



# Downtown Parklets

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PARKLET OPTIONS

# Downtown Subarea Plan

- The City has been working for the past two years on developing a downtown subarea plan.
  - A subarea plan is a plan for a particular part of a city that provides a detailed vision and set of policies, strategies, and implementation actions tailored to that area.
- A partial draft of the plan was released in July 2025. Informed by public input received in community conversations, online visioning surveys, two community summits, Downtown Advisory and Community Advisory Committee meetings.
  - Preserve historic downtown core
  - Plan for moderate increases in density, including mixed-use buildings
  - Promote pedestrian safety and traffic calming
  - Provide more open spaces and gathering spaces
  - Support development of a civic hub



# Vision Statement

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## Our Downtown

**Charming, vibrant, and walkable, Downtown Camas is the city's living room.**

Downtown's history is complemented by new businesses and inclusive housing options. Expansion, resiliency and a dynamic economic landscape are critical to its success. Downtown Camas anchors the community while fostering a culture of pride, support, and connection.

# Goals and Policies

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## **Architecture and Design.**

Retain Downtown's historic character and expand its charm.

## **Downtown Housing.**

Incentivize a range of housing options that welcome more people to live downtown.

## **Urban Amenities.**

Provide the right mix of development, services, and open spaces that support ways for people to live, work, and play Downtown.

## **Economic Development.**

Encourage (re)development to expand opportunities Downtown for retail, office, and residential.

## **Civic Life.**

Expand on civic life and services Downtown through strategic use of City-owned property and vibrant community events.

## **Multimodal Connectivity.**

Create a safe and connected transportation network that makes Downtown walkable and bikeable.

# Relevant Policies

**Goal DT-3: Urban Amenities.** Provide the right mix of development, services, and public spaces that support ways for people to live, work, and play Downtown.

- DT-3.5: Create a parklet program that converts downtown curbside parking spaces into community seating spaces for businesses and residents.
- DT-3.7: Support and incentivize business and property owners to incorporate outdoor patios, seating areas, planters, and other landscape features that contribute to an inviting and dynamic streetscape.

**Goal DT-5: Civic Life.** Expand on civic life and services Downtown through strategic use of City-owned property and vibrant community events.

- DT-5.4: Develop guidelines and permitting procedures for seasonal or temporary use of public spaces for outdoor dining, retail displays, community events, and allow for pedestrian flow and safety.



# Parklet

## Definition:

Parklets are public seating platforms that convert curbside parking spaces into vibrant community spaces (NACTO)

## Why Cities Use Them:

- Increases foot traffic and extends usable space
- Enhances street life and vibrancy
- Can improve visual interest or appearance thru design elements
- Traffic Calming
- Flexible and can be piloted/removed





# Concerns

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Some downtown business owners have expressed concerns about parklets.

- Parking & Access
  - Concern about loss of limited on-street parking and impacts to customer convenience.
- Fairness
  - Perception that parklets primarily benefit restaurants
- Practicality
  - Outdoor dining viewed as viable for a limited portion of the year



