operating arena floor area.

Improvements proposed under this option are as follows:

- Structural:
  - Structural evaluation and recommendations for support foundations of the existing post and beam structure
  - Structural evaluation for lateral support in the east and west walls.
  - Structural evaluation diagonal roof bracing installed at the existing truss system.
- Interior:
  - Paint and repair of perimeter partial wall.
- Electrical:
  - Overall lighting system replacement with egress capability.

If it is desired to host public events, grandstands would be proposed to be added to the east side of the facility, on the exterior of the building so as not to reduce the column free space of the arena floor. By adding the grandstand as a separate building, the intention would be that the structures are independent from each other. This approach would require negotiations with the building department to minimize the structural and occupancy loading on the existing structure.



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site vicinity plan

rose barn and horse arena option 1 - reuse

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option 1 - reuse

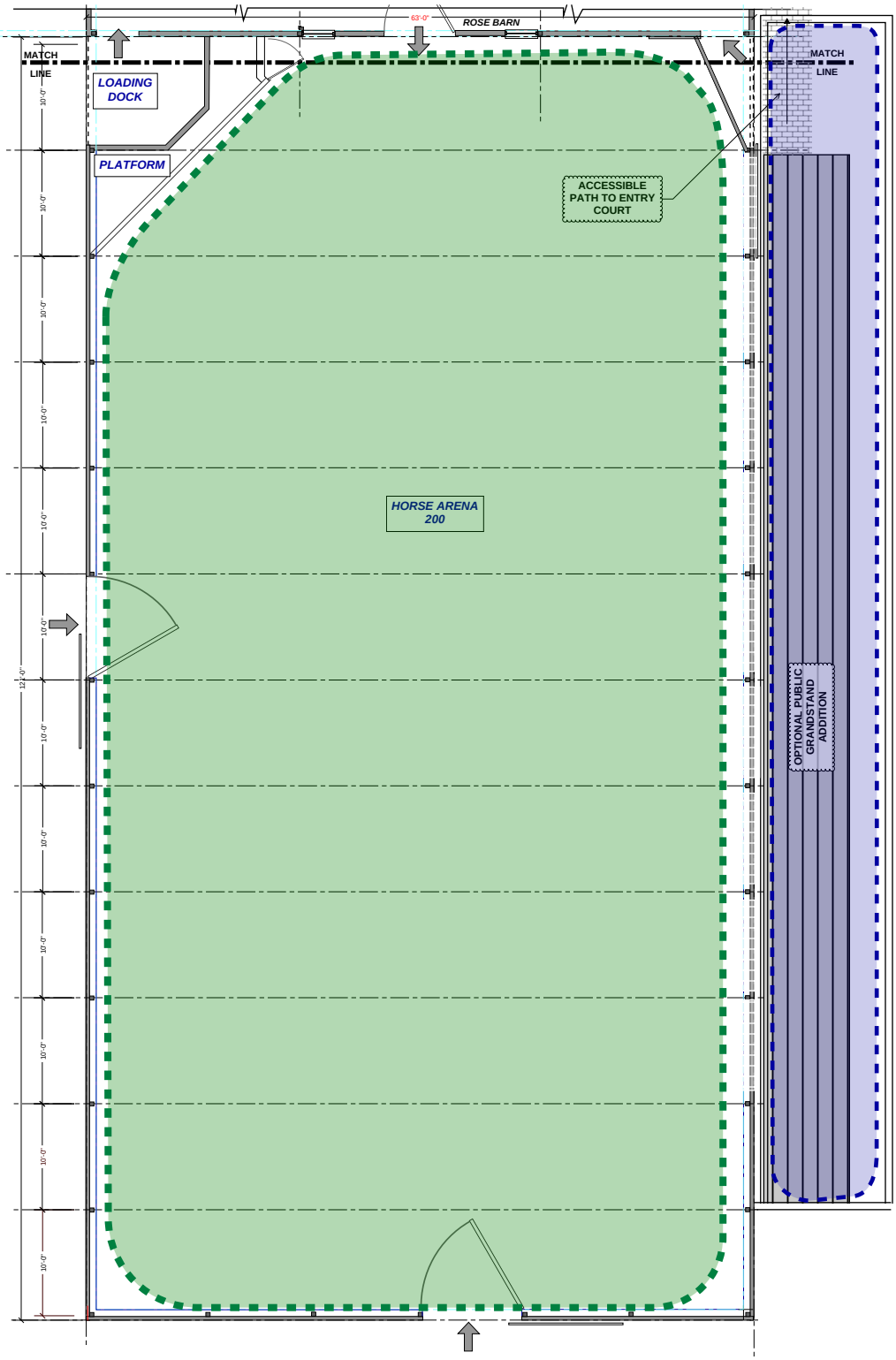
rose barn and horse arena

NORTH

SCALE: 1/16" = 1'-0"
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option 1 - reuse
rose barn and horse arena

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OPTION 2
Craft Marketplace and Food Cart / Hall

Subject to separate market analysis, the Rose Barn and Arena could be reused as an open air Marketplace. This option reviews the feasibility of converting the Barn and Arena to public use. The outcome would take advantage of the rustic barn timber craft aesthetic as an open stall type environment with vendors. This option would utilize many of the existing interior materials and spaces. Assuming that the space would be tempered for basic space heating and not cooled, new fire and life safety systems installed, restrooms and plumbing amenities provided, and structural upgrades implemented for a change of occupancy.



photo credit: thrifty minnesota.com

Site Improvements:

Inviting the public to this marketplace experience will require increased site amenities, including parking, site lighting, utilities, storm drainage and public pathways. This option envisions an entry plaza feature that takes advantage of the western approach and views. The eastern barn entrance can serve as a service zone and vendor support. Parking areas would be developed at the northern frontage and be developed to district standards. It would be proposed to demolish the existing farm shed structure at the northeast portion of the site to allow this access.

Egress pathways will be required around the perimeter of the building. Other outdoor amenities could be developed in these areas.

Interior Improvements:

Marketplace programming may include the following:

- Vendor Stalls
- Administrative Management Office
- Restrooms
- Food Hall

To serve this type of program, a number of code upgrades will need to be accommodated, including the following:

- ***Structural / Seismic***
  - Upgrade Roof Diaphragm, ties between roof, walls and beams.
  - Timber joint reinforcement at beams, posts and joist locations.
  - Lateral Load features, including diagonal bracing, shear walls or braced frames.
  - Foundation support at timber and wall footing connections.
- ***Energy Conservation and Envelope***
  - Wall and Roof insulation assemblies.
  - Window and Door improvements
  - Lighting and Heating Systems
- ***Life Safety***
  - Fire Suppression (sprinklers).
  - Fire Alarms
  - Egress Lighting
- ***Restrooms***
  - New restroom facilities, sized for mercantile and assembly occupancies.
- ***Utilities***
  - Water service
  - Sanitary sewer service
  - Storm (rainwater) systems
  - Power for lighting and mercantile and food cart loads
  - Technology for life safety, point-of sale and customer service.

