



Staff Report

May 18, 2026 Council Workshop Meeting

Legacy Lands Master Plan Presentation

Presenter: Chris Witkowski, Parks & Recreation Director and Matt Piccone, Greenworks, P.C.

Time Estimate: 40 minutes

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BACKGROUND: Over the past decade the City of Camas has acquired 168 acres of property along the north shore of Lacamas Lake with the intention of developing regional park facilities while conserving riparian zones, wetlands, and forested lands.

To aid in this development and conservation process, Camas Parks & Recreation began the planning phase in March 2024 through the Legacy Lands Master Plan project. The Plan's objective is to provide a vision for this regional park, as well as form a framework for the phasing and partnership opportunities of park development projects on the properties. The Master Plan process includes:

- Site analysis and programing including urban design, architectural, environmental, and economic planning;
- Design alternatives and final concept;
- Community engagement;
- Plan development, including implementation phasing, program priorities, and cost estimates.

To accomplish this work, the City of Camas entered into a Professional Services Agreement in 2024 with Greenworks, P.C. whose team also includes the services of JLA Public Involvement, First Forty Feet, Waterleaf Architecture, PBS, and ECONorthwest.

SUMMARY: The Legacy Lands project site is eight parcels, consisting of 168 acres, located along the north shore of Lacamas Lake, adjacent to SE Leadbetter Rd. The parcels are all City-owned and were purchased over the past decade through various funding sources, one of which was the County's Conservation Futures Program.

As part of the development process, the Parks & Recreation Department began work on a Legacy Lands Master Plan to determine potential uses, investigate feasibility, and research cost and revenue opportunities. Feedback was received through multiple community and stakeholder engagement sessions, which included in-person open houses, focus groups, surveys, and presence on the Engage Camas website.

Through feedback from the community, combined with the Conservations Futures guidelines, the goal of the plan was to “keep it natural” while utilizing existing features on site to expand recreational offerings. Given that, the project area was divided into seven subareas for development consideration:

- A. Club House/Gun Range (Wildlife League)
- B. Pomaria House
- C. Leadbetter-Pittock House
- D. Equestrian Barn
- E. Nature Zone
- F. NE Fields
- G. NW Fields

Each subarea offered various opportunities for park and recreation services, which were identified by the project team, stakeholders, and general public, then vetted through community conversations. The following are summaries of recommendations for each area:

Club House/Gun Range

- Boat launch improvements
- Enhanced parking lot
- Picnic shelters
- Trailhead
- Building restoration (pending cost and further architectural investigation)

Pomaria House

- Lake viewing platform
- Picnic shelter and restroom
- Trail connections

Leadbetter-Pittock House

- Building restoration
- Trail connections
- Potential visitor center

Equestrian Barn

- Indoor bike facility
- Parking lot
- Multi-use shelters
- Trail connections
- Storm water channel restoration

Nature Zone

- Shared use trails
- Play/interpretive nodes
- Trail connections
- Storm water channel restoration

NE Fields

- Shared use trails
- Play/interpretive nodes
- Trailhead plaza
- Storm water channel
- Lawn

NW Fields

- Shared use trails
- Play/interpretive nodes
- Trail connections
- Replace pedestrian bridge
- Lawn

Implementation of proposed amenities will occur through a phased approach with final buildout likely taking 10-15 years. Development of trails, boat launch, and building improvements/demolition are identified for the first five years, though funding availability and shifting community needs could alter implementation prioritization.

BENEFITS TO THE COMMUNITY: The Legacy Lands development provides a balance of recreation and conservation along the north shore of Lacamas Lake, where formal park space is deficient. The project will offer recreational opportunities while abundantly maintaining the natural state of the properties. The site will also provide needed park infrastructure in the way of a revised boat launch along Leadbetter Road and a significant portion of the north shore multiuse trail. The area will also be an outdoor focal point for this growing portion of the city, serving as the primary green space for the planned developments along the north shore.

STRATEGIC PLAN: This master plan aligns with the strategic goal of Vibrant Community Amenities through the identification, investigation, and recommendation of new amenities requested by the public through the community engagement process.

POTENTIAL CHALLENGES: There are no immediate concerns to accepting the master plan. However, challenges may come in the way of implementation and funding. Development will be required to occur in a phased approach, most likely lasting over a 10-15 year period. In that time, construction costs will continue to increase and community priorities could shift over the next decade. Additionally, existing infrastructure, such as the current structures on site, will continue to degrade without consistent use and maintenance. Funding will need to be sought through a variety of means including, but not limited to, City funds, partnerships, grants, and sponsorships.

BUDGET IMPACT: There is no immediate budget impact to accepting the master plan. Finalizing the plan does not commit the City to any cost projections outlined in the document. However, implementation of any aspect of the plan will require funding, whether through City funds, grants, or other sources. This is anticipated to be phased over multiple years. Some plan recommendations also identify potential revenue sources.

RECOMMENDATION: This is for Council's information only.