# Parklet Options

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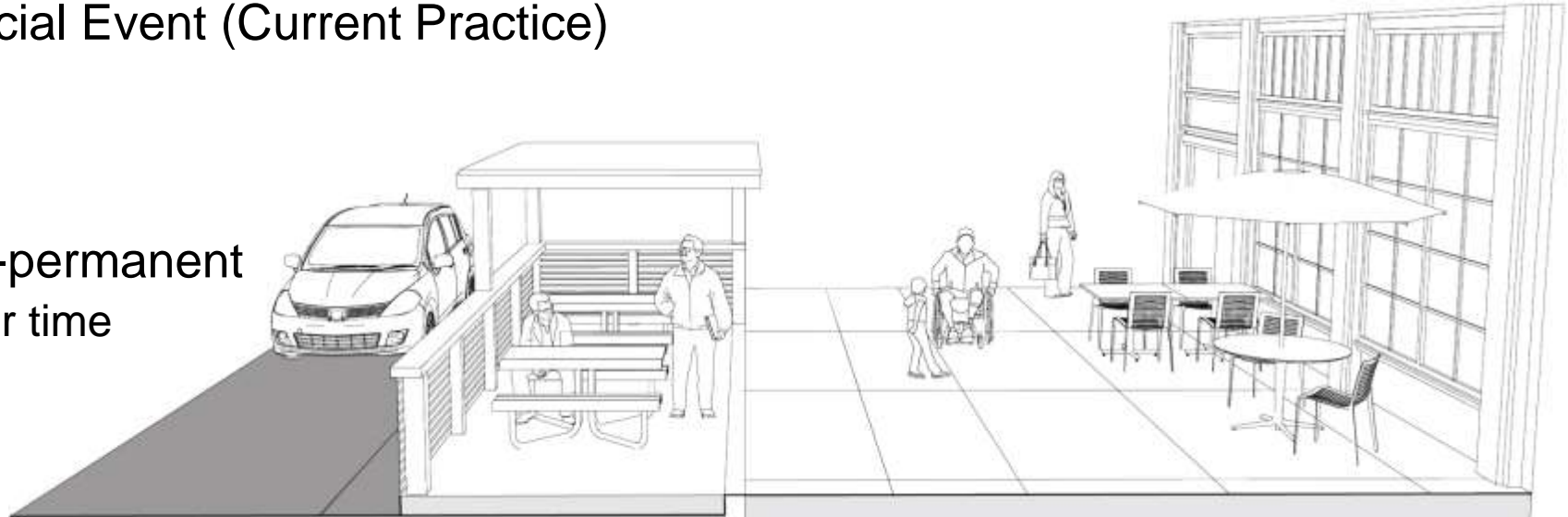
- ❖ Temporary Special Event (Current Practice)

- ❖ 1-3 Days

- ❖ Seasonal/Semi-permanent

- ❖ Spring- Summer time

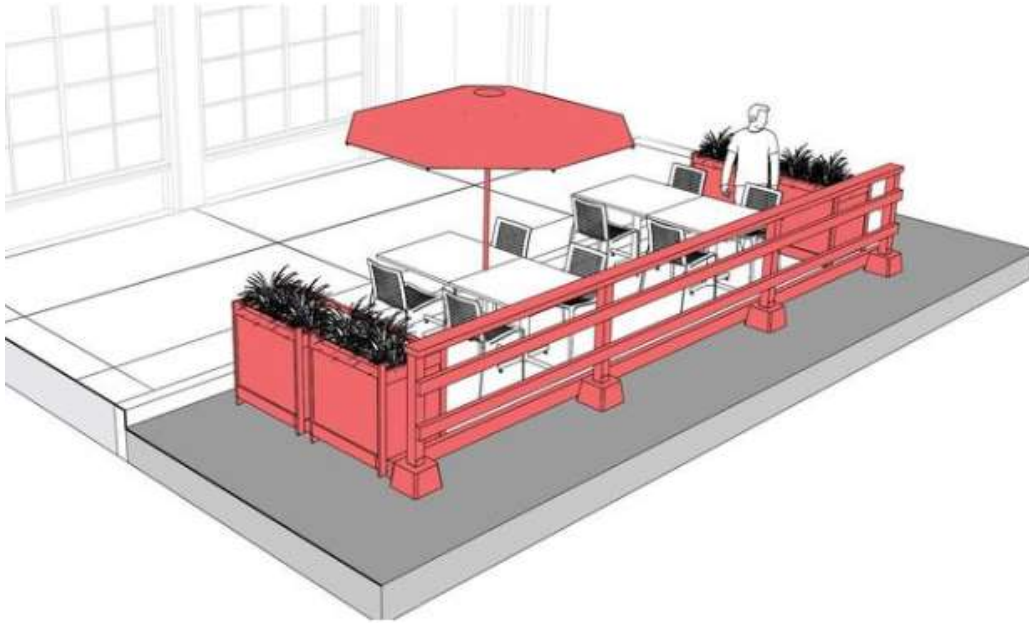
- ❖ Year-Round





# Temporary Special Event

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The Special Event allows permit holder to place furnishings within the parking spaces adjacent to a business or organization for 1-3 days.

