

Camas North Shore Subarea Plan Vision Outreach Comments Compilation

The City of Camas is beginning work on the North Shore Subarea Plan, a nine-month effort to plan a future for the area north of Lacamas Lake. Today, the North Shore area consists of agricultural land and single-family residences with large, rural acreages. The area is anticipated to experience substantial growth and redevelop with a mix of employment, retail and residential uses. In 2012, City Council approved a plan for how the area would grow over the next 20 or more years.

The North Shore Subarea Plan process provides the community with an opportunity to re-think how the area will develop in the future. The Plan will include a community vision, conceptual road alignment, land use designations, and a projection for future jobs and housing.

The first step in the North Shore Subarea Plan process is to create a vision that captures how community members want the area to develop in the future. To create the vision, the City is conducting a series of vision outreach activities, including stakeholder interviews, conversations at community events, and online surveys. The initial phase of outreach included the following activities to solicit input from property owners within North Shore and the broader community on what they value most about North Shore and what should be preserved as the area develops:

- Presence at Discovery High School, Camas Farmers Market, Camas High School and Camas Youth Advisory Council to encourage community members to sign up for the project email list and participate in the online survey. **Page 2**
- Twenty-one stakeholder interviews with property owners within North Shore, representatives from the Camas School District and the Port of Camas-Washougal, and elected officials. **Page 3**
- Online survey #1 taken by 583 community members. **Page 12**
- Student workshop at Discovery High School to map future land uses. **Page 80**
- Online survey #2 taken by 678 community members. **Page 83**
- Email and Facebook comments. **Page 107**

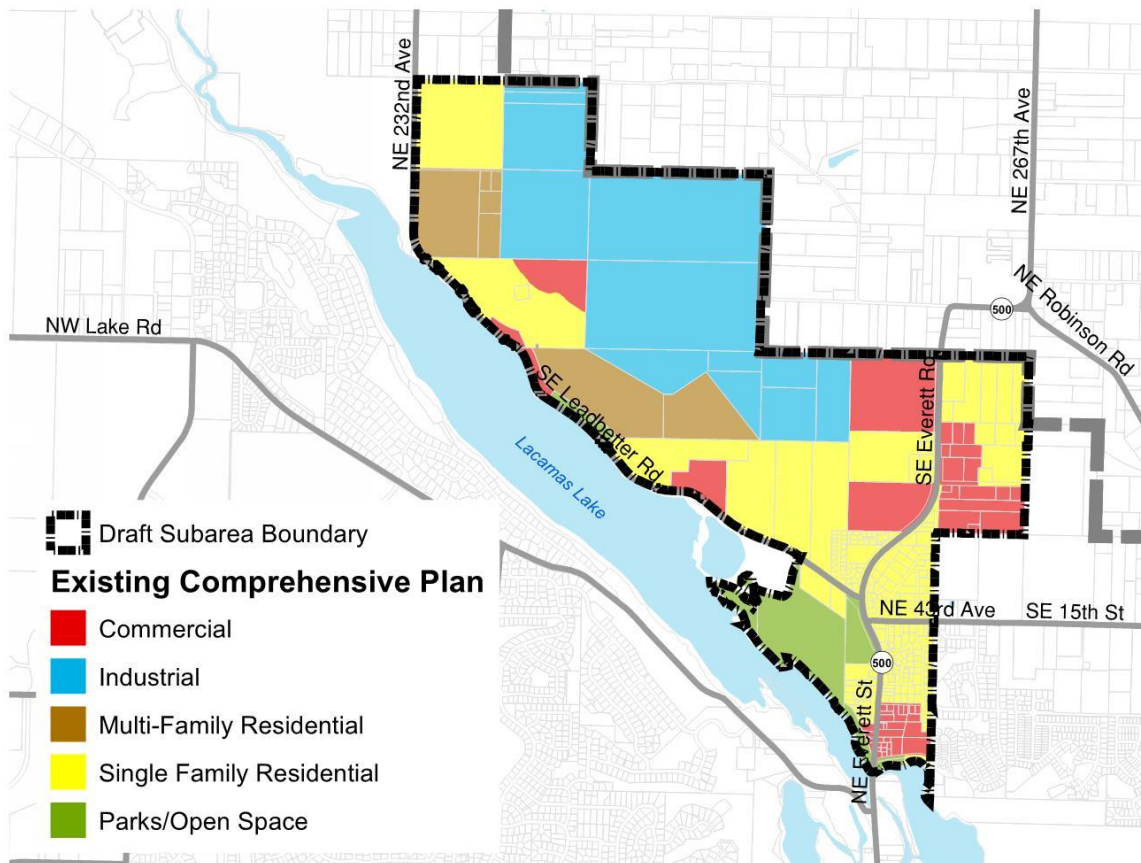
The following is a compilation of all community comments collected through these outreach activities. This compilation serves as an appendix to the Vision Outreach Summary. Additional summaries and compilations will be prepared to communicate the results of future activities.

COMMUNITY EVENTS

The following is a summary of input received through conversations at community events detailed below. The map and description below were provided at the events to spur conversation.

- Discovery High School – August 28
- Camas Farmers Market – September 11
- Camas High School – September 25
- Camas Youth Advisory Council – November 4

The 2016 study area map depicts existing land use designations for the North Shore area, including industrial, commercial services, residential (single-family and multi-family), and parks and open spaces. What, if any, changes would you make and why?



- Don't develop anything; keep Camas a small town
- Maintain green spaces and shore access
- Locate businesses along transportation routes
- Want homes with yards on large lots
- Lake access is a community asset
- Restrictions or homeowner education about lawn treatment and chemicals to protect the lake
- Save more land for parks; do not fully develop
- Traffic is already bad on Everett
- We need to keep our agricultural land
- Need lower cost, entry level homes; better concentrated near transportation and amenities

STAKEHOLDER INTERVIEWS

The following is a summary of comments received through 21 stakeholder interviews conducted on September 9 and 10, 2019.

1. Preliminary North Shore Subarea boundaries are generally Lacamas Lake to the south, city limits to the north, Northeast 232nd Avenue to the west, and Everett Street to the east. Community and stakeholder feedback will help determine the final boundary. Do you recommend any changes? If so, why?

- Collaborate with the Port on development near the air field.
- Consider including the high school in the boundary
- Consider the area north of the high school that is in the UGA.
- Get the planning done and get it done right because we don't get a second chance.
- How would the subarea relate to impact fees? Would want improvements to be paid for by a larger area, as they would benefit as well.
- If it would benefit the city, bring it in. Get it right the first time. Look at it and be thoughtful about it. Be ready and know you are getting what you need. We need to plan way ahead. Do the urban planning and do it smart. The City could even buy land to make sure it's developed the right way.
- Include all the land we will need so we don't have to do it multiple times.
- It's good that the school was built before the homes come in. The City should recalibrate and rebalance land use needs.
- Keep in mind the area near the airport and the East County Fire and Rescue Station.
- Library services also could be extended to this area without a new facility.
- Nothing has been done to ensure services to the area where the new school was built. The lake is a natural boundary, which will slow response times. May need a new fire station. We need a street network that can handle that traffic and also should look into citing new facilities. Will need to look at redesigning patrol areas and consider co-location opportunities.
- OK with the boundaries as drawn.
- Potentially include areas to the east of Everett that impact the traffic in the area.
- Six-year street priorities will address Ingle Road and 28th Street and Everett Street and Lake Road.
- The area to the east is fastest growing area in the city and will have the largest elementary school. Families are moving to Camas because of the schools. There is not a lot of affordable housing in that area.
- The boundary is fine, but the study needs to consider areas outside of the boundary to assess transportation access for the overall area. East side bottlenecks and will continue at Everett Street and Lake Road, and at Goodwin and Ingle Roads. Currently looking at roundabouts. Look at uses that complement the air field to reduce trips.
- Whether or not it's included, there should be trail connections to Camp Curry. Currently used for youth camping, but may someday be developed as a regional park.

2. What are the most important assets in the North Shore area? What developed areas or natural resources should be protected or enhanced?

Large, development-ready parcels

Lake access

Historic properties/homes

View of the lake and mountains

Forested setting

- Access to medical services and healthcare would be good as the area develops.
- Additional lake access is not needed.

- All of the suggested assets are important
- All are important. View of lake and mountains is appealing for new residents and businesses. Lake access is important. It would be nice to maintain the forested setting. There also is a need for the large parcels to make development viable. It will be difficult to strike a balance to protect assets.
- An interconnected system of trails and parks around the lake with trails leading from the lake in other directions. Lake to Lake trail concept from Lacamas to Vancouver. Lewis and Clark Trail through the County.
- Camp Curry is on county land near the north end of the lake.
- City has a tree ordinance to maintain forest land and the tree canopy.
- Close the north side of the lake for biking, hiking and water access. Put in a trail all the way around.
- Commercial/retail near the high school would be beneficial.
- Concur with preserving the Leadbetter House and lake access. I'd like to see an extension of trails. There are large parcels, but many are not usable due to archaeological resources and white oaks. There is potential for partnerships that provide public parking for people wanting to enjoy the lake or trail system in the area. The City and school district should work together to look at the land south of the school in terms of infrastructure, parking, etc. Want kids to get to and from school safely.
- Green space. Primitive single track along the lake. Leadbetter Home. Lake views and forested areas. Linked pathways from north to south. Need to protect trees. Groves/copses interspersed throughout. T5 and T6 connect with paths. Some trails are too steep. Need trail connections throughout and around the lake. Specifically, a trail from the northwest to southeast along the ridge and parallel to the road with connections down to Leadbetter Road. Primitive trails in southern park areas at 43rd.
- Housing is an important consideration; the area is currently underutilized.
- It will be a regional draw and parking will be needed.
- Jobs are needed to support preservation.
- Let the land tell us what it should be. Learn from the experience of other communities where it didn't work out well and our community where it did. Elected officials and staff need to be disciplined and not compromise or cannibalize areas for economic/industrial development. Will be enormous pressures to develop residential, need to be patient and resolute.
- Make Leadbetter Road a walking and biking pathway, but leave one lane for emergency services response. Protect the shoreline.
- Maintaining employment land is key, especially since it has been lost in other places – requires large tracts of land
- Not as concerned as some about preserving trees. We need to develop this area effectively so it will work for the next 30 to 50 years. However, there should be a plan for trees.
- Preservation of natural areas, lake access and trail improvements are key.
- Preserve the shorelines and wetland complexes and habitats of Lacamas Lake.
- Protect and integrate trees into the development as much as possible.
- The current map is missing parks and trails in other land use designation areas. A portion of the slope in critical lands should be set aside as an open space network. Large, contiguous blocks.
- There should be a connected trail system all through the area.
- There is a fortune in the grass valley with huge blocks of land in ownership of one extended family. Also reflecting quality and vision of those people.
- Trails should be extended from the wetlands to the north down to the lake.
- We have an amazing amount of green space and parks already, and trust that will continue. The Leadbetter house has a compelling story and is a big part of our history.
- Would like to see access to the lake and a waterfront park via a trail.

3. What types of parks and other public spaces are needed in the North Shore area?

Public Plaza

Neighborhood Park (1-5 acres)

Community Park (5+ acres)

Sports Fields

Dog Park

Passive Open Space

Water Access

Mini Parks (up to 1 acre)

Natural Areas

Trails

- 1 or 2 community parks and multiple neighborhood parks throughout development.
- A fun and interactive park with active play areas for kids. Our demographic is young families.
- A loop trail around the lake will be a great addition.
- A pool, depending on outcome of bond.
- A rowing club or boat house would be nice.
- A trail along the lakeside is a natural fit. Update to meet the needs identified in the park open space and trails plan. Like to see neighborhood parks. Consider neighborhood parks that are part of development and quite small, maintained by HOAs. Good work on major neighborhood park in Green Mountain.
- Developed parks are needed, not just natural areas, but the quantity of parks depends on how the other land is developed.
- Maintain natural areas and include a park along the lake.
- Maximize park land with a diversity in park types – some developed and some natural areas.
- Natural, primitive parks. Everyone wants fields and sports parks, but we need to incorporate into park big open space. Consider county park land to the north for fields. Green space, transition Ledbetter from a road to a double track gravel trail (moss gets bad on pavement). Preserve tall trees. Don't clear-cut. Sunningdale Gardens along 44th preserved big evergreen trees.
- Open spaces and trails are a community value. Public spaces for community building. Downtown, sporting events, etc. The 1989 vision called for a prosperous community with diverse economy. Livable community with parks and open spaces, police services, good infrastructure. Community with small town feel where people know and care about one another.
- Parks and recreation, fields, trails and green spaces. The Comprehensive Plan clearly expresses those needs and priorities.
- Parks and playgrounds for kids that are accessible by bike or walking.
- Protect some of the existing assets. The area needs parks with picnic areas. Encourage cycling and There is a high demand for sports fields.
- Sports fields could work if there is enough demand.
- Sports fields may not be appropriate for this area.
- Tree canopy cover is important.
- Walking. Employees on lunch hours should be able to enjoy the amenities and they will be popular for nearby residents. Residential area pocket parks. Young families can be close to park amenities. SE Ledbetter Road as a multi-use path with good access to the Lake.

4. The study area map depicts existing land use designations for the North Shore area, including industrial, commercial services, residential (single-family and multi-family), and parks and open spaces. What, if any, changes would you make and why?

- Appropriate buffers between residential and industrial will be needed.
- Areas around Lacamas Lake Lodge and along Leadbetter Road should be kept natural and woody. Camas is a city of trees.
- City needs diversification in land uses.
- Commercial areas to support tourism and lake activities.
- Commercial nodes along the arterial would be good.
- Consider zoning tools that will create neighborhoods within parks rather than parks within neighborhoods.
- For commercial, mixed use with commercial below and residential above. Keep people in the area so they don't have to drive to services.
- Good walkable with neighborhood commercial. Allow people to get out of their cars.
- Maintain a band of open space just below the ridgeline as park and connect to it with trails throughout the area. High quality and high aspiration marker. 50 acres of open space per 1,000 people as a goal. Likely that transportation will parallel the lake at the top of the ridge, so include green space with trail on the lake side.
- More employment land.
- More housing and density.
- OK with industrial land for a business park, though developers are currently chasing multifamily residential. Would like to see a better mix of uses to make the area more viable for developers. Newer business parks include a residential component, so more of an urban village, but residential is not allowed in the business park zone. Like you see in Dupont, Washington. The southeast corner of the industrial zoned areas would be a good location for a public plaza surrounded by mixed use development. Retail should be some percentage of the business park. Need to be flexible on what will be developed there. The challenge of an urban village is the need for other rooftops to make it work, so the commercial will be the last piece developed.
- Previously, a company was interested in locating in this area, but was scared off by the uncertain timing of infrastructure. What roads and utilities need to be here and how long it will take? They were ok with three years.
- Pods of neighborhoods with views to the lake. Within neighborhoods, connect with paths. Want off-road paths, not just widened sidewalks. Neighborhood commercial at hubs. Small, lakefront commercial. Limited industrial, furthest away from lake.
- Schools surrounded by neighborhoods.
- Seems like there is too much commercial. The commercial should be interspersed with a business park to make the business park viable. Need some commercial along arterial corridor so people don't have to drive south and cause more congestion.
- Seems reasonable. Concern about wooded areas north of the park. Consider mixed use development to provide better access to services such as restaurants.
- The Bridge Village area should be mixed use.
- There should be a walking trail around industrial park. Keep industrial uses away from the lake.
- Will need major transportation connections, but how to do it? Parallel paths in nature preferred to bike path along road. Off-road bike paths whenever possible.
- Would like to see a mix of employment, retail, residential. Where is the mixed use? Want places where people can live and work. Walkable community concept.

- Land use map should reflect current uses (i.e. elementary school) and the land around the lake purchased by the city should be parks
- Land uses need to be integrated with transportation improvements

5. What types of businesses are needed in the North Shore area to support the retail and service needs of future residents?

<i>Restaurants</i>	<i>Gas Station</i>
<i>Grocery Store</i>	<i>Library</i>
<i>Coffee Shop</i>	<i>Barber Shop / Salon</i>
<i>Child Care</i>	<i>Department Store</i>

- A mix.
- Community amenities.
- Consider how the land adjacent to the elementary school transitions to other uses – what are appropriate buffers, etc.
- Grocery store.
- Have to have local services like a grocery store, restaurants, child care, coffee shop to avoid creating more north-south trips. Downtown is more of a destination. Also depends on what goes into the industrial lands. What if it is a hospital? Be flexible to accommodate a variety of potential uses in the business park.
- I like the Village concept. There are some conceptual examples at 179th Street. We often still separate jobs from residences, but residential and commercial can be done together.
- It would be good to have a grocery store in the north shore area to reduce the number of trips. Maybe a Trader Joe's, although it would compete with the downtown Safeway.
- Mixed use at Bridge Village.
- More restaurants to make Camas a dining destination and draw people from the east.
- Need transportation connections to the east to Vancouver. Natural resources bring people to Camas. Make those destinations so they can live and play here.
- Need more retail and service choices in the City.
- Neighborhood commercial, keep small town feel. Have to have gas stations for people heading north. No big box retail; locate it elsewhere. Some sort of grocery store and something like Target in condensed area to north away from lake front and lake views. Decrease intensity of uses towards the lake.
- Put amenities in the area that will keep people from going to Vancouver. Smaller mom and pop retail creates a better quality of life.
- Retail near high school.
- Services for residents and employees: Maybe a supermarket, but maybe not. Local produce and businesses. Need for cafes and restaurants. Maybe located on the lake front.
- Shop, work and live in the same area. Reduces trips and benefits health.
- Smaller, neighborhood-serving commercial development.
- Smaller grocery store such as a New Seasons or Chucks.
- Urgent care/medical services.
- We need signage to bring people to downtown and a recreational trail / history circuit to connect the area down to the Port of Camas-Washougal.
- We want people to come to the south for their shopping, not head west to Vancouver. Vancouver doesn't have the downtown experience of Camas. An historic downtown not built for cars.

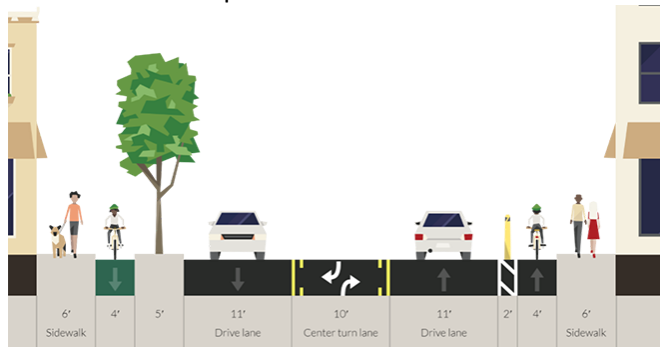
6. What types of employers would be ideal for this area to keep more jobs in Camas?

Health care *Retail Trade*
Manufacturing *Technology*
Professional services

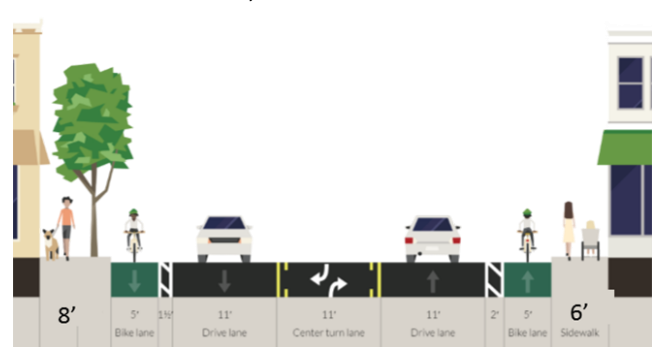
- Camas lacks blue collar jobs.
- Clean businesses.
- Concern about the impact freight traffic might have on the transportation network.
- Diversification. Mill was 75% of assessed value then became 8-9%. No one industry or employer can now cripple this community. Will not need entire town's economy dependent on any one industry. Some of it should be blue collar and some white collar.
- Family-wage jobs – manufacturing, light industrial, science/tech, etc. Nothing hazardous to the environment.
- Flexible on industry, but would like to see average salaries above \$65,000. Health care and high tech seem viable. Manufacturing is moving towards automation. The City also need to consider what businesses to attract to the Port.
- Healthcare/medical center.
- High tech and health care for career fields for kids.
- High tech, medical, health care. Avoid shipping centers and warehousing that bring trucking traffic.
- Large employer with well-paying jobs.
- Professional services (office).
- Retail trade.
- Storage facilities? We are saturated with demand for storage facilities.
- The City needs to be thoughtful about the types of employers are recruited for this area- set a jobs/acre goal.
- Transportation might limit the possibility of a college campus on north side of lake.
- Would not encourage manufacturing with a lot of truck movement because transportation access won't be great even if street network is developed. Smaller trucks, light manufacturing. Discourage large manufacturing and large trucks.

7. Review the four road design alternatives below. Which, if any, of the alternatives do you prefer and why?

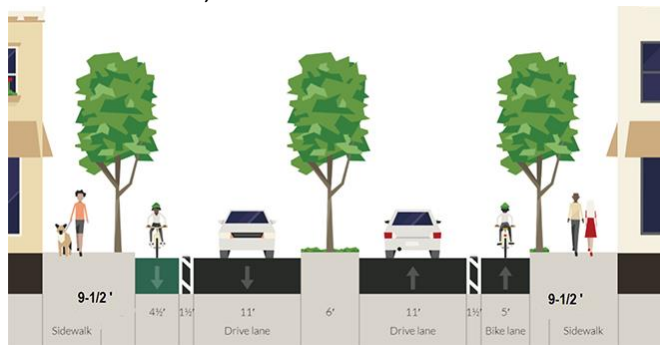
Alt 1. Two travel lanes, center-turn lane, 10 ft off-street shared-use path.



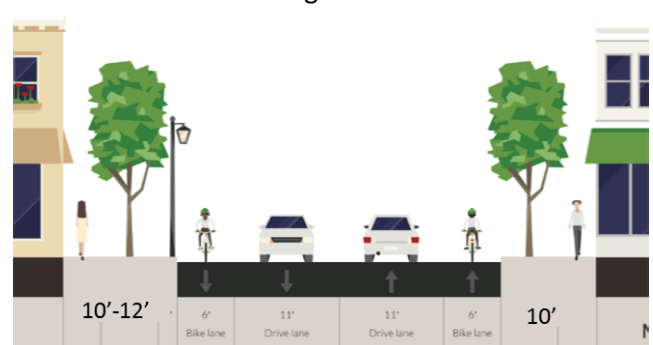
Alt 2. Two travel lanes, center-turn lane, buffered on-street bike lanes, 6-8 ft sidewalks.



Alt 3. Two travel lanes, planted median, buffered on-street bike lanes, 9.5 ft sidewalks.



Alt 4. Two travel lanes, bike lanes, 10-12 ft sidewalks for café seating.



- Also need to connect to Vancouver to draw people to Camas for jobs.
- Boulevard (alt 3) is nice, but seems expensive.
- Camas High School is the main causer of congestion.
- Changes were made to 232nd so that the natural flow is toward the new school. When that road gets pushed through it will connect new houses to the school.
- Close off Leadbetter Road and establish a new road network. Roads should be for transportation and recreation.
- Complete streets (emphasis on bike/ped).
- Concerns with the right-of-way getting too large and taking up developable land.
- Cyclists like being buffered from vehicle lanes. Preference to have protected lanes. Four feet is narrow for a bike lane.
- Depends on what type of roadway you're talking about. North Shore arterial, no street cafes on a major transportation corridor. Café seating is attractive on the right type of facility.
- I like the boulevard concept #3 where it's feasible. Would like to see off-road multiuse pathways, separated by landscaping or bollards.
- I'm really worried about transportation. I don't want to create silos because transportation improvements don't connect throughout the area. The Bridge Village area is a bottle neck, but it is very expensive to redo the bridges. The City needs to decide now. There are plans for a roundabout at Lake and Everett. We need a connected road system, bike paths and pedestrian connections. Need to move safely from the North Shore area to downtown. The City acquired the Mill Ditch property which will be filled in to create a walking/biking path and connection to downtown.

- Left turn lanes could be helpful to not get stuck. Many jurisdictions using roundabouts or small traffic circles.
- Like the boulevard cross-section, but trees in designs like this often are not maintained. Maintenance would need to be included in the cost. It doesn't look good once the trees die.
- Need a strong connection from the west to this area and connect around the north side of the lake.
- Need a significant connection to 192nd.
- Need an east-west arterial and improvement at the choke point. In the future, we will move away from concrete sidewalks. Where necessary due to topography, use modified road standards. Let the land tell you what the street should look like.
- Need connections to the north and west in addition to connecting to the south via Crown Road.
- No matter the size of the roads or use of roundabouts, the Everett Bridge is going to be a bottleneck. Should acquire more ROW than is currently needed so there is adequate capacity in the future.
- Not a fan of roundabouts. If that were the answer highways 99, 212 and Airport Way would be designed with roundabouts. Need 60 seconds of green for traffic throughput.
- Now is the time to think about major (state) transportation corridors through the area.
- One side with multiuse path and other side sidewalk (like alt 1).
- On-street parking is not appropriate for arterial, but would work in an "urban center" type area.
- Option #3 with trees. Use roundabouts. Like wider sidewalks for multifamily pods of townhomes and apartments. Commercial option #4 with roundabouts and a meandering road. The ability to include paths depends on how the area is developed.
- Should be thinking about what transportation network looks like from Camas to Battle Ground.
- Street parking is not shown in any of the diagrams. Will need to have designated parking off road.
- Street trees.
- Take something like alt 3 on both sides. SR 500 to be redirected through this area. Will at least need three lanes. Road layout in people's backyards so road access is very clean. Backyards get smaller and they don't get access. People also coming from west via Goodwin.
- Three lanes are needed on an arterial.
- Trails should be separated from the roadway.
- Utilities coming from school property at northwest end. Main way into this area will come from the west. If surrounding two lanes are sufficient, get in from east and north, think that would handle the first phase. After 3-5 years, find the money to turn SR 500 into 4 lane road. Camas six-year street plan includes Goodwin, 28th, 232nd Avenue access. Buy the right-of-way for 5 lanes and build 3 lanes. Sewer is in place along Leadbetter road and pulled up to the school. Pump station will be needed to get over the ridge. Development will likely start closer to Leadbetter Road and extend north. Can figure water out. It likely will come through an arterial.
- We need bike lanes and roundabouts on Everett. There isn't enough land to create a bigger road. The Port and City have discussed signage to direct people to downtown.
- Wider sidewalks are not as important in North Shore, but are in Bridge Village.
- Would like to see off road multi-use paths near the school for pedestrian safety.

8. Is there anything else you would like to share about your vision for the North Shore area?

- A roundabout at Everett and the new arterial would be nice.
- Connections to downtown are key.
- Connectivity is the biggest issue for future development.
- Consider traffic from the high school and the second entrance to the school.
- Have new construction in expansion areas feel like our town. Drawings of the Community Center do not look like Camas. Need aesthetic, trees, walkability, bike trails.
- Have to have plans in place to attract new residents. I worry about transportation.
- Infrastructure to serve the area will be key.
- Integration of trees is vital to protecting the character of the area.
- It's great that the City is being thoughtful about growth. Good to input on the decisions the city can control. Get a diversity of perspectives. Match need to desire and land use.
- Look at how we develop to make sure assets are public and fenced off from back yards. Need buffers adjacent to forested park boundaries. Trees can be hazards.
- Make sure the needs of Grove Field are addressed.
- Need a vision and discipline in the real political world. Maintain a sense of community. Maintain green space, parks and trails. The infrastructure (water, sewer, storm and interior streets) will not be difficult. Transportation is the real challenge, including the SR 500 crossing of the lake. If the City wanted to slow development, they could look to the GMA rule that adequate public facilities are needed and until the bridge is widened, that does not exist. Building the shining city on the hill. Thank you, City of Camas.
- Need a plan for shovel-ready land quickly.
- People want to keep the small town connectedness of Camas. That's why we didn't create another high school. We don't want that division. Events that bring people from all over. We want a unified community. But where does the next high school go?

COMMUNITY SURVEY #1

The following is a compilation of all comments received through online survey #1 between September 10 and October 13, 2019.

1. Preliminary North Shore Subarea boundaries are generally Lacamas Lake to the south, city limits to the north, Northeast 232nd Avenue to the west, and Everett Street to the east. Community and stakeholder feedback will help determine the final boundary. Do you recommend any changes? If so, why?
 - Please do not develop any of it. Camas is losing its green.
 - No development on north shore of Lacamas Lake
 - Too much development. Why are we destroying the beauty we have?
 - I recommend that the city abandon plans to develop the North Shore area. The change/growth in Camas has already been excessive. Stop the growth and keep our small town.
 - No commercial and no industrial
 - Add park access to north of Lacamas Lake
 - Drastically increase natural and public spaces
 - does not need to be so far north. keep it closer to the lake. keep the rest of the land rural.
 - Reduce size of industrial and put open space/parks between residential - commercial- industrial. Industrial to be restricted to clean non polluting. Keep as many trees for views from lake and old growth areas to keep the feel of LaCamas lake.
 - Stop developing
 - Commercial zoning looks to be where current homes exist
 - Leave it as is
 - Leave it alone.
 - More Park/open spaces; No multi-family residential; Smallest single-Family dwelling must be on 1-3acres
 - Find a way to broaden parks and open area. Additional development cannot be supported with current infrastructure.
 - It needs more open space. Too much land has already been ripped up and built on.
 - Not so much industrial.
 - Too much traffic and development already.
 - limit as much development and construction as possible Lacamas Lake is historic
 - More parks and open space
 - How about no growth? Camas has done a poor job with its growth plans so far. Too many homes and no changes to our roads or infrastructure. It's created traffic nightmares.
 - The proposed area should be reduced to protect the lake front environment and habitat
 - No development
 - Stop the growth rate
 - There is hardly any green space. What will future people think of this part of the Lewis and Clark Trail if we have destroyed its living legacy?
 - Too much high density housing. Is there a wild land urban interface to mitigate fire hazard? What is planned for adding vehicle, bicycle and pedestrian traffic, safety?
 - No new houses
 - More green space and parks, less multi family homes. Traffic is an issue now and will be worse. The environmental impacts of all those homes, people and traffic is unbearable to think about
 - No development, please
 - Leave it alone

- More green space. Also, is there land available for Camas School District to purchase should they ever decide to build another middle school or dedicated large high school?
- More single family residential. We don't want more apartments.
- That's too much development. It doesn't look like land conservation wasn't part of this plan.
- I would appreciate if industrial area is not right next to my property. I would like it to remain natural preserve or recreational area. It would be a great to have trail to elementary school. And paths to lake.
- Significantly more green space.
- Less industrial and more parks/open space and single-family residential since it would keep Camas' small-town feel
- Don't develop the land. Camas loves trees and it's small town feel. Leave the green spaces alone.
- No development on the north shore. We are seriously affecting the livability of our community by this sprawl
- Stop over developing Camas
- Stop building so much. Keep Camases natural beauty in an area that has been mostly left alone.
- Too much industrial acreage. Industry means changing the landscape greatly and mowing down trees.
- Less industrial space. I am sure you remember what Joni Mitchell said.
- No more development
- Too much development vs. parks/open space especially near the lake itself. This will dramatically and irrevocably change the landscape and environment permanently. Not representative of what citizens value about living in Camas. Also, not enough parks/open space in relation to proposed development.
- Stop building new houses and keep Camas a small community with natural beauty.
- Zoning isn't listed for the single family residential. I'd suggest r-10 or preferably higher. Infrastructure at this point is already choked up on 14 & 192nd. Not sure how new residents will be getting around.
- No development
- The provision for parks/open space is minimal. This is just wrong.
- All of the lots bordering Leadbetter should be excluded and left as-is.
- More green space
- Maintain non developed land. There should be much more green space.
- Less development, more natural access and single family homes. Keep camas quaint. It's why it's worth living there.
- the probably shouldn't include the area east of 500. It's already residential isn't it?
- Too much development. We will vote you out.
- Less commercial space
- More public open/park space along most of the lake
- leave the area as it is
- I would like further discussion regarding the plans before answering a simple yes/no regarding these boundaries.
- More green areas. Why? Environmental concerns.
- Leave it alone.
- I'm surprised at the amount of commercial space in this representation. Wouldn't the commercial space be better located near other commercial spaces in the city?
- Less industrial area, more parks.
- Maintaining the North Shore in its current state.
- There are too many developments around the lake already.
- More public access for hiking and bicycle riding
- No more residential buildings
- Don't develop any of it if you care about the future of the planet.

- That much for Industrial? And that little for parks/open space? That needs lots of clarifying. And, Industrial that close to Lake is worrisome as well. With that many homes on the other side too, what will happen to quality of water of Lake?
- Taking away too much green space, only leaving one small area green.
- More Parks/Open Space because we are losing too much green space
- Unsure of what the commercial areas encompass
- More greenspace
- Uh, do you see the lack of green space or nothing spread out in the area? That large blue space is industrial? Is it strategic it isn't butted up right against the lake? Get more green.
- More green space less business.
- Not enough green space or preservation. Too much development.
- Create more open space, reduce housing.
- More park space and preserved wooded areas.
- We need to stop new development in this area.
- Like to see Community Aquatic Facility be placed near or at the Pittock-Leadbetter House with an expanded park area around both. Maybe work the house into the center as meeting/administration area for the center.
- Need much more park and open space protected
- No industrial.
- Small footprint. The impact and growth is too fast. Lake and land pollution.
- Not enough parks and green space. Concerns about pollution to the lake
- More parks/open space to better preserve the existing natural areas
- way too much development too close to the lake
- The industrial area is inappropriate in its location and proximity to houses and the lake. The city would be better served by locating industrial zoning near WaferTech or the airport. Additionally, there is inadequate road infrastructure for trucks. Finally, any anticipated truck traffic will assuredly congest existing roads and pass through residential areas
- Protect the forests around the lake. This is what makes the lake area a beautiful place. It was sad to see Black Forest cut down in the '80s. It will be devastating to see the trees on the other side cut down as well. We need more park space in Camas. We don't have enough for all of the growth we have now. Lacamas Lake is way overcrowded during the summer months. One can't even find a place to park anymore to enjoy the trails. Preserve our natural areas for future generations.
- No industrial zoning or multi-family buildings in this area. We should keep this area forested with minimal development.
- Maintain parks. Lacamas lake's beauty is remarkable due to the natural surroundings.
- No industrial areas.
- Don't change it.
- Smaller, due to future bottleneck at Lake Rd.
- Way too much industrial use in too nice an area. That's not the camas I want.
- A larger area for Camas residents
- Additional parks/open space closest to lake (less multi-family housing).
- I would like to see more Natural Parks & Trails/Open Space along the lakefront
- Should also plan all for all of the new housing going in along Crown RD it seems like the same region to me
- There is not enough buffer between residential and industrial zoning
- No, no, no. This area does not need to be developed at all.
- Exclude any industrial area. Limit home development. Provide more Park area.