Barn Improvements:

In addition to the improvements outlined above and in Option 1, additional improvements are required for this proposed program. These improvements may be as outlined below:

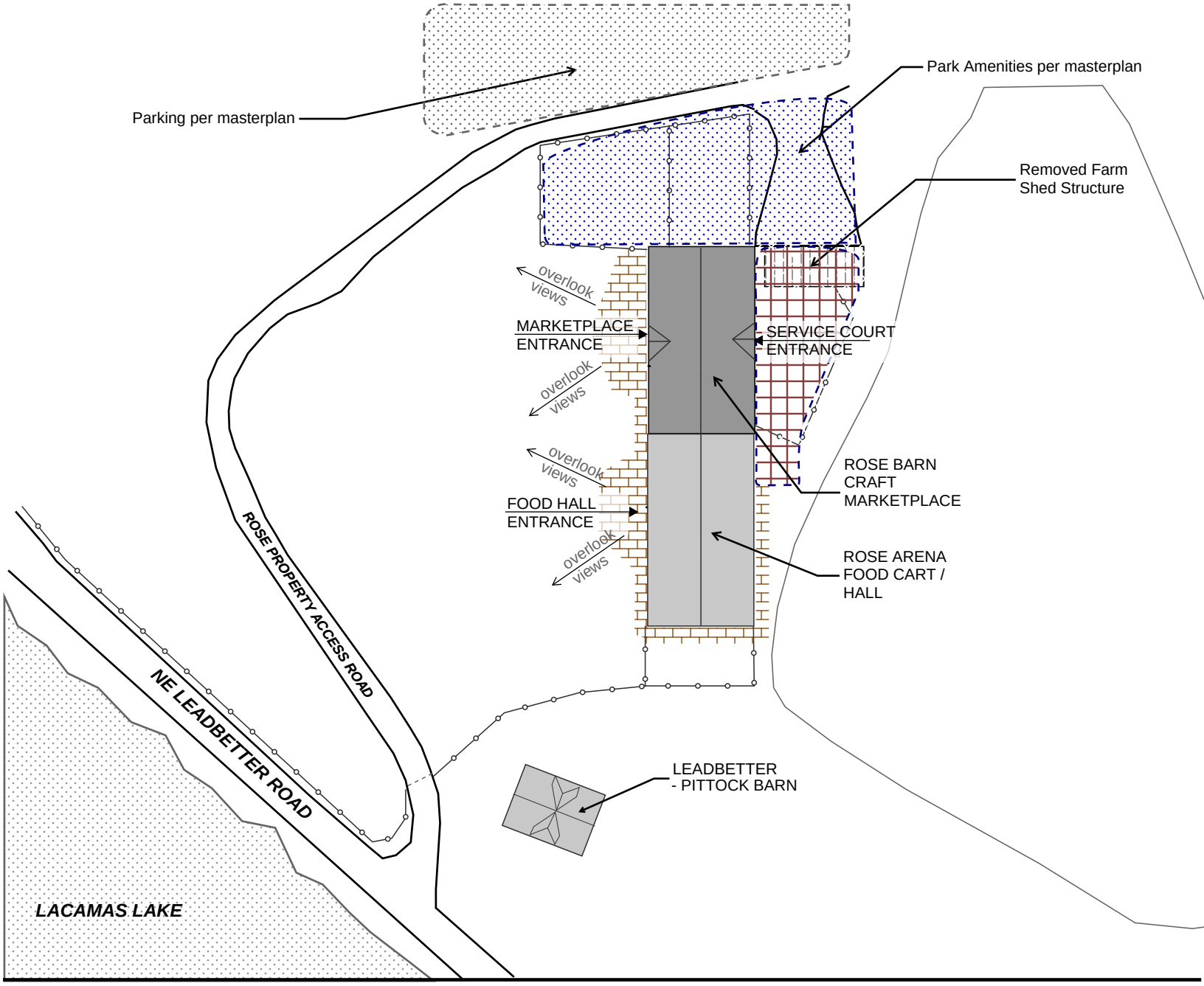
- Exterior Envelope: -
  - Roofing replacement, possible insulation upgrades.
  - Siding repair / repaint. Interior insulation upgrades.
  - Window repair / replacements
  - Entrances / door upgrades / replacements
- Interior Finishes:
  - Interior concrete floor slab / drainage system.
  - Interior barn columns/timbers, cleaning
  - Interior partition allowance.
- Restroom / Shared Amenities:
  - Restroom facilities per occupancy standards (two fixtures per sex).
- Admin. Area:
  - Office space, storage, janitorial etc.

Arena Improvements:

The arena may be utilized as covered food-cart pods or covered gathering space. This would be an open-air structure. It is proposed that the south and west exterior walls may be removed, retaining the post and truss structure, thus allowing for the territorial views to be utilized. For this concept, the following improvements should be considered:

- Structural:
  - New foundation support for post and beam structure
  - New seismic bracing for lateral support in the east and west walls.
  - New lateral resisting shear walls to augment the north and south walls.
  - New diagonal roof bracing installed at the existing truss system.
- Interior:
  - New floor concrete slab system.
  - New interior wainscot where existing wall remain.
- Restroom / Shared Amenities
  - Share proposed Barn facilities (no new restrooms).
  - Power / Water hook-ups for proposed food carts.
  - Exhaust system for proposed food carts.
  - Sanitary system with combined grease traps for proposed food carts.
- Electrical:
  - Overall lighting system with egress capability.
  - Festival lighting.

In addition, depending market feasibility, an outdoor plaza may be incorporated on the west frontage.



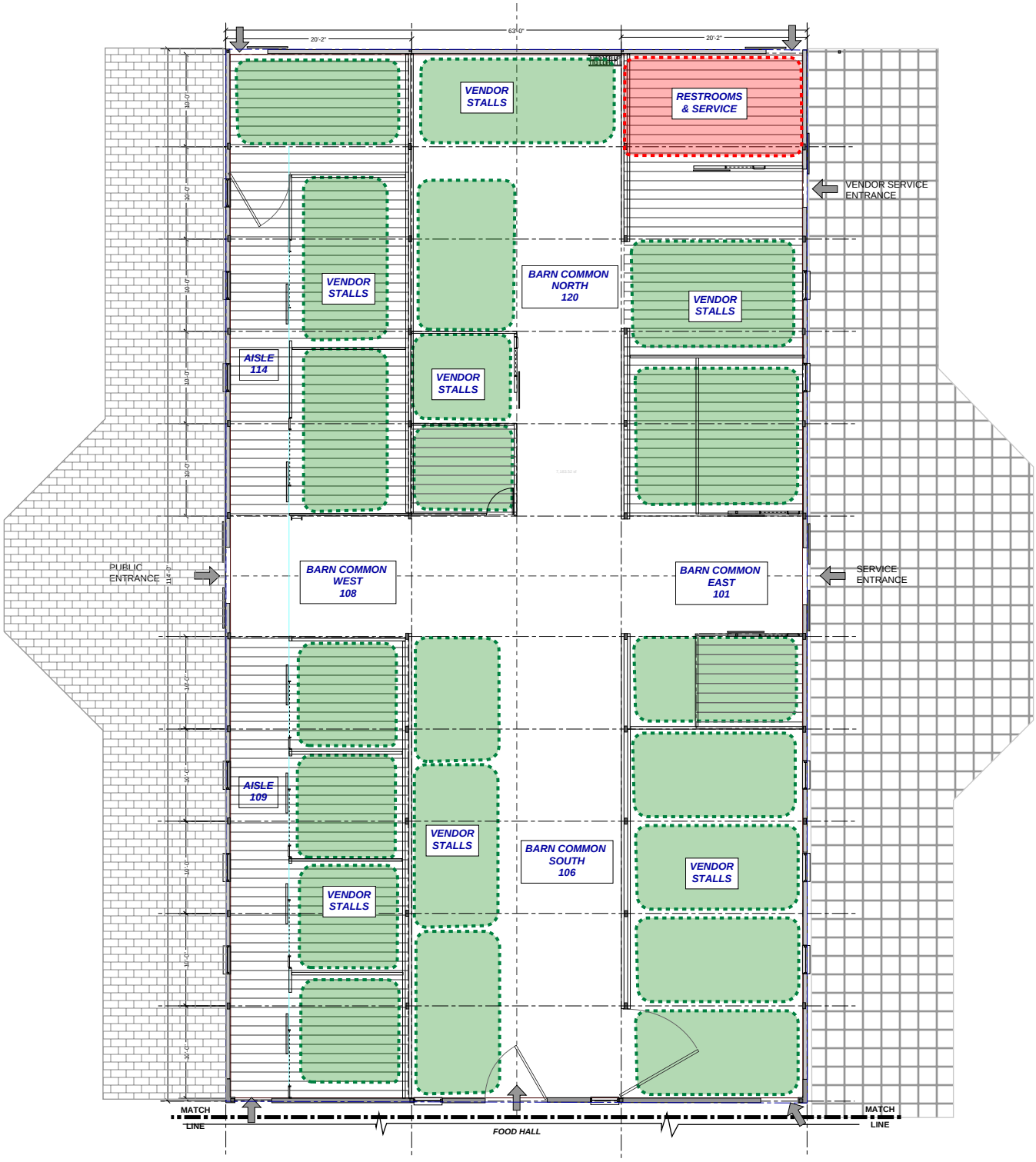
site vicinity plan

NORTH

rose barn and horse arena
option 2 - craft marketplace

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option 2 - craft marketplace