*Temporary streatery rendering, credit:  
City of Portland*

# Special Events

## Positives

- Shorter term (1-3 days)
- Flexible Space
- Easy set up
- Equal business opportunity
- Familiar and already permitted

## Considerations

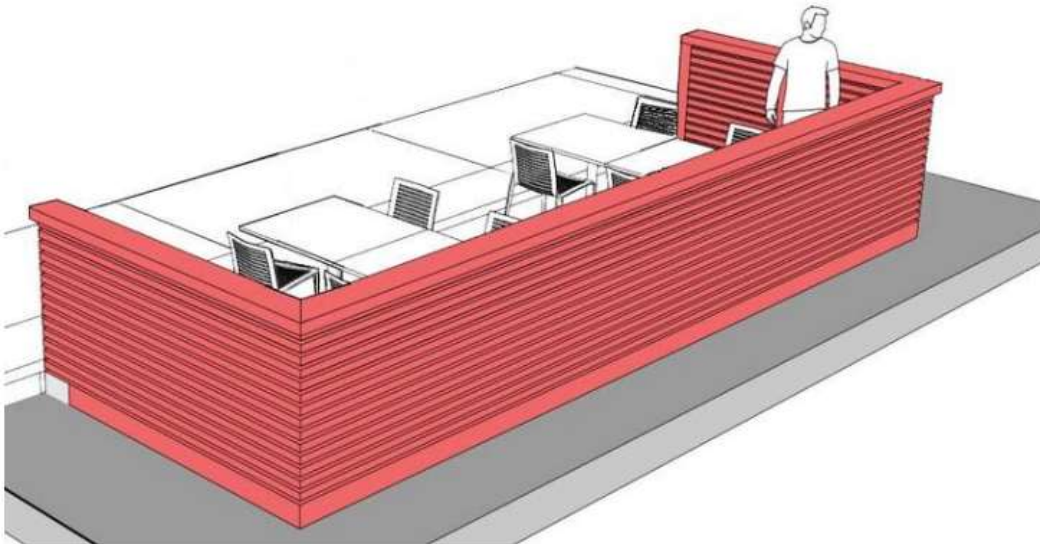
- Short periods not worth the investment
- Lack of ADA accessibility
- Limited enforcement
- Limited ability to provide long-term impacts or benefits



*Parklet at Mesa in downtown Camas in 2020  
Photo credit: Kelly Moyer/The Columbian files*

# Seasonal /Semi-permanent

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The Seasonal option allows the permit holder to place furnishings in parking spaces for a defined seasonal period (for example, late spring to early fall).

*Seasonal streetery rendering, credit:  
City of Portland*



# Seasonal

## Positives

- Upgraded Installation
- ADA Accessible
- Longer duration supports business investment
- Longer time to evaluate performance and community response

## Considerations

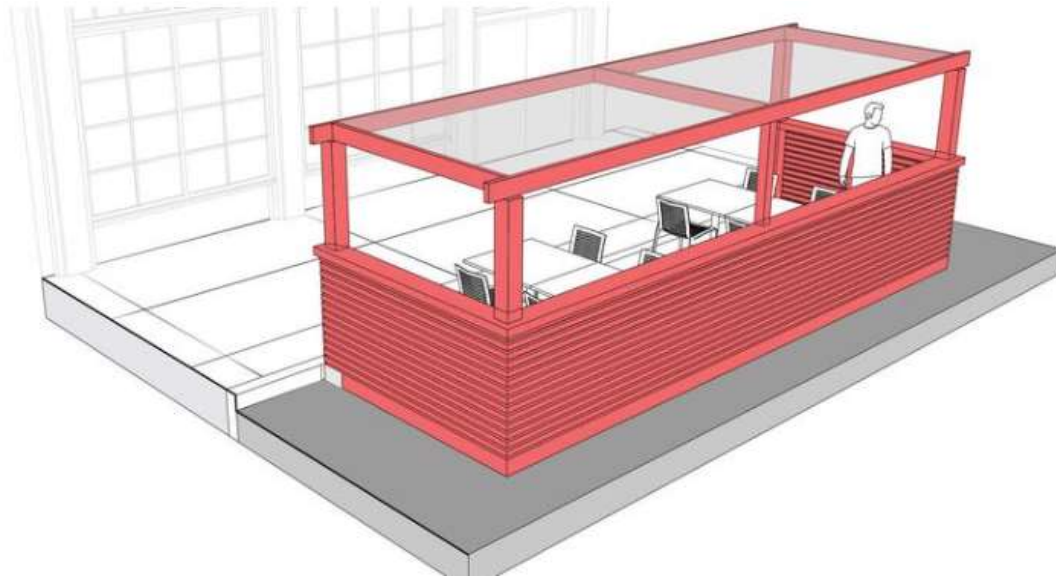
- Business Equality (Neighbor Approval Requirements)
- Additional Fees for Engineering, Building, Fire Inspections
- Maintenance