- do not develop this area, our community can not handle this
- should not be industrial or commercial, more parks
- It would be nice to incorporate a bit more park space on the North end
- Much more park and rural areas along the lake.
- Roads. How can the city accommodate the amount of traffic that will be added to an already congested area? A increasingly congested area.
- More land for parks and green space
- I'm concerned about industrial runoff that close to the lake. Also, I'm disappointed to see only that much allotted for parks? Dirt trails connecting these areas are needed throughout.
- more open space / greenbelts with trails through the entire area
- Leave things the way they are. Our small town cannot manage all the destruction you are doing here. Just try to get onto 500 from NE 38th or 39th during school traffic hours. It will be impossible when the roundabout goes in. Now you want to add another major problem to this insanity. We have no sidewalks, is quite dangerous to walk or bike down to the lake/park. We are going to be locked in for hours every day. You cannot keep building/expanding without major changes to the infrastructure. Leave Camas alone, enough already.
- Do not put apartments/condos on the lake. Increase the shore line that remains. This is one of the most beautiful places in Camas and we are going to ruin it and destroy natural beauty for the benefit of politicians and developers.
- Stop destroying what Makes Camas, Camas
- Less industrial
- Limit development on the lakeshore and inland. The access to the area is poor, and a sufficient plan to mitigate traffic has not been articulated.
- Less of everything. Less building, less natural impact and less construction traffic.
- Limit Industrial zone and keep the commercial zone along the waterfront to small water type restaurants, coffee shops or paddle board/kayak type rental areas.
- Need to drastically increase green/park space
- no multi-family residential. Apartments, condos, and townhouses will lower overall property value and add to already crowded roads. It will push people that love Camas or move away to other areas with less congestion.
- Far too little park and green space. This plan eliminates entirely what makes Camas beautiful and a desirable place to live. If we had wanted to live in an over-developed, poorly planned community we would have saved money and moved to Vancouver.
- More parks open/space.
- The boundary should not allow development along the lake. This is destroying a big part of what we all love about Camas. Please maintain the dignity of our community before we get to a point we can't turn back from.
- Smaller boundary, narrower area of sprawl?
- More parks and greenspaces, especially along the lake
- Leave the area along the lake undeveloped.
- Should be all parks and open space along lake
- Protect forested areas around the lake
- Do not develop this area.
- Increase the park space. The lake and natural habitat are our greatest asset, developing it will irrevocably damage a natural beauty that is the crown jewel of camas. Take out industrial development. There's plenty of other sites that can accommodate that elsewhere, not by the lake.
- To Goodwin Road bc traffic patterns and access issues

- Less multi family dwellings. Let's just offer houses. Apartments are already going up everywhere. And however you do this keep the trees. Stop clear cutting everything.
- More park green space area along the waterfront. Preserve the beauty of the lake instead of making it all built up. There are not many towns which boast preserved lake front in the center of town.
- don't develop the area
- This is way too dense. You should be ashamed of yourself. The only open space you have proposed is what's already there. This completely rapes the entire Community landscape.
- We're over growing the camas community. If we're setting up more residential areas, I'd like to see a plan for the development companies to pay for more parks, green area and pathways to schools.
- Too much change in the landscape. If the land is open and could be developed with little fuss that's one thing. But please stop destroying all the scenery that makes our city great
- Shrink the overall size of the affected area.
- There is way to much industrial carved out within the boundaries. This looks like another money grab by the city
- Increasing the housing density and adding to the already exploding growth north of Camas near Ingles road is setting Camas on the path to uncontrollable growth. Keeping up with that type of growth through public services will totally change the face of the attributes that make Camas attractive to live in and raise a family.
- We need more parks and schools. Are the developers going to build schools? Bike lanes? We need more green space, safe roads for kids to get to school and space at schools.
- More park or at least connecting greenspace with trails
- Area is too large
- Do not develop this area for urban sprawl.
- Carve out more space for parks/open space
- Make it all park/open space
- Curious what is meant by "industrial"?
- Increase parks/open space
- Why so much industrial? We would make more money on more commercial, and then more parks and walking trails down by the water.
- Less new homes. More green space. Possibly more business space. But definitely less new homes.
- Far too much multi family & industrial, not nearly enough parks & open space. Looks too much like a sell out to developers. Multi family residents tend to have much less a stake in the community
- The term industrial carries a broad meaning. I'd put a caveat on the plan on what kind of industrial? Also, would love to see another park on the west side of the proposed area. Possibly a dog park too.
- We don't need more things in this area. The growth you are looking for is unsustainable, and is not within anyone's interests except for those running the city.
- The amount of park space is unsatisfactory. 2. There is no way there should be any industrial zoning in that area. 3. Most of the proposed commercial areas are unsuitable for that use.
- Taking a large chunk and turning it into developed land for housing. Our greenspace is being wiped out by them enough already. Parks and open space is so minimal on this map.
- Industrial should not be located near Lacamas Lake
- Hopefully plan is still going forward to include around the lake walking path
- Yes it's too much the charm of camas is be destroyed with over development
- There should be a natural buffer from the lake shore inward. Possibly half mile or so and kept in a natural state.
- Removal of all single family. Middle tier housing and Multifamily should be provided within a walkable community of retail and businesses.

- Too broad of area...this will destroy the reason Camas has a quality of life
- Before any large commercial developments occur, traffic congestion and mitigation should be priority number one. Leadbetter Road will not be able to accommodate increased traffic, nor would Everett Street and surrounding two lane county roads.
- Industrial too close to lake. Everett rd cannot handle traffic. You are destroying/the sense of community
- Less multi family housing. Larger lots of single family.
- Way more open spaces and natural areas
- Create some type of buffer between the industrial area and the rural land to the north.
- The color coded map above already is sorely lacking in green space & parks. Expecting or hoping developers will “preserve” green scape & walking paths is magical thinking. The entire length of the map, closest to the lake needs to be green - to indicate designated park space.
- conserve more forested areas
- I don't understand the purpose of making it bigger or smaller... seems like a strange question.
- More park space along lake. Walking path around lake.
- The southernmost area on the proposed map that spans Everett seems to be designated pure "red" commercial. The eastern section of this “red” section currently has only one commercial business with the remainder being historically residential. This area also contains green space that should be preserved as it is adjacent to the north shore of Round Lake and is a part of the Lacamas park trail experience. I think the only commercial section of this section should be along Everett itself.
- There seems to be multiple commercial areas in with single family homes. I'm not clear on what types this would be and reasoning. Are they walkable neighborhoods?
- more open space.
- That's a lot of industrial. What kind of industrial is planned? I also thought the original plan called for green space near the lake. That is not specified on this map.
- Apartments by the lake? No. this needs to be kept treed and green. then have more larger expensive homes surrounding the lake. you do not give prime property to people who will trash it. ps, I have lived in enough apartments to know. I am not one of the top 1%, but I do appreciate how they take care of their landscapes. I would prefer it kept a large park but since you seem determined to develop it that's my recommendation. why do we need so much industrial space? No. we need more schools and families with yards. please stop allowing builders to squish everything in.
- More Parks/Open Spaces...less everything else. Camas has enough of everything else already and if we don't it's a short drive.
- Leave our beautiful countryside alone. There should be no commercial zones.
- Less overall development. Way more open land and natural areas. The city is only going to become larger, and this would be an amazing opportunity to create our own central park type preserved area.
- Reduce and/or single family residential--there are already too many homes being built in the area.
- Dairy farms should not become industry, perhaps large partial residential and commercial mix
- Shift the boundary on the east to SE Everett. Change some of the industrial to SF residential to compensate.
- Could go further east to lone as these neighborhoods connect to Everett and are connected to Round Lake, could go further south to NE 22nd. I think the Everett corridor from 22nd up to Leadbetter is really important and could probably be its own focus area.
- This area is accessible only from Everett or 232nd. Both of which can't handle increased traffic.
- There is an astonishingly low allocation for parks and open space. I moved here for the beauty- not the industry.
- Stop destroying Camas, we need our farm land not more house & buildings.

- Lacamas, Round and Fallen Leaf Lakes are a unique and incredibly beautiful part of the Camas community. The City of Camas Government does not appear to appreciate this given the recent proposal to site a parking lot and large building on a one of a kind property south of Lacamas Lake.
- More jobs, less housing.
- Too much development without corresponding infrastructure.
- more trails and green space near the lake.
- I really think we have too much residential space as is. There are so many new housing developments and it's disgusting. These houses are built right on one another and look of it is just terrible. Our roads have never been worse and our schools are over crowded.
- Stop building anything. Our schools can't support it.
- If you really want feedback why don't you make the map more detailed so people can actually tell what the area includes. Seems like you don't really want the feedback. We need more Park and open space. Less widescale mowing down of evergreen trees.
- Why not make it all zoned for farming/rural?
- Too much development, not enough preservation of rural community feel and parks.
- More park land and protection for natural areas
- Less construction. More parks, bike lanes and trails.
- This plan should not be fulfilled. Now building all that will make the City a lot of money, and I understand that, but this idea would completely change Camas and what it's thought of. Lacamas lake is a popular attraction for residents of the City, citizens like to go swimming there, or take the boat out for a drive with friends, but a lot of people go for walks on the trails there, now you could assume they go their for exercise, and you would be right, but do you see more people in downtown Camas in the morning? Or do you see more people at the lake in the morning? You see, people exercise at the lake because its a beautiful place with lots of wildlife, plants, and trees. You ca go there in the morning and find Deer, Rabbits, Coyotes, etc. These animals live in the place you want to build things for more money. How would you like it if somebody knocked on your door and said "This property is mine now, I'm turning it into a store so I can make money." You probably wouldn't be happy, but that's what we'd be doing if we built all that. These animals were here before us, it is our responsibility to leave them and their homes be.
- Don't Develop- Camas is going to lose identity and became Cascade Park environment
- Public Access around the lake, it's not shown on the map
- Wow, please stop developing this area. You are going to ruin it. The amount of park and opens space on that map is way too small. Please quit developing, pretty soon it will be like Vancouver. And I will have to move again.
- leave the lake front out of the boundary. Shift southern boundary north.
- Reduce industrial Area and increase residential zoning
- Trash the whole thing. There are plenty of other areas to destroy, why by the lake?
- More green space. That needs to be important to developers.
- Do not develop at all.
- Need less industrial and more parks/green space
- More park of undeveloped land against lake.
- No development along the lakeshore.
- More "Parks/Open Spaces" - Residential and Multifamily Housing can be pushed out further north, but preserving the wildlife and scenic beauty of the lake and wildlife cannot be changed once development occurs.
- Roads to the area are packed during commute times. Where are the transportation plans to move vehicles to different routes?

- Not enough residential and park area
- There needs to be more park space against the shoreline, not homes or businesses.
- Do not want to see this area developed.
- more land North and West of 232nd. More land above 500/Robinson Rd. junction. Both needed for infrastructure (roads, utilities, etc.) Access in and out of certain locations will need a priority or we will run into these bottleneck traffic problems that we are currently trying to solve. Example is putting pool Rec center on lake road will be a nightmare for residents, it should go in more central location like above the paper mill land currently available.
- Leave it alone. You have cut down enough trees and ruined camas enough already.
- no residential
- Can you go farther North to 500 so that the plan is congruous.
- Stop the growth. Leave it as is.
- Eliminate 2/3 of it. We don't need to develop it.
- Not nearly enough parks. That tiny piece of green space is laughable, compared to what we have now. Less Industrial development. How will these huge industrial areas affect property values for the homes currently facing the forested area? Plus we do not have the infrastructure, ie. roads, schools and facilities to support this kind of growth.
- Move multi family residential further northeast
- Less industrial, less multi-family. Stop over developing.
- Parks, recreation center for Camas residents (club house)
- I don't like the idea of multi-family property on the lake front given this type of housing is typically tall it should be behind single-family residences so both property types gain lake views.
- Open space/Parks - almost non-existent in this plan.
- Keep green belt along entire north shore with trails.
- Yes...stop this ridiculous over growth of our town
- More green space, more undeveloped area. The city is developing so fast and getting so big, it is losing its "small community" feel. We live all the trees and space, and the small town feel. Not a fan of all the big developments going on. The lake will continue getting less healthy with more development leading to fertilizer run off, as well, which will lead to the lake being un-usable.
- More open space.
- make a waterfront along the north side of the lake. We still want to enjoy the beauty of the lake and with more people you will need more access and more space to do so.
- Too much industrial and commercial area. We do not want this in our community
- Keep the trees and countryside as is in the North area. This area is one of the rare spots that hasn't been disturbed and razed, and is a beautiful and relaxing area. Increasing the buildings near the lake will also increase traffic, resulting in a much less tranquil lake experience.
- It's so sad to see so little land being preserved as natural space.
- Halt development to the entire area unless it's to create parks and natural spaces in the midst of the trees that already exist there.
- Too much residential.
- No more subdivisions. I moved to Camas for the open spaces, trees, and small town feel. Subdivision are ruining all of those things for me.
- I think you should keep the edge of the lake as free from houses and businesses as possible, maintain as much nature space as is possible, and intermix multifamily housing in with single unit houses.
- There is not infrastructure in place to accommodate all of the cars to go along with the housing. Also, this would be a terrible strain on our school system.
- The Subarea yo way too large. The lake will lose its charm with all of that development.

- The north shore should not have increased traffic and should remain green space as a natural buffer for the lake. I was pretty sure throwing a bunch of multi family and single family houses all around the lake takes away from what the real “mycamas” wants to look like. I live on 232nd and find your plan a travesty.
- Reduce the industrial zone and allow for more green space

2. What are the most important assets in the North Shore area? What developed areas or natural resources should be protected or enhanced?

<i>Large, development-ready parcels</i>	<i>View of the lake and mountains</i>
<i>Lake access</i>	<i>Forested setting</i>
<i>Historic properties/homes</i>	

Assets	No. of responses
Forested setting	529
Views of lake and mountains	420
Lake access	419
Historic properties/homes	308
Large, development-ready lots	37

- Preserve the natural areas.
- Keeping the area rustic and rural
- Removal of trees from area would destroy the eco system
- All of the glorious green. Don't wreck my Camas
- No cookie cutter homes; All homes must be on parcels no less than 1 acre
- Each item is important and greed should not drive the area to even worse overdevelopment
- Green space
- I think it should stay how it is. Our city doesn't need to develop more. Leave the land alone.
- The view from Lacamas Shores is currently beautiful- development will destroy that. It's important to get artist renderings from street level so citizens can see the effect stripping the area of its natural beauty will do to the value of our homes.
- Rural setting
- Public access, trails, and a beach would be awesome
- Open space
- Mountain biking, recreation
- No new houses
- Animal habitats
- Land conservancy should be prioritized over mass development. I don't like how rapidly developers are ruining the natural beauty that made us move here. We left Los Angeles for a reason, seems the insanity has followed us to Camas.
- Reduction of noise And industrial growth next to homes that have been there for decades.
- Protect all natural land. Limit development.
- Preserving our open spaces
- Stop over developing Camas
- don't cut down the trees and put in commercial areas
- Open, green space much higher priority than more building and development.

- Everything should be just as it is today. No growth or development.
- The natural environment that all citizens value. Let's not lose it.
- Keep it forested.
- Trees and existing nature. Leave it alone. We will vote you out.
- No more homes and development until we have a means to get a true second high school for all the children
- Leave all of the natural space, if you want to make it useful, IE financially profitable, invite some farms to the land.
- Parks and Open Spaces.
- No to development of commercial or residential. We've lost too many trees as it is.
- Trees, trees, trees. The natural habitat incorporated.
- Stop adding homes, there's nothing wrong with being a town of 20k
- Shotgun range.
- Multi use trails for cycling, jogging, walking
- Plenty of room for parking, outdoor activity and connecting trails
- Open space
- I think that any development should incorporate the surrounding natural beauty and enhance it of possible.
- More natural space protected
- Camp Currie - your map only shows park in the area of the lake that is swampy and full of Lilly pads. Please plan a park in the best area for all to enjoy the lake and views.
- wetlands
- Natural areas for public use
- Do not put more large housing developments in. The lennar housing developments have hurt Camas and make the planning appear disorganized and not thought through.
- Open space
- parks with hiking trails
- no more buildings
- We must preserve the tree line along the lake, or Camas' biggest natural jewel will look urbanized.
- Stop ruining what makes Camas special. Stop over development.
- Green space, the walks and views we all love
- Forested setting. Let's preserve what makes Camas awesome. Lacamas Lake Park (aka Round Lake) is so overcrowded just since that new neighborhood went in north of it.
- biking trails
- No changes.
- Services to support development
- Leave it Natural
- Protected buffer around the lake, with pedestrian path around the lake.
- Other than a new trail along the north side of the lake that connects to the Heritage Trail on the south side, I do not want to see any residential, commercial or industrial development in this part of Camas. Camas needs to preserve its open spaces and forests. The last thing this city needs is a lot more development, particularly in an area that has no good access to Highway 14 or the job centers in Portland, etc. I feel very strongly about this.
- This is one of the last non developed jewels in Camas with the unique aspect of the lake. Keep that in mind when developing the plan and don't ruin that aspect of the area.
- Trail systems
- No development, leave the trees and natural beauty. No one needs anymore medical buildings.

- Bike trails along lake
- Protection of the natural resources
- Large parcels not intended to be turned into subdivisions, but parcels for homes/farms that preserve the country feel.
- Nature preserves
- Please protect our forests. That's what makes Camas so pretty and inviting
- Green space and natural undeveloped areas
- Trails and Trail access
- Low traffic areas for bikers, hikers and runners
- Open green space.
- There is no reason to use every single sq. mile of the city
- The North Shore should not be developed period. The city should be more concerned about working with GP to clean up downtown and getting rid of the unsightly paper mill.
- Agricultural lands
- Quiet roads for cycling
- Protect from urban sprawl.
- Protect the watershed
- Trees and wildlife
- Walking trail around the lake
- This valuable green space needs to be conserved and turned into a park. Did you realize that the trails at Round Lake/Lacamas Park are so overcrowded that Camas High School can no longer use it for home Cross Country meets? That they need to be bussed to Cottonwood Beach in Washougal for their "home" meets? This is a travesty. Take the stupid pool money and invest it for all future generations, as we have officially outgrown the existing trails we have. Think of the jewel that Forest Park is for Portland residents. Be truly visionary and act now to save what few chances we have for close-in trails and recreation area.
- Greenspace. Can't go wrong there.
- Lake protection buffer zone and other open space
- You need more park land and natural space. There should be no development of any kind within a half mile (or more) of the lake shore.
- Walkable and Walkable. Please always think about our climate and the future.
- I would love to see all residential single family homes to be built on 1 acre parcels, minimum, and save what left of the green farmland and trees. I am disgusted with the current demolition of what used to be beautiful Camas.
- It's unfortunate to see so much of the area categorized as 'industrial'. Really? I'd like to see the categorization redefined within the boundary.
- Trail system cohesive architecture guidelines for commercial/residential.
- Completion of Heritage Trail around Lacamas Lake
- There would be no way for the city themselves to say they are honoring the recently passed "tree ordinance" if any of the forest area is cut down. There is space enough to build homes & business in the open space. Make the forest area an extension to lacamas lake park with trails & unaltered natural habitat for wildlife:
- Preserve the trees and plant more.
- Protection of green spaces
- Protected
- The airport, if you incorporate, needs to remain an FAA small airport, which necessitates some expansion, but most importantly managed with best practices, compliant patterns and neighbor

friendly procedures, the Port is doing the opposite by encouraging low flying aircraft out side of established patterns and by having a lower than standard pattern from the national norm and best practices. This creates noise and increased safety hazards that are unnecessary for airport operations.

- We need to preserve the beauty of the area, too much development takes away from what we all love about the beauty that is the North Shore area
- It's one of the few remaining parts of Camas that have a relatively undeveloped setting, particularly adjacent to Lacamas Lake
- No more developments.
- Sometimes the best use of a property is for the city to buy it and do nothing with it, i.e. preservation.
- Protect trees, wetlands and wildlife. Preserve our quality of life in Camas
- None - stop the growth
- Farm land
- Preserve the natural beauty and public access above all else.
- The animals that all the Lake area home.
- Stop building houses, industrial areas. Leave it alone.
- leave the lakefront alone. We need and value natural spaces. It's part of what makes Camas appealing. you are developing it to death.
- Lack of over development
- Extend existing walking trails to go around the north side of the lake. Allow for safer walking and biking around the lake.
- Stop developing, no one is asking for this.
- Sidewalks and and bike lanes/paths routes around Lacamas Lake, between communities, to schools and all public resources, such as parks, trails and open spaces so people have choices in addition to cars to access safely and easily. Reference Bend, OR as best practice.
- Trees and forests. Animals living in the forests are going to be driven away. We need trees for air.
- Parks
- Please do not take away any more trees. All the new development is ruining the natural beauty of this area. We are so lucky to live in such a lush wonderland, stop destroying it.
- Save green space, avoid overcrowding
- We need to preserve trees, habitat, and open spaces.
- The trees and natural need to be protected. Too many beautiful old trees are being removed and replaced with houses.
- Nature areas with access for animals in large connected wetland, grassland, lake, and forest is extremely important. Trees are a valuable asset to keeping a community mentally and physically healthy as well as keeping house prices higher. Animals need the access to all of these areas even more as we continually encroach on their habitat.
- Please don't overdevelop the lake.
- We are wiping out all of our farmland and green spaces. Most of us who live on the north shore do not want this money grab by the city we have lived in for 40 years. Stop the madness.
- Green space.

3. What types of parks and other public spaces are needed in the North Shore area?

<i>Public Plaza</i>	<i>Passive Open Space</i>
<i>Neighborhood Park (1-5 acres)</i>	<i>Water Access</i>
<i>Community Park (5+ acres)</i>	<i>Mini Parks (up to 1 acre)</i>
<i>Sports Fields</i>	<i>Natural Areas</i>
<i>Dog Park</i>	<i>Trails</i>

Park/Public Space	No. of Responses
Natural areas	481
Trails	457
Water access	319
Community park (5+ acres)	284
Passive open space	241
Neighborhood park (1-5 acres)	120
Dog park	119
Mini parks	94
Sports fields	69
Public plaza	59

- Just leave it as it is.
- Stop already
- Leave as is to protect eco system
- forest, they don't need to be developed.
- All are more important than adding more development that doesn't fit already
- the to keep the lake close to what it is now
- Schools
- None existent parks not maintained
- No development. Why are you dividing the town and residents even more?
- A beach
- Just open space in general
- Mountain biking
- No new houses
- See above regarding land for school district to purchase.
- Leave the area undeveloped.
- Keep it undeveloped.
- Stop over developing Camas
- None
- Mountain biking. So many people come to the area for the trails, capitalize on it and own it already.
- Quit ruining our city by developing every slice you can get your hands on. We will vote you out.
- Add more green space to plan.
- Forested spaces for all our non-human community members. Don't develop this land, don't ruin the view, don't destroy habitat that we can never get back. The lake is already polluted, don't add human density right next to our waters.
- Maintain Trees.
- Any of the above that can be done in already open spaces and do not require taking down old growth / mature trees.

- Very random question for a 20 year vision. If there are schools and neighborhoods then most of these apply?
- Mini parks aren't near as useful as larger parks.
- Sports fields as part of Pittock-Leadbetter House / Community Aquatic Facility
- A very large park should be a top priority for the north shore since the south shore only had a strip of a trail in terms of a park on the lake. Please don't simply 'encourage' tiny parks but require they build parks that make sense for the community and will encourage use.
- Community Parks a minimum of 25 acres
- The area needs to remain natural along the lake. There is plenty of room to put parks above the lake on higher ground.
- Leave it alone
- walking trails or sidewalks connecting neighborhoods and parks
- Bike paths that connect the North Shore to the downtowns of Camas, Washougal and Vancouver, as well as the Gorge.
- Leave the forest on the North Shore.
- Please let the avid local mtn bikers build and maintain natural trails in this area, just like we do at Lacamas Lake.
- unpaved biking trails
- No building whatsoever, leave it alone.
- No Dog Parks-must be managed
- 5 acre 'Parks'? Please, think a bit bigger.
- Camas needs open spaces and urban growth boundaries. Why does the city need to add so many new residents? Why not preserve what we have? The city sold city-owned land to private developers on the north side of Lacamas Lake Park where they could have preserved hiking and biking trails for future generations. The city does not need more development - it needs to do a better job managing what we have.
- Connect various areas with wider paths. Not just wide sidewalks. Within those area create more primitive hike/mountain bike type trails interspersed throughout between the lake front path and the ridge area path.
- Leave it be.
- All desirable cities/towns have a bike trail along water that connects to downtowns, shopping.
- If major development is coming, please include plenty of places for me to safely bike around with my kiddos. So, bike trails/paths/lanes.
- I think the Lacamas Regional Park fills most of the above needs.
- Could a Community Center/pool be built there?
- None keep it like it is.
- Pool, skate park
- Nothing. Leave it as it is.
- All of the above.
- We live in a gorgeous place. Stop the pointless development. The place where you intend to keep developing is great how it is, and doesn't need to be altered. Focus on infrastructure, and keep the beauty that comes with the large expanses of land that are not developed upon.
- Any development should be done with the natural landscape and current forest in mind
- The entire area next to the lake should be in a state like Lacamas Park with hiking trails and natural areas.
- Enlarge parking lot and widen boat ramp. Add kayak launch dock, away from boaters.

- Large 5+ acres of untouched land. Leave the habitat alone, this type of change is a massive disruption to the ecosystem. Where are the studies on that and who did the study?
- Completion of Heritage Trail around Lacamas Lake and the addition of sports fields to support continued population expansion
- Wildlife habitat is often overlooked in development efforts. As is the enormous benefits of our large trees on the good air quality we have. Preserving all of the forest growth will enhance the existing quality of life through parks & preservation of wildlife habitat. Removing this abundant tree filled area will not honor the “uniqueness” and history of the city. Removal of the wildlife habitat will be all too common. Let’s not be common.
- Move the community Center over there and build another high school over there.
- Improve roads or add roads to alleviate the increased traffic. Better parking solutions for Round Lake and Lacamas Park.
- No more developments.
- Leave as is and stop destroying the community more people is not better
- Don’t develop
- Leave it alone, you are going to ruin this city.
- forests, unspoiled open spaces. don't develop the lake front.
- Do not develop this area.
- I would like it left as is at least near the road
- Large pool facility to be paid by new development only.
- Maintain the existing road so everyone has access not like the south lake mess.
- Sidewalk and bike lanes/paths that connect all the areas and entrances trailheads above so a car is not the only means to access. Reference Bend, OR as best practice.
- Seriously, please stop cutting down trees for developments. Enough is enough.
- Water park
- Leave it alone.
- Keep it natural

4. The study area map depicts existing land use designations for the North Shore area, including industrial, commercial services, residential (single-family and multi-family), and parks and open spaces. What, if any, changes would you make and why?

- Please do not develop this land. Camas is growing too fast and losing all the greenery.
- Remove industrial because there seems to be other already zoned land available for this purpose along the Parker corridor area.
- No industrial, commercial or multi-family designations
- less single and multifamily dwellings and less industrial areas. a small amount of commercial area near Everett St. could be developed. Worry that any development would contribute to the traffic fiasco that prior development has contributed to. Build the support systems, roads, prior to development. otherwise leave it alone
- Less development. Less multifamily homes and developments that increase congestion of the area. More natural spaces preserved, that is what makes Camas worth living in. Focus on improving access and use of what is already here and protect the character of
- Don’t develop to houses. Keep it forested and green.
- Too many homes, roads are already clogged
- See above

- No industrial and no commercial.
- Rezoning all presently undeveloped land alongside SE Leadbetter Road and within 1000ft of it to be parks/open space, protected against deforestation and development beyond trails.
- Industrial areas should be buffered by commercial, open area and parks where possible. Avoid neighboring industrial plots to single and multi-family homes.
- Drastically increase public and natural spaces as dense development in Camas means open spaces, trails, forest are even more important to ensure quality of life. Ensure commercial includes grocery stores and other amenities to reduce traffic
- keep it as open as you can. do not fill up the space with industry and houses. what makes the north shore so special is the "emptiness" of it.
- Reduce size of industrial area. Increase size of residential and parks area with light commercial/office. This should be an area of livability and public amenities that keeps the look and feel of a public open space as much as possible
- Knock it off.
- More parkland
- As one of family's that has been in the area since the early 1990's I can't help but feel our community is quickly being destroyed.
- Protect it all from development
- There needs to be additional park space
- Keep the open space and parks, there are ample industrial and office spaces already. Leave this area open and green, we need the trees.
- Leave the area alone.
- Maintain as much healthy, natural wildlife habitat as possible. Consult experts on this to accurately assess this.
- Do not develop it. Leave it alone.
- Remove multi-family dwellings altogether; All single-Family dwellings must be on parcels no less than 1acre; No cookie cutter row homes; & Retain forestry in & around all buildings to the extreme extent.
- Less industrial area, less development overall, too much development in Camas
- Why develop it at all with construction? Why not leave it rural?
- No industrial/commercial. Residential, parks, open space only.
- I understand and respect the need for industrial development for high-wage jobs and a healthy tax base. But please don't put in multi family housing - everything around it turns to crap. And please keep this rural areas and forested space. I moved to Camas in 2003 because of the small town feel and the forested parks and running trails, especially Lacamas Lake. We love Camas and don't want to turn into Vancouver.
- Less commercial buildings. Less suburbia houses and more houses with more land. Keep the small town charm that makes Camas special.
- Industrial designation rezoned to light industrial.
- Should be more low to middle class (\$50,000-\$75,000) single family homes.... be required.... at least 25% of housing built. It could be sweat equity, as we have seen how successful those are when owners are working on their house. They have pride which shows that they take care of their homes.
- Less of everything. Once it is put in place it will be there to stay regardless of how much it damages the area
- Reduce the amount of multi-family residential.
- preserve the wild life in this area it is the most important

- Please don't clear-cut the land. Keep the natural trees and work around them. And please be considerate of the traffic implications. Our town has grown too fast. Too many homes, not enough roads, not enough schools.
- Less development. Less multifamily homes and developments that increase congestion of the area. More natural spaces preserved, that is what makes Camas worth living in. Focus on improving access and use of what is already here and protect the character of this city.
- No changes.
- Residential property is as extensive as it should get. No larger buildings and industrialization.
- Keep it rural. No commercial/residential development
- See above: needs to preserve the visual landscape, and protect the natural resources. The City of Camas has a unique opportunity to develop in a way that is minimally impactful on climate change by planning in a way that preserves the canopy provided by our beautiful trees. The irreparable damage done by removing the trees so haphazardly, as is happening daily around here, will adversely effect the health and future of our families.
- No development keep it pristine as it is today
- Do not build directly on the lake. Protect the beautiful setting that exists. Too much concrete on the plan - reduce the buildings and enhance the beauty that is a big part of why Camas is so unique and desirable. Don't trash it by overbuilding.
- I'd like to see no changes
- Just leave it and stop developing
- Not enough open space
- Less industrial, more open spaces. Let development go further north.
- Less homes until you put in the infrastructure first and solve the ridiculous over crowding in our schools.
- I would make the entire shoreline a part of the park with a walking trail, mirroring the south side of the lake.
- Extend mountain bike trails. Bring in tourism.
- No new houses
- No pool, no houses. Leave it natural and open for the deer and bear that live there.
- I would not make any changes. Why is it not possible to leave it undeveloped and wild?
- Try to preserve the natural setting. need grocery store, gas station, medical. No industry there, or apartments.
- Less residential
- No industrial or commercial or residential. Stop developing please
- Camas is seeing growth beyond its current infrastructure's capabilities. More housing will put a strain on our natural resources.
- Quit developing and industrializing an already bloated busy area It's destroying the town
- None. Stop all of this needless development. There is no need.
- No one wants to see apartments put in Camas. If multi-family means apartments the people of Camas don't want it.
- I would hate to see the forested areas razed just for more storage places and big development that ruin its beauty. This area should be reserved for low-density housing only with emphasis on land conservation for future generations to enjoy.
- This is not the place for industrial parks. There is plenty of other land, but land right next to the lake should be for residents of Camas. And enjoyed.
- No multi-family high density
- Less multifamily area

- Less Industrial and multifamily units
- More green space. Should be the focus of this new area. Trees and green space #1. Everything else after.
- Less industrial and more single-family residential and parks/open spaces. I think this would better maintain Camas' small-town feel
- No changes at all. Leave the land alone. We don't want "more" people, traffic, and businesses. We want natural beauty, and our small town feel.
- Do not develop the north shore
- Stop over developing Camas
- Leave it alone. The city has allowed too much construction already. Keep the natural beauty of Camas.
- remove commercial and limit housing. We need to slow down growth and maintain the small-town, beauty of Camas
- Much, much more undeveloped & untouched green space. Limit development and building. Too, too much of the beauty and livability of Camas has been lost to development in the past 25 years.
- I don't see how you can mix industrial with residential and multi family and keep the essence of nature and beauty.
- No Changes. No development. Let sleeping dogs lay.
- More parks and more open public space in general. Since you are going to destroy a large area of habitat, please leave us some reminders of what we have lost.
- No more development. Camas is lovely how it is. Our schools are over crowded, traffic is becoming more big town than the small town I once's loved. Leave camas alone.
- No development at all.
- Leave as is, there is enough growth happening all over the city right now.
- No industrial on north shore. City should cluster this type of development towards the Vancouver border and not degrade the natural environment near the lake and in this still forested area with industrial development. I am greatly opposed to any subdivisions similar to that of the Hills at Round lake which are an eyesore to the area, too close to Round Lake trail and far too large- 400 homes? Please do not repeat such a high density, large scale subdivision. The Northshore should be uniquely different from the other side of the lake which is overdeveloped and has fallen victim to weak development codes that allowed for clear cutting and tightly packed houses, subdivisions flowing into each other. Not an ideal "small town" feel for a community. Please do not repeat that on the other side of the lake while Camas still has the beauty we all value. Show us you value it too.
- As stated above, keep the land untouched. No houses or apartments.
- Again, the zoning for smaller lots is what has crowded camas. 1/2&1+acre lots were the norm on the south side of lake until city decided to change things to r5/7.5/10.
- It is not balanced. I would like more residential (single family) and park/open space. Less industrial and multi-family (some but less)
- Why is industrial space needed there? Why is multi-family housing needed there? The impact to a beautiful, natural area is severe and you cannot go back. Limited development should happen on the north shore. Keep it natural, keep it available for generations to come. Don't be so greedy or money hungry that you sell it to developers who don't have any long term attachment to the direction of the community.
- Leave it the way it is for future generations to enjoy. Once it's gone it's gone. We already have too much growth.
- I would make more areas along the lake protected natural areas.
- No expansion, improve roadways to make them safe for bicyclist and pedestrians.
- I would leave out the parcels adjoining Leadbetter. We don't need this much development.