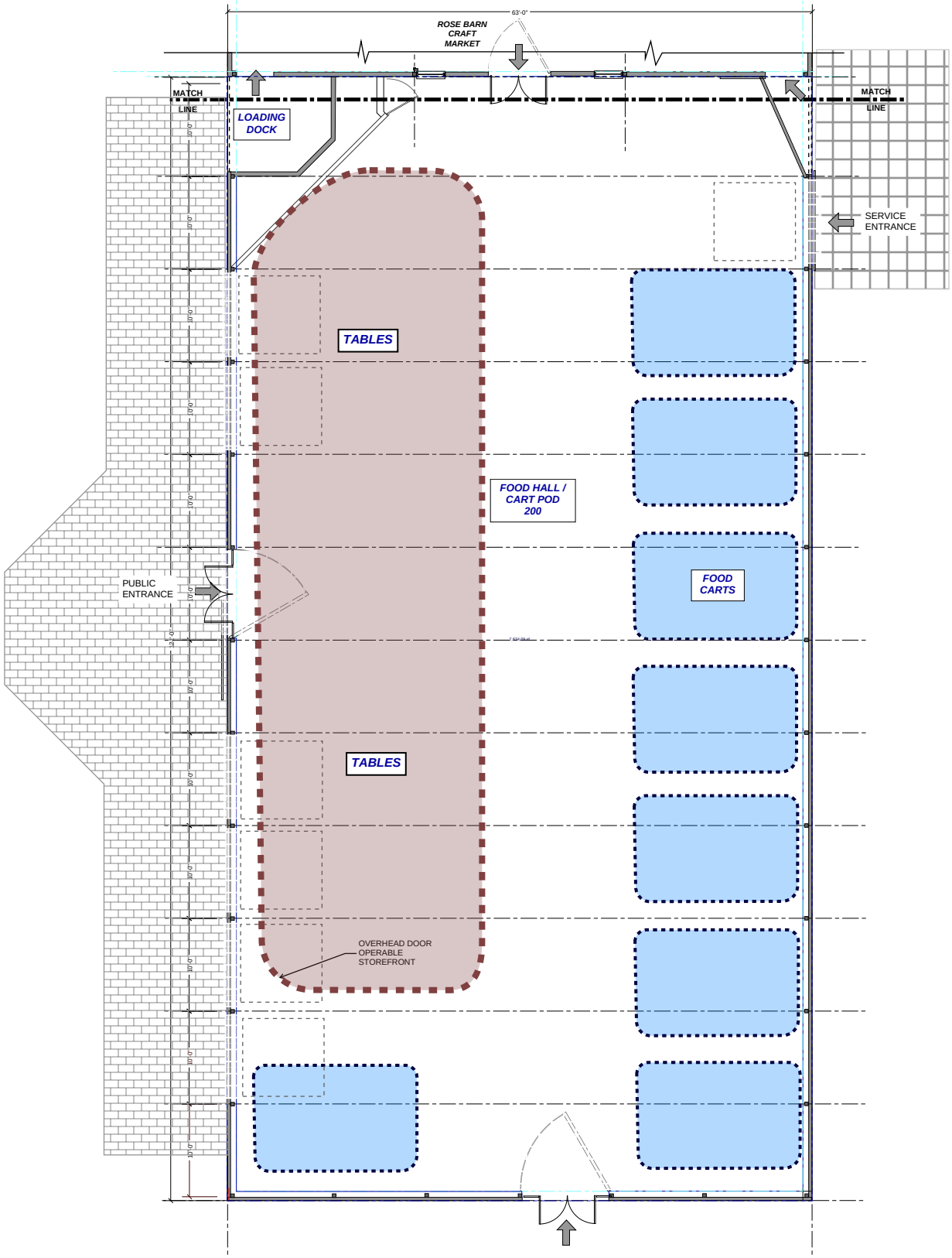
rose barn and horse arena

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option 2 - craft marketplace

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OPTION 3
Recreational Biking Center

This option proposes reuse of the facility to augment proposed trail biking site features with an indoor (BMX) style amenity. The intent of this scheme is to provide complementary indoor recreational activities with the opportunities featured in the Legacy Lands outdoor experience. The new facility will allow and all-weather, low barrier for entry experience for all ages.



photo credit: peninsula bmx: pibmx.com

Site Improvements:

It is recommended that the parking area be improved to accommodate accessible and public parking. The final program would determine the size, capacity and configuration. For this exercise, it is assumed that the north end of the facility would be improved to include pavement and storm-water management.

Development of a barn entrance and entry court serve as the staging area for outdoor bike rental as well as providing access to the Rose Arena indoor bike track.

Bike Rental / Restroom Building:

Similar to Option 1, focusing new development on a new structure for administrative and restroom facilities may provide a cost effective strategy to improve functionality that will minimize the triggered code improvements to the existing structures. This would allow shared park use of the restrooms with the Biking Center.

The existing shed / garage structure would be demolished for this new building.

Barn Improvements:

The existing barn is proposed to include improvements for electrical, lighting, and water and interior wash-down drainage. Bicycle storage, maintenance shop and support service may be housed in the northeast corner of the barn. Excess unused space within the barn may be used for other parks purposes, including storage, maintenance and repairs.

To support this it is assumed that new electrical service will be required, a sanitary grease interceptor system with area drains will be installed in vehicle storage areas. To promote accessibility, it is proposed that interior concrete paving be placed in

areas of program usage. No improvements for space heating, ventilation or cooling are proposed.

Further interior modifications would be considered as part of programing with an operator or vendor.

An allowance for building repairs for deferred maintenance should include new roofing and sheathing, structural repairs at selected areas including anchorage of columns to footings, exterior wall repairs and paint.

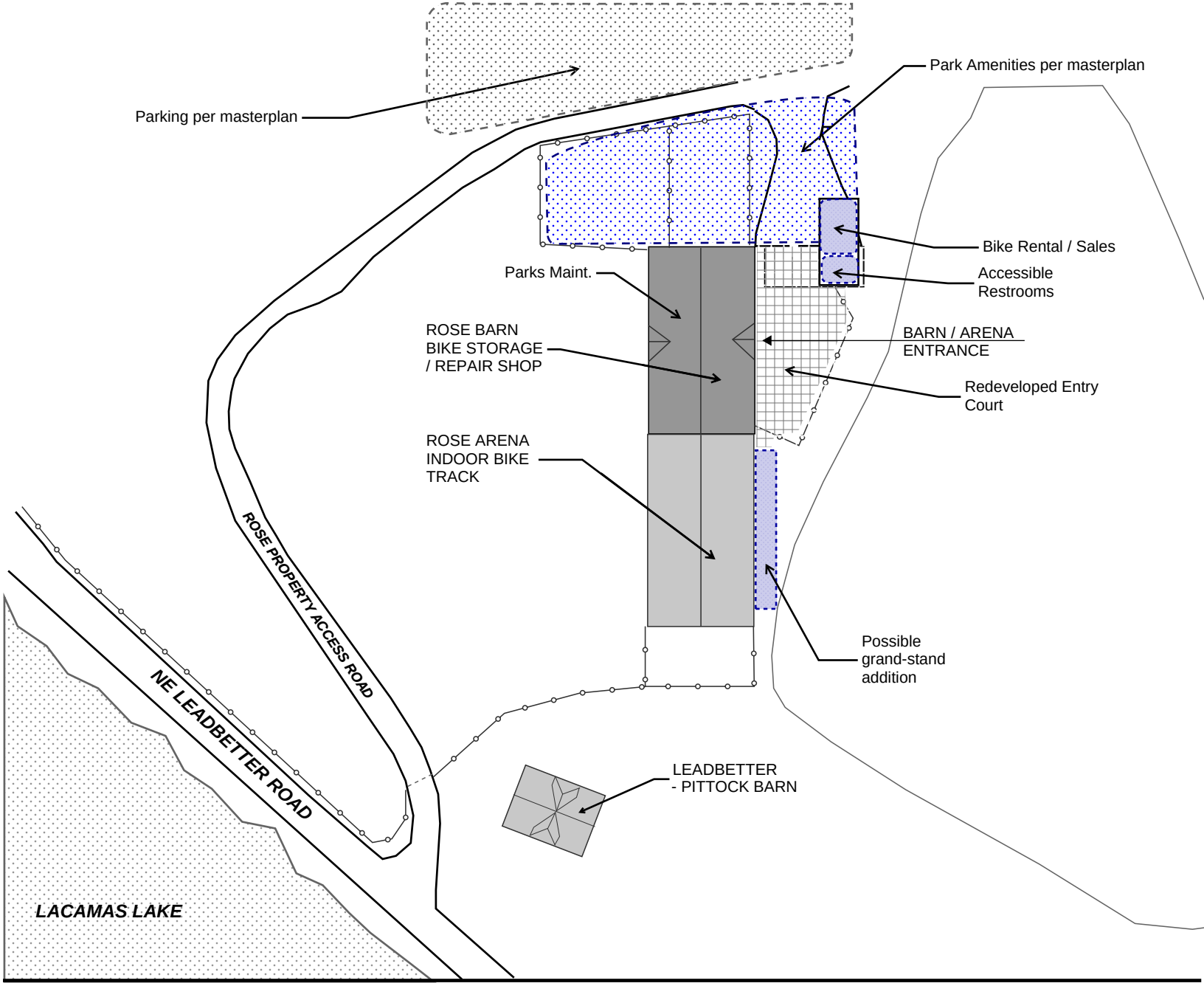
Arena Improvements:

Limited by the 12-foot clearance to the bottom of the existing trusses, a covered mountain-bike track experience may be retrofitted into the existing arena. Similar to the Horse Arena concept of Option 1, spectator seating may be retrofitted on the east side of the building. Taking a cue from the Option 2-food hall concept, the west and south walls may be opened up to allow exterior views and ventilation.

Improvements proposed are as follows:

- Structural:
  - Excavate arena floor approximately 4-feet to achieve a 16-foot clearance.
  - New foundation support for post and beam structure
  - New seismic bracing for lateral support in the east and west walls.
  - New diagonal roof bracing installed at the existing truss system.
- Interior:
  - Redevelop the existing dirt floor into an interior mountain bike course.
  - Paint and repair of perimeter partial wall appropriate for bike course safety.
- Electrical:
  - Overall lighting system with egress capability.
  - Festival lighting.

If it is desired to host public events, grandstands would be proposed to be added to the east side of the facility, on the exterior of the building so as not to reduce the column free space of the arena floor. By adding the grandstand as a separate building, the intention would be that the structures are independent from each other. This approach would require negotiations with the building department to minimize the structural and occupancy loading on the existing structure.



NORTH

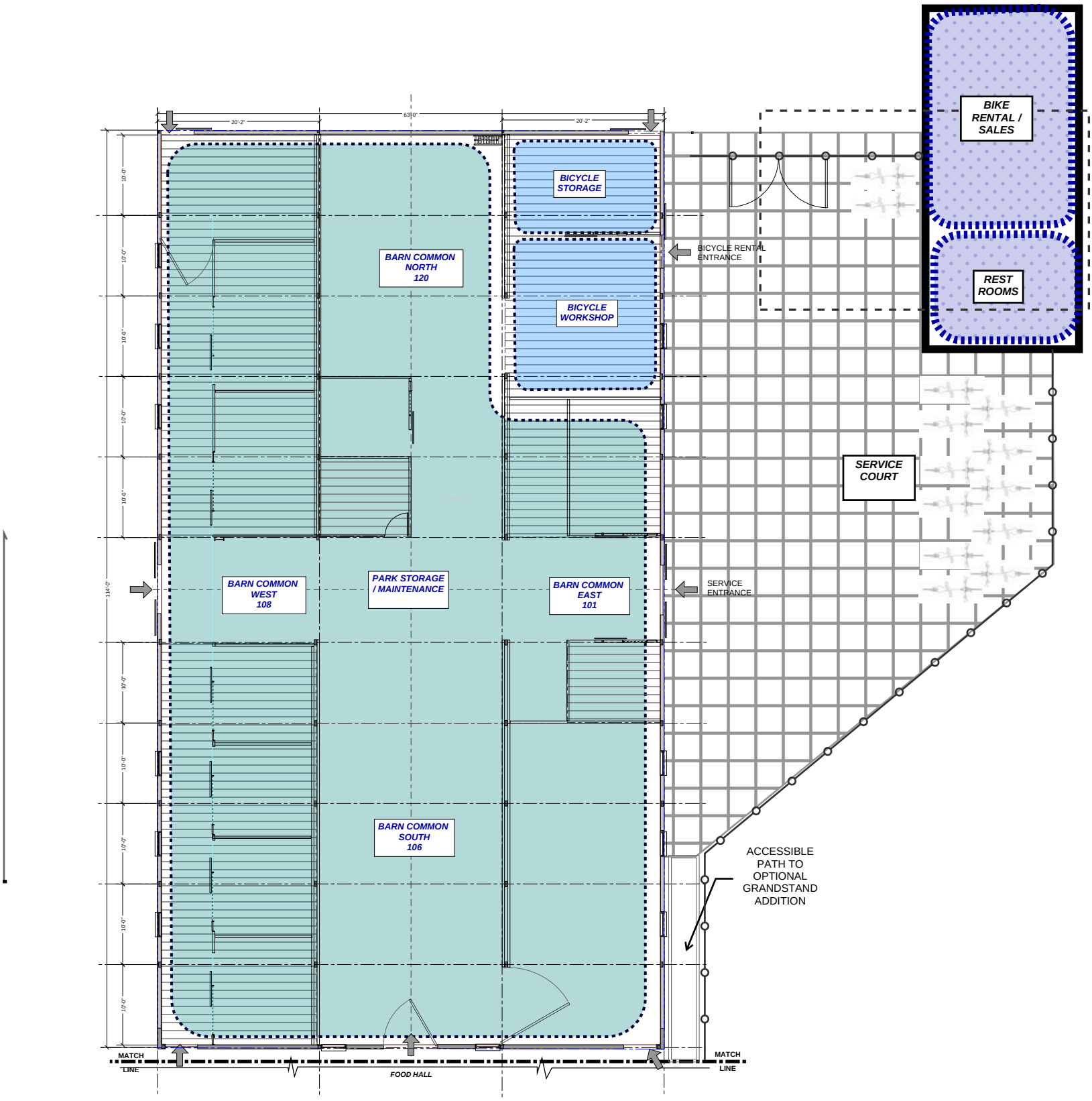
site vicinity plan

rose barn and horse arena

option 3 - recreational biking center

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option 3 - recreational biking center

