

# CAMAS LEGACY LANDS MASTER PLAN

## *CITY COUNCIL REVIEW*







## **AGENDA**

- Plan purpose and alignment with City and community goals
- Process and engagement overview
- Design methodology and concept plans
- Implementation and Phasing
- Next Steps and Opportunities

# 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

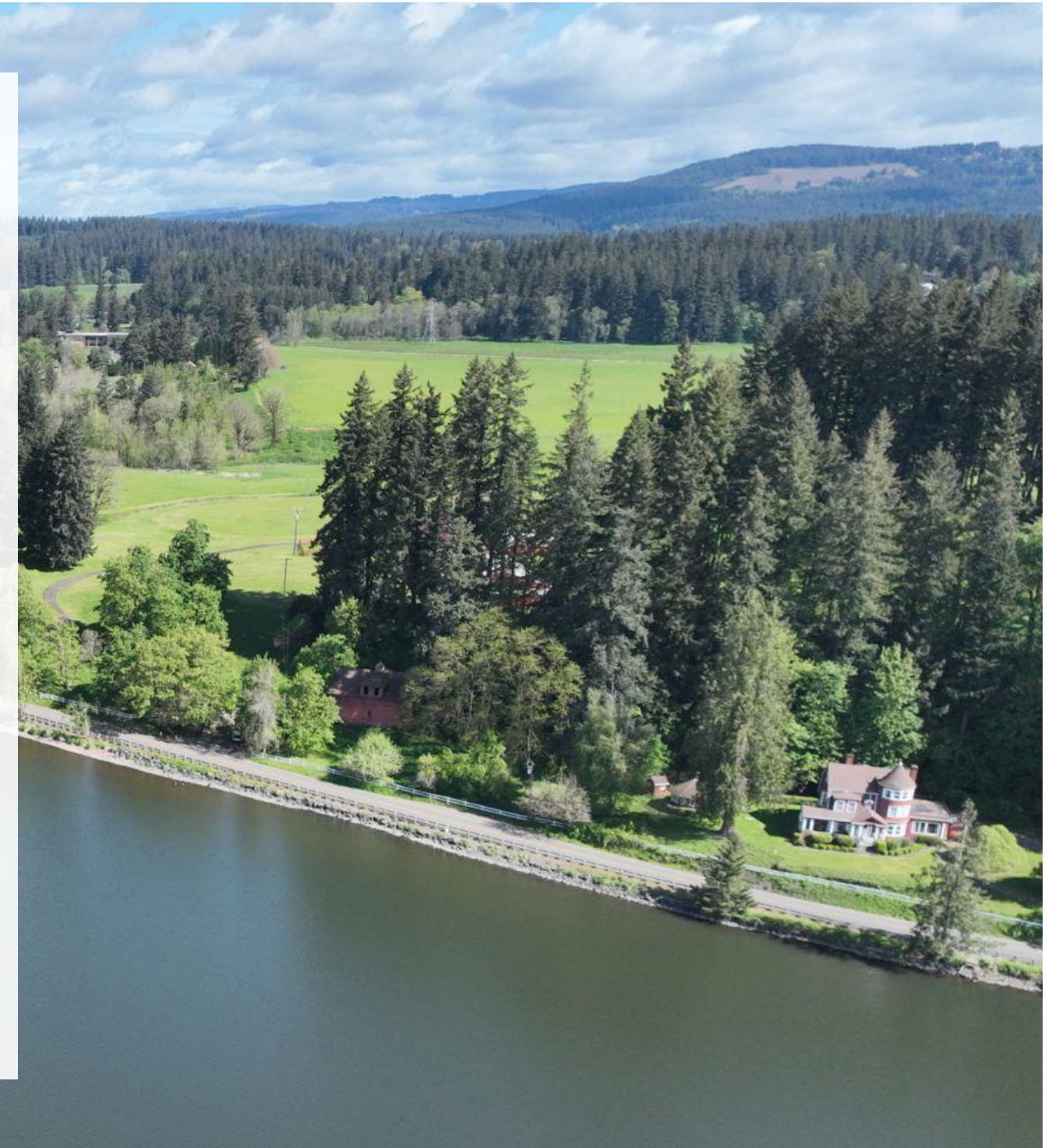
- Vibrant Community Amenities
- Stewardship of City Assets