- Keep it trees, land and rural.
- Trail around the lake.
- More open spaces and parks, less development of any kind. We don't need to keep growing so fast.
- Please maintain natural forest setting.
- Stop squeezing new houses together. The North Shore area needs space and trees. It does not need commercial development. Stop allowing developers to clear cut.
- Less industrial, no added multi-family or high density housing. This area should stay as natural as possible, large residential lots, ag, and parks/preservation only.
- Add more park and green space. Leave green space by the lake and move back the multi family housing away from lake a little more
- I would change the mayor and every city Council person. They are misrepresenting the desires of the residence and are ruining our beautiful city.
- Less industrial and commercial space. Keep it more natural please.
- No more residential cookie cutter apartments and SFH. Keep it natural, how about a botanical garden or arboretum?
- Leave the trees. Stop clear cutting and putting houses on top of each other.
- I would include more public spaces that are natural and contribute to the beauty of our lake. I hope it doesn't all become private land, commercial or residential, excluding the rest of Camas residents. I hope that the city would consider preserving land for public use and not over develop and destroy the natural beauty of the north shore.
- Reduce this type of development-there needs to be a better long-range plan for Camas. Too much development is taking place too quickly. Trees are being ripped out in all of these areas.
- No industrial areas need to be there. We need the Lake to stay special.
- more residential and less commercial
- Not a fan of much multi-family. Creates traffic and other issues. Further clogs congested area.
- Less industrial area, more parks, natural areas.
- No further development on the North Shore. Maintain the area as it is at this time.
- We don't need more development there
- No more single-family/multifamily homes. Not too many commercial buildings either: we want to keep a close-knit community, and we've done it over the years, but now we're becoming Vancouver. Keep Camas a small, living community.
- No changes. Looks good.
- Too much development in Camas, leave as is, with all of this new development Camas is losing its small town charm. There is too many people and too much traffic. The cost of living is skyrocketing. Already the majority "voice" of Camas is stifled by the dollar signs. I hear stories from the long time residents and see it with my own eyes. Why do people move to Camas and find it desirable? Small town charm. It will soon become all that the things that people were escaping from.
- Make it all parks and open spaces. Not one more built space specifically for and only for human use.
- No multi-family/high density housing. High density will overwhelm community resources including camas school district. It's bad enough already. Also, no industrial for heavens sakes. Why? Pollution of all sorts and that close to homes? Also, impact on quality of lake, soil, air for all of Camas including those living right there.
- We don't need more housing or commercial. Keep Camas the same quaint town that the people have come here for. It's already developed at a rapid rate, the schools are becoming too crowded as it is and requiring portable classrooms. Stop the overdevelopment and cramming so many buildings / units into small spaces/lots. We don't need more housing with lots so small that one can hop roof to roof.
- Less industrial more natural area/forest settings

- Less commercial and industrial
- More Parks/Open Space because we are losing too much green space. The entire north shore of the lake should be maintained as open space.
- Overall, less homes
- I would make green all throughout and take away that large piece of industrial. I would incorporate through the entire proposed area and do something with thoughtfulness and keeping the true spirit of Camas in it to not become some cookie cutter shop. Look at Bend. They develop and leave trees, environments everywhere. This looks like a toddler took color blocks and bunched things up together. Not impressed in the slightest.
- More greenspace more country feel
- Scale back on the development so that we don't ruin what beauty we have left in camas. Overdevelopment will ruin this city.
- Limit to parks and open spaces with limited commercial or residential structures.
- Get rid of housing, create a natural setting use space. You forced Camas to grow exponentially over the last 20 years. Now you're trying to do it again. We do not need to be a city of 40-50k. There is nothing wrong with being a town of 20k people.
- Less multi-family areas touching the lake. Preserving nature and the views from the lake are very important to most citizens. Multi-Family zoning could be put in the plan, just not right up against the Lake shore. I suggest a "buffer" zone all the way along the lake. Green Space, nature parks, and trails could be in the buffer zone, but no residential or commercial building.
- No more development in this area
- Way less of the first 3 and way more natural spaces. Please don't mow it down and pave it over. Need way more interspersed green spaces.
- Don't try to sell this as anything but what is it, new housing and subdivisions to take away from natural areas.
- My vote for all of it is no, but if you're going to do this, then no industrial or commercial. And which schools are going to absorb the increase in students? Skyridge, Liberty, & CHS are over max now. I will be sad to see our beautiful lake's backdrop be filled with rooflines.
- Less industrial and commercial. Less dense housing.
- Preserving natural landscape will ultimately add the most value to our area. Forest Park and the urban growth boundaries in Portland have been studied and copied by cities all over the country. We use make uses of the perfect model right next door.
- There needs to be a second park on the NE end of the lake. Even if this reduces the size of the proposed park-closer to Round Lake.
- Again Pittock-Leadbetter House / Community Aquatic Facility with Sports Fields / Community Park.
- Eliminate industrial; strictly limit commercial with residents having input on all commercial development
- Too much industrial. Need more parks and open space.
- Less designated industrial Space. I do not think the residents of that area would be pleased to have an industrial park surrounding them. It would not add to our community in a positive way.
- Plan on future UGA/UGB expansions, especially toward Grove Field, incorporate an ability to blend toward those areas and their existing use and terrain/infrastructures without conflicts.
- Much more natural space protected - for water quality and view
- Too much clear cutting. Save the look of the lake.
- small imprint, smaller impact.
- Expand the parks and open spaces

- Parks and open space is limited to the end of the lake that seems not only the most undesirable place for human use, but also a wetland area. Please prioritize a large amount of space on the north shore, directly on the lake, with the best views and open space, for parks that all residents can enjoy. Think Lewisville park size and style. Please plan in a way that doesn't allow people with more money to be able to privatize the lakefront and the views. Let all residents have a chance to continue accessing our resources.
- It seems there is 50% industrial on the plan, that seems quite heavy for Camas. There is what appears to be one small park and also quite a bit of multi-family homes. There also appears not to be a central retail-type of area, just seems like a few businesses scattered here and there. Why can't we make a retail/food/drink cute area where people want to go and sit and enjoy the area while spending some money and quality time? Instead it seems overburdened by industrial complexes. Aren't we a small town?
- I would reduce or eliminate the planned industrial area. The North Shore will best serve current and future Camas residents in a more natural state. The potential heavy truck traffic and lack of mature trees in an industrial area would have a broad, negative impact on the greater Camas area's quality of life.
- This is the opportunity to ensure there's a comprehensive plan in place. Keep some large, open spaces for parks and trees. Don't chop it all up and then wonder why Camas lost it's small town appeal.
- Camas is already overcrowded and overdeveloped. I am disappointed that more natural beauty and will be destroyed with this project.
- Too much commercial and industrial. This should be moved to the West end of town where freeway access is easier.
- An increase in the preserved natural spaces on the North Shore, reduction of industrial and commercial land use.
- None. Leave the area, and the rest of Camas, alone. The beauty and appeal of Camas/Washougal is the amount of untouched nature. Portland and Downtown Vancouver as well as other surrounding areas have plenty of shopping and food to search the entirety of Southwest Washington.
- housing should be affordable for not just families but retirees. Make sure traffic can support the planning.
- way less development in all categories
- See comments above. While commercial and businesses area needed in our region, the plan adds these elements inappropriately.
- I would like to see much more "green" on this map.
- I would like to see as little development as possible. Preserving the few remaining natural areas close to the lake benefit everyone by maintaining water quality, wildlife habitat, and the areas natural aesthetic.
- This area is a natural jewel in the camas area and would be blighted by industrial and multifamily development.
- More parks and open spaces. Those are a big draw to our community.
- Do not put more large and cheap residential areas in this plan. The industrial areas need to be vetted in terms of businesses. For example, do not put storage units in this area like what was done in Grass Valley. It is a disservice to our community and its stakeholders. Storage units need to be on the very outer edge of limits. Many camas residents are upset at how developments have been approved. Please pay attention and think through future developments in Camas.
- Replace industrial with business/professional, commercial, and residential
- A trail that circumnavigates the lake.
- The influx of families relocating here necessitates open parks and natural areas for families to explore. The ability to enjoy the nature and explore the community is what brings families together.

- No industrial area.
- Keep it the way it is.
- Less residential and commercial. If you want less impact then it is simple; less development. It isn't worth a 100+ jobs.
- Much less industrial, more open park spaces. We don't need or want the trucks, traffic, pollution associated with it that close to the community's greatest asset: the lake. Look how heavy the trail on the south side of the lake is. All areas around the lake are jammed when the weather is nice. Expand the recreation areas, and encourage more family friendly small/medium business. Expand the trail network to the north as well. People live here and are attracted for its beauty and livability. You want industrial space, put in near 14 and the paper mill. It won't be around much longer. There is also the open spaces to the south of the lake. Please don't ruin this community with the plan that is shown here. That would be a travesty.
- Keep commercial and industrial at a minimum - the city is getting ruined.
- I would like to see more Natural Parks & Trails/Open Space along the lakefront. It is our grandest feature. Let's preserve its tranquility.
- None.
- More open space. There is a paltry amount in the existing plan. Camas is rapidly losing its sylvan feel as developers are allowed to mow down anything in their paths. Once the trees are gone, they are gone-- you can't get back in an instant what took years to grow. Then we all lose. Things get hotter, uglier, and for those who need a \$ attributed to everything, less valuable. Particularly within the viewshed of the lake, the trees and open space should remain.
- there should be more parks distributed throughout the housing areas, park land is clustered in one area where most people would need to drive to it to get to it safely
- Remove industrial from the plan. It is too close to the lake and risks polluting a heavily used recreational area.
- Exclude any industrial and multi family residential. Leave our natural spaces.
- No industrial or commercial or residential buildings. preserve our environment
- less industrial
- Designate more shoreline as park space, make more areas mixed use - do not follow the old Clark County model of houses next to houses next to houses. We need walkability.
- As a camas resident from Ages 10-24 and again starting at 31 to currently, I don't like the idea of having commercial land use in an area that is so natural and beautiful, if this proposed develop is going to be over the next 20 years, why could we not wait us use the land that the closing of the mill will eventually provide for commercial use? And expand the already alluring downtown area? And preserve the "country like" feel the outskirts of camas provides. I like the idea of having a Nike campus or something similar but don't want to feel like we are walking into the Nike campus of Portland, packed in tight with housing and industry. I am frustrated that these new neighborhoods will be participating in camas little league, and the families in the woodburn school district are forced to be a part of east county. How will the current residents of camas not be more separated as the city grows?
- remove the industrial and commercial, more parks
- Designated bikes lanes on HWY 500 are needed for safety.
- Make sure build-up doesn't remove tree cover
- Leave it more rural. Why grow so fast?
- All of this brings many more people into the area. How does the city plan to accommodate via roads and other services? This is a huge scale development. I would pare it back significantly.
- Retain the natural areas and forest. Do not destroy the forest or natural areas for industrial or residential plots. As stated above, Camas is being ruined by over development.

- Fewer homes, it's too much.
- Let's not concentrate the parks and open spaces in one area, but connect all the different areas so people can bike or even walk to work or simply enjoy the natural areas.
- Stop the sprawl
- Overall, I think it looks good. I wonder how big the park is and what amenity it would provide (shelters, bbqs, tables, etc.)
- Parks and open spaces, no structures.
- I would limit multi family housing. I would limit any type of development that degrades the view from the south shore.
- Less residential, no industrial/commercial.
- Significantly reduce the amount of residence and commercial development along the shoreline. Preserve the natural beauty of the area. The lake will become polluted will all the additional development. It is too small with not enough flow to absorb all the run off that would occur.
- Sounds good
- More park/open space, less industrial
- Leave it alone. You destroyed the Lily fields.
- Less industrial, commercial and residential.
- Part of why we moved to Camas was because of all of the green spaces, trails, lakes and nature in general. I hope to see what we are so lucky to have in our community, preserved and expanded upon. With more homes and businesses being added, we need more parks, trails and green spaces as well.
- Traffic on Everett is already heavy. This development makes this much worse. The balance between conservation and development is skewed heavily toward development here. It's rather depressing, considering that the city only gets one shot at this.
- As stated above, eliminate the residential, industrial and commercial development and preserve open green space and forest. This area north of the lake has no good natural access to Highway 14. Why create more traffic nightmares for existing residents?
- The area north of the lake is home to many large acreage homesites including Clark County mandated 5 acre minimum residential land lots. Those of us living on these properties chose this area to preserve nature, enjoy a quiet lifestyle and have a place to peacefully raise our families. My biggest hope and wish is that the nature is preserved, growth happens slowly, and that construction and traffic from development is doled out in the least invasive manner possible. My suggestion for change is that less really does mean more.
- I personally do not see how the access in and out of this area will be managed. Do we expect the roads in and out of downtown Camas to be able to take this increased load of cars and trucks? Maintaining the peacefulness of the area around the lake should be top priority and if we continue down the path of over development we will lose the charm of Camas and the surrounding areas around the lake.
- You have the opportunity to create a tourist drawing community for Camas. Keep as much of the forested, green space as possible. Camas is notorious for massive clear-cuts. Please stop. That area could be an area where people want to live and recreate. Definitely the gem of East Clark County. If done correctly, it could also draw people from outside Camas even if they can't live there. Build on that. Don't allow a bunch of big box type stores. Focus on small restaurant, bar, coffee type store fronts. These could be the ground level of the multi-family buildings. Make it an area that people from other areas want to come and visit, eat and recreate. Completing Heritage path all the way around the lake is a huge plus.
- No industrial or commercial areas please. That would destroy the beauty of the area and the quaintness of our town. Parks, trails and residential only please. Affordable housing on larger parcels of land instead of monster size homes that no one can afford with no yard.

- Maintain more forested areas
- No multi-family residential or crowded single residents of the lots are less than 7k. Apartments, condos, and townhouses will lower overall property value and add to already crowded roads. It will push people that love Camas or move away to other areas with less congestion.
- Don't change anything
- We don't have the infrastructure (schools, firefighters, etc.) to support the homes that currently exist and the massive amounts that are already being built.
- More parks and open spaces.
- I would put a halt to this completely. Our city is already overburdened with traffic and crowding. We don't want to be Vancouver but this overdevelopment of our community is forcing it on us. I have lived here my whole life. I know some growth is inevitable but this recent push in development is greedy and will change our community forever into something none of us want.
- Less industrial and commercial. Less manicured parks, more natural areas. More farms. This looks like sprawl.
- I would utilize the North Shore area as a park and open space (preserving the beauty that is already there) and keep it free from over built homes, apartments and commerce.
- I think significant deference should be given to the zoning preferences of the current property owners first, to the invisible hand of the free market second, and to the passions of the public last.
- None. We are over developing too much already. Camas needs a building moratorium in place now. At a minimum EVERY new home being built should have to pay a \$50,000 permit to fund the cost of future Fire Fighters, Police, and schools.
- I would exchange the Multi-Family Residential areas to Park Spaces. I'd rather see single family homes in that area. Multi family buildings give me a big city vibe. I wish Camas could keep itself unique a bit longer.
- Change multi-family housing to single family housing. Our schools & resources are tapped. We have plenty of multi-family housing by Woodburn Elementary. The investments around the lake need to be upper end with land.
- Larger park area, maybe more than in one spot, so it's accessible for more people just by walking. Lakefront area would be a great addition. Sidewalk. The more sidewalks the better. People like to walk these days. Bike lanes wherever possible, please.
- More parks and preserved land. The reason we love the lake area so much is for the nature and forested views. Too many wooded areas have already been cut down and the parks and wooded trails are already overcrowded.
- More trails and natural areas would add to the value of Camas, especially along the Lake. Natural areas set Camas apart from the surrounding areas. We do not want overcrowding, more traffic, and strip malls. Also worried about large area of industrial on this map - we want to have a clean lake with great water quality.
- I like the mixed use development but it appears parks/green areas are only in one section. It would be better if the areas were spread out more. I assume residential areas will likely have small play areas but green areas will be also be needed outside of the areas shown. Maybe additional green spaces (not water quality ponds) will be required during development of the properties but it is hard to see with the given zoning map.
- Less single and multi-family homes. Our schools are bursting as it is. We will not be able to maintain what makes Camas special with unrestrained growth like this. More forest protection.
- I would like to see more public parks and trails along the waterfront.
- All homes and multi residential properties need larger lot to building ratio. Setbacks and having properties up against each other is ugly. No single family home lot should be under 10K lot. Multi should have 10K set back all around. Minimum

- Include more protected natural land along the lake
- Protect the area along Leadbetter Rd. Protect forests and the natural beauty of the area. add trails for public use along the north shore. Maintain historic Leadbetter home. Keep urban farms (minimum 5 acre lots) within 5 miles of lake (similar to Hockinson) restrict large high density developments.
- None keep it like it is.... No building.
- Should be light development for homes and parks. Shouldn't be used for commercial and industrial purposes. You will permanently ruin natural habitat that is vital to our community and everyone's enjoyment of our beautiful natural setting.
- I would increase public spaces (The trails along the water on the other side of the lake are wonderful and used all the time.) I would also keep public lake access. Keep the trees. Camas developers destroy all of our natural beauty and that needs to stop. No apartments or multi-family dwellings at this site. Instead... only single homes.
- Preserve the natural forest along the lake. Keep trails and outdoor area. Too many homes along the lake would be annoyed by the water skiing and boating. Let's keep the lake our recreation area. Not a built up downtown.
- Don't develop this. Camas' charm is that it is still a small city. I do not want us to become another Vancouver as Vancouver is becoming another Portland.
- Create a community park with breathable foliage and pollen attracting plants. Include sidewalks that connect the existing neighborhoods with the new areas.
- I would look critically at how growth in this area is going to congest currently busy road ways, parks and schools.
- Keep camas, Camas. If you must develop more land here there needs to be a better road system and developers must leave trees and pay for roads and parks.
- More open space, less housing, commercial and industrial
- I would like to see a bigger swath of land left untouched between the lake and any development as a way to protect the lake and the natural setting that we know as the north side of the lake.
- Too much is zoned industrial, one small corner of this map is a park. That doesn't balance correctly
- I would eliminate multi-family and residential because of erratic move ins/outs.
- Industrial and commercial services need to be removed. There is plenty of places in Camas for these that aren't on or around the lake. We currently have several defunct commercial buildings just sitting around all over camas. We don't need more.
- Where is the agricultural land?
- I would like to see the plans for where the new schools will be as well as how we are going to make the roads safe for walkers, bikers, runners.
- I would like to see a trail system around the entire north side of the lake that connected with the existing south side and round lake trail system. This would allow continued use of the lake and expand our current use of the trails. Retaining as much open space and views of the mountains would keep these trails as beautiful as they are now. It's why we bought our house. Also limiting industrial development in this area would help with the feel and peacefulness of the lake area. I would not want to see any development that height wise would change the current view from the lake.
- I'd like to see green spaces running throughout. Trails connecting those greenspaces (non paved and paved).
- Reduce residential or commercial. Will increase traffic and destroy natural habitat. Clear cutting for construction should be avoided.
- Do not develop this area.

- Eliminate all industrial, and most commercial service areas to keep the focus on Bridge Village and Downtown. Keep most of the areas natural parks and open spaces to protect the watershed. Begin asking developers to pay to build and update our roads /infrastructure.
- Why industrial?
- keep the area pristine. No industrial, commercial or residential.
- Will the proposed development 1) limit public access to the lake front? 2) create traffic flow that cannot be supported by the roadways (especially Everett). Currently, the trail on the south side can be quite crowded due to the out and back requirement. Extending the trail around the northside (rather than restrict with residential, etc. development) would greatly increase the usability and decrease the overcrowding on one side.
- Climate change means we need to be thoughtful about growth. We need to increase access to active transportation (walking, biking, mass transit) and maintain or increase our tree canopy. Traditional suburban planning with no place to walk to discourage active transportation and physical activity. Let's keep developed areas closer together to achieve these goals.
- Reduce residential/commercial and increase parks/open space
- Stop building. There is plenty of houses already being built.
- No single family or multi-family residential and no industrial.
- By industrial, I hope you mean light industrial. Restrictions on building height should be a priority. Limiting noise, light and manufacturing pollution elements should be a priority. Mitigating traffic & congestion is also a concern. Any develop should blend in with the existing North Shore ambiance. I just returned from a business trip to Caldwell, ID. Greater Boise is booming and bedroom communities like Caldwell are being negatively impacted with traffic congestion as home builders and commercial developers enter the area. One of the major complaints focused on a 9 story manufacturing facility that destroyed the panoramic views of Treasure Valley. Let's keep Development below the tree line and not make a similar mistake here.
- Less industrial, more commercial, more parks/open areas/dog parks/trails
- The most important part of maintaining property value and livability is maintaining the natural beauty and quiet rural setting that draws people to this area. Most people come here for the small town feel and rural escape from the metropolis of Portland Vancouver. Continued commercial development and housing developments along the lake will destroy this feature and make it another urban sprawl.
- Same comment as I made in #1. Please note that my family lives on Everett Rd. These changes impact my home, family, Children's schools, and country neighborhoods. Subdivision growth continues to take away the beautiful town I've lived in my entire life.
- Too much residential for current road system. Not enough capacity. There is no buffer of forest/watershed/land between the industrial and residential zones to the lake. The lake will need a natural buffer to filter run off which will contain pollutants from the proposed use (fertilizer, oil/gas from roads, etc). The lack of a buffer will destroy the fish and wildlife that remain at the lake.
- Much more parks & open spaces, much less industrial & little to no multi family.
- The large swath of industrial paired down and deemed light industrial.
- Add more parks/open space by the lake.
- More designated Park Spaces And Water Access
- Just stop.
- Again, the acreage along the north shore, at least up to the Leadbetter house, needs to be parks and trails. The properties south of 3rd/14th Sts should be residential only. There is too little infrastructure in place to support any commercial or industrial uses.

- Less industrial and more parks/open spaces. This area used to be the outskirts which makes sense for industrial but as neighborhoods continue to be developed, we need more places to engage with nature.
- Increase the natural area and parks. Keep our town focused on the balance of living here and breathing healthy here. More housing means more congestion needing wider roads etc. Causes more harm than good.
- None at this time.
- I would distribute parks and open space more such that development is not as contiguous. This subarea needs to be approached from the perspective of environmental and sustainable planning.
- More open space/buffer areas between residential and commercial/industrial. Save access for roadways for heavy/delivery trucks or future rail access. Trucks will have to connect through downtown Camas or East Vancouver surface streets. Maybe consider long term bypass out to 14. No one wants to live next to or across from a busy loading yard or active industrial site. Traffic, noise and light pollution.
- There should not be industrial building placed on this land. Why would you remove trees/forested area that is beautiful and natural to put up industrial areas?
- Place industrial far away from a top dollar residential and commercial area by a lake, maximize tax dollars residentially vs. industrial polluters - GP zone too as it has reached its useful life and needs to be redeveloped
- Parks and walking trails bring ambiance of health community
- More natural areas. Sub divisions not needed nor commercial. No more ugly McMansions.
- Businesses are leaving the Camas City limits due to high taxation. The industrial area is much larger than the demand. The Port has ample industrial area with better transportation options.
- It's way too much, it being over developed and not enough park and natural area
- More open space and parks.
- If you're planning for interconnected trails and open space, there needs to be added more "green" identifiers on the map.
- Already state above.
- More green space. Should be the focus of this new area. Trees and green space #1. Everything else after.
- Would like to see "low-income" housing be required as part of the mix
- I am ok with a local family run small business, but against industrial. We finally have cleaner air since the decrease in Mill production, why would you want to go backwards in environmental concerns?
- No commercial services
- Yes. Please see above notes. Of particular importance is the massive 'industrial' space. We need a change there, more protection of habitat.
- More park/open space on the other end near the lake.
- Please do nothing to this land. It is perfect just the way it is.
- Eliminate industrial.
- Please keep nature.
- More park space and natural space, less industrial/commercial
- This is too dense. Please protect our open spaces. Traffic is already horrendous.
- Low density, Single family residential would be acceptable but definitely no large commercial or high density housing. Land preservation and conservancy in its natural state would be ideal.
- You show only one small green area concerning park. It is already over crowded. More trash, drug parties, destruction of greenery etc. Has increased dramatically. We are already less than 7 minutes from industry. Why so much more?

- Easy access for all people not just hikers and bikes.
- Less multi family. Bigger lots with options for ranch style mid century housing options. Have a vision that all works together and has a master plan instead of cookie cutter immediate payoff. Long term strategy will have better appreciation and better tax base long term. Get exclusive and demand more from developers for our city.
- More natural open spaces
- I would allow for more parks and open spaces
- More parks and open space because this is the reason I love the lake area.
- I am curious about why so much industrial space to the north. What type of buffer will exist between the industrial areas and the rural property / homes that are adjacent. I don't think this degree of industrial growth is appropriate here.
- Open areas.
- No additional residential uses besides what is already planned for.
- Keep it as natural as possible. Less buildings (residential and industrial)
- Again, your color coded map is shamelessly low on park & preservation of wildlife habitat. WAY to high on industrial. This seem off. Baffling really. Yes creating jobs is a plus. Stores & services on that side of the lake would be an asset to the developing neighborhoods. But industrial? I can't say it enough. To honor Camas's own Mission statement... you must preserve the forested area & wildlife habitat on the north shore. Destruction of this immensely rich natural resource will not honor the city's heritage for beautiful trees & wildlife habitat.
- It doesn't look like there's much protection of the watershed around the lake and river. Please include environmental consultants to help protect our watersheds and ecosystem.
- I would not put multi family spaces or industrial in the north shore. I want open land with trees and no development. Put these buildings completely outside of the north shore.
- Keep lake access public
- The southernmost area on the proposed map that spans Everett seems to be designated pure "red" commercial. The eastern section of this "red" section currently has only one commercial business with the remainder being historically residential. This area also contains green space that should be preserved as it is adjacent to the north shore of Round Lake and is a part of the Lacamas park trail experience. I think the only commercial section of this section should be along Everett itself.
- There is a small area at the southern boundary, bordered by Everett and 35th Avenue which is designated as commercial. This area includes a lot of green space and trees which would be terrible to lose, as it works as an adjunct to Lacamas Park visually and as a wildlife corridor for deer and other animals. It might be suitable as extra parking for Lacamas Park, like the existing lot closer to Everett but should not be developed commercially, since too much green space would be lost and store or restaurant owners would not be happy about park goers parking in their spaces.
- With climate change we need to move away from neighborhoods that are car dependent to get to services, i.e. grocery stores, shops...
- no commercial. few residential. Should be parks and green space
- See response from question #1.
- Please see above comments. No more industrial or apartments. We want Camas to become a 'Veil' or 'Aspen' not a Vancouver. Focus on tourism (historical, food, vineyards, resort town) and there should be enough tax dollars to help the city maintain its homeless free family friendly community feel. Look at Neuschwanstein. It's a very cute German town. Please make builders keep yards for families, with greenspace and walking trails. We want everyone to be proud to live in Camas. Not move here because they can't afford Portland anymore.

- This turns my stomach to think that commercial and industrial areas are even being considered. What back door deals is the city making with developers?
- Less development and more open and wild space. Keep the North shore mostly undeveloped.
- I would put the community center and build a new high school over there.
- Avoid over developing that area. The natural beauty is a big draw and should be preserved.
- No more development of single family residential homes or multi-family (apartments) residences.
- No more development.
- More parks & open spaces, more single family homes, less industrial. There is a lot of blue on that map.
- Reduce the size of the industrial designation, move the eastern boundary to Everett and replace some of the industrial with the SF.
- Only make things more safe.
- I would prefer to see more dense development along Everett, including multifamily and mixed use.
- Elimination of the industrial land use designation
- No commercial, residential, or industrial uses. There is way too much emphasis on development.
- Protect large amounts of trees- I love that trees are mostly what you see around here and am afraid we'll grow without a plan to preserve what brought us here in the first place. It would be amazing to be known as an ecological sanctuary city, dedicating our growth around native trees and preserving our wildlife populations. I haven't seen our eagles lately.
- Lacamas Lake is the gem of Camas. One of the best things about the north shore is the undeveloped, forested setting that gives Lacamas Lake and Camas its identity. The south shore looks like it could be Lake Oswego or Beaverton or any other wealthy Portland suburb that happens to have water nearby. The north shore highlights the beauty of Lacamas Lake, and because of that it still looks and feels like Camas. So many people choose to spend their time at Lacamas Lake for this very reason, to feel like they are in Camas and to get away from the monotonous suburban development. Housing is necessary, but the south shore has become a gated community for rich people. The north shore still feels like it's for everyone. Let's please keep it that way. I would suggest limiting deforestation and limiting housing development and density to preserve the viewshed that makes the north shore of Lacamas Lake a gem. Development is inevitable, but we should preserve the forested setting along the north shore and plan for residential and commercial development to the north and east away from the lake.
- None. Stop developing our town
- No industrial, commercial or multi family
- I would make sure that any development is not seen from south shore of lake. Keep the beautiful views
- Less development. Less multifamily homes and developments that increase congestion of the area. More natural spaces preserved, that is what makes Camas worth living in. Focus on improving access and use of what is already here and protect the character of
- I would increase the number of parks and open spaces along the lake as the limited access on the north shore is a hindrance to a great community asset. I would also like to see the natural areas preserved and enhanced so that we ensure that Camas has plentiful open spaces for all to enjoy within its city limits.
- No more development. Stop destroying our Camas.
- Industrial and multifamily housing is not appropriate for this important resource area. Cleanup the lake first. Big job, yes, I'm a biologist who has worked on these kinds of things for 40 years. Improve Lake Rd around the lake first, bike paths, walking paths. People have died on Lake Road above the lake because it is dangerous for bicycles let alone pedestrians.

- Less residential, transportation impacts hard to mitigate if residential
- A lot less industrial, multi-family residential and commercial
- Keep the lake front natural. Without development like the other side of the lake.
- Preserving green space and room for trails, as well as preserving original trees wherever possible. Also room for agricultural uses--farms feed towns and need to be integrated into our living spaces.
- I would have a minimum of 1 acre parcels if housing needs to go in. It's the country so keep it open and not houses 6 feet from one another. Keep that country integrity and feel.
- No more houses. Stop building. our schools can't support it and you are killing trees.
- There are people in this community who value the trees. More park space. Leave it wild with trails like Lacamas Park. Make sure there are some multifamily homes such as duplexes or areas of row homes. We need options for older adults who want to downsize and young families buying their first home. Not everyone wants an apartment or a 500,000 home.
- Please don't remove the land is home to so many animals and birds. We need these places to make our community peaceful. You all keep saying Camas is growing too much. Well stop developing the land. You are changing our community and not for the better more people, leads to past capacity schools, teachers have to teach to over loaded classrooms (not able to give the kids the time or help they need) more traffic, more emergencies where we don't have enough fireman/ems workers and higher taxes. Just stop.
- Just zone it rural/farm land and leave it alone.
- No further residential, commercial or industrial development. It's fine just the way it is.
- Don't build at all
- As many natural spaces as possible should be left undeveloped and all buildings should be LEED certified. Camas should be a leader in green building and sustainability.
- Stop building new houses. Camas is getting very crowded. Let the wild animals have some forested areas for them to live and stop destroying their habitat.
- Reduce industrial space in half. Double the amount of park/open space. Increase number of single family homes. Better integrate more commercial with residential zoning.
- Stop building. We don't need to add more homes.
- Turn all the red, blue, brown, and yellow into green, just like how it was before we were here.
- minimize industrial land use
- I would leave as is.
- Access around entire lake with scattered small parts and some commercial areas for small restaurants and shops. Is like to go there for over cream and a stool near the lake.
- More parks and open spaces. Stop building, you are going to ruin this city.
- Lacamas Lake is a special space for the city. It's already overused and development on the south shore is enough. Don't develop the northshore of the lake. Keep development out of sight of the lake on the north side of the ridge.
- I would not develop this area at all, leaving it as a natural setting to enjoy.
- None.
- Keep natural green space.
- Keep it as it is.
- No changes this is a rural area without the infrastructure to support a major proposed development. East Clark county has seen record growth that lacks the sustainability that the county cannot support, more infrastructure is needed before a major development can take place.
- What does industrial mean? That sounds concerning.
- Move industrial further east.