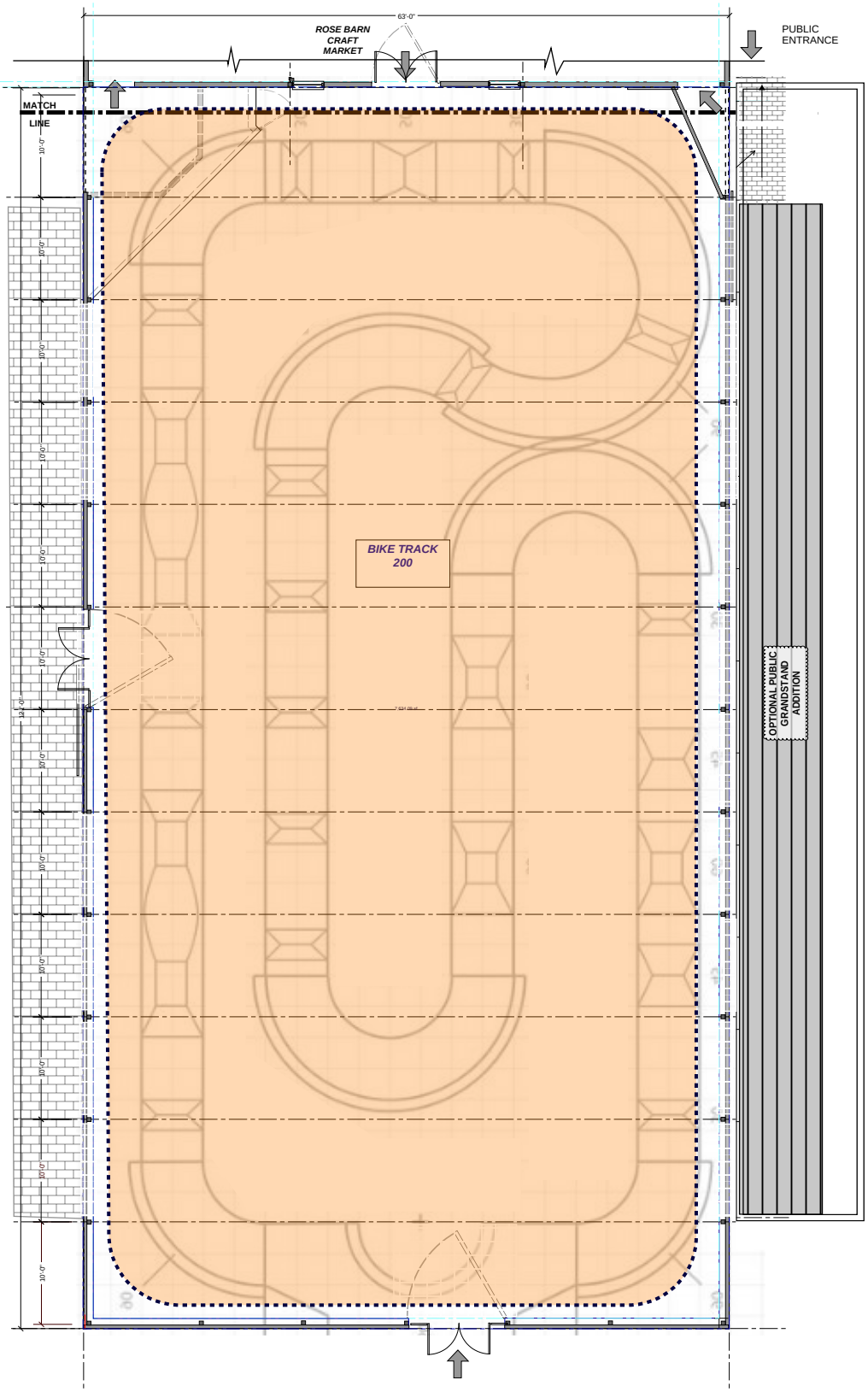
rose barn and horse arena

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option 3 - recreational biking center

rose barn and horse arena

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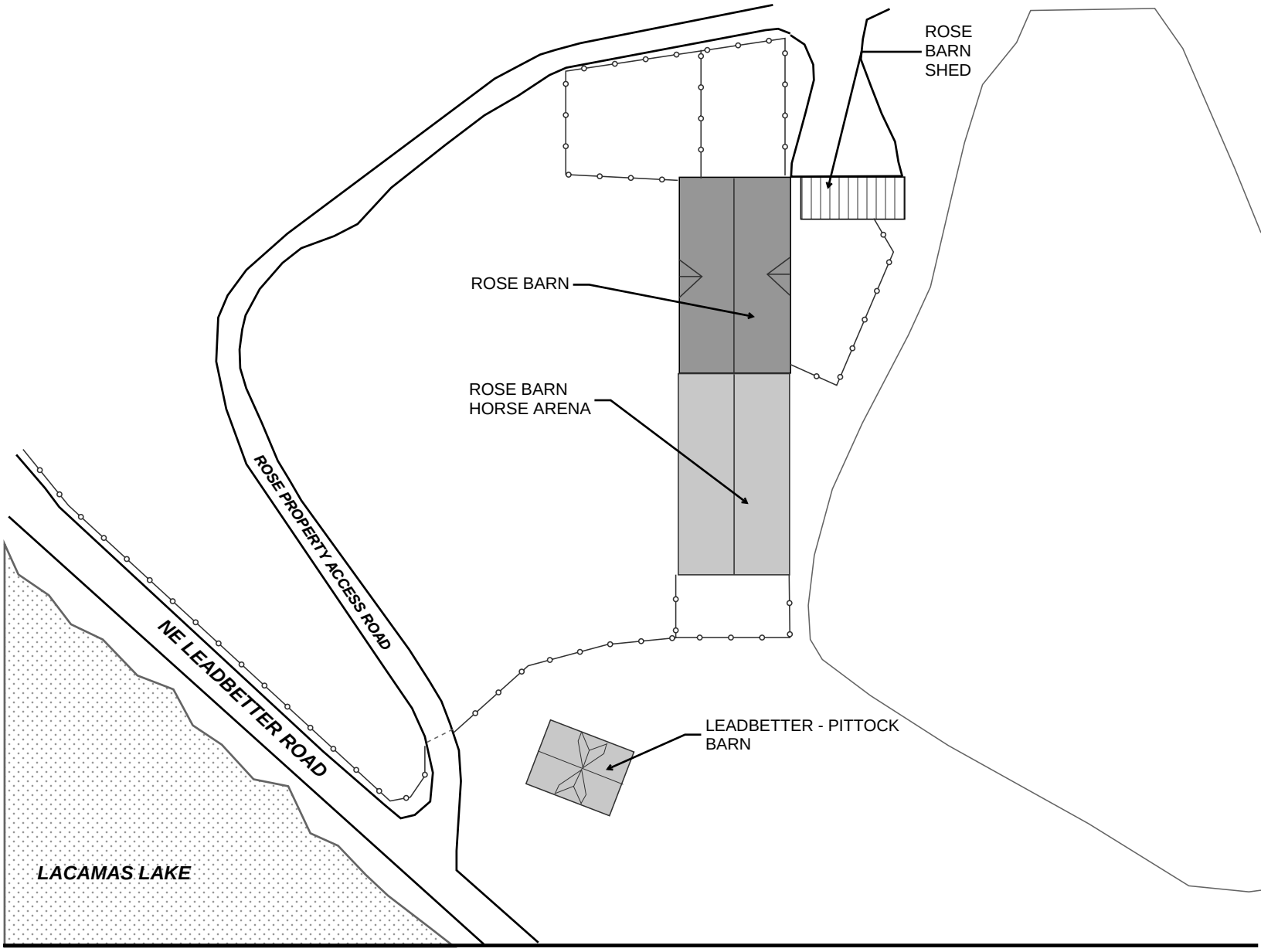
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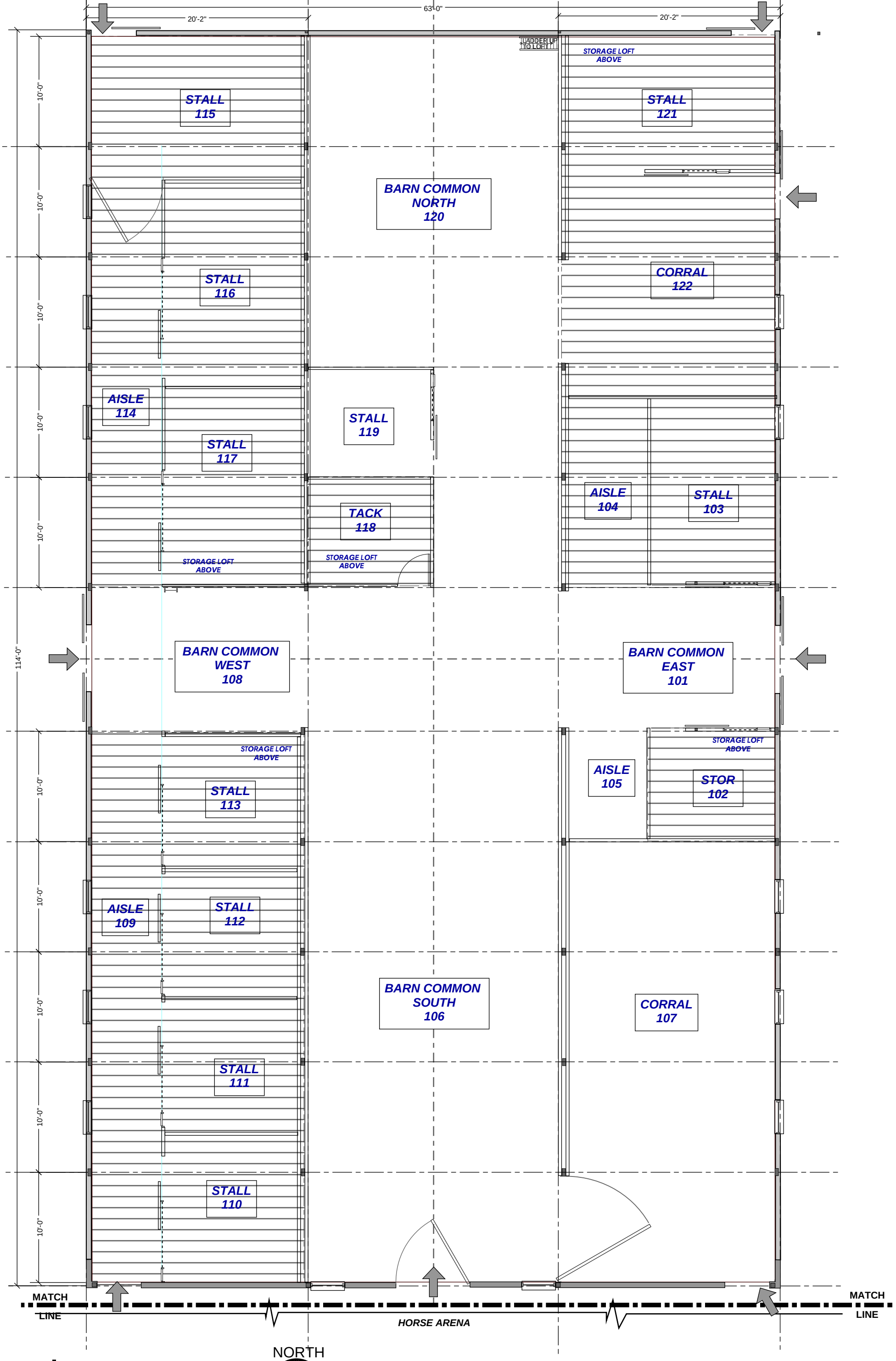
site vicinity plan
rose barn and horse arena