## 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

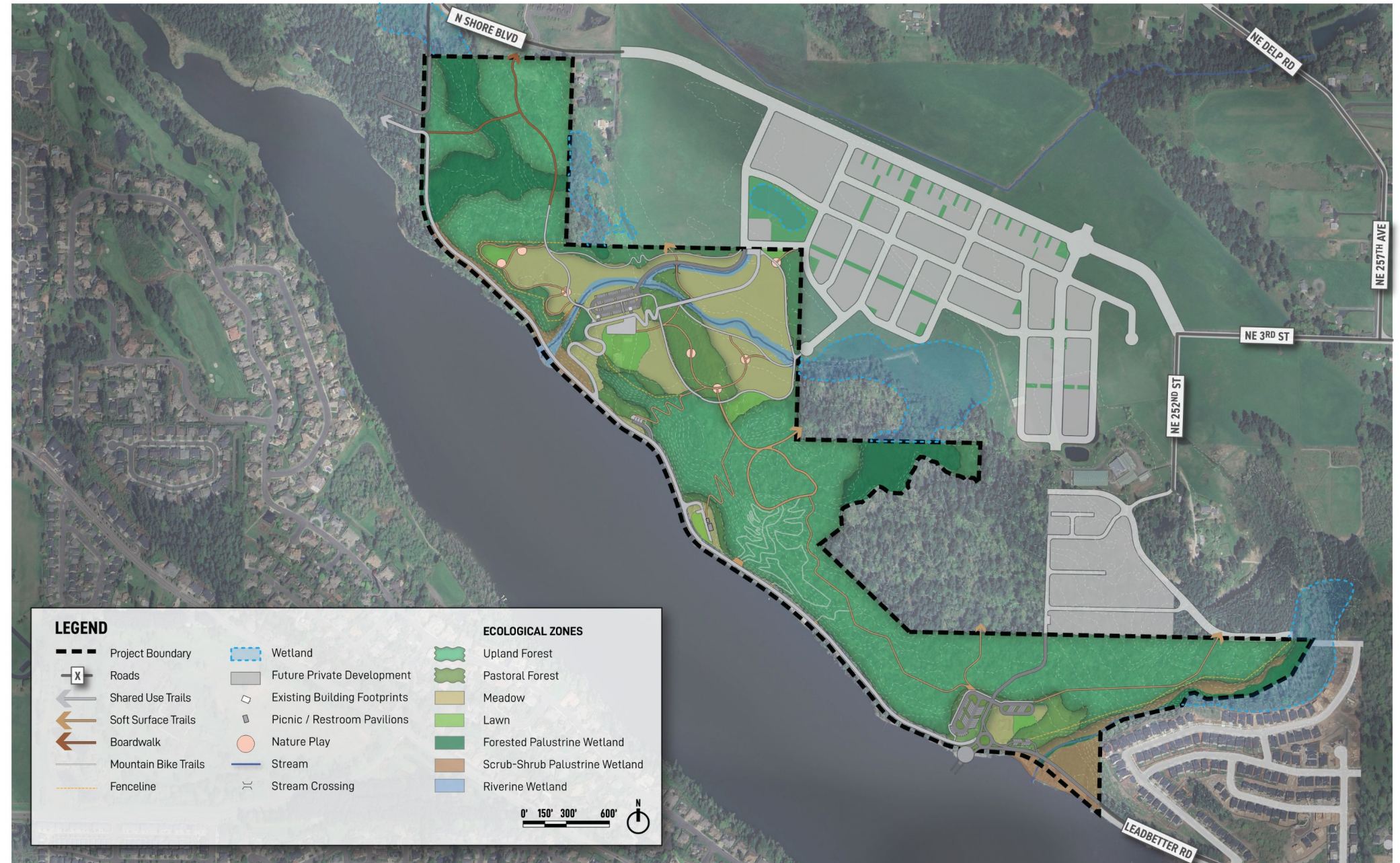
## Key Plan Themes

### Create Nature Play for Everyone

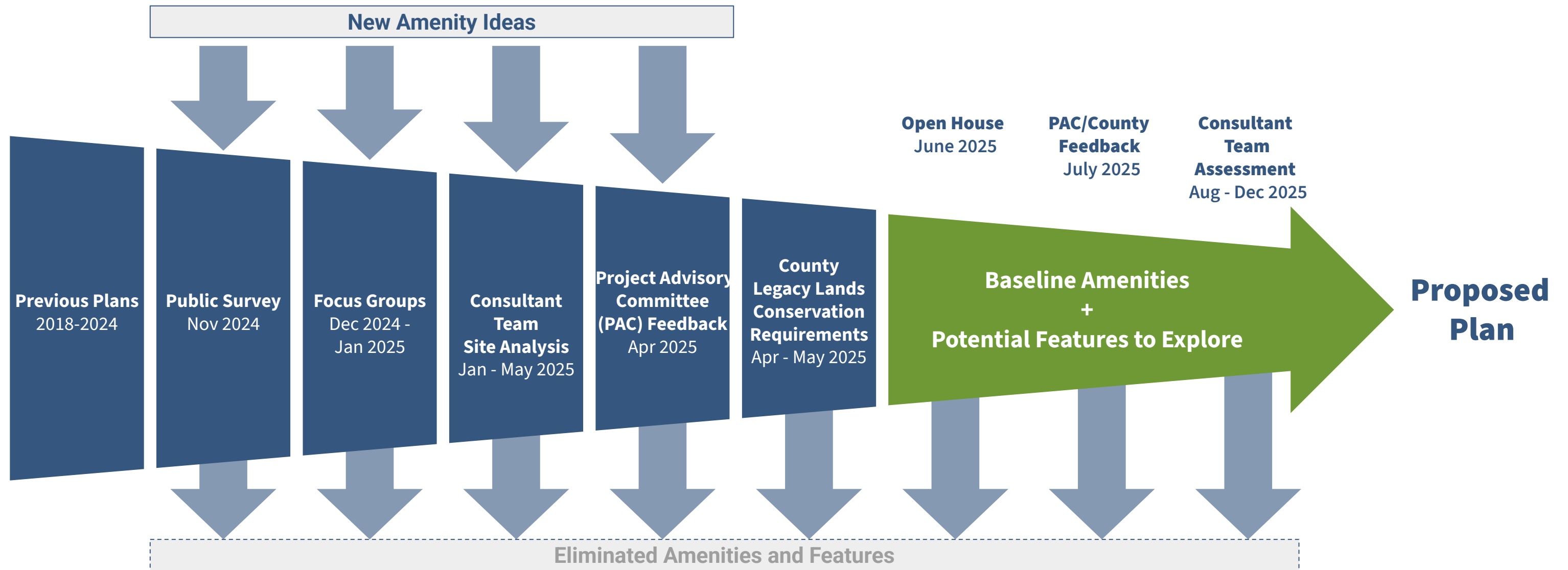
- Provide various ways for people of all ages and abilities to access and enjoy nature
- Make this place an entry point for safe and enjoyable outdoor recreation
- Make sure the presence of one activity doesn't ruin the enjoyment of another