- It would be nice to keep some green space in this town and not have homes and buildings taking up every piece of land. I would like the growth set back and not on top of the road.
- There is too much industrial and not enough parks/green space
- Less housing, especially multi-family. Keep a large portion undeveloped again border of lake.
- I'd make it more - single family along the lake, then multifamily behind that, then industrial and commercial next to multifamily. Not industrial next to single family.
- No multi family. Require large lots of 1+ acres. There are already too many large houses on tiny lots in Camas. Camas is not urban and there is not infrastructure to build densely in this area. Roads, water, sewage, schools, fire, police, hospitals, public parks, and public transportation are all required to support dense housing. If the new developments are going to need lots of infrastructure, then the developments need to pay to build it (not the city or current residents that don't want dense urban building on the north shore).
- reduce or remove Multi- Family zoning. This part of Clark County should not be overcrowded with people and needs to be preserved with as little development as possible.
- I would like to see agricultural properties preserved. Small farms should be pushed further out, but could be integrated into the plan.
- Why aren't roads and infrastructure noted? These need to be put in before any building takes place.
- As stated earlier, there clearly needs to be more park spaces around the shoreline and less residential and commercial. Do we really need to much more industrial space in Camas?
- I am upset to think that such a beautiful, natural setting will be taken over by developers. While the need for new housing and infrastructure is needed due to growth, to take the lakeshore away from the broader community is the wrong approach. Why not leave trail and park access along the length of the lake and begin development further away from the shoreline?
- Do not want to see this area developed. It will add to traffic & congestion.
- Most importantly do not allow the hillside to be turned into a sea of homes and ruin the views and rural feel of our lake community. People are attracted to this area because of schools, small town feel. and every plot of land does not need to be developed and turned into use other than natural green space.
- Some things are better left alone. The city doesn't have a responsible approach on spending our tax money.
- For the industrial and commercial spaces - is there any way to limit these to free standing buildings so Northshore doesn't end up an eye sore like East Vancouver, filled with design absent strip malls? Also, I think for the City it would be better to force those service in one area, ie, downtown Camas, instead of spreading commercial sites throughout. It will end up being two separate communities instead of one.
- I'd make no changes and leave the area as is.
- Mandated preservation of as many trees as possible in any residential or commercial development. Mandated connecting, paved trails between communities and safe walking and bike routes to all schools and community resources
- Eliminate all industrial, commercial and multi-family. Keep most of it in its natural state with a few single family homes.
- No industrial. Industries definitely destroy the lake no matter what type of laws or regulations are announced. Every Camas resident loves this place because it's still natural and clean.
- Less commercial, more parks. Camas can't support this kind of development. Roads and schools are over crowded.
- Keep the nature. Stop building so many homes. I live off crown road. I used to be able to turn onto crown road straight away. Now I have to wait longer than ever.

- Limit commercial development. Increase/protect green space.
- Heavily weigh toward parks/open spaces.
- Convert Ledbetter to a trail around the lake and set any housing/commercial development back like what has been done on the south side of the lake.
- less industrial, less multi. Please keep it low density, large acre lots. We don't want a city.
- Not sure.
- More commercial property and parks to support the growing needs of the existing and future residents. Not sure how traffic will be managed but if the North Shore residents don't need to travel far for basic needs and a few eateries than that will help minimize some of the traffic around the lake.
- Minimize the industrial sized area on map.
- Close the road and surround the lake with trails and lake access. Large green belt barrier before residential and commercial development.
- more parks, trails or open space at lake side. lake should be preserved for community, not single owners
- Keep parcels natural and undeveloped to protect the wildlife, water quality, and small town feel of our community.
- take out Industrial
- Parks and open space seem to be too clustered. It would be nice to see more smaller park areas scattered throughout the north shore area.
- More parks and open space.
- Less multi family housing. We have so much already.
- No industrial or commercial spaces. Please keep Camas the reason why we live here. This is way too much development and pretending that preserving land and forest is a priority is a total joke. Do not be greedy and turn this community into something no resident really wants
- Less industrial and commercial. Less residential. More open space and nature. Camas is quickly being swallowed up by development
- I believe there is too much industrial, too much multi-family and not enough parks/open space relative to the area. Having said that, knowing the specifics around strategy versus a "map" would support one over the other.
- Leave this area as is. It's one of the main things that attracted us to camas over Portland or Vancouver and this proposal would take that all away.
- Some good businesses are necessary in this area. We need sidewalks on Everett St.
- No commercial services.
- No more homes...especially multi-family, small lot size homes. Camas has already destroyed enough of its natural beauty and charm...we don't need to keep packing people in.
- No industrial use, infrastructure to and from cannot support it. Way more natural green space. Just leave the farmlands and large average plots alone. Camas is only gorgeous and a desirable place to live without all the excess industry and commercial property.
- This area needs to be single family residents with lots of parks, trails, and forested areas. With some very well placed commercial areas. I see a large section for industry and feel that would be a mistake so close to the water.
- What types of industrial and commercial are planned? How much area would these take up? I would like to see the farm and forested areas stay as is instead of becoming a sprawling, bare landscape that is just full of buildings.
- There needs to be lots more open space and natural parks (that means Trees developers. No more clear cutting and suing city so we lose all our trees.) You have plans to develop it all. Maybe leaving a

green boundary with trees all around lake. At least 100 feet wide so that drive and view is still intact. Do not succumb to developers wishes for lakefront. We really need to fight for this.

- Seems like there is a ton of industrial space; I'd like more details on this use as it seems that it might be able to be a smaller portion. Perhaps more commercial spaces and services instead...?
- The current residents of Camas are begging, please, no more developments. We don't need commercial properties- we can go to Vancouver. We don't need more housing (multi or single family) there are hundreds of lots in Hills at Round Lake and along Crown Rd yet to be sold. The schools are overcrowded. We don't need more parks, as we have plenty. Please leave it alone. It's so beautiful and loved by the current residents of Camas. This planet needs all the trees (hello, amazon fire?) it can get. Please stop taking them down. I love our city but all this sudden approved growth (Crown rd, grass valley, HARL, prune hill etc) is making the decision makers look greedy. Just stop already. The small town feel and natural lush surroundings are why so many of us chose to live here, don't take it away.
- More green space, less land use
- Less developed space and less single family / multi family. Camas schools are bursting at the seams and the city is losing its hometown feel. Traffic is becoming terrible by the high school and the lake.
- Commercial—special restaurants to show off how great Camas is
- Stop all of it-leave as is.
- I envision a setting like Forest Park
- There is way too little natural area being preserved. This lake is such a beautiful feature of our town. Building on it takes away the peaceful, tranquil nature of this beautiful place. This is very disappointing.
- Our city is already filled with houses that people can't afford to buy and the wildlife are getting pushed into our neighborhoods because their homes have been destroyed by clear cutting. Please stop flattening the natural beauty of Camas and replacing it with strip malls and dentist offices.
- Do nothing. Camas traffic is crazy already.
- Camas bike already has too much residential consumption - its unsustainable
- There is no need for any new houses. Or multi family houses.
- Leave the trees, and stop paving over Camas' greenspaces. We don't have the roads or schools to support anymore subdivisions.
- Less developing of our green spaces. Invest in what camas already has and improve existing infrastructure. We don't need this growth.
- I already addressed this in the first question please refer to that. Please intermix multifamily and single family homes. I would love to see some smaller single family homes intermixed as well and please take a look at the way Sunriver has achieved an extremely family friendly walking/biking and nature rich housing space. That area has created a beautiful feel I would love to see Camas create something more than just giant subdivisions that are unsightly and lacking character and real community.
- There is already too much development in Camas. Keep the green spaces. Improve existing infrastructure
- See answer for number 1
- More natural space near the lake.
- Leave it alone. No industrial, commercial. Natural buffer. Keep the existing road. Do not keep developing our beautiful "small" town.
- Less industrial
- I would remove multi-family homes. There simply isn't an infrastructure for traffic.
- Replace the multi family zoning with affordable single family homes
- No multifamily units and a green space buffer along the lake
- No more residential areas.

- Change them to green spaces. There is too many houses being built in Camas, lets help preserve what we have.
- No industrial or commercial services. The lake area is sacred and not the appropriate location for these types of businesses. As a camas native, this is a special place and should be saved and used for nature and outdoor purposes.
- This seems like it would bring a lot of traffic to an already congested area. What are the plans to ease congestion and increase police presence? The entire city is currently covered by only two officers for eight hours of each day.
- Please protect this land. It's a beautiful natural resource, that will be degraded by development of single family homes and commercial buildings. Keeping it undeveloped or protected park land will be a huge asset to Camas homeowners and a treasure for all of Clark County. Stop allowing all the land to be scooped up and paved over. Camas is desirable, in part, because of our natural landscapes.
- Remove commercial/industrial and single family.
- There needs to be more parks and open space. Camas will lose its charm and the entire reason it is special if we continue to stack up more and more housing developments on top of each other.

5. What types of businesses are needed in the North Shore area to support the retail and service needs of future residents?

- | | |
|----------------------|----------------------------|
| <i>Restaurants</i> | <i>Gas Station</i> |
| <i>Grocery Store</i> | <i>Library</i> |
| <i>Coffee Shop</i> | <i>Barber Shop / Salon</i> |
| <i>Child Care</i> | <i>Department Store</i> |

Business	No. of Responses
Restaurants	234
Grocery store	223
Coffee shop	207
Gas station	138
Child care	85
Library	70
Barber shop/salon	40
Department store	19

- Keep the land and do not develop.
- Nothing. It is fine just as it is. No development.
- Keep it natural, full with trees. No development of stores or restaurants
- No additional businesses. No additional development is needed/required/desired
- None.
- Business where patrons appreciate the views. Such places are meeting halls, continuing education, therapy, and boutiques.
- None they are already available
- None. If the green space is protected there will be no need for services
- None of the above
- None.
- None—we have plenty of wonderful options within a 10min drive

- Why any? It's not as if there aren't retail stores nearby
- None. Make people drive.
- More small business
- Theater or entertainment venue, gym
- none. focus on areas downtown and in current developments.
- Add a couple of restaurants to make up for the development already in place and leave the rest of it alone.
- none of these
- None.
- None.
- None
- A family restaurant close to the high school would be nice. An indoor sporting facility that can offset the current late night schedule of our student athletes of all grades would also be well used.
- None No businesses please. Does City Council listen to the people it serves?
- Should not build new businesses to the detriment of current businesses. Protect our existing community first.
- Recreation such as mountain bike or multi use trails
- Leave it undeveloped
- Urgent care
- Stop building more retail and strip malls. There are so many empty on 192nd currently
- No development please
- None
- There is nothing that this area needs other than another police & Fire station to service the already crowded area.
- None
- None of the above
- None of the above.
- None, no development
- Stop over developing Camas
- Natural beauty.
- None
- None, future residents can access already existing businesses.
- None. That area is fine as is. No development.
- None
- No strip malls, no department stores, no big box stores. Has to be thoughtfully and conscientiously planned to enhance and fit in with the beauty of the north shore - not take away from it. maintain the feel of that side of the lake with smaller businesses like that of downtown Camas. A variety, but on a smaller scale.
- Nothing is needed, Camas is small enough for someone to drive or walk to a store from any part of the city.
- None no development,
- Department store? Grocery store? I hate to think that we'd be building enough to warrant either of these.
- None. We don't need more development on the North Shore. We need to keep Camas a manageable, tight-knit community.
- None
- The North Shore does not need any of these?

- None of this stuff north of the lake. We have existing business along 500 and downtown. Let's keep downtown busy, and the country.
- None. Our Camas businesses struggle enough as it is why don't you do some work to attract shoppers to downtown Camas.
- commercial outside the area
- None. There is already an overabundance available in Camas or in neighboring East Vancouver. or East
- Parks, forests and open spaces.
- none - focus on improving what we already have / need with land that is already developed.
- Small independent retail
- Not so many homes
- Again, if it is going to be a community and part of Camas but for convenience wouldn't you think most of these? I don't think a department store. We don't have any chains here in Camas. Let's support local.
- None. Stop developing where you shouldn't be
- Nothing, the city has all necessary components as it stands.
- Sports Equipment shop, Local businesses, Engineer Offices, healthcare, tech companies
- 1000 yard shooting range
- None. Downtown Camas & Costco complex is just a short drive
- Department stores have proven to survive in Camas-Sears and others.
- None. Keep it rural
- We don't need additional businesses. We need to preserve our open space.
- no large store, keep it local, keep it small, keep the charm, protect what we love and already have.
- B Corp and businesses committed to investing in our community. No huge box, chain stores. Companies with character that will tread lightly on our town.
- We should be developing existing shop fronts in the downtown area and in existing buildings. Not tearing down our natural resources.
- None, other than housing. It's close enough to downtown Camas for business
- Natural spaces; the businesses listed above are already in existence nearby
- None, there's plenty already
- cultural experiences
- None of the above
- Post Office, Bank
- This needs to be very thoughtful. No more random development.
- Trees.
- Simple
- A eatery for older local citizens, such as a breakfast shop with old time/family foods where ALL classes and ages (not just wealthy and younger) congregate.
- None
- We do not need any more businesses
- None
- Bike shop, food carts, bookstore, indoor sports
- it is ok to have areas that only have homes. We have a downtown that is struggling to attract people. Don't wonder why when you continue to move people away from the town center
- WinCo
- All of these services are needed for a large scale development like this. The question is, who wants it? I am against this development.
- None--no retail. People can drive into downtown Camas

- Bakery (not just dessert), chiropractor, non-chain retail stores.
- None, no building, no businesses needed.
- None--keep as green area.
- leave it alone.
- Indoor play space for kids/families
- How about none?
- None - no retail and services in the area, keep it all residential and forested area
- Health Care facility
- None
- Why does Camas need to keep expanding?
- I love the idea of attracting unique retail opportunities to separate camas from surrounding regions. Places only available here
- This looks like sprawl. This has been the first place I have lived that felt like home. It looks like that is going away. But if you're going to do it, good restaurants and coffee shops, please. Hey ... what about farms? More farms would help preserve our small-town, natural feel.
- Please don't develop that area.
- None, there are other opportunities for shopping development outside of the boundary and convenience stores only serve unhealthy life styles.
- None.
- Off-price department store (Marshalls, Home Goods)
- Should keep it minimal. Just the basics (like groceries) and areas that improve community and quality of life (like meeting spaces - coffee and restaurants)
- Why would you build a separate library. Camas has an awesome library. Do things that drive traffic to businesses we already have rather than away from it.
- I like the idea of restaurants and coffee shops, but I like locally owned (like downtown) vs. chains or fast-food.
- Adequate Roads must be built first before all else.
- Dry cleaner, computer services, local food and supplies, industry and medical
- All of the above. I think the community center/pool should go over here not where it is currently proposed to be.
- Not sure we need more. With everything going in on 192nd and our core downtown why develop only to have it go out of business. Once you destroy the landscape to put in business you can't go back. We don't want to see ugly strip malls everywhere that don't age well
- It is 5 minutes to Downtown Camas and less than 15 to 192nd. We have plenty of these services very close by.
- maybe a convenience store for after hours unless the grocery store is 24 hours
- None required if not developed.
- Leave it alone.
- none
- Medical - what is their closest access point?
- Nothing. We have stores, gas stations and restaurants already in Camas.
- Inviting retail and professional offices that enhance local service would be welcome. Several restaurants, cafes, coffee shops on the water would be a benefit to the entire community.
- All other services can be sourced in downtown Camas proper where they belong.
- Small market like fern prairie
- Aside from a coffee place and restaurant to replace the one that is being turned into a floral shop, That's all. The North Shore does not need to be developed.

- how it's developed needs to be taken into consideration. No strip malls please.
- Library with community center
- Small Quaint businesses that fit the feel of Camas and the beauty of the lake/area
- boutique hotel, nature/hiking trail system connection, high end neighborhoods
- None
- I am mixed on this
- Child care facility
- Small Local Shops. Please avoid big box and chains. terrible for our environment.
- Local, great retail and coffee shop vibe. Not all strip malls. Incorporate retail under apartments. Have a cut coffee shop that people in a neighborhood can walk to. Solar lighting.
- no commercial services
- I think the North-shore area is inconvenient, personally. I would not travel there for anything.
- No large businesses needed. There are plenty of other options close by without encroaching on and destroying the natural beauty of that area.
- Get a better grocery store. Trader Joe's something less commercial.
- Gun shops
- Ag related
- Small businesses.
- No to all of these
- Post office, medical office (Kaiser?)
- We don't need any of them. Stop building subdivisions and we won't need retail/commercial structures to accommodate future residents.
- None. These things are already accessible.
- No more development
- None. We don't need any more strip malls. Enough.
- No more development.
- None. These are all available in downtown Camas and west toward 192nd
- None - stop so much development.
- Stop developing our Camas, we do not need to bring in more people to destroy our natural environment. Stop Now.
- This question doesn't make sense, it assumes new residential.
- None of these. Keep it natural. No infrastructure support.
- farms
- We don't need this, these choices are already close by.
- Nothing leave it
- a library branch would be nice. Things should be small scale and incorporate the existing trees. No department stores
- None, don't change anything.
- Farms for food
- green space
- No storage units.
- Maybe a wildlife refuge.
- None- Don't need business near lake-more congestion etc-Why would the city create another Mill Plain Blvd next to our lake?
- Nothing. Stop building, you are going to ruin this city.
- if out of sight of the lakefront, light industrial, small businesses, buildings low to the ground. Nothing higher than 2 stories high.

- High end stores
- None.
- Against development.
- Urgent care
- I think limiting these to the current downtown area will maintain the small town feel. Otherwise we will just become an extension of East Vancouver.
- None. The people who live in this area enjoy peace and quiet. Live the area as is. No new development.
- Boutiques
- None. We have enough empty facilities in the area that can be used.
- None. Keep the downtown alive. We have lots of retail and restaurants on 192nd and 164th.
- Nursery
- Other retail options would be nice. Department store seems too specific
- Winco, hobby lobby, gym with childcare.
- I don't think we need commercial services. We have plenty we can access easily
- None.
- None needed. All of these services are already within a short drive.
- Schools I suppose if so many houses going in
- Nothing. We can all go downtown or to Vancouver. If we wanted all of that within a minute of us we would have chosen to live in Vancouver in the first place. Stop developing green space in Camas.
- More schools so my kids aren't in a classroom with 26 children and one teacher.
- Nothing, leave it alone.
- None
- None
- None
- A hospital
- Stop developing
- Leave it be
- Nothing
- Little to nothing. I'm surprised to see the library listed here. We already have a library with a huge annual budget. We don't need another.
- Minimal business, only what is necessary.

6. What types of employers would be ideal for this area to keep more jobs in Camas?

Health care *Retail Trade*
Manufacturing *Technology*
Professional services

Employer	No. of Responses
Technology	221
Professional services	190
Health care	173
Retail trade	126
Manufacturing	74

- None. No development.
- Landscaping, tree care
- No more business no more development
- None. See above
- Skilled Manufacturing (Aerospace, space, defense)
- No more
- Environmental proponents
- None of the above
- None.
- Work from home jobs
- Large IT campuses would help preserve our trees and open space. Plus the jobs are usually higher paying. We don't want our beautiful Camas to turn into Hazel Dell.
- Don't want Camas to become Vancouver. Prefer small town feel. Folks can travel to vancouver/Portland for the higher end jobs.
- preserve wildlife first
- None of the above
- None.
- None. Those facilities can be implemented elsewhere
- Yes to grocery store. Absolutely no to auto sales.
- Urgent care
- no development please
- There is already everything necessary
- None needed
- None of the above
- None, no development
- Stop over developing Camas
- None. Leave it alone.
- none
- No development would mean no additional employees.
- Nature preserve.
- None
- I'm opposed to industrial development on northshore and strongly believe responsible planning would keep this type of development closer to the Vancouver end of Camas.
- None are needed.
- Workspaces for telecommuters. No heavy development.
- small business parks. No large shopping centers or the like
- Farmers, park managers, land maintenance.
- None
- None needed.
- None...stop the massive growth
- None. Our local businesses struggle enough as it is. Why doesn't the city stop trying to compete with them.
- Not those
- Wineries
- None - this does not need to become a commercial/industrial area
- Maybe if there is less housing, less places of employment would be needed. Keep Camas a destination to escape from the busy city life.

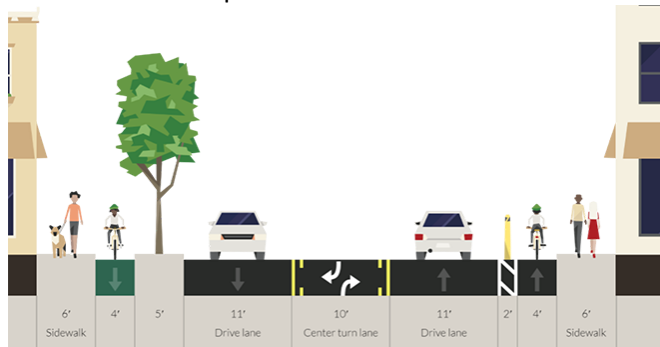
- Environmental, public service, public good, clean air, clean water
- Again, focus on improving what we already have. Camas is already driving businesses out with their high taxes and sees no problem in driving existing businesses to potential failure with the ridiculous prop 2. bond proposal.
- Again, to support growth and a community there will need to be a variety. No manufacturing. We have enough in and surrounding Camas that does not help the environment. Plus if you are cutting trees down your taking away how the air is cleaned. Have you seen the Lorax?
- None. Stop clearing land and trees.
- Defense manufacturing
- Are you trying to build a 2nd town? This is excessive.
- no large stores, keep it local, keep it small, keep the charm, reduce the environmental impact, protect what we have and love.
- Please no more health care - it's everywhere in a Camas already.
- Hospital
- Employers should be in other areas of the city. Only businesses with a low environmental and quality of life impact should be considered
- nothing close to the lake
- Biotech
- Animals of the Forest.
- Shops to support our older aged community so we can keep the multigenerational involvement intact
- None
- Makers - bring the Maker mentality to the North Shore, like Hidden River and Soap Chest (and the mill)
- Again, it is ok to have a community that is rooted in homes
- See statement in question #5
- I am not opposed to increased jobs but not at the expense of our natural resources
- Agricultural
- A little of each
- None.
- How about outdoor recreation?
- None in this area. The access in and out of this area will not be conducive for employers or to attract employees to the area.
- Prefer small town type retail shops over large big box brands. Keep the quant-ness of the small town Camas feel.
- No businesses, industrial, commercial, service or otherwise
- None
- Small business owners
- Locally owned and operated small business
- Small family farms. Leave all this to ... elsewhere. Small family farms would preserve our country, natural feel, and give us all local resources to enjoy.
- Please don't develop the North Shore
- None, this is a bedroom community. If we want more commercial space then we should pressure Camas Schools to stop buying it all up.
- Eco friendly businesses
- Clean, green employers only. We want to keep our lake healthy.
- None.
- Service industries for residential areas
- Small at home work available in this area.

- Green space
- Assuming you can get more business to move here that would employ more than 10 people. Camas isn't Silicon Valley not should we try to be
- Keep Camas a professional community. More money.
- The vast majority of people living in Camas are employed outside of Camas.
- Schools
- Any small scale development that does not involve polluting industries or massive units
- Learn it alone. Its fine now
- none
- Unsure - some types may be great to have in our community, however, these services/business should not pull down the current businesses, especially in downtown.
- Find a way to support the artists in the community with galleries or small shops so they can market themselves.
- Church
- None
- Farming
- More housing drives up cost of living. Need to keep it to a minimum in order to keep employees within Camas in order to have more jobs that locals can have.
- Can employers afford to locate in Camas? Some are moving out.
- There is already a ton of retail and industry
- Business to diversify and increase our tax base.
- Anything local that provides a benefit to the community and is multi-modal; limiting the use of cars.
- I'm not a fan of developing this area at all, but I think this area could really benefit with a hospital.
- none
- This is an undesirable location. Yes, I realize it's undeveloped. However, even developed I would not drive all the way over there. I'd rather go to Portland where I have more choices and it's tax free.
- Need undeveloped areas, not businesses
- We do not need to build this area
- It's not an ideal location for business development.
- Green New Deal types of businesses. Folks making the new economy while helping save the world.
- Nothing that needs to be monitored by the EPA for healthy air standards. Nothing that needs accommodation for unnatural or unhealthy waste product disposal. Nothing that will open up the chance for any sort of environmental disaster.
- Not in the north shore. Please protect our environment and give us more trees.
- Let's curb the growth of Camas. It is becoming an undesirable place to live.
- Parks and recreation workers, rangers
- No more development
- None.
- None.
- None. These are all available in downtown Camas and west toward 192d.
- Regional headquarters just brings other people in, not Camas resident jobs.
- None - stop so much development.
- None, we have all the things we need now. Stop Developing Camas. Leave it alone.
- Too early to address questions like this.
- None of these. Why do we need to grow so much?
- agricultural
- The town of Camas, needs more of these things not North Shore...

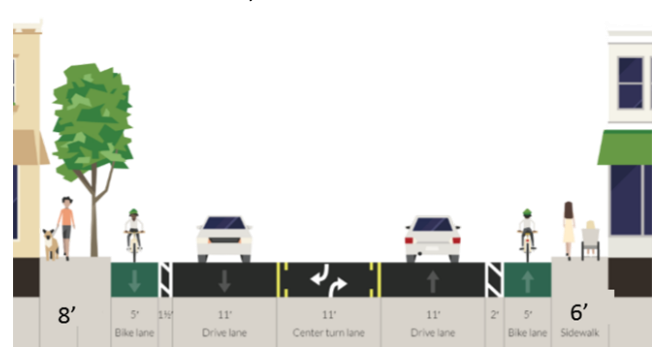
- Stop building.
- None stop the growth
- None. Don't change anything. Why do you think people moved here, because they like they way it is.
- none
- Green technologies
- Maybe a company focused on keeping the City clean of trash.
- Somebody with a brain to stop building in this city.
- low buildings. nothing higher than 2 stories tall.
- Nine
- Against development.
- The roads serving the north area of Camas are already stressed past the capacity they were built for 100 years ago.
- Gas stations only.
- Startup incubator, shared work spaces, larger than existing public meeting facilities.
- No ugly industrial buildings please. Let's keep Camas quaint.
- No high rise buildings
- No employers needed in the area.
- none
- No new businesses there
- None plenty of jobs already
- None needed
- Teachers
- Grocery
- None. Leave it alone.
- A community center that doesn't cost 78 million dollars.
- None
- Forrest rangers and park maintenance
- None
- Stop the madness
- Higher education
- Leave it be
- None

7. Review the four road design alternatives below. Which, if any, of the alternatives do you prefer and why?

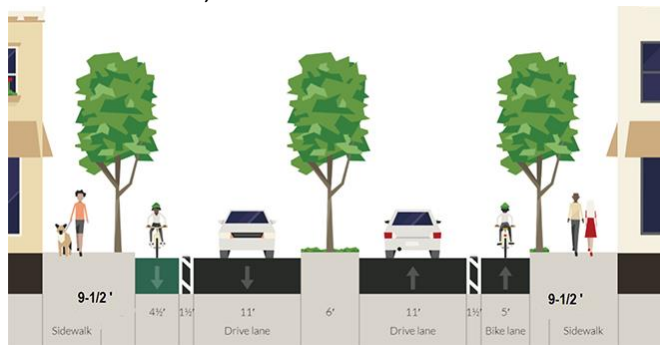
Alt 1. Two travel lanes, center-turn lane, 10 ft off-street shared-use path.



Alt 2. Two travel lanes, center-turn lane, buffered on-street bike lanes, 6-8 ft sidewalks.



Alt 3. Two travel lanes, planted median, buffered on-street bike lanes, 9.5 ft sidewalks.



Alt 4. Two travel lanes, bike lanes, 10-12 ft sidewalks for café seating.



Alternative	No. of Responses
Alternative 1	111
Alternative 2	89
Alternative 3	146
Alternative 4	110

- None of these. No development. What is wrong with nature?
- Just maintain the existing roads. Don't build new ones.
- It allows for more trees, and buffered bike lanes are nice.
- Breaks up traffic yet allows for future lanes.
- Shared bike/ped lanes for the efficiency and buffer to protect. Shared lanes work well in Europe with a little paint
- Not all pavement in roadway, bikes separate from peds
- Turn lane is important
- Separate path for kids to bike safely
- No cars allowed. People on foot and bikes only.
- Better traffic flow with turning lane
- Seems to be effective for traffic flow as well as bike and pedestrian use
- I like the aesthetic and the possibilities it provides businesses

- To preserve walking-running-biking trail access, promote healthy lifestyles and positive opportunities for personal interaction & community building.
- More trees, traffic control, and outdoor patio seating.
- prefer anything that allows for more trees and enough room for bike lanes.
- Center median and turn lane are necessary, as well as bike lane and safe sidewalks for pedestrians.
- Alternative 5 leave it alone before you destroy this city
- whatever uses the less of this amazing natural beauty and preserves the wildlife
- More trees, wider sidewalks
- Sidewalks
- I am not sure why. I need a better visual of where this is going to be.
- I like trees and plants for cleaner air
- Why you don't listen
- Exactly why?
- Bikes and pedestrians separate, keep it as natural as possible. Don't obstruct the lake views.
- The natural and more green setting is much more desirable and appealing. Too much concrete is not appealing and does not have a welcoming feel.
- Plant native trees everywhere.
- Safest and best potential growth when this plan eventually isn't enough.
- I think the off street path makes walking and biking more enjoyable. I'm thinking of the walking path along 192nd through the forested part. It's pleasant and you don't worry so much about being right next to traffic.
- Keep bicycles off the streets unless they want to pay taxes like cars and have license plates.
- Because of the planted median
- Protect the feel, and environment
- Less impact on environment
- The design would be the least destructive to nature.
- Safety and encourage biking and walking.
- A center median would increase the safety and the planted portion would better maintain the feeling of nature with the trees.
- No changes, no development
- Stop over developing Camas
- Leave it alone and nothing will be needed.
- smallest or none
- More in-tune with the natural surroundings.
- It works.
- More plants = more attractive. Planted median might encourage less speeding.
- encourage less driving. more biking and walking and greenery.
- turn lane important for traffic flow, lots of cyclists in area and not safe to share with pedestrians so separate sidewalks bike lanes important.
- I don't bike, but apparently it's the in thing to do on the lake road and these people are half nuts hugging the guardrail as traffic zooms by them. So at least a bike lane separated from road would help
- More trees
- Looks best.
- Safest alternative without creating traffic obstacles later down the road.
- We don't need cafe seating in sidewalks. Bikes and pedestrians shouldn't have to share the same space. Bikers are rude to the pedestrians and think they deserve priority.
- path is better away from traffic. 2 lane with center is good for traffic flow

- It's hard for bikes, people, dogs and strollers to share space and I like center turn lanes.
- Stop ruining our city
- Planted median could also have art installations as well as trees and plants
- center turn lane needed with growth
- The bikes on the roadside in their own designated area seems safer for cyclists and pedestrians. A turn lane to prevent vehicle congestion.
- This is all so sad. I have no words for any of this.
- Fewer visual annoyances and plenty of pedestrian buffer
- Tress on each side, larger sidewalk for outdoor seating. Keeps it the more like Downtown Camas.
- No change
- Safety for pedestrians and cyclists.
- It's all too much
- Bikes and Peds only
- Better for the Trees and Humans. Cafe Seating will allow for community and cool side-walk sales and events etc.
- Safety is priority #1. How about we get some sidewalks for the existing roads that are dangerous for pedestrians?
- Maximizes green space and supports pedestrian and bike travel
- Like the idea of a cafe in other side of lake
- More trees.
- None
- Encourages community and activity. Balances transportation and recreation.
- Minimal impact related to the others
- safety of bikers and pedestrians
- I like the buffered bike lanes/shared path in 1 but really think the cafe seating would be nice. Maybe dump the turn lane from 1 and add to the sidewalk width for cafe seating room.
- There is lots of traffic on this road, for safety having a divided road. But I like Alt 1 with 10 ft shared-use path, no on-street bike lane.
- More trees
- The planted median would add beauty and green space, I like the cafe seating idea also.
- The outdoor seating is a nice and aesthetically pleasing front but it's not very viable in the NW. 3 captures the best options.
- This would be Alt 3-B. Like tress down the middle. More trees (may help vehicles slow down) left turn or roundabouts where needed. Move bike lane next to sidewalk like Alt 1.
- Less impact on natural resources
- Better community feel
- Need a turn lane to not block traffic. And bike lane is away from vehicles
- Bike lane buffer
- More trees and planting area. More attractive, it's functional and it helps our environment by having trees.
- bikes should follow existing laws, and as such need to be on streets
- bike lanes
- We will lose so many trees, please put back in as much greenery as you're able. I love outdoor seating, but planning for cafe tables in a place they can only be used for less than half of the year doesn't seem smart. Also, bikers belong in the street instead of on wide sidewalks.
- Like I said earlier I see us wanting to bring people to enjoy themselves outside.
- Bike lane buffer

- It's the easiest.
- I like the planted median.
- Camas needs more sidewalks. It needs to be more pedestrian and bike friendly to support a more sustainable and healthy environment for its residents. More walking and biking in a safe way will promote healthy lifestyles and provide more foot traffic to new businesses
- lets not get carried away.
- What road are we considering? The alternatives are each fine in the appropriate setting. The one thing we do need is increases sidewalks—let's not be Southern California.
- It includes more trees.
- This option encourages more pedestrian and bicycle use. Traffic would be most improved by infrastructure improvements that benefit the safety of non-motorized options.
- 8 ft sidewalk is plenty big. Let's not turn on town into a concrete jungle.
- It sounds charming to have outdoor seating, though planted medians also have charm, so it's a toss up for me.
- More natural, much better curb appear for businesses and general area.
- Nicer non franchise restaurants, coffee shops, boutiques bring money to Camas so having areas for outdoor seating makes it more inviting and attractive. Furthermore, having accessibility to walk or bike to town also makes it more enjoyable to explore.
- At least someone wanting to turn won't jam everyone up
- We need to keep it green
- Keep pedestrians and bikes safe.
- large sidewalks
- Involves more greenery and wide sidewalks
- Safety for bicyclists and pedestrians. Second best option is #3.
- on street bike lanes do not feel as safe to me as off-street multi use paths
- This seems to be safer for bicyclist but honestly, it depends on where the road is as to the nature of the design. Put this in context please.
- Safety. Bike lanes are isolated from car traffic and treed median will reduce likelihood of head-on collisions, which are the most deadly of traffic accidents
- planted median and buffered bike lanes
- Buffered bike lanes and more trees would be great. Camas must be more bike and pedestrian friendly.
- I like the feel of the tree lined streets. If there was a center turn lane with trees on both sides, I would choose that.
- we need more planted medians, more trees, developers are cutting them all down
- More trees and more room for recreation use on sidewalks
- Would this replace Leadbetter Drive? If so, none. Do not ruin Camas
- more space for walking
- The bike lanes are protected from texting drivers, something I see many times on a daily basis.
- Are you going to put sidewalks from the lake to the high school, if not, I don't care about anything else you want, my answer is no to all of the above.
- A lot of times I'm pushing a stroller with children riding bikes.
- no reason
- promotes pedestrian/bicycle mobility while allowing vehicular access and keeps a park like feel.
- Seems to be the safest
- Less expensive and is functional
- The trees in the center.