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barn plan

rose barn / horse arena

NORTH

1/8" = 1'-0"

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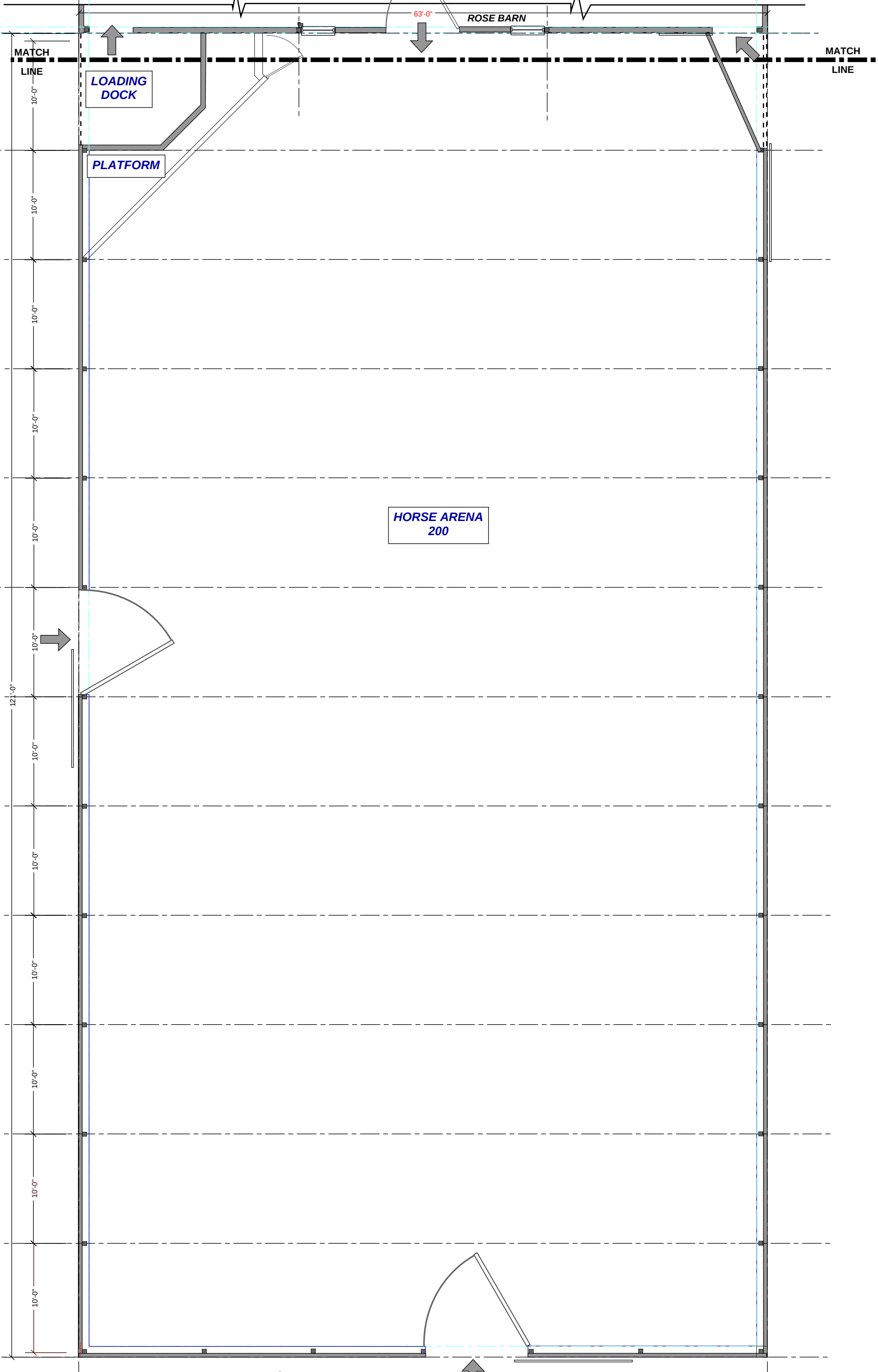
AREA SUMMARY:

rose barn FL: ~7,180 SF

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horse arena plan

rose barn / horse arena

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NORTH

1/8" = 1'-0"