### Establish a Timeless Sanctuary for Future Generations

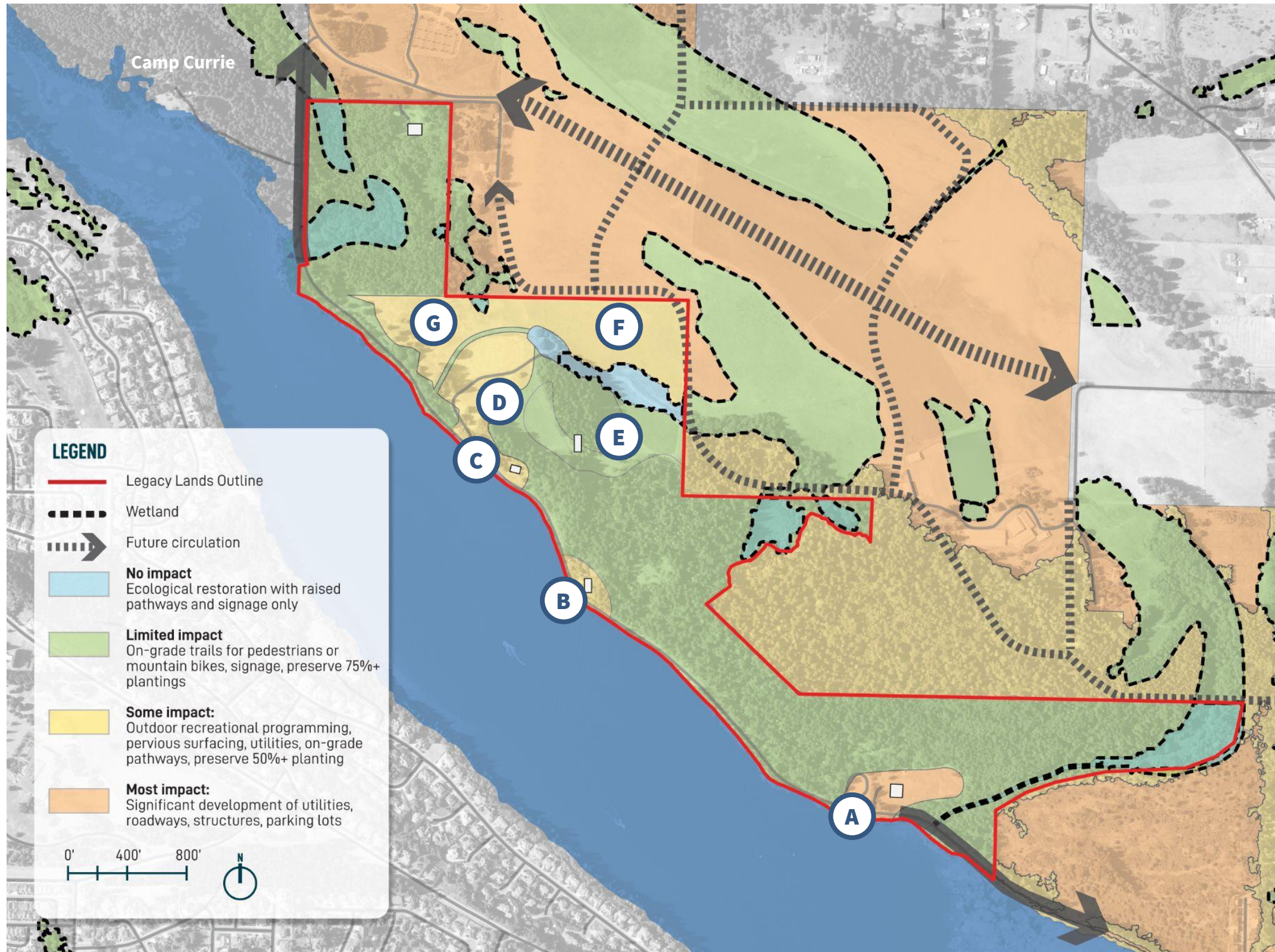
- Keep it natural
- Center improvements around ecological restoration and education
- Impact what's already been impacted, preserve the unique natural features



# Plan Refinement Process



# 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

# 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

### 2 Moderate Priority / Promising if Adjusted

### 3 Lower Priority / Supportive or Ancillary Use Only

Indoor Bike Track	Recreation Equipment Rental	Specialty + Heritage Crop Farm	County Farmer's Store	Traditional "You-Pick" Orchard	Market Building	Equestrian Center	Food Court / Rental Space
<p>Indoor BMX / mountain bike facility with access to outdoor trails.</p> <p><b>Why it works:</b></p> <ul style="list-style-type: none"> <li>• Fills a regional gap</li> <li>• Pure recreation, accessible to all income levels</li> <li>• Complements - not competes with - the private sector.</li> <li>• Offers partnership potential with local bicycle companies for rentals and repairs.</li> </ul>	<p>Bike and watercraft rental.</p> <p><b>Why it works:</b></p> <ul style="list-style-type: none"> <li>• Provides gear options and flexibility to the recreating public, without a need for high capital investment.</li> <li>• Offers partnership potential with local bicycle and equipment companies.</li> <li>• Consider a discount option for local residents.</li> </ul>	<p>Farm with specialty crops and floral picking, cooking demos, and food carts. Includes value-added products to increase off-season revenue.</p> <p><b>Why it works:</b></p> <ul style="list-style-type: none"> <li>• Differentiates from existing "you-pick" farms.</li> <li>• Provides cultural and educational value.</li> <li>• Offers collaboration opportunities with Clark College and WSU.</li> </ul>	<p>A permanent store selling local produce and farm goods, including non-food and value-added products to increase off-season revenue.</p> <p><b>Why it works:</b></p> <ul style="list-style-type: none"> <li>• Simplifies logistics for local farmers</li> <li>• Supports regional agriculture without direct competition.</li> <li>• Offers collaboration opportunities with Clark College, WSU, FFA, 4-H, etc.</li> </ul>	<p><b>Challenges:</b></p> <ul style="list-style-type: none"> <li>• It takes many years for an orchard to be planted and reach maturity and be open for you-pick.</li> <li>• Requires considerable expertise as fruit crops are notoriously susceptible to pests and disease.</li> <li>• A difficult and expensive investment.</li> <li>• Would discourage visiting existing farms.</li> </ul>	<p><b>Challenges:</b></p> <ul style="list-style-type: none"> <li>• Directly competes with commercial real estate in the area and lacks recreational value.</li> <li>• Requires access to very large number of potential consumers and be highly visible from a busy arterial road.</li> <li>• As a supportive use, relies on adjacent uses' ability to draw users.</li> </ul>	<p><b>Challenges:</b></p> <ul style="list-style-type: none"> <li>• Potentially oversaturated market with limited potential users.</li> <li>• Most similar venues operate on a membership model, making it challenge to gain new users.</li> <li>• Most of the market is likely committed to another facility.</li> <li>• Several competing facilities already exist, increasing the financial risk.</li> </ul>	<p><b>Challenges:</b></p> <ul style="list-style-type: none"> <li>• Weak location to compete with existing food cart clusters.</li> <li>• Competition from other private enterprises with food carts.</li> <li>• Not close to busy thoroughfare or large populations - most people eat out at places within a mile or less of their home.</li> </ul>