- I want to see our cyclists protected. I'd love to feel more confident in my children's safety while biking in the area.
- Actually, these are all poor. Can we have bike lanes that are not on the streets?
- This is a very popular route for cyclists. It is also currently very dangerous with blind curves. Buffered bike lanes and side walks are critical. Lacamas Lake and Lacamas Lake Park are the crown jewel of Camas and so important for recreational activity - access needs to be preserved and made safe. Camas has not taken good care of the trees it has planted in other median areas.
- More trees to stay with what is true about our area of outside space and nature.
- Love the treed median, hate the "coned" street barrier on street for bikes like Portland. Really detracts from the natural beauty of any environment. Is very harsh in appearance, particularly for beautiful, natural camas acreage.
- Looks nice, seems safer, allows for flexibility on sidewalks with enough space
- More trees
- We need to keep the look & feel of Camas, which requires lots of trees and natural areas to offset development.
- More trees to replace the 100 year old ones you plan to tear down. Hopefully I'll be alive long enough to see them reach maturity
- This option keeps Camas feeling green. Less concrete jungle
- Alternative three with cafe-seating sidewalks and the 10 foot shared-use path, please.
- No one can't make an informed choice without a cost comparison. Why is there an insistence on bike-lanes and curbs.
- Safer & more natural looking
- Safety
- Planted medians incorporate more green space
- This option seems to be most similar to downtown camas. It puts an emphasis on the cafes and social aspect of a community rather than just an ordinary road through town
- Would be so great to have a place that kids/teenagers/adults could safely bike
- like the larger sidewalks but this would not be applicable everywhere. Need multiple sections based on adjacent property development.
- The more green the better
- I like the aesthetics and function of bigger pedestrian space.
- Wide sidewalks and outdoor seating is very nice.
- More appealing
- You have both sides of the sidewalk planted in the illustration. Important
- It seems accessible for all and looks like it creates a nice environment for restaurants
- Green space
- I'm undecided on this one. Can't decide if opting to not have the turn lane would cause a traffic problem
- However you decide it you need a center lane. People trying to turn back traffic up if they don't have a place to wait outside the flow of traffic
- Keep beauty--street lamps; cafe seating --good.
- None of these. Keep it the way it is and just add bike lanes
- It looks more natural with the planted median. Provides good walking areas and biking areas.
- Bikes need a safe area away from traffic. Too many distracted drivers
- Turn lanes help with the flow of traffic. Off street bike paths are more family friendly. Wider paths help more people share the area.

- the center median cuts down on pavement, but is a pain and expensive to maintain. I would be good with just a small concrete divider and more space on the sidewalk area.
- Bike lanes need to be on street to encourage use by children and families. As much planting as possible also beneficial
- Leave it alone
- Open with good visibility. Makes it welcoming for the walkers and cyclists. This will make it better for people to come and support any local businesses. People want to enjoy outside activities with great food and drink in a great setting
- keep the area looking natural/green, control/reduce turn points, lots of cyclists in this area-provide a buffer to protect cyclists & motorists, wider sidewalks provide better shading and more inviting
- It offers the most trees, which are cooling and beautiful. Wide sidewalks encourage walking.
- aesthetics and safety
- A combination of options 1 & 4 would be ideal. A tree lined avenue is a must. Sidewalks with enough room for outdoor seating will invite commerce, enhance the social experience and develop a sense of community
- It is such a nice small town feeling to have cafe seating on the sidewalk. It makes people want to stroll downtown Camas and thus brings in more traffic into stores/shops
- Or a combination of 3 and 4. Planted buffer and plenty of trees to keep the natural setting. However, 10 ft sidewalks for cafe seating and small shops would be nice added touch.
- Tree cover is imperative, especially if you log the remaining forest.
- Encourage bike traffic
- The extra trees and plants are appealing.
- Leave North Shore alone. We don't want to become an extension of East Vancouver. We have our own identity steeped in the wonderful outdoors. People walking and jogging along the Heritage Trail do not want to look out across the lake at a bunch of development. Leave our wooded scenery alone. Please.
- I'm not in favor of big development.
- The lack of bike lanes is one of the things that has bothered me since I moved to the area six years ago. Walking to the lake from my house gets scary along Everett where there is barely enough room for the cars, let alone people walking. I think bike lanes and wide sidewalks would accommodate the growth better than any of the other options.
- 3 provides two key benefits. More trees, equals cleaner more vibrant city and separated bike lanes protect our kids and those riders from chances of getting hit. This idea is perfect for the city that looks after the residence rather than just the economic growth of taxes. In turn that will make our city healthier and safer.
- Alternative 2 makes the best use of the space. Center planters cause too much clutter and difficulty to fully see around.
- Don't mix bicycles with pedestrians (they don't pay enough attention). Center turn lane needed to keep traffic flowing/possible delivery vehicle use.
- larger space is better vs. cramming things into such a lovely area
- Keep area looking park like
- The medians are costly to maintain, waste of space. Planting trees next to the sidewalk pops up the sidewalk over time. Unwise. It's happening all where trees are planted adjacent to the sidewalk. Learn from mistakes, don't repeat them.
- Bicycles need to be kept physically away from traffic. A normal bike lane does not do that.
- turn lane to allow turns without stopping traffic; wide sidewalks to allow plantings along the route - helps soften the hard building edges.
- protection of pedestrians is the most important idea here. Think about car-free zones too.

- Cafe seating. Yes. Let's enjoy our outdoors.
- Accommodates the lifestyles of the area
- People like to eat.
- Keep it simple
- Trees must be planted. We hate the idea of development here. This is the only option where are you acknowledge I need to plant trees.
- Why, you are not telling us where these lanes will go. 500 is not city owned.
- Center turn lanes help encourage traffic to businesses on both sides although planted is pretty it prohibits ease of entry really love buffered bike lanes.
- Keep it rural. Less trees cut down.
- Definitely need a center turn lane
- bikes should follow existing laws, and as such need to be on streets
- Center turn lane and bigger bike path
- I like the division of traffic lanes and accommodation of bicycle and pedestrian access
- More tree canopy and comfortable walking space is always a welcome advantage to the community
- None of these options. If the lake is there only a sidewalk and tree on one side of the road
- Safe for bikers. Allows for better traffic flow with folks turning.
- The balance of trees on both sides of the street looks well designed.
- Plaza settings to build community
- trees. we are losing the too many as is.
- Outside seating at restaurants would be upscale.
- there's often not enough buffer for bikers and this seems to be the safest option for pedestrians as well.
- None of the above. Keep Camas quaint.
- If the area just be developed, this allows for more trees to buffer the pollution and noise of traffic as well as providing room for bicycles and pedestrian traffic.
- Because it has more trees.
- Best for traffic flow, if expected to be a high traffic area. Otherwise I like option 3 for aesthetic value or option 4 for the cafe seating. That would give the space a nice community feel.
- This option provides bike lanes; there are many bikers in the area, but doesn't take up as much space as the other options.
- Depends on what class of road we're talking about, but 4 is cheaper and there's plenty of natural green in the area which makes a landscape median less necessary. 3 is nice too though.
- Allows for more trees
- Enhance the pedestrian friendly feel, promote bike commuting.
- Stop developing Camas, leave it alone. We are over crowded as it is.
- Where are these roads going to be, again too early to ask questions like this.
- Best blend
- I don't like any of these. More costs for infrastructure. Schools overcrowded. Loss of pleasant, small-town feel.
- I like the look of the planted medians
- keeping bikes off the road would be best.
- I like that pedestrians & bikers have a buffer zone away from cars
- We don't need another city of camas in the north shore.
- Stop building
- 3 or 4 seem fine. Trees and safe for pedestrians and bikes
- None

- I prefer a split bike path/walking sidewalk. Safer and used more frequently by bikes in communities I have lived in.
- Pedestrian should come first
- Because it will be safer for people who ride their bikes.
- Alt 3 appears to be the best combination of aesthetics (planted median) with functionality (buffered bike lanes, on street which are easier to keep clean).
- None of the above
- neither
- Planted median to buffet the hardscape, wide bike lane and sidewalks
- None of it. This is being planned on the north side of the lake? Wow, you are going to ruin this city. So sad.
- narrowest footprint.
- For which road?
- Safety and beauty.
- Minimalist approach for early development
- No conflict between bikes and pedestrians while still including a turn lane to reduce traffic tie-ups.
- More for people to enjoy and less about cars
- Simpler design and lower maintenance costs
- Seems like the best use of land/space.
- Bikes are not safe in roadways. Bike lanes always need to be buffered.
- Separation between vehicles and people is utmost important with recreational areas and high density of young families. Safer streets for pedestrians
- Center turn lane greatly improves traffic flow.
- It is safer for pedestrians and cyclists, as well as providing outdoor community space and greenery. The city of Camas is too car centric and needs to take European city planning ideas to heart.
- keeps traffic flowing with turn lanes and provides all other access points
- Safety
- Best encourages the least use of cars, keeps Camas as green as possible and provides shared access, including cars
- Trees and landscaping to make it look attractive.
- You don't offer an alternative I truly like. And bicycles do not belong in traffic.
- two lanes with center turn makes for good flow of traffic. Off-street path is safer
- Sidewalk seating for cafes or eateries would drastically increase the property value and bring neighborhood locals and others who enjoy sitting outside. Sidewalk seating is just plain nice and you instantly feel a sense of community welcome.
- Looks better than other scenarios.
- #3 more pedestrian friendly.
- more flexible for bikes, some but not too much landscaping which can block sight
- Off street path is more kid-friendly
- This gives a good balance of use. However may however become a problem in the future without the center lane option. This does offer the most flexibility in my opinion.
- More greenery and protection for bikers = better
- Seems like the safest and preserves the most beauty. Would be safe enough for families to ride bikes too.
- Bike lanes shared by roads end up with broken glass which leads to flat tires
- Again, it depends on the overall strategy of this area. Having outside areas for cafe seating where appropriate is always great. Just depends on if it's a focus on vehicle traffic or non-vehicle traffic and

what you want this to end up being. If it's going to stay like "Old Camas" it needs to focus on people not vehicles, which is what I prefer.

- Number one is my first vote for the safety of bike riders, number three looks the nicest with the multiple tree lines.
- A center turn lane will ease the flow of traffic and make business access easier. The bike lane will hopefully keep them safe and off the sidewalks.
- To preserve the beauty and natural boundaries. It is where bikers go and please do not get rid of that. I honestly do not want buildings or houses on road directly around lake. Please keep the natural look with trees.
- I like cyclists to be safe on the roads with ample space and cafe seating seems quaint. I also like the trees/plants on both sides of the street.
- Because it has the most space for trees. You know, to replace all the trees you'd have to chop down to make room for this development that is unwanted by most residents.
- Turn lane to help prevent clogging the whole lane when someone turns
- A lot of pedestrians, need sidewalks
- Create an engaging, open space with outdoor seating.
- because you're going to plow down all of the trees and replace it with cement so you might as well stick some back in there, plus the bike lane is bigger.
- Tree median seems like a terrible idea. I don't see much room for street parking, which adding all of this stuff will need parking . and not having a middle turn lane seems silly. That would back traffic up otherwise. Alt 2 seems the best option
- This is not necessary.
- Cafe seating?
- Trees help with the heat-island effect of so much asphalt.
- Leave it and don't build
- The buffered bike lanes are important. It's too dangerous for bikers currently on Lake Rd.
- More trees for air quality
- Alt 4 because it feels more like a small town
- Separation of modes of transportation and use of vegetation
- I would have this with center/left turn locations as needed muck like NW Lake Road is after NW Parker/Larkspur
- Make a sidewalk or path that allows for fitness in this area.

8. Is there anything else you would like to share about your vision for the North Shore area?

- Please do not take the green away from the lake views. So much of Camas has been taken by development that the beauty and quaintness of our town is fleeting.
- I am in favor of managed growth and smart development. I believe we have to plan for the city of the future for the growth that we know is happening, and will continue to happen. We have a great resource and an opportunity and I'm pleased to see city officials thinking ahead.
- less development
- Leave it alone. We don't need to develop it and couldn't support the infrastructure, traffic or school crowding.
- Please keep it green as it is, which is the treasure of Camas. Camas is developing too big and too fast. It will soon harm the existing residents. It will not increase the value of our house.
- Too many homes being built schools, roads can't handle the influx. We want to stay a small town.

- My vision of Camas has changed dramatically in the past decade. It is no longer the pleasant little community that was a treasure to its citizens. I am not in favor of rampant growth in residences, businesses, industry, dog parks, hiking trails, etc. etc. Stop the growth and limit the lifestyle change to what has already been done.
- Stop Developing camas. It is losing its charm. Too much traffic and too much horrible housing developments with houses stacked upon each other.
- Maximize on the enjoyment and natural views of the lake.
- Development is inevitable for Camas. Incorporating aspects to make more livable like parks/trails/open areas and grocery stores along with making walkable will not only increase the livability but also attract more families/developers (and tax \$)
- i am worried about the expansion of the city into the rural parts of camas where I live. I love how open it is at my house right now and worry about losing that in the future.
- Your overdevelopment of Camas sucks.
- Traffic around town is a nightmare. This area is the worst and proceeds to get worse the more you jam into the around the lakes.
- Keep the farms and green spaces, we need more space to be outside, parks and playgrounds. Keep trees and water access, the area is beautiful and we should work to keep it that way.
- Please leave this area alone. We don't need to destroy camas in the name of progress.
- Leave It Alone. We are not California. We are the Pacific Northwest. Stop trying to modify what is here. Let it be.
- Please don't turn it into just another busy city. The beauty of Camas is in its quaintness as a small town surrounded by beautiful forests, close by to shopping/dining/etc. We don't need more businesses spreading out & around it. We need to find ways to encourage businesses to use the existing structures in downtown Camas & renovate the existing buildings in need.
- Stop the over development of Camas, keep the trees and green space.
- I understand building this area is good for tax revenue but the city is becoming too crowded for traffic flow
- Very nervous about the traffic on Everett. It's only two lanes and already gets backed up. I'm not convinced the roundabout will fix everything with this expansion of the town population.
- Please don't kill Camas by overdeveloping the land. We love the forests and fields. Please leave them be. I understand the need for industry to support the tax base, but please build big IT-type campuses like Underwriter Labs or Hewlett Packard. Please don't build apartments and retail - they are shortsighted developments that lead to traffic problems and crime. We would rather pay more in taxes to preserve our quality of life. Please don't kill Camas by turning it into an extension of Vancouver. We love Camas. Please don't kill our community by getting greedy.
- Keep it small town feel. More nature.
- Please get us a Fred Meyer out here.
- I am very concerned about additional development without infrastructure. Even with proposed changes for roundabouts at Lake and Everett, the area around the lake is a bottleneck due to high school traffic. Adding more development is going to make things worse. I would much prefer adding recreational areas on the north shore.
- Avoid the usually (like last 8 years) high-density housing. It's possible to do this without builders losing any \$, and without gouging people who couldn't afford to live here. The prices are not balanced anymore. We don't want Camas to become like Marin County in California, which now looks like it could happen. People are more important than greed and the almighty dollar. Camas officials, this message is for you.

- I don't have a vision. I am sad that this has to happen. I am not a fan of urban growth. Seen it in Southern California.
- I have a vision of Hazel Dell and 82nd ave in Portland having a child named the North Shore area of Camas
- I hope that the City of Camas just does not look at making money and not at preserving the natural state of Lacamas Lake
- Please be considerate of the natural areas. Leave the trees and work around them. Force the developers to update existing roads and consider the implications of traffic for our existing roads.
- Moved here because of the natural beauty of this area. The charm and beauty of Camas needs to be preserved, not developed on every piece of available land. Otherwise it will just become an expensive and mediocre place to live.
- I do not believe that camas needs more development of any kind. Please leave it all alone.
- Slow down the overdevelopment
- Quit destroying our beautiful community and natural landscapes for tax revenue.
- Camas was once a small community with a lot of rural open space. We are saddened to see so much cookie cutter bland and unsustainable building all over the once agricultural and rural areas. People who want to continue to live in a rural setting are pushed farther and farther out making it impossible to live close enough to jobs and not have a two hour commute. Please stop over building our beautiful rural areas.
- Let's keep our natural landscape, keep the trees and vegetation.
- We have this amazing chance to set a standard in development with climate change in mind. We should mandate a minimum amount of trees per acre, focusing on keeping older trees and planting only native plants.
- No development please
- Per the expansive development plan shown, what are plans for schools to accommodate increased population? This consideration should be a priority. Overcrowding of classes will quickly diminish the draw of the Camas School District which has been a major draw for residents (current and incoming). Compromise that and city loses a major contributor to its success.
- Stop developing keep camas small
- We would appreciate slow, thoughtful growth, with a focus on preserving trees and open spaces. We think the city should be moving more in the direction of putting land into trust/preservation over developing it. We want to see resources protected rather than sold/exploited.
- Leave it as natural as you can.
- Just please improve our over crowded schools and congested traffic. It's exhausting and depressing to live here sometimes. I don't mind the growth, just be intelligent and not greedy about it please.
- Please preserve as much forest as possible
- Keep recreation cycling, mountain biking, running a part of the goal. Include the health and well being of the town.
- It's a beautiful natural area. Keep it that way. Camas is a small town. We need to stay small.
- Slow the development. Leave natural space and animal habitat
- Please stop developing
- My hope is that the city maintains public access to the lake, with trails and possibly parks surrounding. Individual houses with acreage on the lake, giving residence access to the lake as well as public areas for non motorized boats. An area for businesses on the lake while also maintaining the trees setting. Basically, not using all of that land to put up the cheap houses that are taking over camas right now.
- Please quit over developing
- No

- I would like it to be left in its most natural state. It is infuriating that this city council seem bent on overdevelopment of this quaint town to make it look like any ugly town USA.
- Develop north side of lake as little as possible and have more park/ trail use.
- I think the North Shore area should prioritize nature and parks (especially in the areas directly surrounding Lacamas lake), single-family residences, and smaller commercial business (as opposed to industrial). The feel should be that of the current west Camas area, but more spread out in order to maintain the forests/tree lines.
- Leave it alone. It's perfect the way it is.
- Please do not develop the north shore, there is very little open spaces left in our community
- I fail to see the benefit of this development growth. Stop over development of Camas.
- We moved to Camas because of its small town feel and natural beauty. Just leave it be, before you destroy the real reason people want to move here.
- concerned if it is developed that Everett and CHS will be even more over congested and the lake ruined. I don't want to look at Lacamas Lake and just see buildings and not nature.
- Please consider the need to maintain large amounts of green space. Once it's gone, it's seldom, if ever, returned/replaced. Open space for families, flora and fauna is crucial to the livability and "feel" of Camas.
- I don't want to see it over populated. Crammed with housing, business and industry. We have an industrial park already.
- My vision for the North Shore area is for it to be left alone, as it is today. Stop the developing and trying to make Camas into a big city instead of the comfortable town it currently is. Most Camas folks would agree. If not, they can move to Beaverton or Lake Oswego.
- This project makes me sad.
- Keep the area as is.
- Keep Camas a small town.
- As I've stated in many of my responses to the survey, I strongly disapprove of a highly developed North Shore area for Camas. Camas has seen irreparable change due to overwhelming development in the last 15 years and the North Shore is all we have left to maintain how we see our community and what we supposedly value about our community. Minimize the population growth, maintain the natural environment, and thoughtfully bring in companies in the proper places of Camas, i.e. Camas Meadows business park, and our border with Vancouver by 192nd Ave. Citizens are losing patience and want to be heard and the city's actions should reflect the residents visions and desires for the community they live in.
- Please keep Camas a small community. I have lived here for over 50 years and the growth in the last 20 years has brought more crime, graffiti, and even murders. Our natural resources are affected by the growth. Please stop building.
- Ideally I'd leave it as it is, but obviously you can't stop it. The growth in camas the last 20 years is appalling. It's become a little lake Oswego, and now this area dubbed the north shores sounds like we're trying to create Beverly Hills. Taxes alone are going to force a lot of people out, or force them to neglect their homes, and you'll have these shoddy built 20 year old sub divisions with bad roofs and rotten siding, but hey, look at that glamorous north shore
- Slow it down, manage growth, don't grow if it doesn't affect the greater good of the current Camas, get employers first and the infrastructure, build the community resources to support managed growth, then build the homes, protect a larger ratio of open spaces and parks. I don't want a Lake Oswego, or another Portland bedroom community. I want a small town, with excellent community resources and land for its residents.

- I've always enjoyed driving down that road, driving past the Ledbetter home and enjoying nature. This will drastically change the look of this area, destroying the beauty for our children. I don't want to live in a concrete jungle. If I did I would move.
- Keeping the area as pastoral as possible - resist desire to clear cut everywhere, especially along the lake
- Just road improvements.
- Ideally, I'd leave the North Shore as it is. I don't understand how developing it is a positive thing for our town, but I'm open to having someone explain it to me.
- Please do not over develop this area.
- I live on Everett street and would love my kids to be able to walk to friends houses, etc. so we need sidewalks.
- Please maintain the natural habitat.
- Leave it alone. Seriously. Don't develop it. Everyone will be happy except the developers. The growth here is insane. Schools are overcrowded. Washington is a rainforest yet you allow massive clear cutting of old growth trees.
- Please consider embracing the opportunities to bring business to the region this park represents. The lake brings many people to paddle. The trails bring many mountain bikers to explore. They all stay and spend money in the town. Capitalize on it.
- Slow it down. We don't want such rapid growth. The city seems to be catering to developers at the expense of residents. Stop allowing big, dense developments.
- Keep the trees.
- Elegant senior housing.
- We will vote you out
- I am worried about filling that space up with commercial spaces we do not need. All the things you are talking about are less than 15 minutes away. Keep it natural.
- It is nice to be able to look out from Prune Hill beyond the lake and see nature, not more buildings and houses. If you keep building on all the beautiful views, people will move elsewhere to find them again.
- I would like to see it stay the same, undeveloped.
- Don't overreach. Listen to your people.
- With housing developments popping up all over the place, I have become concerned with the potential loss of Camas' natural beauty. I hope our city will fight to preserve it. I am not anti-growth, but I hope it will be done well and allow new residents, as well as older, to enjoy what Camas residents have enjoyed for generations.
- I feel sick about the excessive development that continues to be taking place in Camas.
- Please keep it as rural as possible. We have no place for the kids to go to high school. Camas is packed.
- Please stop clear cutting and taking out all the trees. Build around them. Other cities do this all the time.
- As a long term Camas resident I have watched first hand as growth in this city has irresponsibly and exponentially exploded over the past 20 years in particular. Slow down. Any further development and growth should be well thought out and be of true benefit to the current residents of this city. There is truly no need to decimate the North Shore for the sake of further profitability.
- Keep the area as natural and native as possible, and keep the trees.
- Keep North Shore area green/natural as much as possible. No residential building or major department/grocery stores. Many move to Camas for the small-town vibe, greenery, quaint community, far from major cities. If more businesses and single-family/multi-family homes are built, Camas will just become another Vancouver.

- Keep as is. Too much development now. Camas is becoming unaffordable for the average middle income family. It is becoming overdeveloped and losing what initially made it special and desirable.
- This is a horrible idea. You are horrible people. Growth for economic gain is cancer. Grow up, literally go vertical elsewhere, we humans don't need to gobble up all the land and wooded spaces from all other species. We aren't that important or needy. Stop special interest developers. This is absolutely disgusting.
- It shouldn't become an isolated area but needs to work with downtown Camas, hand in hand with events etc to connect up etc. Not some snooty area within an area etc.
- Just leave it be. Keep the trees that are home to the wild animals, keep the forestry that has taken more than our lifetime to mature. The trees, wildlife and all that lies within are what bring people to the charm of Camas. Once the green is gone, it's gone. And it does not need to be gone. So unless you can develop without tearing down the massive amounts of gorgeous greenspace, we don't need to be an overdeveloped extension of East Vancouver.
- Keep development to a minimum and maximize/maintain open spaces with existing trees
- Less development as a whole. More greenspace
- No north shore.
- Listen to the community. Don't rush. Be more transparent. Get creative. Think outside the box. Look at the bigger picture. People will pay for established tree canopies and a visual of the natural beauty here.
- Keep it natural and green. Highlight natural beauty of area. Refrain from overdevelopment - leave that to Vancouver.
- Stop adding more people to the city at the rate you used over the last 20 years.
- I agree we need to plan on some commercial and residential growth, however, keeping the "feel" of small town Camas is part of what will continue to draw people and businesses. I suggest that single family residential lots are bigger than what's been being built in other areas of Camas recently. It would be great if all the roads had at least shoulders, if not sidewalks.
- It needs to have character and embrace the natural resources we are blessed to still have. Something that offers gathering spaces and is friendly to outdoor activities, dog parks/dog friendly spaces and cycling.
- Leave it alone
- I feel like you are giving me even more reason to leave Camas after my kids graduate.
- Some retirement community feature.
- I believe that Camas Real Estate is already in high demand. I do not see the reasoning behind trying to boost our population further? This is a place people want to be. We should take advantage of ideal supply demand situation and work to generate revenue from popularity. Not exploit a beautiful, precious community simply for the sake of having more.
- Camas is continuing to change and develop. Making sure the changes incorporate outdoor activity and buffers is very important. Take a Lake Oswego for example. Lots of growth but all done with buffers and space. That's how a city keeps home values high.
- No Pool.
- Rural agriculture make this community what it is. Many have voiced that there is too much development. Many young families are trying to move to larger more rural/ agricultural based land. Developing it limits this opportunity. Additionally, given everything with the pool this is not the best time for this.
- Pedestrian and bike friendly. Hopefully the charm of camas doesn't turn into parking lots

- For the single family developments require developers/builders to have larger lots and more parks included in their developments. Also parks and open space with the multi family developments. Keep as many trees as possible during this growth, make our natural spaces a priority.
- Less development
- Please consider the environmental impact. Keep it small, keep the charm, protect our wildlife and natural areas, the views, no pollution at the water. Think safety and preservation. Think green.
- I want to protect natural areas. A trail system and the lake being accessible is priority. A safe way for bikes and pedestrians to get around is also a priority.
- Please keep it green. A huge park around The Leadbetter House and along the north shore would be ideal. Require developers to include parks that are more substantial than their pocket parks. Small scale commercial/industrial areas instead of huge box stores and buildings like Wafer Tech that are unmarked, fences all around, nothing exciting going on, etc.
- Please have more detailed information about the area, not just a colored map. That doesn't really help to understand the vision of the area other than someone did a color session.
- Please don't ignore the impact this development will have on the arteries in and out of the north shore area. And the impact growth is having on hwy 14.
- The airport is already a significant cause of noise pollution for surrounding areas and pilots don't respect the flight paths. Under no circumstances should air traffic be expanded.
- "Progress" needs to be redefined. I have lived in Camas for 10 years and have been a PNW resident since the 80s. This change is short sighted.
- I love it the way it is now.
- Please try and keep the natural setting along leadbetter. It is my favorite drive every day to and from Lacamas Lake Elementary each day and see the trees and the lake.
- Make the area friendly for people to spend time outside and yet make sure traffic can support it. Keep outdoor space public.
- yes, get rid of Ledbetter Road and put in a trail that goes around the entire lake.
- Please read comments on general approach to development. If we do not plan better, people will not stay in Camas. The storage units in GV are a prime example, and residents are not happy about it.
- With respect to the increase population we have to think what is the demographic that's attracting people to move here. It's the school. Therefore, this means families. We have to think of what do families like to do when the weather is amazing. We like to be outside, have access to water activities, spend money at your local shops to support the community.
- That it does not become industrialized.
- Less is more
- Camas is a great place to live because it's focus on quality family style living. Selling out to developers, would seem to go against so many other good things this community has going. It's quality not quantity here. Keep true to the character and let values rise because more people want to be here. Not just because there is more opportunities to be here. Protect the community.
- I would like to see multi-generational options to keep the community ages blended. It's fun to have all when supporting a family/community feel.
- Why do we have to build more houses. Our schools can't hold any more kids. This building is getting ridiculous. Just because it is open space doesn't mean it needs to be built on.
- You know that nature parks and trail systems are economic drivers, too, right? People come to Camas from other places just to run and walk by our lakes. I was one. Then I moved here.
- Reconsider this plan. The road infrastructure is insufficient to support this kind of traffic. Honestly - you really want to put industrial next to lake? Use some common sense. There is land available for

industrial near WaferTech and no one is building there. Also, commercial truck access to North Shore is terrible.

- Please stop developing. Our community is large enough.
- Stop destroying our environment. If people wanted this they wouldn't be here
- I want to see livability and an extension of what makes Camas great - that means walking, biking, lake use and preservation of natural resources, including the shoreline. We need to connect the North Shore to the downtowns by bike and not make it just another enclave.
- I like the idea of having shopping close to home but don't want to ruin the feel of camas.
- keep trees, they are not easily replaceable, despite the fairly easy to circumnavigate and toothless tree plan
- This development and everything about the aggressive growth direction the city is going in has me considering moving to Washougal once my teens are out of high school. Maybe even further out.
- I moved here 10 years ago because of the lakes and forest and because it was not an over-developed strip mall town, like Vancouver. The two reasons people loved about living here are the natural areas (forest, lakes, trails) and the schools. Both of which are being ruined because of over-development and out of control growth.
- Camas has always had so much beauty to offer. Let's hang onto it. We don't need to further gentrify or become California or Lake Oswego. It's Camas, it's already beautiful.
- important to keep as much wild nature space as possible.
- Please, please think long term and big picture. Invest in having Camas be a safe and peaceful area to live by thinking about recreational walkers, bikers, hikers, etc. And by making it safe to commute by bike.
- Leave Camas alone, this is not why we moved here in 2001. Ugh.
- The area needs to be developed so the it stays within the Camas style. We are a community of home owners. We do not pay the prices we do to live next to apartments This is not the Vancouver water front. This is our community for our enjoyment.
- A turf field for Lacrosse. Preferably one that could have a dome over it for winter for indoor sport activities.
- We don't want or need another large development--don't try to turn Camas into another Vancouver.
- Just don't ruin the natural beauty and pollute the lake.
- A little something for everybody keeping nice, clean, and simple-yet very inviting
- Less sprawling development and more focused building with bigger wild spaces
- Stop
- Keep it rural.
- I think the city is rushing into this without a sufficient plan. Camas is growing up, and with size it needs to change how it plans development. Or we'll end up with blighted areas 20 years from now, and bad traffic and unhappy people until then.
- Less can be more. Focus on nature and parks while incorporating new construction around and inclusive of nature and the landscape rather than plowing down everything for a concert jungle.
- No more hotels. No more dental offices. No more banks. Camas and Vancouver have enough. It won't kill someone to drive a few extra minutes to get to a bank or the dentist. East Vancouver has enough hotels running at what appears low capacity. Let's keep it residential with nice wide neighborhood streets, please don't allow bare minimum road widths and houses so close together you stand between them and touch
- What about a middle school on the North Shore? There are 3 middle schools in CSD, but all are on the south side. There is an elementary and CHS is close by.

- Traffic is already a problem. I have lived in Camas since 2002 and the area has become too congested and crowded. Please stop allowing multi-family residential developments. Apartments, condos, and townhouses will lower overall property value and add to already crowded roads. It will push people that love Camas or move away to other areas with less congestion.
- We moved here 18 years ago, when Camas was 1/2 the size. We loved the small town feel and all of the nature surrounding us. Why do we need to continue expanding?
- I'm not sure who wants to see the extreme development and commercialization of Camas but it is destroying the town we've come to love. I think we need to limit growth and development.
- I hope you will listen to what your community wants and let that direct your decisions.
- I am really starting to think Crown Park Pool was taken out so that we would be more open to all these changes. I don't want to think that, but I'm thinking that. I'm hoping to be convinced I'm wrong. I appreciate the communication, though. Please keep that up.
- The North Shore area is beautiful as is. The only enhancement that should be done is to add trails and other areas that will. Bring people outdoors to enjoy the lake.
- Although it's outside of the plan area, aligning NE Goodwin Rd with NE 18th should be done first to provide adequate traffic flow from the West. Also, in regards to trees, a balance needs to be found between having a forested view from Lacamas lake and having clear open views of the lake from residences.
- Yes, stop trying to build everything up. Let's leave some country, let's leave a place for the animals, let's leave some fresh air from natural plants growing.
- Would like to see its natural beauty reserved as much as possible while giving space for growth and progress. It would be cool if it became a charming extension/compliment of our beautiful Downtown.
- Please, please preserve the nature of Camas. We do not live here to support big business & over crowding. The beauty of our natural, forested spaces are invaluable. And we do not need any more multi-family housing.
- Sidewalks and bike lanes wherever possible.
- Bike lanes are Very Important. Neighborhood paths and trails are very important as they encourage people to get outside.
- I would like to maintain the Pacific Northwest small town feel of camas. We fell in love with the combination of historic downtown camas juxtaposed against nature. Too much open space will take away that "magical" feeling of living somewhere special
- Increase: Trees, natural space, clean and visible lake, places where people can gather. Decrease: Retail stores, traffic, pollution, industrial areas
- I like the mixed use theme. If we could increase jobs, shopping and residential opportunities at the same time that would be great.
- Please keep in mind the beauty of the lake and how it can be shared with non-residents with parks, long bike/walking paths, and trails. This would be great for exercise. Restaurants with outdoor dining on the lake would be fun.
- Parking area for trail hikers around the lake that is safe, well lighted, and accessible for free to public with restrooms, garbage, recycling and picnic area at launch area for boats/ trails.
- Please protect the natural beauty of Camas. Once it's gone - it's lost forever.
- None. Don't change it. Don't build.
- I have lived here in Camas for 25 years. I really haven't been pleased with the growth, because you don't improve traffic flow or infrastructure. The community has really grown but the roads have not changed enough to handle the extra traffic. A traffic circle by the LaCamas lodge will be a nightmare with all the high school traffic. You need an over pass/under pass there. Putting a pool across from

heritage park an absolute absurdity. The traffic nightmare will be so frustrating. Two traffic circles close together in an already over crowded area. Re think these ideas.