AREA SUMMARY:
horse arena FL: ~7,630 SF

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ROSE BARN - NORTH FACADE



ROSE BARN - NORTHWEST CORNER



ROSE BARN - WEST FACADE





ROSE BARN - EAST FACADE



ROSE BARN SOUTHEAST LOADING DOCK



ROSE BARN SOUTH GABLE FACADE

ROSE BARN - EAST
ELEVATION



ROSE BARN - EAST
ELEVATION - VIEW
LOOKING NORTHWEST



ROSE BARN - EAST
ELEVATION - VIEW
LOOKING SOUTHWEST



ROSE BARN - SOUTH END
LOOKING SOUTH



ROSE BARN - SOUTH END
LOOKING SOUTHWEST



ROSE BARN INTERIOR - CENTRAL AREA
LOOKING NORTH



ROSE BARN - CENTRAL AREA
LOOKING EAST



ROSE BARN - CENTRAL AREA
LOOKING WEST



ROSE BARN - NORTH END
LOOKING NORTH



ROSE BARN - WEST STALL HALL
LOOKING SOUTH



ROSE BARN - WEST STALL HALL
LOOKING NORTH



ROSE BARN - CENTRAL TACK ROOM
LOOKING NORTH



ROSE BARN - CENTRAL
HOLDING STALL



ROSE BARN - CENTRAL
WORK ROOM



ROSE BARN - CENTRAL TYPICAL STALL
LOOKING NORTH



ROSE BARN - NORTH END
LOOKING SOUTH



ROSE BARN - NORTH END
LOOKING SOUTH



ROSE BARN - NORTH END
NORTHEAST STALL



ROSE BARN HORSE ARENA
WEST FACADE



ROSE BARN HORSE ARENA
WEST FACADE



ROSE BARN HORSE ARENA
SOUTHWEST CORNER



ROSE BARN HORSE ARENA
FOUNDATION AT NORTHWEST LOADING AREA



ROSE BARN HORSE ARENA
SOUTHWEST FOUNDATION



ROSE BARN HORSE ARENA
TYPICAL SOUTH FOUNDATON



ROSE BARN HORSE ARENA
SOUTH FACADE



ROSE BARN HORSE ARENA
SOUTH FACADE



ROSE BARN HORSE ARENA
EAST FACADE



ROSE BARN HORSE ARENA
EAST FACADE



ROSE BARN HORSE ARENA
CONNECTION AT ROSE BARN



ROSE BARN HORSE ARENA
TYPICAL FOUNDATION



ROSE BARN HORSE ARENA
INTERIOR LOOKING SOUTH



ROSE BARN HORSE ARENA
INTERIOR LOOKING WEST



ROSE BARN HORSE ARENA
INTERIOR LOOKING WEST



ROSE BARN HORSE ARENA
INTERIOR LOOKING NORTHWEST



ROSE BARN HORSE ARENA
INTERIOR LOOKING NORTHEAST



ROSE BARN HORSE ARENA
INTERIOR NORTHWEST
ENCLOSURE AT LOADING DOCK



ROSE BARN HORSE ARENA
TYPICAL ROOF TRUSS CONNECTON



ROSE BARN HORSE ARENA
TYPICAL ROOF TRUSS



ROSE BARN HORSE ARENA
TYPICAL DETAIL AT
SOUTHWEST CORNER FOUNDATON





ROSE BARN EQUIPMENT SHED
NORTH FACE



ROSE BARN EQUIPMENT SHED
WEST FACE



ROSE BARN EQUIPMENT SHED
SOUTH FACADE

Appendix F:

Project Cost Estimates

Appendix F: Legacy Lands Master Plan - Project Conceptual Cost Estimates

	Projects	Total Project Cost	Comments
	PHASE 1		
Early Phase: 1-5 Years	Boat ramp, dock, parking lot, trailhead, and restroom	$ 4,944,000	Includes restroom
	Soft surface trails (mountain biking and hiking) and wayfinding	$ 2,692,000	Highly dependent on future assessments. Could utilize partnerships to decrease costs.
	Rose Property: stormwater channels	$ 3,272,000	restore existing channel
	Rose Property: internal pathways and wayfinding	$ 1,966,000	
	Rose Property: Landscape Restoration	$ 985,000	
	Rose Property: Parking Lot	$ 2,951,000	Includes restroom
	Rose Property: Perimeter Fencing	$ 284,000	
	Pomaria House Site: Demo and Clearing	$ 152,000	
	Rose Property: Barn Conversion to Indoor Bike Course	$ 3,000,000	
	Leadbetter Rd: Temporary Closure for Events	N/A	Operational costs only
	PHASE 2		
Mid Phase: 5-10 Years	Rose Property: North Entry Road	$ 1,804,000	includes adjacent new stormwater channel
	Leadbetter Rd: Full Closure and Striping	$ 113,000	
	Accessible Shared Path from Leadbetter Rd to Rose Parking Lot	$ 2,083,000	
	Wildlife League Lodge (WLL) conversion to Rec Rental Shop	$ 2,694,000	
	Rose Property: Outdoor Covered Areas Around Barn, Flexible Plaza, and Restroom	$ 1,993,000	
	Forest, Stream, and Wetland Restoration	$ 4,973,000	Highly dependent on future assessments. Could utilize partnerships to decrease costs.
	Picnic Pavilions	$ 688,000	(4) pavilions to be distributed between Pomaria Site and WLL Site
	Rose Property: Play Elements	$ 391,000	
	Rose Property: connecting pathways and wayfinding	$ 1,293,000	
	Rose Property: Art and Sculptures	TBD	Commission of local artist for landscape sculptures
	PHASE 3		
Late Phase: 10+ Years	Pomaria Site: View Deck/Tower	**TBD**	Highly dependent on complexity of option selected
	Trails and Raised Boardwalk through NW Property to School and Camp Currie	$ 1,273,000	Price will vary greatly depending on load rating of boardwalk
	(3) North Trailheads	$ 507,000	North Shore Festival Street, Camp Currie, Lacamas Elementary School
	Project total (excluding view tower)	**$ 38,058,000**	

Appendix G:

Habitat Management Framework

Appendix G - LEGACY LANDS HABITAT MANAGEMENT FRAMEWORK

The Legacy Land Project will encompass a mosaic of upland and wetland habitats that collectively support ecological function, biodiversity, and public enjoyment. Management of these habitats is guided by the dual objectives of protecting ecological integrity and providing safe, sustainable public access and recreation. Habitat-specific strategies emphasize avoidance of the most sensitive areas, minimization of disturbance, and long-term resilience through adaptive management.

UPLAND ZONES

Upland Forest



Character

Upland forest habitats within the project area are dominated by Douglas-fir (*Pseudotsuga menziesii*) and occur on well-drained soils outside of wetland and riparian influence. These forests typically include an overstory of Douglas-fir with associated species such as western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), and bigleaf maple (*Acer macrophyllum*), and an understory composed of sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), Oregon grape (*Mahonia aquifolium*), vine maple (*Acer circinatum*), and other native shrubs and forbs. Upland forests provide important wildlife habitat, carbon storage, and landscape connectivity while supporting recreational use.

Function

- These forests provide critical ecological services including wildlife habitat, carbon sequestration, microclimate regulation, and migration pathways.
- Retention of canopy cover and coarse woody debris contributes to microclimate regulation and long-term forest health.

Experience

- These habitats are generally resilient to low-impact recreational activities when trails are thoughtfully designed to avoid steep slopes, erosion-prone soils, and sensitive understory vegetation. Best Management Practices - including narrower trail widths, permeable surfaces, designated viewpoints, and avoidance of forest fragmentation - help maintain ecological function while allowing public access.

- Foraging
- Environmental education and stewardship opportunities

Strategies to Support Function

- Future management should focus on maintaining forest structural diversity, preventing the spread of invasive species along trail corridors, and balancing public access with habitat protection through adaptive trail design, periodic monitoring, and vegetation management including the removal of invasive plants such as Armenian Blackberry (*Rubus armeniacus*) and Ivy (*Hedera helix, H. hibernica*). These actions will allow continued recreational use while preserving the ecological integrity of the upland forest system over time.
- Manage for a healthy, shade-tolerant understory mix to provide wildlife resources for food and shelter.

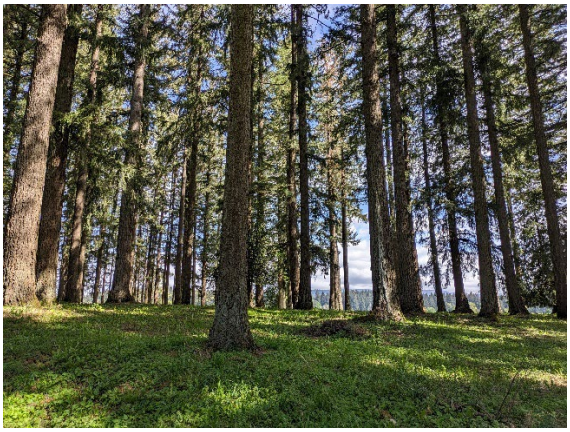
Key Canopy Species

- Douglas-Fir
- Western Red Cedar
- Bigleaf Maple

Key Understory Species

- Western Sword Fern
- Salal
- Vine Maple

Pastoral Forest




Character

Pastoral forests are semi-open forested areas characterized by a discontinuous canopy and a well-developed understory of grasses, shrubs, and forbs. These habitats reflect historic land use and serve as transitional zones between meadows and closed-canopy forests. Trees often exhibit signs of browsing.

Function

- Supports the history of local land use practices.
- Provides historical and ecological educational opportunities.

Experience

- Provide shade for passive recreation and small play areas.

- Trails provide access to a historically unique forest management type.

Strategies to Support Function

- Pastoral forests provide valuable structural diversity and wildlife habitat while being generally compatible with recreational use. Long term management should prioritize retention of the open forest character, control of invasive species, and trail placement that avoids fragmenting understory habitat or sensitive tree root areas. These areas can serve as flexible zones for visitor access while still supporting ecological functions.
- Regular maintenance to prevent understory growth.