# Concept Plan



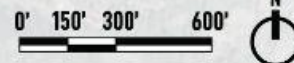
# Enlargement Plans

## Locations

- A** Club House + Gun Range
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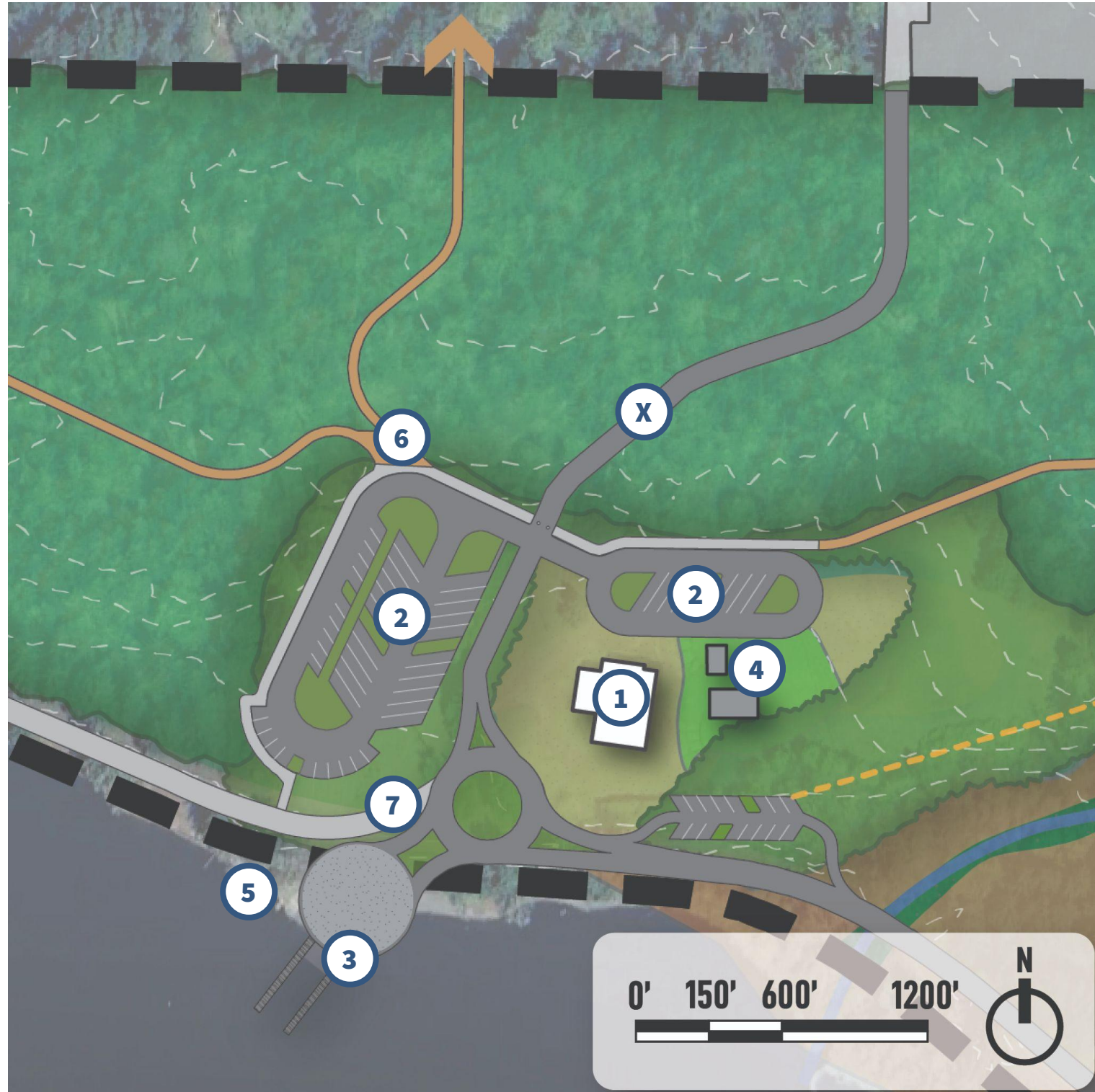
## LEGEND

- |                      |                              |                                |
|----------------------|------------------------------|--------------------------------|
| Project Boundary     | Wetland                      | Upland Forest                  |
| Roads                | Future Private Development   | Pastoral Forest                |
| Shared Use Trails    | Existing Building Footprints | Meadow                         |
| Soft Surface Trails  | Picnic / Restroom Pavilions  | Lawn                           |
| Boardwalk            | Nature Play                  | Forested Palustrine Wetland    |
| Mountain Bike Trails | Stream                       | Scrub-Shrub Palustrine Wetland |
| Fenceline            | Stream Crossing              | Riverine Wetland               |



# A 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
- X Access road (by others)

### Alternate Amenities for Consideration

- 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.