- Don't develop Camas is a nice, small business, safe community. The more people you bring in, the less safe and fewer small businesses will remain. I don't want to live in Vancouver 2.0
- Stop building so many houses. Make it a priority to enhance the community we have before accommodating more people coming in.
- Please leave trees and green space. Require developers to pay towards the schools, roads and parks.
- Green space
- I understand that growth occurs but we are not growing in conjunction with everything else. We have so much going in all over it might be time to slow down and let what's going in get finished and see how things look once the dust settles. 15-20 years from now might be a better time to begin this process. Don't rush it and then regret taking thing out you can't put back
- If you opt for any multi family units--have them senior only maybe. or high end condo type - like new downtown Vancouver.
- My vision is to keep it the way it sits now. When you purchased it you stated that you did so to make sure it stayed green space. This is a complete money grab by the city. Clean up your backyard before you start trying to develop the rest of camas. Get new businesses to occupy current vacant commercial and industrial buildings. Get rid of the paper mill and develop that area. I know it's a lot of work but come on.
- Don't cut down all of the trees and please work with the developers to make a plan for schools for all of the new families that will be moving into the area.
- I heard that there was a plan to have a trail circling Lacamas lake. If at all possible include that in the plan and make at much of it a possible non-paved. It would be ok to have it sometimes on the lake shore and other times zig up into greenspaces, but road crossings slow down walkers, hikers, runners.
- Leave it alone.
- Please stop over developing this area. Let's repurpose the many buildings that exist in downtown and change the zoning codes to allow more businesses within the downtown areas.
- I would like to see it as a place where people can come in and enjoy the lake and enjoy the woods. Look at how popular the hiking trails are around the lake. People want a place to recreate that's close. Don't ruin it by over development
- Please don't destroy the natural beauty of the area with overcrowding of concrete. We love Camas for this unique setting.
- Thanks for the opportunity to give input. Climate change is something leadership needs to take seriously. I'd like to maintain as many old, large trees as possible in the development to maintain our carbon sink. Can we consider the carbon footprint of materials and energy use? Creating healthy transportation and recreation options that connect this part of town to the rest of Camas and neighboring Vancouver would be fantastic.
- I love on 232nd and have seen traffic increase dramatically.
- Downtown Camas is welcoming and beautiful. This is an opportunity to create something as special on the NorthShore.
- I love what Vancouver did with their waterfront. Think about it Camas. People love to just go down there and walk along the waterfront it is so beautiful. So all the restaurants and stores are doing really well. Make it nice like Vancouver did.
- I came to camas for the natural beauty, small town feel, and community. Over development will make Camas just another developed urban sprawl and extension of Vancouver. We must protect our small town feel.
- We live on Everett Rd. This will directly impact the area we live in

- If the north shore is developed the forest and open space will be gone forever. It will never be replaced. The value of Camas is its proximity to natural areas. I do not support the proposed zoning as it would forever destroy the reason so many residents live in the area.
- Protect water front access
- I would love a large grocery store complex on this side.
- Keeping the hometown feel is very important and one of the main reasons people love to call Camas home. Too much big business would hurt us but we should have some.
- Keep it the way it is. I leave for college in two years, and if you guys continue to push this the way you are, I won't come back. I come from California, where overdevelopment and crowding has caused major problems. You guys are going to turn this place into a hellhole without even intending to. Also, stop with the pool garbage.
- I live directly north of the proposed area. We have horses. We hike, bike, and run these trails, and we need more. Camas HS needs a real home course.
- My vision is that it would not be developed. I am not in favor of large development in Camas.
- I see we can use that space for adding and protecting more green space. To have escape from city life, town life etc. To have visitors and vacationers come and enjoy the lake and the wide open spaces. To have locals help groom and have responsibility for the green spaces and to pass that on to our children. We have a huge opportunity as well as a huge decision right now. The proposed plan may look good on paper, but in reality could easily become a landslide where all open spaces become residential and/or retail. Hillsboro used to have a great balance between green space, farm land, retail and fabrication. Now it is such a zoo that more people moved there that navigation is a nightmare. Second to this is we have a lot of chokepoints in our roadways as it is now. Adding more residential will only increase that. As soon as we have a natural disaster roads will be inhabitable due to gridlock, emergency vehicles can't get where they need to go and escaping things like fire will be catastrophic. Please be mindful, please keep us safe and please protect as much land as a gift to the city keeping it a charming town rather than exploiting it to the developers who don't care about how putting in another housing development will effect our security. We have great examples from Portland, Hillsboro and other towns like it that are devastated by over development. Thanks for listening.
- Ensure good access to downtown. This will keep people from travelling to the west for services.
- I would say that commercial development and road design all depend on population density and proximity to existing shopping. If you aren't putting in a Walmart, people will drive to one. Healthcare options? People will continue to drive to where their insurance works. Personally, I would not like to see the North Shore become 192nd. My opinion.
- It would be terrible to see the beauty of the area destroyed for the sake of growth and profit. We need to preserve the forested areas as a majority of plan, and gently work new building into that. To clear-cut everything and then build up from there would be a tragedy.
- large outdoor multi purpose plaza for outdoor concerts, fairs, farmers markets, other gatherings. Utilize solar lighting and other smart design elements
- Stop making Camas ugly
- Not demanding amenities, affordable, modest growth. Camas has huge regional park and trail system already, so mini parks or neighborhood parks with tennis courts, bathrooms, shelters that can be reserved are nice, like Grass Valley Park.
- I wish the city would leave the lake and park area alone. No pool in Lacamas park area. Work on infrastructure for a while and slow development, leave the natural beauty, there's plenty of development going on now. I do not believe the city has a good plan to develop and again, not ruin the natural beauty of camas. Thank you

- I don't think development in this area should be like all the other development in Camas where they go through and bulldoze all the trees in the area, scrape the soil clean and start building. Keep large pockets of native vegetation and trees. Don't just clearcut please.
- Help protect those amenities that cannot be replaced - historic structures and farms, age-old woodland, particular views and open space. Make the transitions from one area to the next (i.e. housing to industrial) flow aesthetically.
- Please make this a pedestrian focused area. Let's reduce our reliance on cars. Think about future generations.
- Thank you for this survey. I hope you take the community input to heart. Please incorporate the trees and landscape into new commercial and residential spaces. Please plant native and hearty trees when replacing. Encourage builders to create quality craftsman homes and not the cheapest quickest builds. Incorporate energy efficient/green everything. Have lots of garbage/recycling/public restrooms/benches/gathering areas and a nod to our city's history everywhere. Fun water features, facts about our city in plaques, mentions of our early founders and use the resources around. If trees have to be cut down use them in the community.
- Clear cutting should not be allowed for the residential areas. Public access to the entire shoreline should be required (whatever happened to the plan to close leadbetter and turn it into bike/ped path)
- The Lacamas Lake Lodge and Heritage parking lot are always full, especially during summer and weekends. It is time to give Camas residents parking passes, and charge everyone else. We pay a ton of taxes, and should be able to use our parks. I cannot support future development, until the City of Camas puts residents first. As far as development goes. I don't understand why the city gives out permits to developers, allowing them to clear-cut, and also change the natural landscape. I would like to see homes being built of wooded lots. If developments continue at the current pace, then every road will need to be widened. I am extremely disappointed with our elected officials, who are not giving residents a voice and vote. Don't even get me started on the roundabouts and 78 million dollar bond request for a pool in location that makes absolutely no sense.
- Yes. My expectation is that our goal as a community is to protect what we have left in terms of habitat and ecosystem. I'm simply disgusted by what our city is turning into. Don't get me wrong, I thoroughly enjoy an urban area; I have an office in NW Portland. I've chosen to live in Camas for a reason, where my hard earned tax dollars are enjoyed, but I do not agree with the consistent aggressive disregard for what has attracted so many to our city. When is enough, enough?
- Improve roads to reduce traffic.
- I think this is a terrible plan. Our schools are already overcrowded. Our roads are grid-locked. The greed is unfathomable.
- My vision is to keep it undeveloped. I've only lived in the city for 4 years and the overdevelopment is overwhelming. The taxes are overwhelming. Selling my home as soon as my children graduate and moving on. I don't want to be burdened by ever increasing taxes.
- Please start to think longer term and quit being quick to approve developments that pack in big paychecks to the developer at the expense of quality of life to Camas residents. We line the pockets of developers when we could be increasing everyone's home values by demanding more long term benefit to our area.
- Make requirements for keeping old growth trees. Make it an example of sustainability and conservation. More people friendly than car friendly.
- I think everyone would like to know the truth about what is happening. Smoke & mirrors will only deplete the respect the constituents have for elected officials. Lacamas lake park is a highly valued and coveted natural landscape of Camas. Expanding that potential for entire length of the north shore wouldn't be a mistake. Not just honoring the city's mission statement, tree ordinances, history and parts of Camas that is well loved. But also honoring the air quality, climate & wildlife considerations.

We can be a leader in this kind of junking & development. Not typical by over developing. Leave the forests & wildlife habitat. Develop only in the open space.

- It's disheartening to see so much growth. Traffic will get even worse and we'll lose the natural beauty that we love.
- I want natural space with trees and trails. Fill it full of trees and allow our resident to flourish in our area. Zone it correctly and it will happen.
- A path that goes around the whole lake. Enough set back from lake for wildlife to thrive. Love the dog park idea.
- Your vision is light on content. I'm afraid you are planning on too much development. We are losing what Camas is all about.
- Sound barriers for neighboring properties
- Keep it natural looking and not overcrowded. More open instead of compact.
- Please look at Daybreak in Utah. yes the homes have smaller yards, but they are still big enough for kids to run around and have a trampoline. Everything here is getting too squishy and you going to lose people to Vancouver and Washougal because of it. What type of people do you want to make up this community? Even if you don't have kids or like them, people with children encourage growth and a future for a town. If industrial space is a must, their buildings really need to be more visually appealing. Chicago is known for its architecture. Camas builders need to think about the PNW as a setting and think about what they would want to look at all day every day. We do not want a town full of vape shops and same day cash loans. We love all of the hard work of the Downtown Camas Association at promoting community. We want Camas to maintain a high class feel. We really need a community center, more focus on education and families.
- Leave it alone
- My vision is to preserve the natural beauties that make Camas a special place to live. We do not need all the development. This will no longer be a unique place to live as we continue to tear down our trees and build ugly developments. Who is working on preserving this little community?
- I think the pace of homes built in the town needs to slow down and be less dense in number of homes and offer more open space to maintain our large wildlife populations and trees that make Camas the charming town it is.
- Please preserve the natural beauty. It'd be nice if the new development was charming and maintained the cozy feel of our town.
- Additional residential homes and other commercial development will be destroying the existing green space. Deer and other animals are already being displaced in their habitat.
- Keep it natural and undeveloped
- It makes me sick to my stomach to even think about it. Camas is becoming Fishers Landing. Little houses made of ticky tacky. Nail salon on every corner.
- Please retain old growth trees and Plant native tree evergreen species.
- Focus on job producing growth rather than too much residential and maintain as much green space as possible
- While maybe outside the scope of the north shore study, the Everett corridor is very important as a gateway to multiple areas (depending on who you are). It can be a gateway to Lacamas Lake, gateway to Camas High, gateway to DT Camas, and a gateway to the north shore area.
- Most people moved to Camas because of its small town charm. Unfortunately, that is rapidly changing with the constant development of two- story residential boxes shoulder to shoulder. Camas seems to be in dire need of a design review board. Camas City Council also needs to stop "promoting" growth and start listening to its citizens
- Please do not alter our quality of life by continued development.

- Please, please stop with all of the tree clearing.
- Need to work with Clark county and/or Vancouver to Improve streets coming from the west and north to be able to handle the added traffic.
- Leave it alone. Stop developing & destroying our Camas.
- Before the "siting" of the pool parking lot I had great confidence in the City of Camas' ability to grow. I am greatly disappointed. North Shore looks to be more poor vision.
- Protect natural settings as much as possible.
- Clean and green. Camas School District is overcrowded, there is no infrastructure to support this, taxes will go up and I am already being taxed out of my home. Why does Camas feel it needs to grow extensively?
- It is important to me to preserve the natural feel of the lake. Very few houses are visible from the lake. Development on the other side of the lake was done really well in my opinion. A trail on the other side would be nice too. I am excited to see what happens.
- I think development should be minimal, including lots of green space and agricultural use, to maintain views and the small town atmosphere people move to Camas to enjoy.
- I would love to see some land set aside for a wildlife preserve like Steigerwald. Please try to leave trees and don't wreck the beauty of this area.
- I don't this excessive growth is ruining the enjoyment of this area.
- Stop building. Our schools can't support it.
- I'm sure this will fall on deaf ears because it's not convenient for the developers but I would like to see more care go in to the preservation of our wild spaces and large trees. We do need to attract more developers to our area. They are already beating the door down to come in. I've lived here my whole life and am heartsick about the way the development in this area has taken place. Slow the development down and place emphasis on keeping large trees healthy and intact on properties. No more flowering pear and ornamental plum trees. We also need more affordable housing in the area. How about a few more duplexes and smaller homes in the mix? People need and want smaller homes under 350,000. We've got enough homes for millionaires in Camas.
- Keep it the same
- If the constant expansion of Camas continues, at the invite of current planners and elected officials, it will no longer be a city that was unique and pleasant, but an sprawling subdivision with no real identity, no real sense of community and no real reason to live here. Change isn't always progress.
- Preserving historical and future farm land is incredibly important. Food is a basic necessity.
- Please think about how you are affecting current residents, this is getting too far out of hand. The little town I grew up in is unrecognizable and there are already too many people
- Like I said, I would really like to see Camas be a leader in sustainability. EV charging stations, green sustainable buildings, large natural spaces.
- Stop building, camas should be a small to medium sized town not a huge city with no wildlife or greenery.
- Thank you for proactively asking for feedback on this land. It's truly stunning and part of Camas' legacy. Please don't turn it into another subdivision- Camas needs to embrace character in its housing, and that means diversity in design, function, and location. Integrate small business into communities. Create shared public spaces that encourage community activities. Limit big box stores and industrial that diminish the appeal of this area. Thoughtfully integrate tech/professional business centers that bring outside assets into the community as these will bring high paying jobs that churn additional dollars into the local area. Commute time is one of the best parts of the Camas area (less commute, more time with family), please consider this in the street design as well.
- I'm not sure the need to deforest and build. We need to slow down.

- This is such a bad idea, please don't do this to my hometown, I would break down if it ever happened. Please.
- Maintain the space we have. Developing one of the best scenic parts of our city is nothing but a money grab. Look around at the other cities (Gresham/Vancouver/Portland) area. Over developed, crowded, and dirty.
- I can't believe anyone in their right mind would develop that area of Camas. Please give us one reason why. It makes me so sad, this area will be ruined.
- This is too much development on the lakefront. Based on the scale of existing homesteads, way too many residences in full view of the lake. You are destroying the prime natural space in Camas. By doing so, you are harming the entire community. We can grow smartly in Camas. Don't destroy the lake.
- Leave it alone.
- Keep camas green while growing.
- Do not develop this area.
- I think people live here because they like the small town ambiance. Why would you want to develop this area into a crowded, traffic mess of a community? It is already a traffic nightmare around Camas High School. Why don't we work on maintaining a homey small town feeling instead of trying to create another Beaverton?
- Retain significant trees between and within developments, reduce clear cuts, use native plants in landscaping , add safety improvements - off street bike lanes, marked sidewalks with flashing lights, bioswales instead of drainage ponds used on Prune Hill
- not at this time
- In a perfect world this area would not be developed. Camas is hardly a perfect world. Current growth has already lowered the livability of the town and I have no confidence that this development can be done in a way that has a positive outcome.
- Camas exists because of the schools. Large expansion of the population without planning to expand schools and keep high quality will destroy the value in Camas. The Woodburn expansion has been a bit of a failure, and the school is considered 2nd tier. Adding lots of lower income high density housing will destroy Camas home values by degrading the schools.
- Be respectful of existing developments. Too often, re-zoning negatively impacts an individual's privacy and personal investment.
- Please don't let developers cram single family residences on to postage-stamp sized lots. Density is better achieved through townhomes or zero lot like attached homes.
- Get good roads built that are safe, not like Lake Road or Prune Hill.
- Don't ruin our Town.
- I'm concerned that Camas will turn into generic unappealing East Vancouver. I think we minimize the effect by having a central core for commercial/industrial and requiring uniquely designed structures.
- Stop over developing Camas.
- We have an opportunity in this part of Camas to redefine what thoughtful development can look like that enhances our community rather than creating. development blight such as the neighborhood adjacent to Woodbury Elementary where the developers where permitted to fell every tree and stuff in as many houses as possible with no open space, parks or or green areas between development phases.
- I want to see as many trees maintained as possible. When neighborhoods are built to maintain swaths of existing trees rather than spear cutting
- I've done these surveys before, as have many other citizens of Camas and historically, the city council and associated government agencies have ignored them because they have already made their decision. Thus, I don't believe you will not consider any input from us so this is all pointless.

- Please hold off until the infrastructure is in place to support such growth. No factories and ugly commercial buildings. No clear-felling. Please preserve as much nature as possible.
- Leave it as is.
- we should be concentrating economic development downtown. Turning farm land into commercial is horrible. This kind of development is what ruined countless communities. Please don't allow it.
- It should be something upscale and interesting like Bend Old Town. Having random stores is not enticing for Camas. This space is perfect to enhance commerce.
- I hate to see it change from what it is today.
- Lots of green spaces on the lake. Close the road off the lake and move it up the hill.
- plan for community use areas
- Keep old growth trees and make it beautiful while preserving much of what is there.
- I think focusing on the end-state look and feel is more important than just looking at a map. Has the City looked at other cities with similar end-states of multiple types? i.e. great for walking and socializing, more laid back versus an end-state of over utilized by vehicles and not as welcoming. Have you asked about lessons learned from other cities throughout the U.S. and what they went through and why certain decisions made sense and others didn't? I'm sure the folks of Camas 50 years ago would have made adjustments in the design and implementation of today's downtown and today we have the luxury of instant or quick communication with others across the world let alone the U.S. Why not take the extra time to ask instead of planning an end-state right now. Does this have to be decided relatively quickly?
- Please do this right. City planning is hard but don't take the cheap route or half do the project. Camas residents take pride in their community and as we expand we need to make sure we do this right.
- I am sad that we face losing that beautiful road. It's peaceful and traffic free unlike everywhere else. It's a reprieve from the hustle and bustle.
- Keep as natural as possible that is the beauty of the area.
- I hope this area doesn't become overdeveloped. There is something truly beautiful and special about Camas area that will be changed forever if it becomes the same as everywhere else.
- I would like to see an expansion of parks and trails, but buildings are not needed. The area is already close to services and industries and people who moved to this area moved here because they were looking for peacefulness and a more rural lifestyle.
- I live off NE Everett between Lake and 43rd and traffic is a disaster. It is backed up every day before school after school and again around 5-6. A traffic circle will not alleviate all of it when still only have 2 lane roads so please develop roads in and out away from Lake and Everett. Please keep trees around the lake. We are already losing them in Lacamas shore neighborhood as people are taking them down despite the boundary.
- I would love to preserve the quiet and calmness we currently have there
- Please, stop developing Camas. Let the dust settle from all the approved and active developments. Take a few years, assess the actual needs of Camas. This is unnecessary and greedy. Leave us residents the Camas we know and love- quiet, green, natural, beautiful.
- Natural beauty leave it alone people that move her are moving out now that the natural beauty has been ruined
- Camas is growing too fast, slow the growth
- Leave it as is-please stop all the development and focus on other issues.
- Please be thoughtful in preserving natural areas in this plan. It is so important for the future.
- We live in Camas because it's beautiful, quiet, and we feel connected to nature here. These development plans will further transform this amazing city into another Vancouver. Our school district can't handle the student load. The animals are being pushed out of their homes. Traffic is dismal. It's

just too busy here. Please stop selling the natural beautiful of this city to developers who only care about money.

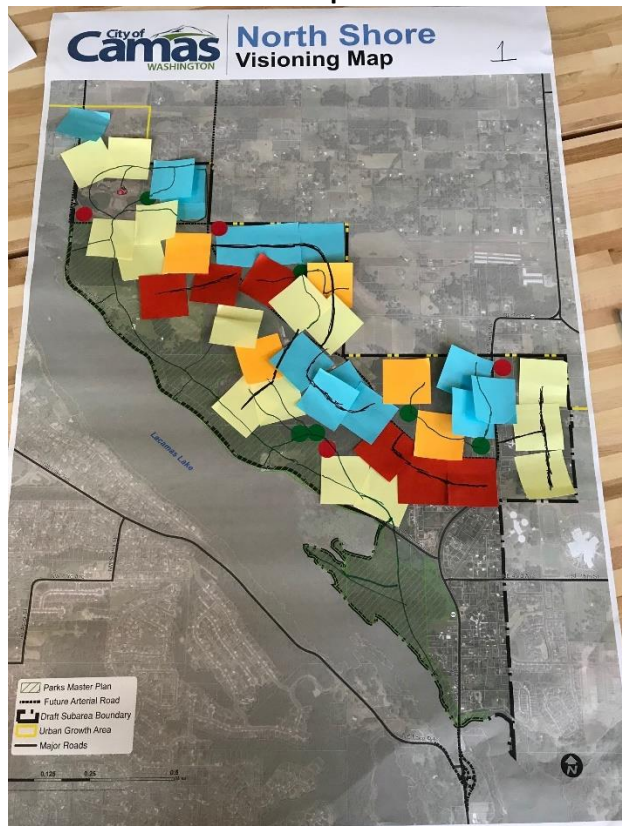
- It's one of the few areas left in Camas that stent overpopulated. Don't ruin it by building all over it.
- There should be minimal tree and land removal. Especially for houses.
- My vision for the North Shore is to leave it lush and green and full of life. Surrounding the lake in house, cars and business is a great way to pollute the water and scare off wildlife. Stop cutting down trees, and stop making plans to pave over all of what make Camas great.
- Keep it green. Don't over-develop.
- Please plan this as much as possible. Look at other areas that have nature and family/bike/pedestrian friendly living arrangements like Sun River and create a plan that will make it feel planned, cohesive, and like a true community not just a swath of ill planned houses.
- We need a full service hospital in the area with so much housing in the works.
- The less development the better.
- My vision for the north shore is tall evergreen trees, country road, country parcels. We are residents in the north shore area and are tired of the surrounding growth. We do not want to get boxed out by your idea of north shore subarea. Frankly it makes most of us sick to see out beautiful surroundings devastated to line Camas's pockets and the allowed devastation of our local trees loophole that pads the tree "fund". So irritating. Stop promoting our city as a place to move. We are awesome because we are small.
- I would like to see as much of the natural areas preserved as possible with an eye toward protecting wild life.
- Maintaining the historic red home, gazebo and barns are so important. I know the City bought them. Please, please, please don't remove the little history that we have in Camas. It's beautiful to see from across the lake and would be wonderful to keep in use.
- No
- I'd like to preserve the farmland area as long as possible.
- Please stop destroying Camas with massive building.
- No houses.
- Parks. Camas does not need any more paved land. This area should be protected. In 20 years, people will wish that leadership would have had the foresight to do so.
- Water quality is already a huge problem for Lacamas And Round Lake. We do not need to add more stress to this compromised area.

DISCOVERY HIGH SCHOOL WORKSHOP

On December 3, students at Discovery High School participated in a mapping exercise. The students were placed into six groups. The photos below show how each of the six groups chose to allocated land uses in the North Shore area. The maps use the following color-coding system:

- Red sticky note = Commercial/retail
- Blue sticky note = Light industrial/business park
- Yellow sticky note = Single family residential
- Orange sticky note = Multi-family residential
- Red dot = Commercial node
- Green dot = Park
- Black marker = Roads
- Green marker = Trails

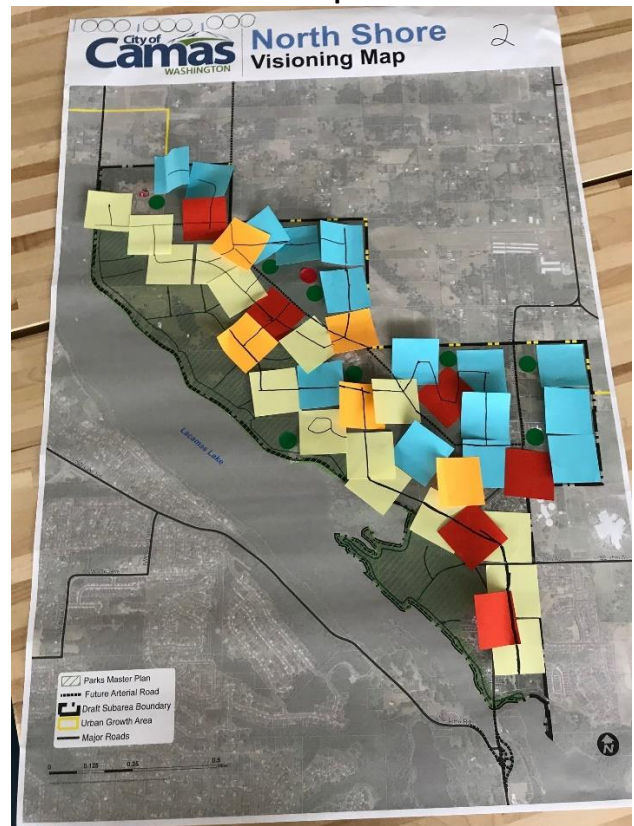
Group 1



Group 1 Key Features

- Provide trail connections between houses, jobs, and shops
- Provide parks throughout the area in neighborhoods and business districts
- Include smaller commercial uses in residential areas
- Include houses near the school
- Provide simple roads with roundabouts

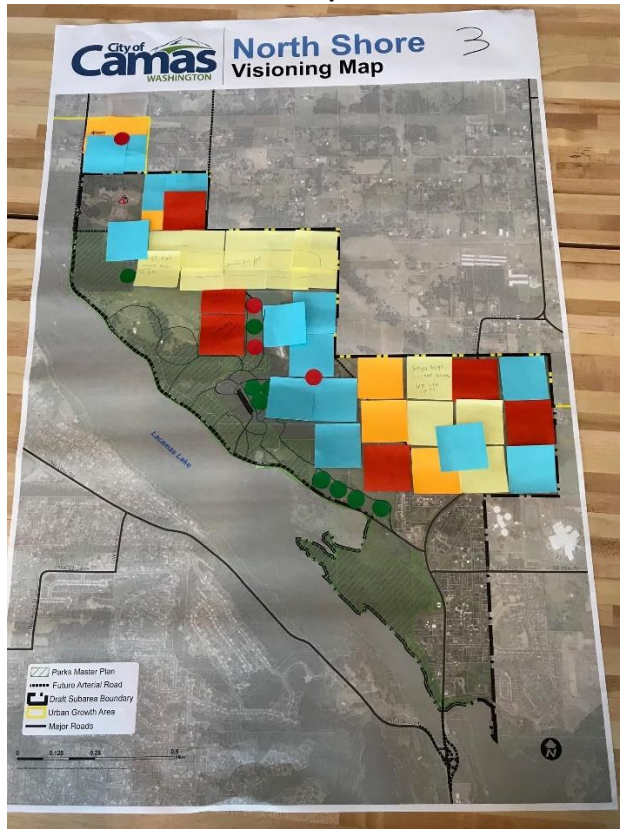
Group 2



Group 2 Key Features

- Preserve natural areas
- Disperse commercial areas throughout
- Provide housing with views of the lake
- Provide trail connections throughout
- Include a lot of parks and green space

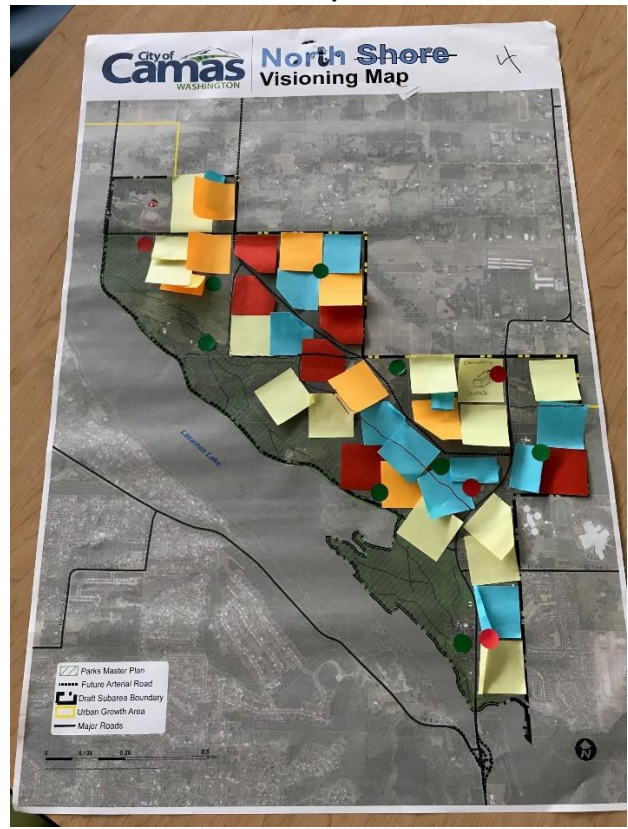
Group 3



Group 3 Key Features

- Include a central commercial and business district
- Provide a mix of housing – high income and affordable housing
- Protect large open spaces and natural areas, especially along the lake
- Include a new high school
- Include trails and bike paths to connect different areas

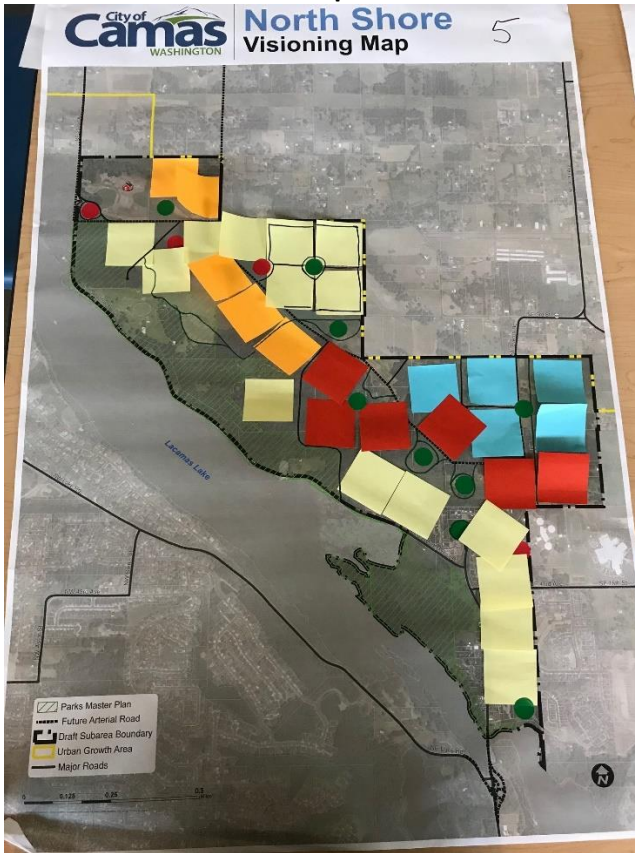
Group 4



Group 4 Key Features

- Include a new elementary school
- Provide small business districts within walking distance of housing and schools
- Integrate different housing options from affordable to high income to encourage more social interaction
- Provide green space near offices and housing
- Provide parks throughout the area

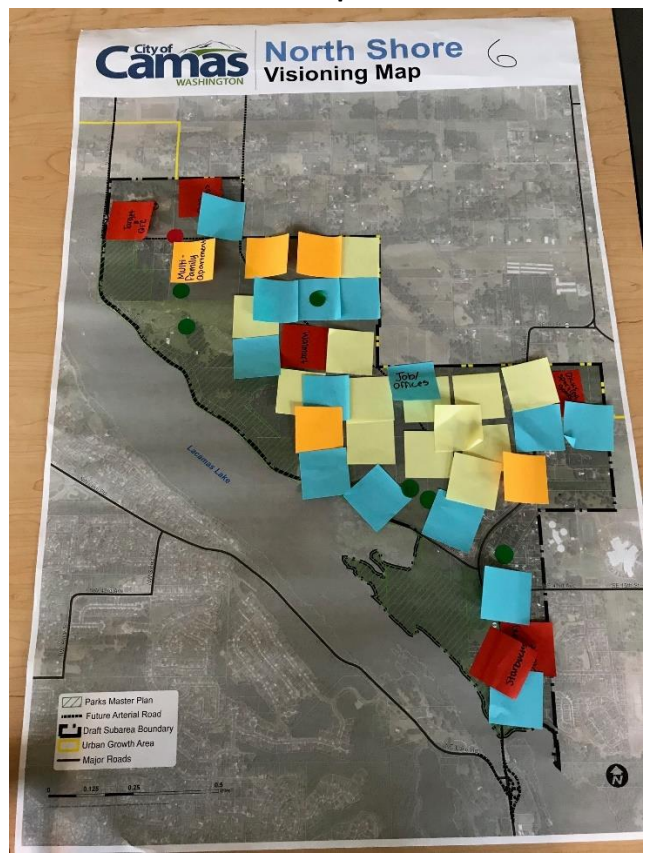
Group 5



Group 5 Key Features

- Include a lot of green space throughout with trail connections and easy access to housing and schools
- Consolidate a business district in one area
- Include most commercial uses in one area with some small commercial areas in neighborhoods and next to the high school
- Mix developed parks in with natural areas

Group 6



Group 6 Key Features

- Disperse business areas
- Include one primary neighborhood for housing
- Protect the natural areas and include trails
- Include a shopping center and a lot of restaurants

COMMUNITY SURVEY #2

The following is a compilation of all comments received through online survey #2 between December 16, 2019 and January 26, 2020.