Key Canopy Species

- Douglas-Fir (*Pseudotsuga menziesii*)
- Ponderosa Pine (*Pinus ponderosa*)

Key Understory Species

- Grasses
- Duckfoot (*Vancouveria hexandra*)
- Redwood Sorrel (*Oxalis oregana*)
- Woodland strawberry (*Fragaria vesca L.*)

Meadow



Character

Meadow habitats within the project area consist of open, grass- and forb-dominated communities with oak trees along the perimeter. These habitats often experience seasonal soil saturation. Native meadows support pollinators, ground-nesting birds, and small mammals and contribute to overall landscape diversity.

Function

- Enhance ecological integrity through native plant community establishment that supports the food web, soil health and permeability.
- Supports pollinators.
- Preservation and future planting of Oregon white oak provides critically valuable habitat for a wide variety of insects, birds, and small mammals.

Experience

- Sunny pathways for viewing wildlife and long-distance views.
- Native wildflower identification and hikes.

Strategies to Support Function

- Management considerations focus on maintaining native plant diversity, limiting soil compaction, and preventing conversion to shrub or forest where meadows are a desired condition. Human use should be accommodated through clearly delineated trails, seasonal restrictions where soils are saturated, and, where appropriate, boardwalks or designated viewing areas to reduce trampling and informal trail creation.
- Choose perennials with varying bloom times to support pollinators throughout the year.

Key Canopy Species

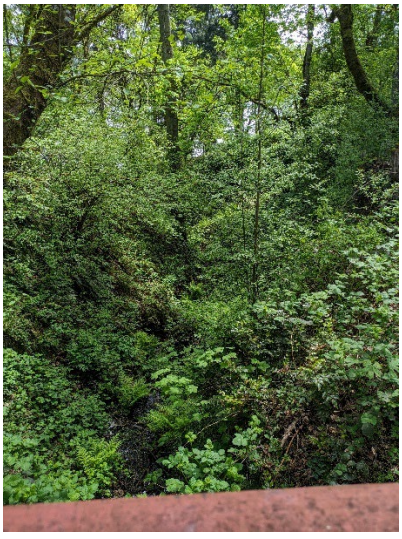
- Oregon White Oak (*Quercus garryana*)

Key Understory Species

- Bunchgrasses
- Flowering perennials:
  - Cascade penstemon (*Penstemons serrulatus*)
  - pearly everlasting (*Anaphalis margaritacea*)
  - Oregon sunshine (*Eriophyllum lanatum*)
  - Columbine (*Aquilegia formosa*)
  - blue-eyed grass (Sisyrinchium bellum), Kinnikinnick or bearberry (*Arctostaphylos uva-ursi (L.)*)
  - Lupine (*Lupinus polyphyllus*)
  - Oregon iris (Iris tenax)
  - Douglas iris (*Iris douglasiana*)
  - Camas (*Camassia leichtlinii*)
  - Douglas aster (*Aster subspicatus*)
  - Showy milkweed (*Asclepias speciosa*)

RIPARIAN ZONES

Forested Palustrine Wetland



Character

Riparian habitats occur along streams and other surface waters and are strongly influenced by hydrologic processes. Vegetation typically includes moisture-dependent trees and shrubs such as red alder (Alnus rubra), willow (Salix Spp.), and black cottonwood (Populus balsamifera). These areas perform essential functions related to water quality protection, bank stability, temperature regulation, and wildlife connectivity.

Function

- Stabilize soils and reduce floodwater velocity.
- Filter pollutants and sediment.
- Provide habitat and migration corridors.

Experience

- Raised pathways and view decks for low-impact viewing and education.

Strategies to Support Function

- Riparian zones are among the most sensitive habitats in the project area. Management should emphasize protection through setbacks, vegetated buffers, and limited access points. Where trails or crossings are necessary, impacts should be minimized through elevated structures, narrow footprints, and careful alignment. Long-term monitoring should focus on bank condition, vegetation integrity, and invasive species presence.
- Manage invasives like Reed Canary Grass (*Phalaris arundinacea*) and blackberry.
- Plant densely to stabilize soils and discourage invasive plants from establishing.
- Plant native thorny shrubs (*Rosa nutkana, R. pisocarpa, Rubus spectabilis*) along trail edges to deter off-trail use and limit impacts.

Key Canopy Species

- Bigleaf Maple
- Red Alder

Key Understory Species

- Salmonberry
- Snowberry (*Symphoricarpos albus*)
- Osoberry (*Oemleria cerasiformis*)
- Black twinberry (*Lonicera involucrata*)
- Red-osier Dogwood (*Cornus sericea*)
- Pacific Ninebark (*Physocarpus capitatus*)
- Rose species

Scrub-Shrub Palustrine Wetland



Character

Palustrine wetlands within the project area are non-tidal freshwater systems that may include emergent, scrub-shrub, or forested wetland communities. These wetlands provide flood storage, groundwater recharge, and high-value habitat for amphibians, birds, and invertebrates. This wetland type has multiple, vertical, vegetation strata dominated by mature trees, below which shrubs are more prevalent than herbaceous plants. The plant community in scrub-shrub wetlands is similar to forested and shrub riparian habitats; woody species that tolerate wet winters and persist through dry summers. Dominant trees include Sitka spruce (*Picea sitchensis*) and bigleaf maple. The shrub understory is a mix of Pacific ninebark, Snowberry, red osier dogwood, Nootka rose, and black twinberry (*Lonicera involucrata*). Recreational access should be carefully managed through boardwalks or viewing platforms to avoid soil compaction, vegetation disturbance, and alteration of wetland hydrology.

Function

- Highly productive edge habitat that provides nesting and forage for a large range of wildlife.
- Provides a migration corridor between aquatic, wetland, and upland habitats.
- Stabilize banks and reduce erosion.
- Support pollinators – many wetland shrubs have massive bloom cycles.
- Reduce downstream algal blooms by pulling nitrogen and phosphorous out of the water.
- Thermal regulation.

Experience

- Minimal interaction – habitat viewing only.
- Environmental Education opportunity (informative signs, species labels).

Strategies to Support Function

- Long term management priorities should include maintaining natural hydrologic regimes, preventing soil compaction, and protecting native wetland vegetation.
- Human access should be carefully controlled and generally limited to boardwalks, overlooks, or interpretive features designed to control/concentrate use. These areas offer important opportunities for environmental education while requiring the highest level of impact management.
- Provide dense plantings with live stakes.
- Diversify understory plant community.
- Actively remove aggressive plants including Ivy

Key Canopy Species

- Willows

Key Understory Species

- Snowberry
- Pacific ninebark
- Nootka rose
- Red-osier Dogwood
- Salmonberry
- Douglas spirea

Riverine-floodplain Wetlands





Character

- Meandering seasonal stream set in a wide floodplain. Wetlands dominated by obligate herbaceous species (sedges, rushes) border the streams edges and persist into the floodplain to varying distances.
- Integrate boulders for water flow dissipation and armoring.
- Integrate woody materials to enhance stream functions and support habitat complexity. Woody material reduces water velocity which reduces erosion potential, provides habitat for macroinvertebrates, creates pools that recharge groundwater and provide resting areas for fish. Woody material also develops riffles that oxygenate the water, transports and sorts sediments, and provides migration cues for fish.
- Enhance with native sedges and forbs to support food web.

Function

- Wetlands provide floodwater storage, groundwater recharge, trap sediments, and slow water velocity.

Experience

- Seasonal interest to enjoy and celebrate natural water flows. Wildlife viewing.

Strategies to Support Function

- Select plant species that can handle winter flooding as well as dry conditions in the summer.

- Avoid use of live stakes.
- Develop vertical plant structure (trees, shrubs, herbs) to support edge habitat(s)

Key Canopy Species

- Crabapple
- Oregon white oak (*Quercus garryana*)

Key Understory Species

- Sedges (Carex spp.): Slough sedge (*Carex obnupta*), Awlfruit sedge (*C. stipata*), big headed sedge (*C. pachystchya*), Columbia sedge (*C. aperta*)
- Nodding beggar-tick (*Bidens cernua*), Yellow monkey flower (*Mimulus guttatus*)
- Nootka rose (Rosa nutkana)
- Rushes (Juncus spp.): Pointed rush (*Juncus oxymeris*), Alaska rush (J. arcticus), Sierra rush (*J. nevadensis*).
- Avoid *Juncus effusus*