# A Club House + Gun Range

## PRECEDENTS

### Proposed Amenities

Outdoor Recreation Rental



Boat Trailer Parking



Improved Boat Launch + Dock



Picnic Shelters



Expanded Beach Area



Trailhead



### Alternate Amenities

Demonstration Gardens



Coffee / Food Truck Vendors



Environmental NGO Offices



Disc Golf Course

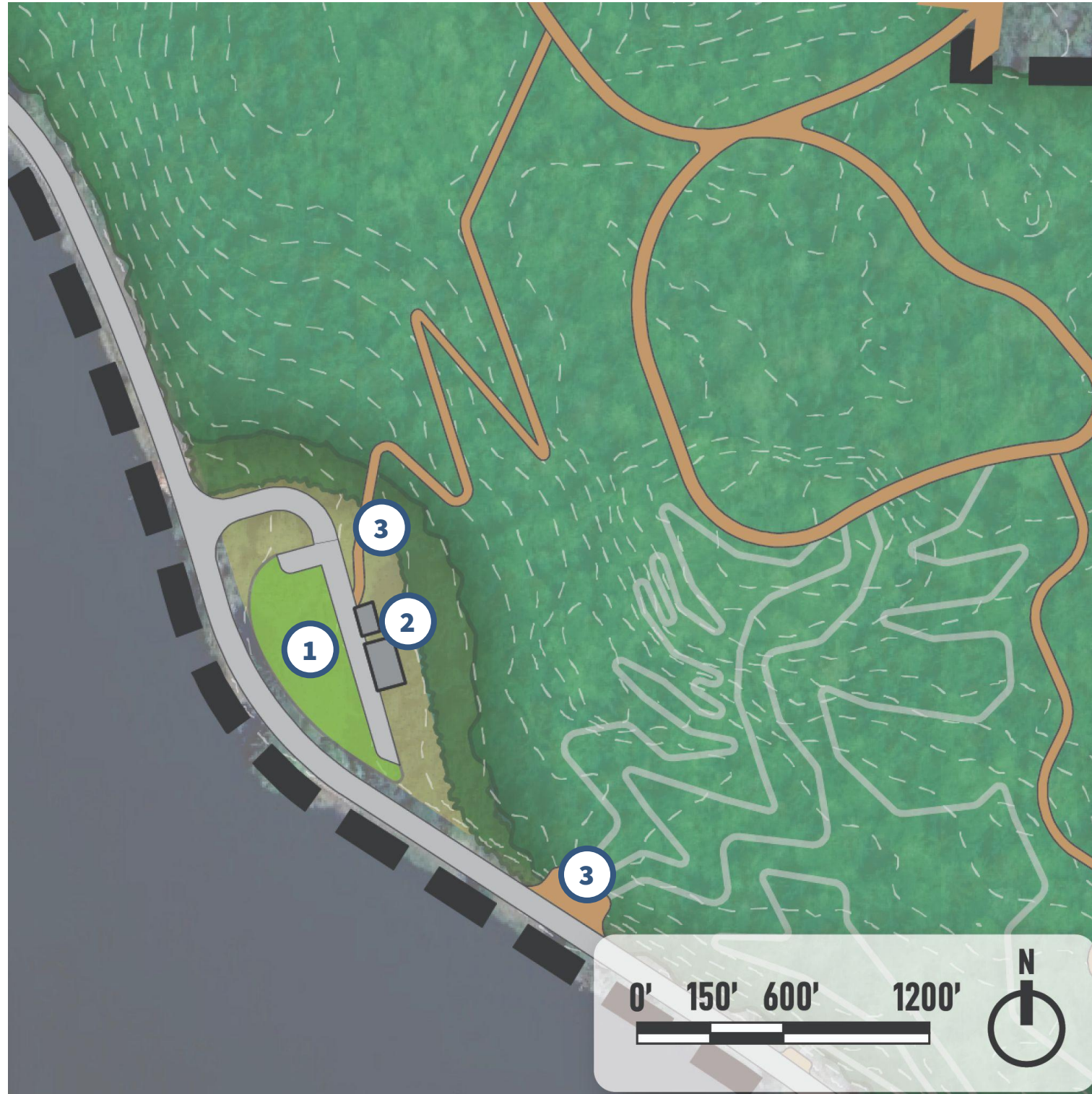


Shared Use Trail



# 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

### Alternate Amenities for Consideration

- 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

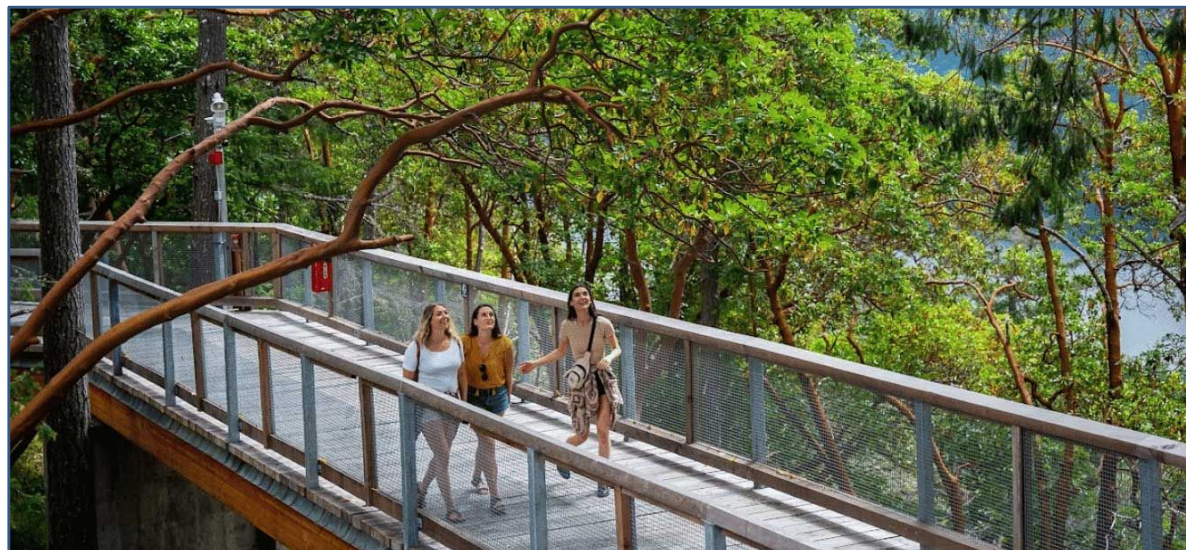


# B Pomaria House

## VIEW PLATFORM OPTIONS



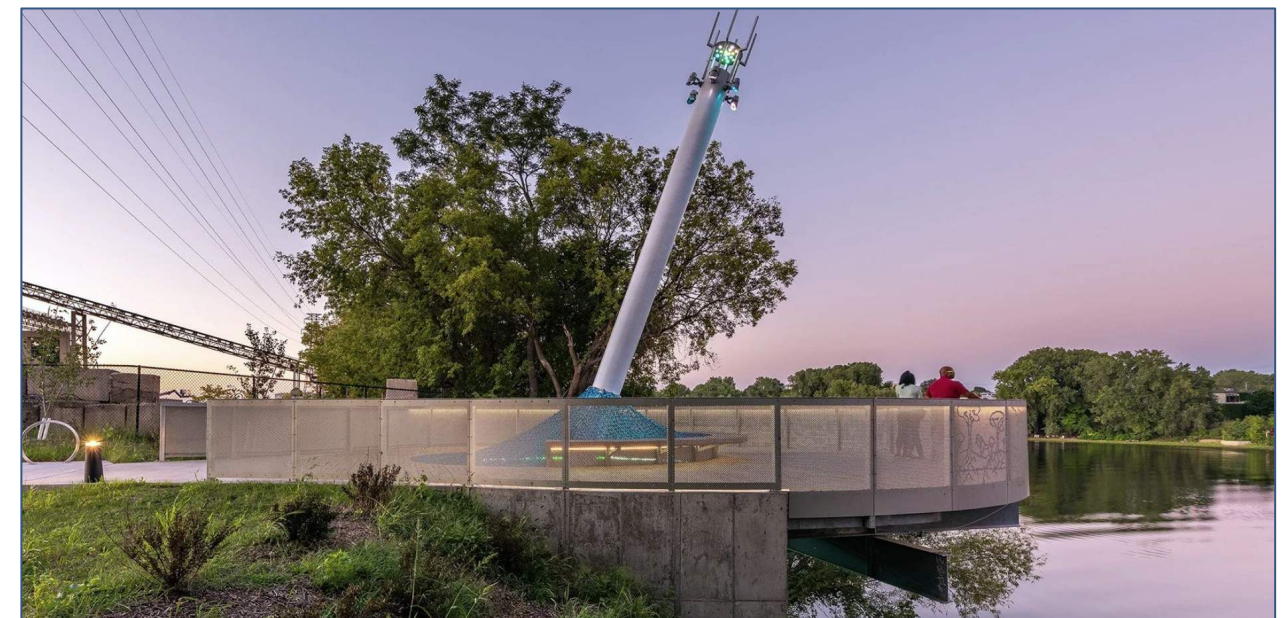