*Parklet in Chicago's Chatham Neighborhood  
Photo credit: Latent Design*

# Year-Round/Stationary

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The Stationary option allows the permit holder to place furnishings in parking spaces year-round.

*Stationary streetery rendering,  
credit: City of Portland*



# Year-Round

## Positives

- Best Installation (Art/Planting requirements)
- ADA Accessible
- Most stable for business investment
- Placing and sizing determined by program criteria

## Considerations

- Business Equality (Neighbor Approval Requirements)
- Additional Fees for Engineering, Building, Fire Inspections
- Leasehold Tax
- Parking Displacement Provisions
- Maintenance



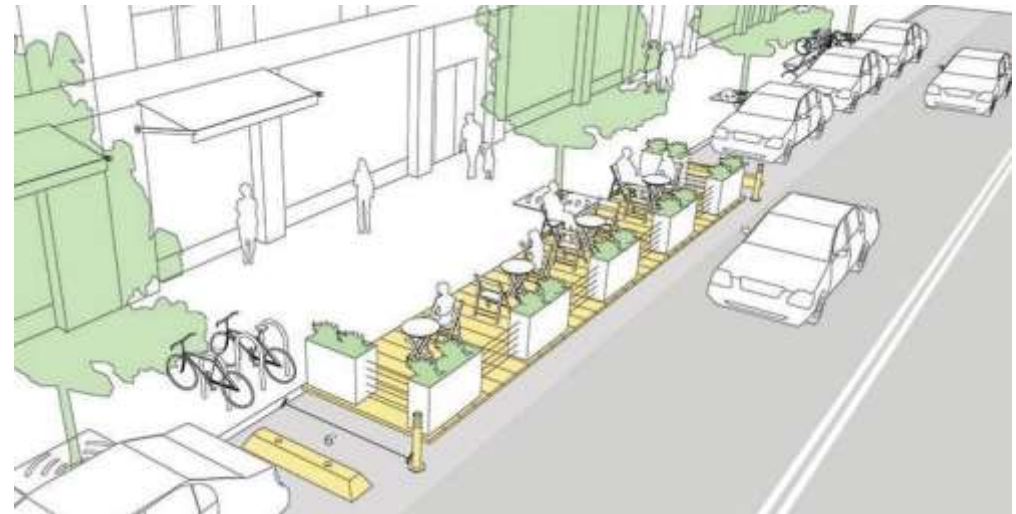
*Parklet in Berkley, CA Photo credit:  
Douglas Zimmerman/SFGATE*



# Space and Length

If a parklet program were explored, installations would need to meet basic spacing and length parameters for safety, access, and parking management.

- Sizing
  - Number of stalls impacted
  - Max length allowed
  - Align with property limits
- Placement
  - Corners and sight visibility
  - Proximity to crosswalks
  - Limitations per block and/or per side of street



# Locations



## STREET TYPES.

- 5.1 Main Streets (MNS)
- 5.2 Connector Streets (CNS)
- 5.3 Mobility Streets (MBS)
- 5.4 Gateway Streets (GWS)
- 5.5 Neighborhood Streets (NHS)

# Aesthetics and Designs

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If a parklet program were explored, design standards would be needed to ensure installations enhance downtown's character.

- Potential Elements
  - Material quality (plastic, steel, wood, etc)
  - Planters/railing/seating
  - Colors and finishes
  - Art
- Function
  - ADA compliance
  - Weather appropriate
  - Clear pedestrian circulation



# Questions/Discussion

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