1. Rank the importance of each land use described below (listed highest rank to lowest rank).

Land Use	Score
Recreation/tourism	8.20
Small shops/businesses	6.78
Moderate income housing	6.66
Restaurants	6.31
Senior housing	5.57
Lower income housing	5.22
Professional offices	4.86
Business parks	4.34
High income housing	4.13
Shopping centers	3.49

2. Rank the park options below (listed highest rank to lowest rank).

Park Type	Score
Natural areas	9.08
Trails	9.00
Water access	7.32
Community park	7.05
Passive open space	6.83
Neighborhood park	5.77
Dog park	4.85
Mini parks	4.72
Café seating/wide sidewalks	4.45
Sports fields	3.95
Public plaza	3.78

3. Rank the job options below (listed highest rank to lowest rank).

Job Type	Score
Technology sector	4.50
Medical sector	4.11
Office	3.65
Service industry	3.36
Retail	3.05
Manufacturing	2.55

4. Is there anything else you would like to share about your vision for the North Shore area?

- 12 acres of Parks space is not enough. Not acceptable. We have a once-in-a-lifetime opportunity to have a “Central Park” of Camas that could arguably be the “Crown Jewel” of the County, which could NEVER be said for any office complex or retail development. Don’t squander this opportunity for the citizens of Camas who love to run, hike, bike, walk their dogs, etc.. After all... once it’s developed into Pavement Paradise, there’s no returning to what “could have been” had our city leadership simply had MORE vision. Save the large-scale development for NORTH of N.E. 28th where the gawd-awful Green Mtn development already has marred that area.
- 12% of open spaces is not enough. This beautiful area needs to “park like”.
- 4 lane roads
- A biotech/pharmaceutical research/manufacturing facility would be fantastic. Generally they develop a well-planned campus, bring in scientific jobs ranging from entry level manufacturing support up to visionary problem thinkers, and use environmentally sustainable manufacturing practices
- A lot of housing
- A south facing sand beach would be great. A trail extending the Lacamas Heritage Trail would be nice.
- A walking trail on the north side of the lake would be wonderful. Please ensure that affordable housing is part of the mix - we don't have nearly enough of it in SW WA.
- A well thought out plan to develop the north shore that holds nature as top priority while incorporating public areas to enjoy view of the lake. Prioritizing traffic in and out of the area for locals and added tourism while keeping residential areas desirable to live in.
- A wider shoreline trail that can accommodate bike riders & strollers safely with walkers & runners. The south shore trail is narrow with blind curves & used by lots of runners who have experienced close call collisions with speedy bike riders, and dog walkers with long leashes or no leashes at all.
- access to the lake is very important
- All planning needs to be coordinated with the Port and county because of the airport being a huge component of north shore development, owned by the Port, but within the county and adjacent to the urban growth boundary. There should always be a buffer between city development and the rural county areas. The entirety of the county has done a poor job with these transition areas at the urban growth boundary.
- All trees need to remain to keep the natural beauty of this city, and to keep the lake healthy. Next, high density anything is not wanted. Keep this town quiet, no loud manufacturing. I don’t want any development there.
- Alleviate pressure around existing boat launch/lodge area during summer time... Add a real boat launch/dock to the area that doesn't require shallow water nav.
- An improved boat ramp on the north shore is highly needed. The congestion at the newer boat ramp is so dangerous. Motorized boats need a place to put in away from kayakers, swimmers, paddle-boarders and swimmers.
- Another High School
- Any development less than 2-5 acre, single family lots will overwhelm our community, clog roads, overpopulate schools and place demands on services that will drive up property taxes and lower the quality of life, making Camas undesirable. This, despite reductions in property values due to overdevelopment. At some point, residents need to consider what they value. If it isn't community and quality of life, why do they reside in Camas in the first place? There should be no development at all. The city should leave the land untouched for the enjoyment of its residents. Similar to the ludicrous pool project, this is a terrible idea that will accelerate the already visibly negative consequences of the perpetual growth myth.

- Any development should be an extension of the community and reflect our values. Scale is so important in such a limited area, so please don't allow it to be over-built with large structures or too dense with micro-lots. It should be quaint, welcoming, have places to gather and enjoy the outdoors, encourage us to leave our cars behind, connect to the water, and the opportunity to enjoy the morning sunrise with a cup of coffee and the evening sunset with a hearty meal with friends and family.
- As a resident, it has saddened me to see an large increase in the number of dead animals on the road. We need to have safer, walkable streets with less traffic and more natural spaces.
- As much natural space as possible. Lacamas Lake is a major attraction for Camas and everything should be done to keep its natural beauty and natural surroundings.
- Before any development, you should make sure our roads are properly developed to handle the additional traffic and I'm not talking about more roundabouts. I'm talking about more lanes.
- Big Tech and Mfg brings jobs to support other categories.
- bike lanes on roads, sidewalks
- Bike trails and bike lanes
- Buffer the airport activity areas with Industrial/commercial with residential further away. Work with the Port to maximize the productivity of the rare airport resource.
- Build a pool and community center on the north shore with accessibility to water rentals and lake access. Ban motors on watercraft of more than 15 horsepower to make the lake family friendly and for human powered craft. Connect trails to create a circuit of the lake ending and beginning at a pool/community center. Have it adjacent to but not detracting from the historic summer house and do it for about \$78 million. I am serious.
- build roads with natural flanks for expansion 50 yrs from now gives open space now and if need to stretch then future populations can stretch for more lanes on road or parking along the road. Properties then grow orderly. Build for aging population of boomers then next aging generation is millenia the two highest numbered generations will age one behind the other
- Building the infrastructure to support the growth of the North Shore developments is a major concern. How are the existing and proposed roads going to effectively move people from this area into downtown and SR 14. Most people that live in Camas are commuters to SR 14, Portland, Vancouver and PDX. SR 500 is a major concern with the narrow lake bridge, and I've read the State doesn't have any immediate plans to help the City widen this corridor (It's not on the targeted high priority projects by the State). I'm worried about all the traffic filtering through the new round about and driving through the Crown Park area and Downtown to get to SR 14. I'm also concerned about all of the traffic on this corridor, and our kids trying to navigate to and from CHS. At the upcoming planning meeting, please address the plans for the logistics and traffic for the area. Is there analytics and studies that have been conducted to model the traffic situation in this area when it's built out.
- Camas already has many suburban neighborhoods and retail areas. Many natural areas and trails with native plants have been sacrificed to make space for such developments. I feel the most important and beneficial use of the North Shore area would be to turn it into a conservation area (like a local park).
- Camas does not need any more developments for the wealthy. that doesn't serve our residents; it only attracts outside population into a stressed infrastructure. Camas residents are primarily generational & are invested in our community. our families have lived & worked & played & shopped here & deserve to continue our heritage by making that easier, not harder; becoming a bedroom to Vancouver - which is a bedroom to Portland - starves our local economy, taxes our resources, & we've all seen how high-capacity commuting disrupts our infrastructure, quality of life, & the time available for our families. we need more jobs. with our natural resources, Camas could have a very lucrative tourism & recreational economy, & creating the relative supportive businesses & development would benefit us.

- Camas is a place of exceptional beauty. I would like to see housing developments that add to that beauty and charm. Create real neighborhoods. Bend, Oregon has some great examples of developments with smaller houses, central park, retail built as part of the neighborhood. Boise, Idaho is growing rapidly and the areas that they are building are tasteful, unique and add to the beauty of the area instead of detract. Camas is becoming a strip mall, large houses with little character or charm city. The housing developments built around Round Lake are an absolute embarrassment to this city as far as I am concerned. As we expand, let's maintain the charm that begins with our amazing downtown and spread that outward. I realize much of it is about money, but I believe we have the ability to vision something truly unique and worthy of being a part of this beautiful peice of the earth we call home.
- Camas is heading in the wrong direction. Priceing out and forcing out working class families. Or making people that are conservatives feel unwelcomed or even threatened. I made a mistake by moving here. I thought it would be like when i was a kid coming to visit family. But its not enjoyable. Way too many people.
- Connect to existing trails on South side and to trails by round lake.
- Consider a shopping center more like Bridgeport village in Tigard/Tualatin rather than 192nd. Also take a look at the Orenco Station area in Hillsboro.
- County regulation for cellular antennas to be at least 1,500 feet from Schools, Homes, Parks and anywhere minors are likely to spend an extended amount of time.
- Density, density, density. I doubt many of my fellow Camas residents would be very supportive about this, but I would love to see apartment building built here, especially those priced to be more affordable. With rising housing prices, Camas has become an incredibly exclusive place over the years. My family moved here nearly 20 years ago, and I'm very grateful for that because it mean I got to grow up here. However, we would have never been able to afford to move into the Camas of today. Our community is woefully short on affordable housing options. we are fairly homogeneously upper middle class and I think that we suffer as a community for it. Mixed income communities are more culturally vibrant and have much higher rates of opportunity and upward mobility, even for the kids of wealthy parents. Besides, more dense living means we can accommodate more population growth without having to bulldoze over all the green areas and natural spaces we love about Camas. If apartment building are not possible, triplexes or quadruplexes or various townhome arrangements. Single story businesses are pretty ugly, and it seems to me that areas where you have businesses on the bottom floor and apartments up top are more lively and fun and efficient. It's not like we have to turn it into an urban center, just a little bit closer and homier, more like downtown Camas instead of the sprawling, unwalkable, and rather ugly (in my opinion) areas like 192nd. Oh, that's another thing, making the business areas walkable would be nice, and from what I understand, it is also more profitable for the businesses than if they were in locations with lots of accommodation to cars. It's something I really love about Downtown Camas. Just please, please, as little single family detached housing as possible.
- Destroying land and ecosystems for housing sounds like a terrible idea and should leave the nature and wild animals alone
- Developers need to help pay for roads, utilities and schools. The city can't keep subsidizing new housing developments, it's wholly unsustainable and promoting suburban sprawl which causes increased habitat loss, increased greenhouse gas emissions and car use, and suburban areas lack accessibility for youth, the elderly, and those with disabilities. Infill in current city areas and increasing mixed-use and car alternatives would be a far better use of city resources than developing green areas.
- Development of this area should not negatively impact those living outside of the boundary. An access road for the project appears to cross land outside the sub area, negatively impacting long term land owners for the benefit of the project. Roads should be confined to the project area. It should be

possible to route them through currently undeveloped land within the boundary. This might impact the potential home owners and developers, however, current residents should not continue to bear the burden of new development.

- Development should be relatively low density -- no apartments, townhouses or tall buildings. Also, the city should be mindful of not generating too much road traffic.
- Do as minimal as possible.
- Do everything possible to preserve the natural setting. And forget doing anything in or around Camp Currie. As in, no trail through the camp.
- Do not build leave the area alone
- do not tear down our natural resources for more high income exclusivity
- Do not tear down this natural area. Leave it be. Build elsewhere. This is precious a natural ecosystem by the lake, please, the people of Camas & Vancouver beg you to leave it alone.
- don't be idiots
- Don't build anything here. This is a beautiful forest that should not be torn down for corporate greed.
- Don't cram houses together like the development behind Woodburn Elementary. Open land and recreational areas are needed to maintain a healthy Camas community.
- Don't cut down the trees. Leave it be.
- Don't cut down trees.
- Don't destroy camas. Camas is known for its trees and nature and the beauty of the fresh air and outdoors. Tearing down mass acres of trees would be a massive mistake. It's already becoming too commercial and losing the simplicity and beauty of the area because of the buildings and houses and apartments. Keep the trails and keep the trees we don't need anymore shopping centers or ugly office buildings or developments for houses. There's enough of that in that area as it is. None of the things you listed are important. What's important is the eco system and the environment. Stop destroying it for profit and greed.
- Don't develop the North Shore. You're destroying our community and natural resources. Let's research the ramifications of pulling out of the urban growth plan and preserve our beautiful community. This growth is destroying everything we love about living here.
- Don't develop this area, it'll destroy the trail networks and make travel harder for the residents who are already there and who will be displaced.
- Don't develop. Keep it natural
- Don't mess this up like the whole red center debacle.
- Don't make it look like the Woodburn School area with houses crammed together and no trees - this is a disservice to our land and eyesore to the community- we are not California let's keep it that way and preserve our land responsibly.
- Don't make it. Tearing down the forest area will affect weather patterns. Nobody wants this project to continue, it is distasteful and horrific.
- Don't mess with the natural ecosystem to build businesses or high income housing. The natural area is what makes living in camas appealing
- Don't ruin the environment please
- Don't turn Camas into Lake Oswego. Keep opportunities for young middle class families to move and stay in Camas.
- don't do it
- Don't do it. Keep the natural forests. Believe it or not, teenagers love them and go all the time
- Don't make it just another cookie cutter suburb, add some life to it with shopping, trails, walk-ability etc.

- Don't make the North Shore like the Felida of Vancouver. There is no need for pushing bigger, better, or luxury. Think clean industry, the most jobs per sq ft, and moderate housing (\$300k houses for young families). Cater to what our growing population wants (median income of 38, I think). Dog park. Sports parks.
- Don't tear down everything. It is important to the community.
- Don't turn it into another 192nd ave - drive between the big boxes strip mall havens that could be anywhere in the country. Look to Corvallis and Bellingham as small cities that have managed to grow and maintain being a wonderful place to live. If Camas turns into an extension of East Vancouver then there is no reason to live here once my children graduate.
- Don't weaken the downtown by trying to duplicate services. Keep it housing
- Due to the large parcel of land previously zoned as MF-18 by Camas, the neighboring parcels of MF-18 should be rezoned to higher number of units per acre to balance the loss from the sold parcel.
- Enforcing zoning so the neighborhoods aren't filled with track houses that all look the same on tiny lots. In an area where there is so much "green" space, it is so frustrating to see these neighborhoods popping up with no individuality, as well as lacking parks and play spaces.
- Equestrian access trails, there are currently none that support equestrian usage in the Camas/Vancouver area. Many have to drive a significant distance to ride and experience the beauty of the world around us. There is added concern for the preservation of the ecosystem of north shore. I understand that growth needs to be accommodated for but it shouldn't be at the expense of major natural habitats. Usually, non-native plants are brought in and planted in suburban areas due to their easy upkeep and inevitably it is degrading the soil quality and bringing disease to native plants. "Preserving" the environment around us doesn't mean leaving very few large species of trees in a vast open area and planting non native easy-keep foliage. These rare biomes that are native to this area are heavily reliant on each other. They take decades to grow, and days to destroy forever. Only 12% of dedicated "preserved" land won't be enough to conserve the environment and "preserve" quality of life of homes and businesses being made.
- Go slow and don't be pressured by developers. Do it right, you only have one chance.
- Growth in the North Shore area as well as the rest of Camas should occur in a way that would ensure that the urban growth boundary does not need to expand for a very long time. This is a unique opportunity and it should not be wasted on conventional development patterns. Large lot homes should be limited to area where more commercial or more dense residential development is not feasible. It would be nice to see the City follow this project with downtown sub area plan. This is where our growth should be focused.
- Growth is inevitable. Now is the time to preserve natural areas and insure we keep the beauty of Camas far into the future. Development should be beautiful as well as utilitarian, with a focus on building UP, not out, and multi-use on the same property.
- Have ADA accessible areas, have restaurants that are affordable for families not just high end like at the Vancouver Waterfront, provide ample parking so that the roadways are lined both sides by parked cars.
- Having recently moved from an area that has done a really good job of developing lake front land, I've seen the importance of prioritizing natural areas, trails, and water access. The last thing this area needs are high income housing. Please keep this area open and accessible to middle and lower income people to enjoy.
- High density, pedestrian-oriented, and climate-conscious. Make this development a development for the future of our children and the earth
- High end residential only
- Housing is not a priority. Jobs are needed to support the booming community allowing residents the opportunity to grow, prosper and appreciate the beauty of Camas.

- How can the state mandate how big a city will grow?
- How do we access with out hurting other parts of Camas.
- How will handle the extra traffic that will supposedly head that way?
- I am a resident on 232nd Ave which is deemed a main thruway for this project. I am very concerned about the increase in traffic because of this project. the traffic has already increased greatly because of the new school. The overwhelming traffic expected on this road will greatly impact the lives of residents on this road. This must be a consideration in your project. This is unacceptable to me.
- I am concerned about increasing lake access without addressing better policing of rules of the lake (speed and wake limits) and very concerned about lakeshore erosion and tree loss due to wake boats.
- I am very concerned about the possibility of the north shore being developed. Development in Camas (and the county in general) has been extremely irresponsible over the last 20+ years. This area is one of the last rural spaces in Camas and should preserved. Those of us who live in Camas—and have called it home for many years—enjoy the green spaces, farms, and country homes that are now endangered. Indeed, much of the development around Lacamas and Round Lakes in the last 15 years has caused irreparable damage to wetlands and hillsides. Destruction of habitat for animals, danger of hillside loss to erosion, and failure to preserve wetlands is inexcusable because of the harm it has caused and will cause in the future. Please do not develop the North Shore of Lacamas Lake with shopping, homes, and other eyesores that destroy the natural spaces and charm of our community. Create parks and nature preserves instead. These are truly valuable to a community and to the earth more than mcmansions and shopping.
- I am worried about how the growth will affect this sweet community we live in. I am also worried about how it will affect my property.
- I appreciate, and expect to see planned development and the preservation of natural space. I would avoid expansive housing as that can be addressed with infill.
- I appreciated the FAQs. Most of the answers were "just the facts." The Camas community wants to know they have been respectfully heard, because they care about Camas--which is a good thing. It is clear from the questions that are being asked that this process has taken many of us by surprise. The history of the situation is helpful for putting the current efforts in context. While I would prefer the area not be developed, it is headed that way. The subarea planning is a chance to impact the outcome--which is good. Thank you for continuing to reach out for input.
- I believe developing this area is detrimental to the identity of Camas. Part of the beloved town is the natural beauty behind the lake. Coming home and seeing the construction that is destroying our natural areas is devastating. The last thing we need is to increase the distance between high income and low income areas. Let's keep the enchantment of our small town by keeping this area. Natural. Please, I'm begging you. Delicate ecosystems are at stake. The health of Lacamas lake is at stake. Our earth is at stake. Camas is just becoming sprawl with no organization and no sacredness to the original identity of the town. To be honest, it makes me want to move away. This is not what camas was meant to be.
- I believe it is important maintain the natural environment rather than industrialize the area as there are plenty of shopping areas in the area. Also, it is pertinent to recognize if development like this continues in Washington we will no longer be known as the evergreen state, as we are destroying our natural environment.
- I do not support this new vision of the North Shore area. I don't believe anything should happen to these natural areas and open space. We are currently moving towards global warming and there is terrible pollution in our air and water. Why spend the time to build things that are filling our air with the toxins? Why destroy all of these ecosystems that are upon us in these natural areas? Why? There is no explanation. It is unacceptable.

- I do not want to see manufacturing or any other large industries/industrial parks on the North Shore. Keep that over by Pacific Rim, Camas Meadows and 192nd. I was impressed. with Battleground Village & something like that would be preferable over more of the typical subdivisions. I'm hoping for more interconnected trails, more nature preserved, easy access to the lake with aquatic rentals and kayak/canoe launches, and thoughtful structural designs that reflect the natural beauty. No strip malls please.
- I do not want to see more developments with 100's of houses cheaply built clustered together. I do not want to see strip malls (like those being built on 192nd. I want to see our city plan for community- we need sidewalks to schools, more parks and trails- more green space.
- I don't like the idea that Camas is morphing into another Beaverton.
- I don't want to see this area built up at all.
- I envision a Camas that still prides itself on clean and natural spaces very infrequently interrupted by commerce, manufacturing, and housing. There are too many options in our area for housing and services, why would we create more? I understand expansion, but with access to areas that you mentioned (Downtown Camas, 192nd) and those you didn't (Downtown Vancouver, and the greater Portland metroplex), all of the needs and services of a Camas citizen can be easily met with a very minimal effort. So, my impassioned plea is for more green spaces. Trails like those around Round Lake and the "Potholes" Lower and Upper Falls Trails, and otherwise untouched green spaces for as many acres as possible. If you want to invest in the community, invest in quality housing for the residents you so seek, and improve public infrastructure - parking downtown, and public transportation. I was around for the days of the West side of the lake improvement, where an entire hillside of old growth trees was ravaged for house that weren't even 30% purchased at the time of project completion. I remember the Vancouver waterfront "improvements" - after which, one could no longer see the water unless they were directly on top of the water on the pathway, that is now closed for events nearly every weekend in the spring and summer. Please do not confuse your need to improve due to state requirements with your greed. The area needs careful improvement, I agree, but expansion not only sounds unnecessary, but creates a dangerous precedent where even our own children will not grow up with the natural beauty we have come to enjoy and claim to respect.
- I envision a nice mix of housing types. Think Irvine, California with neighborhoods of large estates with beautifully designed apartments and single family homes intertwined. Currently there is a lack of interwoven development in the city that could be improved with a mix of retail (a grocery market on the corner next to wide boulevards of homes and affordable housing and a small office). It seems like we should move away from suburb tract housing; industrial park; apartments; school block sort of models.
- I envision a peaceful & beautiful area that can be enjoyed by all in our community, with an emphasis on nature.
- I hated to even rank any of this. I think the land should be dedicated city protected natural areas with some use for trails, etc. Keep the development to a minimum and protect the environment and the sanctity of our small quaint town.
- I have lived in Camas for over 30 years. It is discouraging to see how quickly we are losing our open, undisturbed natural places. Preserving these areas is top priority. Can we do more planning that would limit urban sprawl and develop more walkable, living opportunities and homes in the city? I like the new apartments that are being built in downtown. It seems like more people want that type of living- we should do more of that in Camas.
- I have no vision. I moved here 20 years ago to live in the "Country", and am opposed to having my way of life threatened by the city's vision. Before expansion, the City should bring emergency services and roads up to acceptable levels.

- I live practically in downtown Camas because it's fun to walk to such a charming area with an assortment of retail and restaurant space. Have another area like that would be delightful - but the jobs provided by that sort of area are tough ways to earn an income that supports a family, in my opinion. I think those jobs are medical, tech, and industry - but if that is what fills the North shore it will become invisible to me - I'll have little to no reason to go and I won't want to stay when I get there. I am envisioning the answer is a blend of both with the cute retail & restaurant spaces with recreation and hiking and housing within walking distance. Facilities for jobs that pay more robust and stable incomes can be further away from the lake. Just my thoughts. I really appreciate the effort and resources the city is exerting to plan collaboratively. Thank you.
- I love the idea of the Northshore. I'm concerned about two things. 1. It'll take business away from downtown. 2. Everyone will enter and exit from the West and avoid coming into downtown.
- I put things in order but anything out there will destroy the beauty of the north shore. Seems like the camas government is more worried about making money than preserving the land and beauty that use to be. Stop building in these beautiful areas.
- I really do not understand the concept that the state would have a law that would require us to grow if we ourselves do not really want to. Why fill in all available land just because it is open land? Why swallow up all the dirt and replace it with more and more concrete? Doesn't seem right to me.
- I think housing lots need to be at least a 1/2 acre. Giant McMansions with 6000 sqft lots are horrible and we have too many in Camas already. Stop with the tan cookie cutters for \$700k. It is ruining the town.
- I think this survey and questions need to be more specific to "sub-subareas" within the north shore. I fear many people will answer this thinking only of the area along the lake and not of the area over the hill where housing and/or office may make a lot of sense.
- I thought there was a vision to walk all of the way around the lake? It's a beautiful view and recreation area. The lake should honor that and have some strict requirements to maintain the integrity of a rec/view environment. It draws people/families in. Happy beautiful Environment.
- I want to quote Joni Mitchell.... "Cause you don't know what you got til it's gone. They paved paradise and put up a parking lot." Don't do this. Keep the pristine and natural areas that have made Camas what it is . You are ruining the livability of the town with the increase in horrific housing developments that are crowded and ugly. 5000sfor less lots are ugly and do nothing to improve the livability of our town.
- I was raised on Gardner Road (now Everett St.), and I appreciate that the city is taking steps to plan for the North Shore area. I am concerned about the potential gentrifying effects of new development in the area and the placement of the arterial road, which appears to create greater linkage to East Vancouver than to other Camas businesses and community resources (Everett St already accomplishes this, but obviously could stand for it's own "205" as development continues and as CHS continues to grow and cause massive traffic backups. Camas is already a very difficult place for low-middle income families to live, and North Shore's older neighborhoods are a critical housing area for low-middle income families. I am also concerned that the North Shore development makes no apparent strides toward increasing access to public transportation in Camas, which is desperately lacking among a young population seeking to move away from personal transport and moreso, an aging population which is already strained for access to community health resources and suitable transportation options. One bus line through downtown and the only marginally-accessible Connector area on Prune Hill & to the schools is not sufficient to meet the needs of a population which is projected to far exceed current senior support resources.
- I would like as much green as possible -- trees, land, trails. I think it should also look beautiful from the south shore and anyone with a view of the North Shore from their home on the south shore or in nearby areas. I would like things not to be built right on the roadways (it feels so crowded) and I

believe we should have signage standards and aesthetic regulations for anyone who builds; the CubeSmart structure with huge glaring lots and bright red coloring (right next to a house, nonetheless) is a good example of what I wouldn't want to see more of.

- I would like see as much of this area be based around nature and preserving as much of that as possible. I have lived here for over 20 years and my husband born and raised here. He is 60. Whatever happens with that land should blend with the beauty of what is all around it, not the eyesore of more houses on top of each other.
- I would like to see a wide paved bike/walk/run path intertwined through the entire North Shore area that would cover several miles. This would be especially nice for bicyclists who are not interested in mountain biking at Round Lake or Heritage Park for example. This would give those people a safe place to ride leisurely and stay off the roads. I am talking about more than just converting Ledbetter Road into a trail. It would involve many more miles of safe, enjoyable riding. Thanks
- I would like to see an FAQ that addresses the following question: What would be the consequences to city growth, taxes, land values and maintenance of infrastructure if the city was able to freeze all future growth and development as suggested by some citizens?
- I would like to see it remain as unchanged as possible. Protecting our natural resources should be our number one priority. The city of camas is a beautiful place and the idea of deforestation taking place for businesses and high income housing it utterly heartbreaking.
- I would like to see the housing density as lite as possible and the road and traffic access to be delt with first.
- I would like to see upscale condos,apartments and other housing that caters to professionals and people without children. This helps with density requirements and subsidizes all the families with children in Camas schools. They should be built adjacent to open areas, trails and services so the residents have access to outdoor areas without the need for a private yard or having to drive as often
- I would love to leave a majority of the recently purchased land as is but there is also a need for more quality jobs and companies to come in. Too many residents need to commute long distances to find work and that is clogging the freeways and keeping families apart.
- I would love to see a larger playground with a splash pad and more stroller friendly trails. Something similar to Lake Sammamish park with zipline, bbqs, camping and beach area with water play area for the little ones. Would be nice to have resteraunts on water that you could walk to along a boardwalk as well.
- I would love to see a loop trail around the lake and possibly the development of a mountain bike trail center linking together trails in the area.
- I'd love to see a Trader Joe's. Unique restaurants - enough with the crappy chains. Retail like Old Navy, Nordstrom Rack mixed with boutiques.
- I've only lived here for 5 years but something I love about Camas is that you can feel like you completely escape to nature or agricultural lands while staying in town. Sounds like ya'll want to preserve that, too. Thank you. Also, while the majority of the population is on the south side of the lake, the only access to food/grocery/ restaurant north of the lake is Fern Prairie Market and Camas Pick-Me-Up Deli, still 15+ minutes away for many neighborhoods. I wouldn't want to do anything to hurt their businesses but as the population on that side grows, I know I'd love some more options.
- I'd like to keep more of the natural area than is proposed. Definitely less housing and more community space like small local cafes (not Starbucks), large, untouched, park space, kayak/ water access (not boats). Maybe a bocce court or two, tetherball, large and unique play structures for children, and maybe a community pool, since the closest one is in Vancouver. Definitely not large factories that will destroy the LaCamas Lake.
- Ideally, connect the Heritage trail with a trail on north side and be able to circumnavigate on foot or bike with no motorized vehicles.

- If any development leads to more traffic, Everett St needs to be improved/widened
- If housing is built please have developers follow the Urban Tree Program and have trees be incorporated into the developments. Please stop clear cutting. Thank you.
- Improve Everett, from Lake Rd. to city limits, prior to any development.
- In general, all the building doesn't have to happen to keep people here. This area is sought after because of the way it is now. Doing this will make Camas like Vancouver, polluted lake and all... so sad
- In the comprehensive plan it would be incredible to include a bike lane that encircles the entire lake and connects well with the bike lane that follows Everett towards downtown
- Include a small boat ramp for kayaks, small sailboats on dollies, and the like . The power boats have enough access already at Heritage. Sailboats are not able to maneuver out of the lagoon as readily and need a better launch.
- Incorporate the nearby Grove Field Airport in your considerations for recreation and business use.
- Increase Infrastructure. Camas loves to build housing without increasing roadway to move people in and out
- Infrastructure in place to handle the volume of traffic as well as adequate parking that is FREE to the community. Do not displace people who are living in this area by using immanent domain.
- instead of making new plans, why dont you finish and fix the roads , build a recreational pool area with access to mass transit. improve mass transit to be more accessible to people in camas.
- Interurban trail. For the love of all things Camas. It's great and bad that were growing. But we need to keep the city physically connected as it grows. I should be able to hop on a bike with my kids and explore all of the unique and cool areas safely and scenicly. We have so many great trails in the lacma's lake area. A little but of planning can connect our original downtown with the up and coming north shore.
- It is difficult for me to complete this survey as I still do not understand why we have to create retail space or rush to build housing to accommodate growth. I know there is the GMA, however why can't a small town continue to be a small town? We should grow slowly vs this what I feel is a huge growth plan.
- It is important to emphasize that the Growth Management Act (RCW 36.70A.020) requires cities to plan for growth, which includes provisions for open space recreation, environmental protection, historic preservation, as well as concentrated urban growth and sprawl reduction. It specifically does not mandate that cities engage in wholesale devastation of a way of life that has been enjoyed by long time residents of a local such as those who have lived in and enjoyed what Camas has to offer. What I can state quite emphatically is that no one I know has absolutely any desire to have "vancouveresque" style of growth--congested, run down, unsafe, with undependable schools. It is not even necessary to create magnets to draw in outsiders--any Camas resident who has tried to enjoy Lacamas lake on a sunny weekend only to find the parking lot overfilled with cars, double parking and spilling onto lake road, many with license plates clearly identifying them from out of the area; or Lacamas Park on a Saturday, with the smell of marijuana even stronger than the smell of barbecue, and the thunderous thump thump of boom boxes far overpowering the sound of the falls--anyone who has experienced this will understand. This undoubtedly factored into the stunning defeat of the proposed community center, and the desire to slow down the looming possibility of Vancouver style overcrowding certainly played a large factor in the defeat of the mayor. The plan to develop the North shore as current slated suggests the very sprawl that the GMA endeavors to limit. Growth would be better managed as concentrated urban growth, which would then facilitate the development of regional transportation solutions that didn't involve over crowding already overtaxed local roads. Keep the North Shore green and special, and keep away the congestion, overcrowding, and general deterioration of living standards that is not a part of the GMA mandate.
- It needs to include the airport as a business development area.

- It seems that developing this area is destroying the very thing that makes Camas pleasant - lower density suburban area with many natural areas, including lakes. Why the city needs to develop the North Shore? Why can't the City leave it a beautiful, natural space for people and wildlife? Why does the city want to move the wild out and move development in? Visitors who come to the North Shore are in awe of how beautiful Camas is...it seems developing the North Shore will turn Lacamas Lake into another Lake Oswego - crowded, busy, commercial, and high traffic. Nobody looks high density development and thinks "wow, how lovely". They're in awe of the natural world...not man's world.
- It should stay the way it is... we don't need any more buildings. We have beautiful trees and nature
- It shouldn't be a commercial development.
- It stay the way it is.
- It would be a shame if it looked anything like off of 192nd and Millplain. Let's keep the beauty of the area and charm of Camas. No strip malls.
- It would be good to get more specific information on road size and transportation goals for this area.
- It's good to see more park land in the plan. Please keep in mind that home sales are slowing, and prices are down already. Don't allow too much new construction or you will kill values and be stuck with abandoned developments. The state growth projections are wrong. Hit the brakes please.
- Jobs jobs jobs
- Just no Aquatic parks
- Keep a variety of many of the choices above, don't let "one or two things" dominate. Also, communicate communicate communicate. Thanks.
- Keep area as rural as possible. Plan to increase density in Downtown Camas rather than urbanize the whole North Shore area.
- Keep as many spaces green/natural so that upkeep is at a minimal expense and preserves the beauty of the lake, nature and wildlife that live in the area. Charge developers to help pay for amenities that are needed in the area due to growth.
- Keep as many trees to buffer around the lake and the various developed areas so the area still looks natural and can support the habitats of the native species.
- Keep as much area next to the lake open/natural. No lakeside housing developments.
- Keep as much natural space as possible
- keep as much open space as possible, and support walkable neighborhoods
- Keep building to a minimum
- Keep forests
- Keep growth to a minimum each year.
- Keep it as natural as possible and provide adequate road systems to encompass the new growth, something that has been lacking with the Camas Planning Committee. Keep our area a place that people can enjoy without all the traffic problems we now have.
- Keep it as natural as possible, and avoid dense housing at all costs.
- Keep it as natural as possible. Don't develop with a bunch of housing developments- make the water accessible for all. Keep the area so that everyone can enjoy it - mainly recreational but not sports fields.
- Keep it as natural as possible. Once development encroaches on the natural beauty of the lake, you will have a very hard time getting it back.
- Keep it exactly how it is
- Keep it natural and forested, with maybe a walking trail along the shore. No businesses or private homes.
- Keep it natural as possible. Trails, forests
- Keep it natural.