EXAMPLE OVERLOOK



EXAMPLE TREE WALK



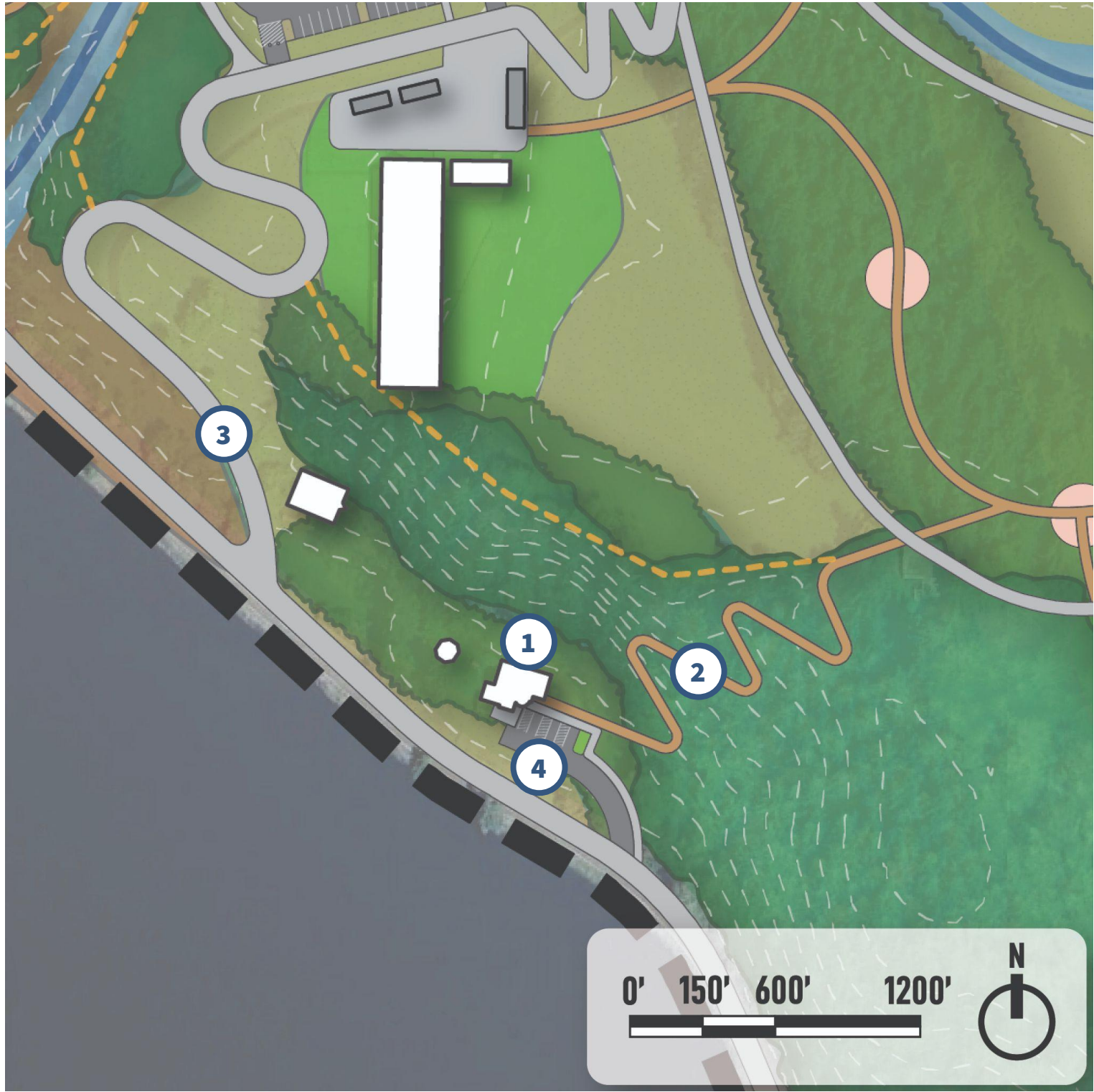
EXAMPLE OBSERVATION DECK



EXAMPLE OVERLOOK

# © 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

### Alternate Amenities for Consideration

- 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



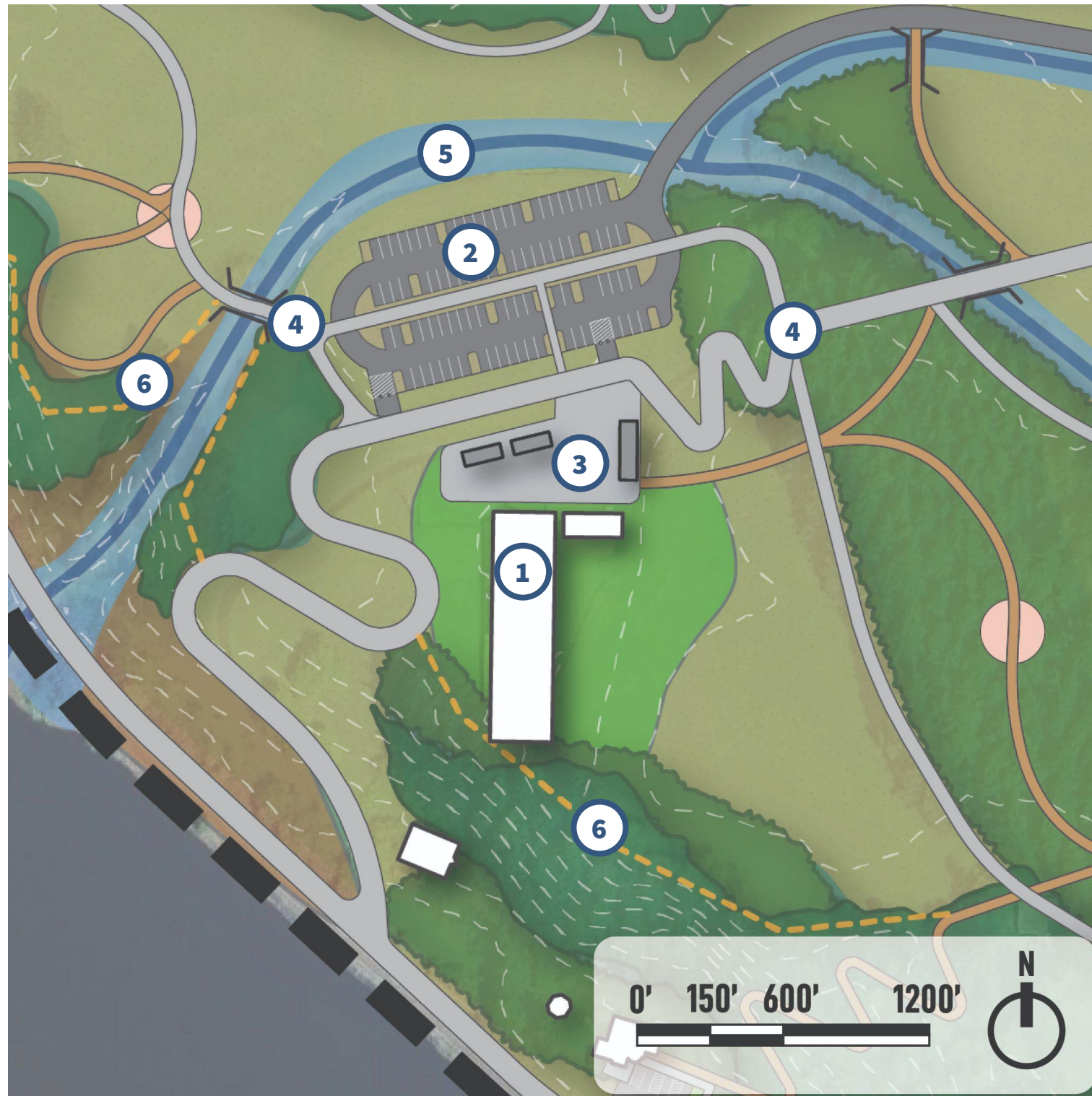
### Alternate Amenities

Environmental NGO Offices



# D Equestrian Barn

## 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

### Alternate Amenities for Consideration

- 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 BMX or 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

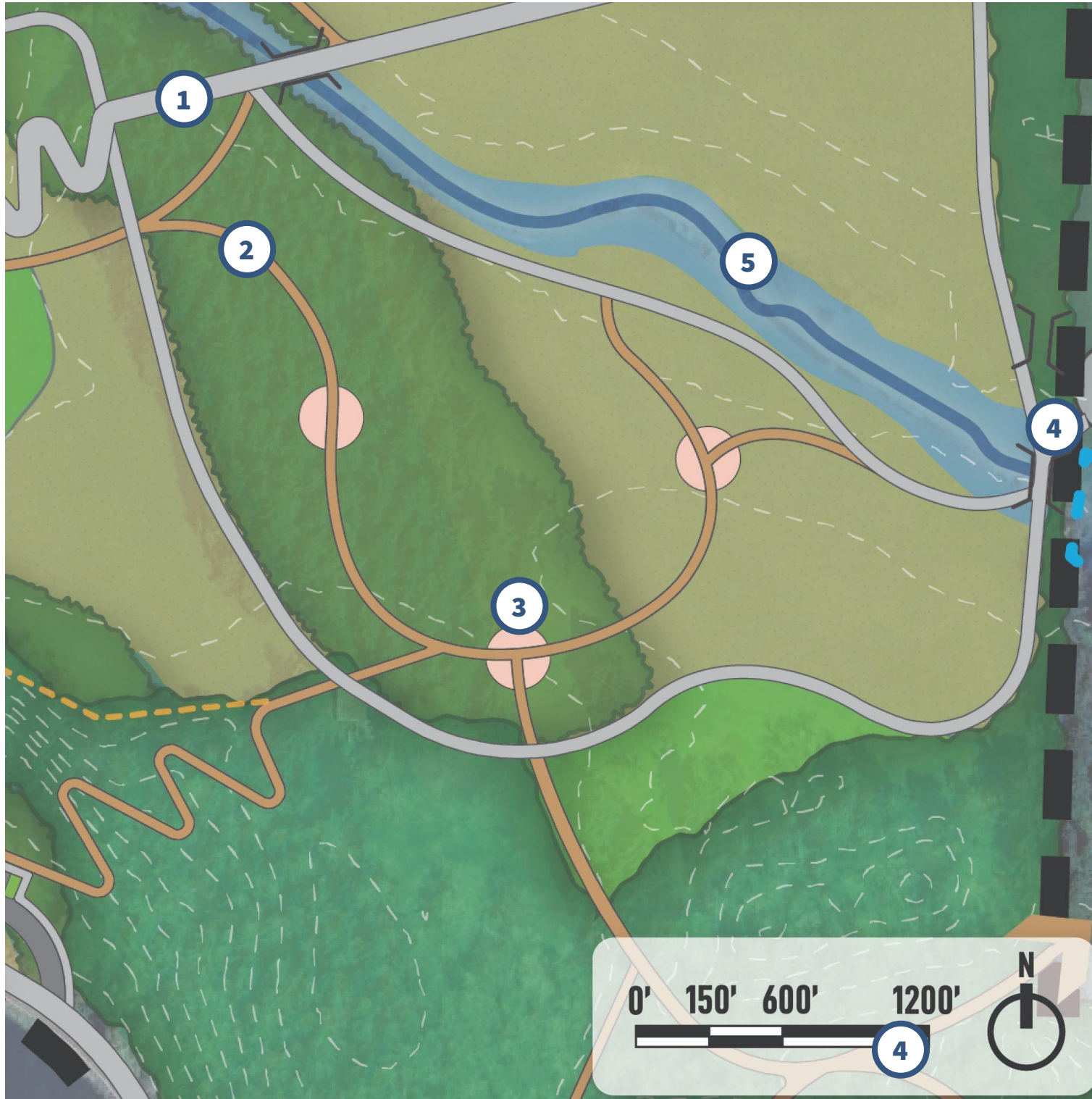


Coffee / Food Truck Vendors



# E Nature Zone

## 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

### Alternate Amenities for Consideration

- 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

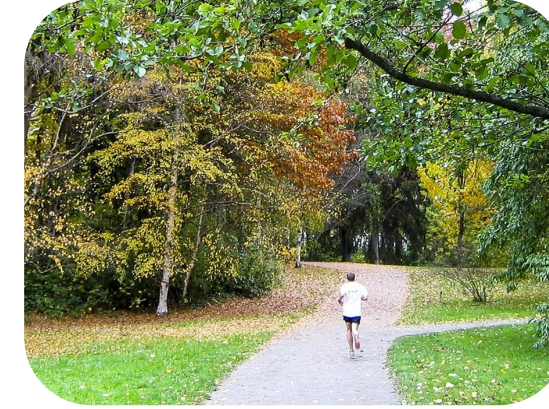


Stream Channel Restoration



### Alternate Amenities

Arboretum / Interpretive Trail



Art Installations



# F NE Fields

## 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

### Alternate Amenities for Consideration

- 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

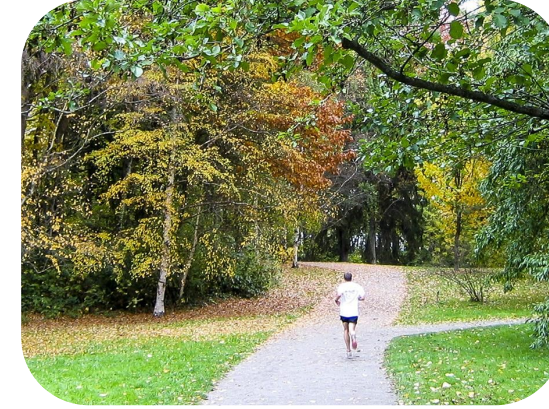


Play / Interpretive Node



### Alternate Amenities

Arboretum / Interpretive Trail



Art Installations



Trail Connections



Stream Channel Restoration



Lawn

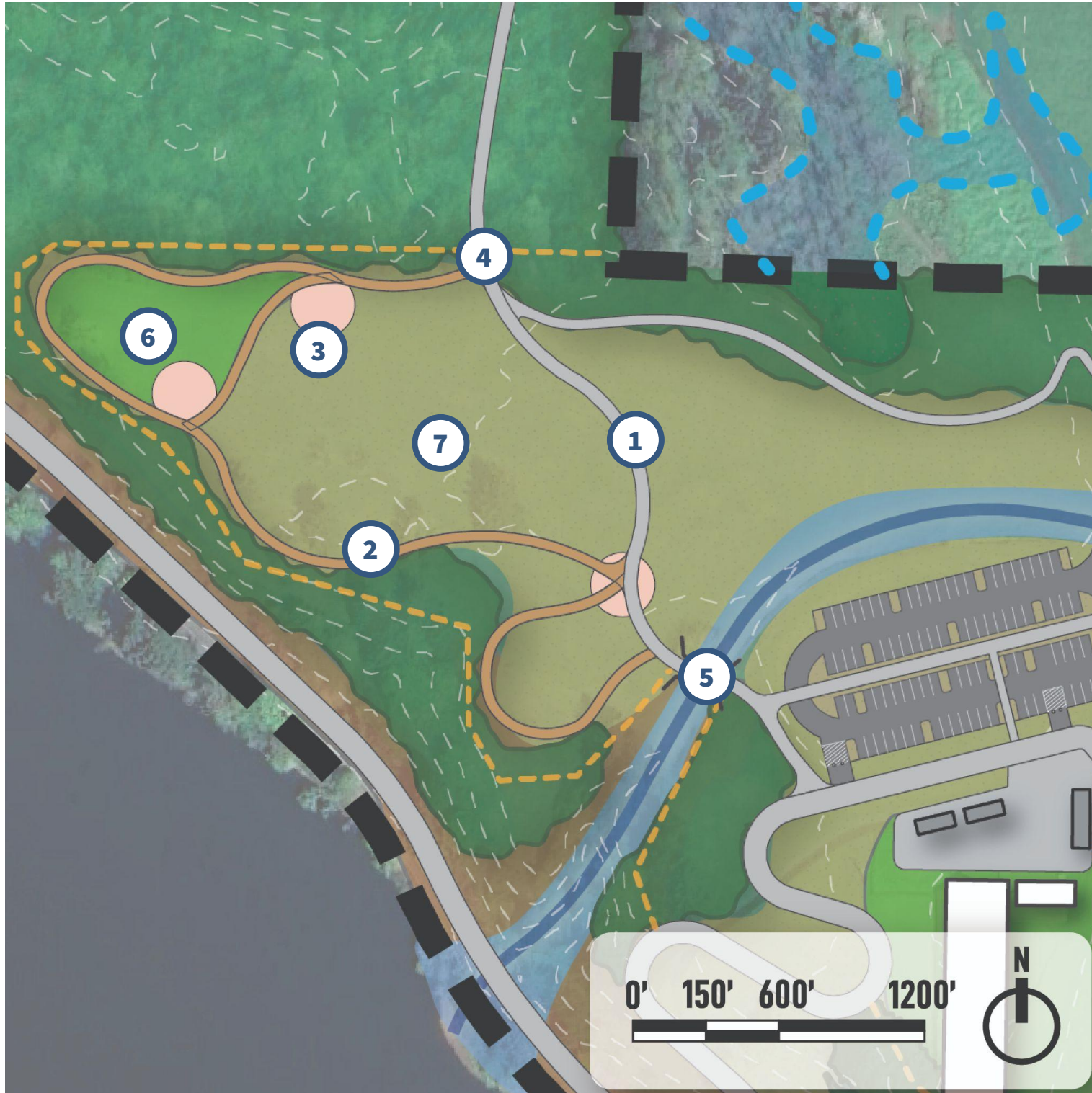


Landscape Restoration



# 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

### Alternate Amenities for Consideration

- 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

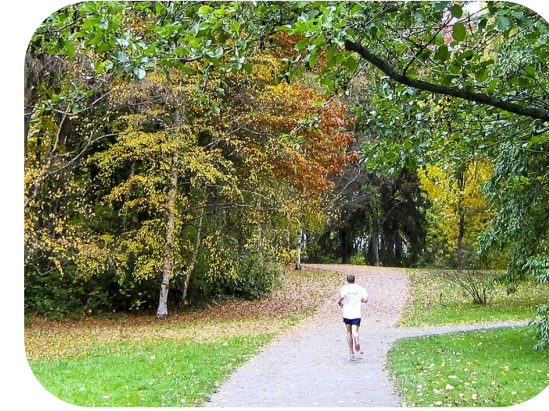


Landscape Restoration



### Alternate Amenities

Arboretum / Interpretive Trail



Observation Tower / Bird Blind



Orchard / U-Pick



A photograph of a forest with many tall, thin trees and a grassy clearing in the foreground. The trees are mostly deciduous with light-colored bark. The ground is covered in green grass and some small plants. The sky is visible through the trees, showing a clear blue color.

# 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. 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	<ul style="list-style-type: none"> <li>Option to charge parking fee</li> <li>Option to charge boat fee</li> <li>Restroom cleaning</li> </ul>	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	<ul style="list-style-type: none"> <li>Timing of North Shore stormwater infrastructure</li> </ul>
⑤ Rose Property: Landscape restoration	\$985,000	O&M staff training for ecosystem management	<ul style="list-style-type: none"> <li>Potential nonprofit and volunteer restoration partnerships</li> <li>Timing of North Shore stormwater infrastructure</li> </ul>
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	<ul style="list-style-type: none"> <li>Option to charge picnic rental fees</li> <li>Option to change vendor fees for covered areas</li> </ul>	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	<ul style="list-style-type: none"> <li>Regular cleaning</li> <li>Could charge fees for group reservations</li> </ul>	
⑧ Rose Property: Pathways and wayfinding	\$1,293,000	Annual inspection and repair of gravel and asphalt trails for accessibility	<ul style="list-style-type: none"> <li>Connectivity to offsite pathways</li> <li>Timing of North Shore pathways</li> </ul>
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	<ul style="list-style-type: none"> <li>Option to rent as a venue</li> <li>Regular safety inspections</li> <li>Regular cleaning and upkeep</li> </ul>	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

# Next Steps & Opportunities

- **Amend plan based on City Council feedback**
- **Prioritize implementation goals for 2027-2031**
- **Trail Development**
  - **2026: Pursue trail building partnership with Evergreen Mountain Bike Alliance**
  - **2027+: Begin trail development**
- **Leadbetter Boat Launch**
  - **Q3 2026: Apply for RCO Boating Facilities Grant**
  - **2027: Planning & design of revised boat launch (pending grant funding)**
- **Continue to seek funding opportunities for development**



**Questions?**