- Keep it open and natural.
- Keep it open for wildlife. Hiking trails, dog areas and open access to the lake. Lee's pollution in the lake the better.
- Keep it the way it is. If you want to put money into restoring an area, restore the area around downtown Camas. We don't need more in an additional area, we need more downtown. Don't take away ecosystems and land that animals depend on. Put the money towards restoring downtown and improving other parts of camas and not developing new ones.
- Keep its scenic beauty
- Keep Ledbetter road open and sell the Ledbetter house to a private owner..taxpayers don't need to be paying for an old house that will just keep costing money
- Keep natural spaces in tact.
- Keep the area green and explore other options for development.
- Keep the forests.
- keep the small town feel, architecture that fits with the feel of the natural area
- Keep up the good work and don't listen to my crazy neighbors.
- Keep Washington green. Ecosystems will collapse in the areas we allow for constant reconstruction.
- Keeping the natural forest there, I know many many people who love camas for the lake and how it's just a bunch of open land to walk through
- Lacamas Lake is the only body of water of any significance or beauty. Don't destroy the ecosystem and amazing landscape this area has provided for hundreds of years. There are plenty of other open areas to develop on.
- Larger lots. I am Not sure if that undermines my rankings above, but I do not want this area densely populated.
- Leave as much nature as possible. This is Camas, not LA.
- Leave it alone.
- Leave it as is and let nature have it
- Leave it as rural. Don't develop it.
- Leave it the way it is now.
- Leave our nature alone. People like you are killing our earth, resources, and habitats.
- Leave the area alone. You haven't addressed the current sewage, water or infrastructure issues we are already facing. This area use to be gorgeous and rolling hills with trees, now its turned into Califorlandia. Its a horrible combination of California and Portland with increased everything and decreased beauty and small town paradise. All our city officials seem to be interested in is lining their pockets and building building building. Oh and that outrageous priced community center idea of a pool..... how about supporting the privately owned pool that exists and leave the beneficial trees and land.
- Leave this beautiful natural area alone. Many ecosystems live there and will be all ruined.
- Legacy Lands trail for pedestrians and bikes is a priority for many in the community. Thank you for this vision. We are excited to see it become a reality -- as soon as possible, please. :)
- Less development. No more business parks
- Less is more. Dont try to over do it. Please leave Camas a quaint small town.
- Like many others, we have moved to Camas for the beautiful trees and natural spaces. Any development of the north shore area should try to minimize impact on the natural areas. Of importance to us is the 'Bridge Village' area adjacent to Round Lake. Due to heavy traffic at certain times of the day, commercial development should be limited to Everett St, and not extend into the area along NE 35th since it would be very hard to get in and out of the entry point due to the proximity of the narrow bridge area.

- Look at University of Wisconsin Madison's Student Union area. The integration of park, plaza, restaurant, recreation with lake space would serve as a good starting point toward a new community.
- Looking forward to well planned development in the North Shore area
- Lots of nature trails. We lost a lot of wooded green space around round lake with the building of all those new homes. Let's add some back so you can get lost in the woods within the city. People need more undeveloped places in nature.
- Lower number of homes with large lots, keeps population and road traffic down. Goodwin/ 192nd simply cannot handle this sprawl. Let the 1500 homes in Green Mtn accommodate the sprawl. It is already approved. This will be a traffic nightmare with only 2 ways in and out of area which are already crowded. This is not a good location for high density housing.
- Make no changes. Let's focus on wildlife for a change instead of causing them to lose their habitat for gods sake.
- Makes me sad to see our small town become so commercialized
- Minimal development. There are other areas in Camas more suited to development. This area is already very congested for movement of traffic to high school, junior high schools, 192nd.
- More road access away from Everett.
- More sidewalks so we can get to parks and Highschool safely. More streetlights on more of the side streets . Some wider roads so bikes can have there own lanes
- More trails and natural areas.
- Most of us moved to Camas for the natural beauty. Building up the north shore visible to the lake is a travesty.
- Mostly just concerned about the decreasing green space and increasing traffic congestion in and around Camas.
- My concern is increasing traffic in an already congested area; so I am not in favor of housing in this area, unless the roads can be widened or updated to accommodate traffic.
- My vision for Camas is affordable, close in housing for all the single professionals to move into, the smaller families (I am a Mom of one), the diversity that is coming. A link between Downtown and Northshore to steer locals away from 192nd.
- Natural green areas are most important. Keep the trees. As little development as possible.
- Natural wildlife should take priority over unnecessary land development. No amount of community park area or mini park area can replace the damage of destroying the existing habitat
- Neighborhood parks should still have a few car spots or access for other taxpayers to be able to use them. Walking/biking along the lake is a high priority with me.
- New roads are a must before you build in that area . The increase in population would be a huge negative if infrastructure is not addressed and brought up to the level of support needed first.
- New to the area, but clearly cycling should be a big part of the future plan. I'd love to see a family friendly youth-oriented pump track... Please.
- No development. Keep it Open Space, Natural Area, Trails, Community Parks.
- No developments with cookie-cutter houses crammed in. There aren't enough houses with actual yards like neighborhoods north of crown park
- No high-density housing. Maintain existing trees in new construction. Have builders pay for new fire station.
- No homes.
- No million dollar pool.
- No more mega houses. We need business, community areas, and small houses. This area is becoming a giant sleeping area for Portland. We need things to keep people here. Not having to drive so far for

anything that can build community. As much green space as possible, the lake needs all the help to filter out all the junk.

- No more mega-mansions hogging the shoreline. Affordable housing if any. The area offers zero jobs unless it's ruined by development, which will only add traffic and ruin the downtown core, which is the center of this unique community. Any development should access from the already ruined fisher's landing area.
- No more strip malls, with fast food restaurants.
- No one wants more house yall are messed up. If you keep tearing everything down that made this place beautiful its going to be a real sad stinky hole. What are yall thinking.
- No swimming pool, no recreational center to bring higher taxes. Camas residents are taxed to the hilt right now.
- No to deforestation. Do not destroy the natural area. No businesses, no subdivisions. Maintain our forests and the beauty of our city by keeping the area as is.
- None of this development is possible with the primary access road being Everett/500. It should be a non-starter.
- Not clear how Everett Rd will handle the additional traffic from more homes/businesses North of lake. Don't want more pollution of lake from run-off of businesses/residential added.
- Not have the houses so close together
- Not interested in putting retail, mfg, etc. Out there. Did not even want to rate them on your 1-10 scale. Keep North Shore green. Parks, trails, open space. Fix our infrastructure first, please. Too much traffic already on our two lanes roads. Make a better plan please.
- Nothing that causes more traffic.
- Nothing was mentioned about the growth (and overgrowth) of our schools or using any of the land to build a new school, daycare or preschools.
- Open space, natural areas, keep it as green as possible
- Open spaces, please. Camas is already getting too crowded.
- Other than this being a biased survey leaning toward tearing down the local infrastructure, the survey doesn't allow for "None of the above". Your postcard we received states "planned" growth. We, as longtime residents, are hoping there will be better planning from the City of Camas than the time a few years ago when your panel was involved in the "planning" of the Camas High School. It was built in a rural farmland setting where no apparent planning was done to accommodate the hundreds of vehicles that would be accessing the school on the same rural two-lane road that is backed up every school day. There was also the recent approval by your panel to approve the development of what we residents refer as "the projects" that were built behind the Woodburn Elementary school on Crown road. It is not only unsightly, but what was forest and adjacent to the Park are now gone. "The Hills at Round Lake" project is 333 lots and with an average of two cars per family that leaves residents contending with 666 more vehicles on our narrow two-lane roads to contend with yet there are no sidewalks and no widening of the Crown road to accommodate the additional traffic. We residents were livid when your panel was also involved in the recently proposed expansion of the Grove Field airport which not only would have evicted many long-time residents from their homes but also was planning to have a lengthened runway within feet and perpendicular to the State Highway. I don't feel the need to remind you how we voters felt about your "plan" to create a \$78M community pool complex in the heart of an area already massively impacted by traffic. I bring up the above as reminder that your "planning" hasn't gone well for maintaining the rural community we long-term residents have come to love. I, personally, hope that if your "planning" doesn't include the developers having to pay for the traffic, water, sewer, power and communications, you should start thinking more... and not just about re-election but what your decisions will cost the residents in your desire for more taxable income. My family and I as well as our longtime neighbors are against your proposed

projects on your North Shore “plan”. Leave the area rural. In closing, I find it unsatisfactory that your postcard included a web address but not a specific USPS mailing address for comments. Some of us are a bit older and are not able to access computers or the web without a trip to a library or a friend’s house.

- Our outdoor activities and the immense character of our downtown area are two of the things that make Camas so special. As we grow we need to preserve these elements and not give in to the urge to sell out to large scale developers who see our community as nothing more than a paycheck. Commercial and residential growth is inevitable but we need to be smart about where and how we allow people to build. The beautiful trees and lakes are what makes our town so special. We cannot allow these areas to be ruined in the name of progress and development.
- Our roads are not equipped to handle the amount of traffic on them already. Things could get really messy with adding the north shore population/business density.
- Our streets especially Everett/lake can’t take any more traffic. Even with the proposed round about which is going to be a nightmare with kids going to school.
- outdoor obstacle course
- Pedestrians/cycling trails/roads always appreciated
- People move to Camas because 1) They like the small town feel, and 2) They like the natural feel. Don’t destroy this. Lacamas lake is the crown jewel of Camas and should not be exploited. Houses and buildings should not be seen from the lake and trails. Watershed should be maintained. No big developments with tons of concrete. That devalues the city.
- Please address transportation congestion for the area. Add lanes before you build. How will they get to 14? The back up at lake road is already terrible.
- Please be mindful of housing costs. Housing “starting at 500k” is not affordable.
- Please be responsible when zoning and planning. Strike the right balance between long term growth and green space. What makes Camas great is the people love the beauty of the environment - please don't harm this.
- Please consider trails that are not paved; there is a large demand for more natural trails for mixed uses, just like we have at Lacamas Park (but that has gotten so crowded). Also, I trust you’ll do market research as to the types of housing is most needed (senior, low income, etc.) to best determine what’s needed.
- Please create a pedestrian-only walking/biking trail along north shore of Lacamas Lake. Please add a low- horsepower limit to Lacamas Lake watercraft similar to Lake Oswego, to prevent accidents involving high-speed watercraft and slower-moving craft/paddleboards. Please plan for fixed-route public transportation (bus) service to North Shore – do not depend on Camas Connector for increased population. Plan for protected (not sharing roadway with vehicles) bikeways linking North Shore to downtown Camas and schools.
- Please dead end Leadbetter Rd to keep noise to a minimum around Lake
- please do due your homework and figure out the traffic mess that you will make. don't wait 'til there's a traffic nightmare to fix it.
- Please do not allow the North Shore area to turn into another 192nd Ave. The 164th and 192nd corridors in Vancouver are easy and convenient for Camas residents to access. Some of the services and businesses along those corridors are necessary, but we do not need more of the same along the North Shore, with tons of traffic whipping through. What differentiates the North Shore from everywhere else in Clark County is the magnificent setting and views of the lake. Is there a way to capitalize on that without compromising it? If it turns into mixed commercial and residential, can growth be regulated so that it still feels like Camas and not east Vancouver, or Lake Oswego, or Anywhere, USA?

- Please do not develop the North Shore area. The ecosystem of Lacamas Lake would face serious consequences and the area that is wanting to be developed is a rare gem of beauty with little development. Please don't take that away.
- Please do not expand more housing to this area. You are killing the Camas we all know and love
- please do not make it similar to 192nd or Tech center. We need something different. Walkability, Bikability, wide paths and sidewalk cafe seating. Quaintness. This area is too full or sprawling suburbia commercialism. Design something European people will want to come to see.
- Please do not screw it up
- Please don't over build the area with houses, traffic in Vancouver is already terrible and building more houses is just going to cause congestion to get worse. Traffic can't get worse if the population doesn't grow, and right now our population isn't having babies, which means that in 20-30 years we might be setting ourselves up for failure and a massive housing crash.
- Please don't ruin this area. Pull out of the project and leave it how it is.
- Please keep as many natural areas, trees, and parks as possible.
- Please keep as many trees as possible. They are so important to help with global warming and the cooling of temperatures in the area
- Please keep as much as the natural habitat as possible. Please provide the infrastructure on 500.
- Please keep as much natural area as possible. Growth for the sake of growth isn't what this community needs or wants. We've moved here or live here for the natural beauty, good schools, and quality of life. Packing more people/businesses into a natural area isn't going to keep those desires alive.
- Please keep as much old growth as you can. Old growth means just that, old.
- Please keep it as natural as possible. LaCamas Lake is the jewel of our city.
- Please keep it natural. Maintain the trees, forests and PNW feel. Construct homes, offices and buildings in a cohesive manner, using wood from the deforestation. Please don't clear fell until construction is imminent. It looks so ugly when vast tracts of forest are destroyed. No factories or unattractive warehouses facing the lake. No storage facilities visible from the shore. They're so unattractive. All the homes on the south shore, such as Lacamas Shores and upwards towards Dorothy Fox, whose view is the North Shore, will lose in value, once the beautiful natural forests are destroyed. Please be mindful of these Camas residents too, who will be directly impacted by north Shore construction.
- Please keep the actual shore protected for trails and parks. No housing or restaurants on the lake. Keep the lake public.
- Please keep the community feeling of Camas and provide moderate homes for young families. My family loves Camas and cannot afford to buy with the current shortage of affordable homes. We do not need more high priced homes or corporate shopping centers. The natural beauty and small businesses are the heart of Camas.
- Please keep the density low in this beautiful area. Very concerned with the apparent lack of design review in what is being built along Goodwin and Ingle Road. Too many 2-story boxes at arms length from their neighbor with no variation. Low income housing tracts need not look like this. Many of us adjacent to this area bought homes with small acreage that will be affected significantly by the type and density of building structures allowed. Please leave the North Shore with as much open space as possible.
- Please keep the trees. I'm not a tree hugger but we have lost so many of our tall evergreen trees in the past 2-3 yrs to housing developments.
- Please leave it alone. We need unspoiled natural areas, that is important to those of us who live here to avoid feeling like we live in Portland

- Please leave it alone. There is so much development happening in other areas of Camas and surrounding areas we don't need any more. Leave Camas alone the people of Camas are begging you to stop further developments.
- Please look into cutting down little to no trees. This is beyond important. A community is nothing without a sense of home, and in nature that is found. Camas residents love living here because of the generations before them that did, and thus a sense of familiarity, tradition, and care for the environment. This is especially true for the Lacamas Lake area. I humbly ask you to please consider what I'm asking, for Camas just wouldn't be home with such new and elaborate development.
- please no more apartments and high density housing developments, this leads to overcrowding in schools and added load to public services without sufficient property tax revenue.
- Please no more scraping of land for development. No one wants to see this type of development any more. It would be lovely to travel all around the lake on foot or bike without having to be on a road. It would be lovely to have trees and trails and wildlife. Nothing else is really worth the trouble at this point - other than a pool. How about making a rec center/pool part of this plan instead of trying to cram in to the area south of the lake....
- Please please don't turn it into anything, the natural beauty will be ruined. I've grown up in and around Camas and it would break my heart to see that natural beauty ruined
- Please please please keep the area as natural as possible. If there is a requirement to make the space mixed use to increase "job opportunities" Please do not replicate downtown Camas strategies. There are too many tap rooms and hairdressers and it's time Camas become innovative and creative in its growth strategy on the business front. The town has really let its people down by not connecting home subdivisions with sidewalks making it dangerous in the most populated areas to take a "walk". This new area should be a hybrid of nature and innovation - please consider a community maker's space and mixed office/studio building space. anchor it with tenants who can pay for taxes and draw traffic (e.g. trader joes), but keep the integrity of the space natural and community focused. Good luck and thank you.
- Please preserve our trees... especially after the gorge
- Please refrain from destroying any natural beauty in this area. If you're hearing complaints along the lines of "we don't need more shopping centers and business parks" hear them out. These areas in their natural state are more beneficial for everyone in the long run. Thanks for hearing me.
- Please stop commercializing our few remaining natural areas. This whole idea is a blight on our city and between this plan and all the development around Lacamas Park, I'm seriously considering moving my family away from Camas. The reasons we moved here are being destroyed and it's sad to watch.
- please try to keep it as close to how it is now. wide open spaces and no carbon footprint.
- Please try too keep as much of the natural landscape and beauty as possible
- Please, please keep trees all along the shore and hide development behind them.
- Please, please make this a livable, walkable, bike centric (protected bike lanes) and non-car centric area. Make a great bike/pedestration to the lake center and downtown. A connected community is a great community. We have an opportunity to develop a world class community. Full of trails, shops, plazas and pedestrian orientated housing, streets, and life.
- Please, put nature first. This planet is dying, natural areas are being gutted to make room for big businesses and bleak suburbs. This is already happening in Camas far too much. Have some consideration for our home (planet Earth) and encourage ecotourism. This is a profitable way for everyone to enjoy nature. This could include kayaking, fishing, horseback riding, etc. Create opportunities for the community to enjoy and appreciate nature, rather than tearing it down. People come to the Pacific NW for the beautiful nature. It is crucial for that to be protected at all costs.
- Please, save natural areas as much as possibly.

- Preservation of natural open spaces is crucial to the health of the city. Way too much development and destruction of green spaces has already occurred. Please, please leave open, undeveloped areas alone.
- Preserve more than 12% of the nature. Locals are tired of the huge growth of Camas from a small town to a rich undiverse suburb. There are very few options for lower income housing, which is disgusting to me.
- Preserve old growth trees, set aside contiguous wild open space trails for wildlife, connect trails to others in Camas
- Preserving in some form the park feel that Camas has for Lacamas and Round Lake with trails and such.
- Public boat launch no bars , movie theater . Anchor large retail store
- Public spaces along the shoreline, not houses. Grow the senior community use case, it will be the expanding population.
- Recreation and retail would be best to promote.
- Reject the developer's push for "affordable" housing. We want well thought out housing developments that have large lots, natural appeal and longevity.
- Remember that to attract homeowners, Camas must seem like a vacation spot. People want to get away from work, not be reminded of it.
- Require as much as possible by law of developers to benefit Camas, rather than their investors. Keep it green, keep it diverse, keep the small town feel. Increase any fees for parks, schools, traffic, open space, etc. you're able from developers. Having worked for a company who is building all over Camas, they can afford it. Stop pushing out long time residents and low income residents who can no longer afford to live in their beloved town.
- Rugby Fields.
- Save the farm lands quit building new houses
- Sell the Ledbetter house ..we don't need another venue that will just cost the taxpayers money.
- Solve access / infastructure issues with developers money
- Some thought to architectural quality please. Those T-111 boxes are soon to become slums in my opinion. I love the Camas community center building. I understand builders must make a profit but there must be a better way to develop for an attractive long term community.
- Stay away from Grove Field. The airport is a vital asset to the community and your leaving no room for expansion.
- Stop building on every natural space, how about we take the unused land from the city and mill that's already been destroyed. We need to quit taking away the natural habitat. Camas is full enough no more houses
- Stop building.
- Stop building. I moved here 25 years ago to escape LA. The last five years of development has destroyed this area. Stop the development. The infrastructure can't support it. I have stopped shopping in Camas because it is a logistical nightmare.
- Stop the madness of growth in Clark County. We are losing everything that was good about living here.
- Stricter rules about clear cutting New construction is so ugly without mature trees making parks and playgrounds usefuL and beautiful. It's no good to have a playground kids can't use because they are so hot they burn skin. Construction requirements need to allow more mature green space to be left alone inside neighborhoods
- Thanks
- Thanks for the opportunity for public input, please continue these open public discussions.

- Thanks to the city for purchasing parts of the land. Couldn't we work as a community to continue to purchase more of it? Seems like there's a lot of land right off 192nd that can still be developed into housing developments (even high rise ones) to appease the need for growth, but keep this part of Camas quiet.
- The "drive" along the lake should be kept as natural as possible. This peaceful and beautiful drive along the lake is one of Camas' best features. thanks jack price
- The area is a natural buffer zone for all of the pollutants that flow into the water and is incredibly important to maintaining a healthy ecosystem. Creating room for more housing and retail development would take that filtration system away, the water quality would be even worse than it is, and would destroy the ecosystem surviving there- even if you made patches of nature it would greatly manipulate the way it functions for the worse. I believe this plan should be shut down, and camas should work to improve the companies it already has, create a community green space, and focus efforts of conservation of the beautiful north west we live in.
- The aspect of Camas that makes me proud to live here is that when I open a map of a satellite view of our town, we still have green left in our city. The proposed area to be preserved is certainly an honorable partition of the land, but it is not enough. Our town is between areas of extremely-developed land to the southwest, and less-developed land to the northeast; it should be our responsibility to make sure that that line of grey vs. green does not pass us. A significant portion of the north shore has already been deforested, and we can certainly work with using that land that we do have more efficiently so that we can grow while protecting the wild areas that we still have. Our town has this chance to grow and thrive with new development, but we have to keep thw fundamental character of this town in mind. I do not want to look back at this town in twenty years and wonder where our beautiful forested hills have gone. I do not want my children to miss something that they never had the priveledge to know. If we are truly looking into the future, we need to have a serious focus on conservation and expand the zoning protections for parks and wild spaces. It's our responsibility to care.
- The bank on the north side is a slide zone. It needs to be reinforced prior to development to ensure the safety of property owners at at the border.
- The company that came in with kayaks and paddle boards for rent really messed up water access for all of us. They use a significant portion of the parking lot, their clients often crowd around the kayak put in and/ or leave kayaks where boaters should be putting in. We cant believe Camas city is making enough revenue for it to be worthwhile. It's dangerous having all the cars parked on Lake Road. Cant we shift that company to Round Lake only? That wouldn't disrupt the main boat put in.
- The facility for small music concerts or performances ie-Shakespeare plays, would be great. Also, space for arts & craft fairs local farmer markets.
- The Lacamas Lake area, combined with the Lacamas Lake Park, gives an opportunity for incredible hiking and mountain bike in the city. This is extremely rare. The city should try to save all the big trees they can, and all the heavily forested land they can, and then have trails throughout for hikers and bikers.
- The lake front access should belong to the people, not to commercial enterprises or rich, single family home land owners. I'm happy to see that the city has purchased lakefront land for open spaces/parks. This lakefront is a current and future gem of our city. Let's make it into a natural space/park destination, with parks, trails, recreation facilities (dare I suggest a pool?), and a few other well planned amenities (restaurants, come to mind, similar to the new Vancouver waterfront). Any development in this area should preserve trees, be done in a way that is green, and enable access by all users (bikes, strollers, etc.). Love the idea of having green space, parks, and trails all the way around the lake. Any parks should be designated smoke free, as the county currently does with its parks. Any properties neighboring the lake or draining to the lake (which could extend quite a ways from the lake

front) should receive education about reducing use of fertilizers/pollution, otherwise our lake will be lost (Please educate Lacamas Shores HOA and others about this--their use of chemicals to keep lawns green is extremely detrimental to our lake). Any businesses built in the area should need to meet basic design criteria, including attractive non-neon signage so that the darkness of our area is not disturbed/polluted (as is the case with the new cube storage unit on 38th--ugly.). Please do not let the minority vocal "no growth" naysayers take over the process of effective, sensible growth planning in Camas. Growth will happen in Camas and I appreciate the city's efforts to ensure it happens in a sensible way that preserves green space. Not planning for growth is not an option.

- The more beautiful forest kept intact, the better.
- The most important thing to create value for Camas would be to ensure that a bike and pedestrian path goes all the way around the lake.
- The north shore is beautiful natural area and should be maintained. The city could focus on increasing density rather than increasing land use and achieve the same goal. Work for better public transport, higher density affordable housing, and walkable/ bikeable streets. Camas could be an example for southwest Washington of sustainability and good urban planning, without using what little natural spaces we have left.
- The North Shore area is a stunning piece of land. It should remain untouched by development. As climate change develops, the need for nature and trees grows even more important. If we continue to hack down trees for human growth, we will get closer to losing our planet and our natural resources that we so easily take for granted. I am terrified at the idea of cutting down more and more trees and losing the glorious nature Camas is blessed with to make room for human development. If we continue to destroy the planet, what will have been the point of this development when we can no longer sustain life on our toxic planet? I strongly oppose any development in the North Shore area.
- The north shore area should be kept as it is. Do not tear down the trees and destroy natural ecosystems.
- The North Shore developments should be designed to protect Lacamas Lake even more so than the south shore. The Lake is what makes this area so special (in addition to the people). View rights should be balanced with trees and nature. Water quality protection should be the focus. For those businesses that can be seen from the lake, maybe encourage businesses like zip-lining and small cafes, requiring them to be painted to blend into the landscape. Good luck.
- The North Shore needs to be kept as much a wilderness area and not become overly commercialized. Shops and retail does not play a strong part in this area as the downtown and 192nd can provide those services. People move to Camas to get away from ig box stores and the boring franchises that exist in almost every US town. Camas doesn't need to be another cookie cutter place but instead should focus on unique and original offerings. Middle income higher density homes play better with the environment and allow for more contiguous natural areas. Promote those visions and ensure that the housing developments are unique and stylish. Just compare Portland versus Vancouver and you can easily see which city is more desirable architecturally and which has a more cohesive neighborhood feel. Vancouver is a boring US suburb with little to no design planning. Value the lake, the trails, the environment and don't sell out to developers who wish to make it another copy of so many other places.
- The number of new houses going up in Camas over the past years seem exponential, while public green spaces have remained about the same. Need better balance.
- The schools are getting worse instead of better. All this increase in housing will only deliver a more rapid decline. Stop destroying the natural beauty of the area. This is one of the main reasons people are here.
- The traffic on 18th which becomes 500 is already had. You need to put signal at that intersection. Already many accidents there.

- There are many things I don't know, but one thing I do know is that the neighborhoods that have developed over the past 5 years are the antithesis of why people want to live in Camas. I have yet to meet one single person who dreams of a cookie cutter house slammed in next to another cookie cutter house all set within a clear-cut. I'd love to see more forward thinking community design happening in Camas. More green space and trails linking neighborhood and services. More sidewalks linking service and neighborhoods and especially schools. Our kids can't even walk to their schools because the roads are too dangerous (Crown Rd, Everett N of the Lake, road to new Lac Heights Elem, etc.) I really hope the planners view these recent neighborhoods as a dire mistake and look in another direction all together as this North Shore planning becomes physical reality.
- There are only so many lakes and open space so close to town and there are so many alternative space that are not so precious. We should have the whole shore preserved at least 1000 yards back from the shore
- There is no law that says that Camas needs to develop this to satisfy the Growth requirement. We do not need another subdivision with high end houses, one after the other, with no green space left. That's all that has been developed in Camas with no vision or planning.
- There is no way lake Road can handle another a huge demand for use with large projects on the North Shore. even with the upcoming round-about improvement, this is a choke point that must be considered. Honor the uniqueness of a lake shore environment. Build parks and low density housing. (Restaurants and small shops maybe - but they will fail)
- There should be as little development as possible. keep the area pristine. Encourage the natural resources and beauty that exist to remain. There is a major lack of North/south arterial roads to build out the area. Keep it as a natural destination. We do not want to decimate the beauty that makes Camas the special place it has become known to be.
- This area is vital to our native ecosystems. The south side is already developed door the rich. Please do not take away an important and sentimental area for so many people. This is part of the reason we are having so many issues with global warming and environmental changes in Vancouver too. Please don't add to it. This area was created naturally and beautifully to stay so. Why should man modify it yet again? There is plenty of other areas in camas to develop for the growth. Do not hurt our native ecosystems and happy people who enjoy this natural space.
- This area should be defined as an active, natural community, with many walk/bike trails, lake access and usable parks. It shouldn't be dense enough to warrant pocket parks or expansive enough for large community parks. It should all have a neighborhood/village feel, with small businesses and no big boxes.
- This is a wonderful opportunity for the City to grow and provide jobs. The City needs to invest and support this area for the future of Camas. They need to partner with those who are willing to provide the land and those that are willing to provide the jobs for this area. It can be a win/win for all if done properly.
- This is an opportunity to create a vision and a plan that can help keep Camas as a desirable place to live. It should have nice areas to live and excellent access to recreation.
- This is nonsense. This survey is nonsense. Where's the open space? Where's access for all? Why destroy the last vestige for wildlife so some developer can make more money at our expense. Camas, you started to really suck. Money grubbing town.
- This survey does not include leaving it rural as an option. Change is not always good. Quality of life in our community will go down if infrastructure such as adequate roads are not addressed first.
- This survey was not well publicized and I only am taking it because I saw a sign by the side of the road this evening. I can assure you the previous survey results were not representative and should be discounted as there were undoubtedly many many residents denied participation in this survey due to poor communication. Residents do not want high density housing on the north shore. There are other

places in Camas to place it closer to downtown, if it is needed. Most of us original residents moved here because of the character of the neighborhoods and the character of the town and do not want to see it destroyed as it gets overrun by developers building too many homes with no consideration of the town Camas has been. The roads will get over crowded--Everett especially and also Lake are already over crowded, the air will get more polluted and the already over crowded parks will be further ruined. We do not want to become another Vancouver. We love our schools, and our quiet, safe, healthy way of life. Build high density housing and lousy retail at your own peril--we will vote the current office holders out again just as we did in the most recent election.

- This town has drawn so many due to its uniqueness in the area and the way it makes you feel like you are far Away from the big city. This is largely due in part to the nature and natural areas that abound. Developing the area would completely change a large part of what is so loved about living here.
- To retain as much of the existing landscape, i.e. trees and vegetation as possible. It is crucial for the health and future well being of local residents that we don't further add to the impacts of climate change by cutting down existing trees. Sustainable building practices and fully integrated modes of green/public transport (bike paths, bus network) should be prioritized. No strip malls.
- Traffic on 232nd Ave will be increased exponentially with development. City must plan for more arterial roads that head north and west, which is where most traffic in the area will be moving.
- Trails , open space, dog park, outdoor activities, sports park. No to retail, more houses and especially low income. Boo to overpopulation keep Camas a nice little town. NO to a community center, workout facility or pool. Lacamas Swim and sport covers that for people who want it. It's a shame we didn't appropriate money to bring our last community pool up to standards. In America we just tear it all down as to celebrating our past historical buildings.
- Transportation issues that do not involve cars. Traffic flow. Police/fire coverage.
- Try to keep as many trees intact as possible, and require developers to plant new trees when they remove old ones.
- Try to maintain as much of the current integrity as possible. Do not overbuild and no cookie cutter housing.
- View Corridor protection
- We are turning the PNW, tree by fallen tree, into a desert. I would like to see the trees better incorporated into the area instead of clear cutting everything.
- We definitely need more affordable, compact housing, not high-end mega-lots. People with modest incomes need a nice area in which to live and raise their families.
- We do not want you to build more and knock down more trees over Lacamas Lake. Stop gentrifying Washington.
- We don't have good enough roads to support more housing projects
- We don't need more people (Oregonians) in Camas. We should do every thing we can to keep them out, and keep the North Shore as Natural and untouched as possible.
- We have enough strip malls and fast food restaurants. Try to attract a really good Italian restaurant (not Olive Garden or other mediocre Italian chain restaurant). Mulifamily housing like duplexes and triplexes are needed. Avoid apartment buildings.
- We have got to stop cramming houses together with little yards and green space. we need more of a development plan that incorporates green space and healthy spacing in our residential areas.
- We have too many mega-mansions in Camas because that's what developers make the most money on. It's time to address the needs of Camas residents.
- We live off of 232nd ave. We are very sad that the drive around the lake from town will be taken away from us and that our neighborhood is going to be surrounded with houses and business. I don't it matters what the people who live on the North Shore say one bit.

- We need to keep more green space. Parks, recreational areas with more trails are great. More housing is not helping our community.
- We over developed "track homes" in the area.
- We realize growth is inevitable. However, I believe deference should be given to preserve natural areas for wildlife. Don't just scatter parks here and there, tie natural areas together so wildlife has a chance.
- We really need a park district. All residents (infants and elderly) would benefit from the extensive programming. (Mom and Tot swim, ceramics classes, drama classes) There is such a thing as a Parks and Recreation Degree. Search and hire someone experienced to bring this to life. Camas is growing (whether some residents like it or not-it's called urban sprawl) and residents do pay taxes and should have activities available to them for a work/life balance. Why are we forced to spend our money in other communities?
- we would like to see it linked to the South Shore to establish a full trail system
- Well thought out. no urban sprawl
- What about schools? If you add more families, more schools will be needed, taxes will go up.
- What if we think way outside the box? What if we create a small- and specialty-farm community that will preserve our small-town feel, create meaningful work, and provide for both Camas and surrounding communities? What if we move away from huge houses, and recreating the already-nearby means of acquiring those huge houses, and filling them with stuff? What if that glowing red self-storage place that just went in next to Evergreen Tennis was the last step in the uglification of Camas? These options you list assume we want to choose from them ... that we want to be another cookie-cutter town. What if we don't? At least, that's how it looks to me. I look forward to the Feb. 4 workshop.
- What is the plan for bike lanes? We keep developing new neighborhoods and schools with no walkways or bike paths to encourage people to walk or ride.
- What is the transportation plan? You'll need Leadbetter to become a "major arterial", which I assume would be 2 lanes and able to expand to 4 lanes (with shoulders) to handle growth and incoming, exiting traffic. You'd also need a second "alternate" arterial to the north, to handle east-west traffic.
- Whatever comes to North Shore is likely to take away from downtown Camas. Consider carefully how you want to "divide the baby". If not done right it could simply make downtown a "ghost town" without recovery..
- Whatever will gets built there, would like it if kept natural looking and worked around existing trees instead of clear cutting.
- Where was light industry/manufacturing as an option for the land uses? It is shown in types of jobs, but not use of the land...
- Why is the city of Camas so pro-growth? Can we just put the brakes on and evaluate our roads and traffic problems before we introduce more and more people?
- wide park trail/walking path that goes around the entire lake.
- With multiple uses the key is maintaining the natural landscape conducive to the PNW and key entry to the Columbia gorge.
- Would like to see a hospital to serve the area.
- Would like to see a lot of nature, not a lot of development
- Would love to see a large dog park and Fred Meyer in the area.
- Yeah leave it alone
- Yes. It doesn't need to be built up with concrete and become a model of cookie cutter mayhem. I would love to see thoughtful design, a unique and thought out plan that caters to our community and is a cohesive continuation without compromising the natural beauty of our city. I think that it should

be an extension of Camas and have things be unique to put us on the map of an example, an area that attracts those visiting and gives them a sense of nature and growth being able to come together and not be one or the other. A way to bridge what we have now and the "north shore" so that we are not impacted by just money making ideas. Business need to come to support our city, but that can be strategic.

- You should not be tearing down the forests for housing or growth. There isn't a lot of wild life and ecosystems anyways.
- You shouldn't develop it into residential but let it be nature, Camas is becoming without nature and people are gonna wanna leave. We need trees to stay trees there are already so many houses we're fine without one more lot and the golf course is already ruined so please just stop.

EMAIL COMMENTS

The following comments were submitted to the City via email and Facebook.

September 12, 2019

I would like to receive project updates

Hello, I am glad you are planning this in advance. I would like to see a planned development. I would like to see something like Issaquah Highlands in Issaquah Washington. It has a mix of housing, walking trails, parks in every neighborhood, community gardens, dog parks, high speed internet, retail and restaurant areas, grade school, and a park and ride for transit. a community center would be a great asset too!

September 12, 2019

I would like to receive project updates Please consider updating our existing roads (infrastructure) to support all the new homes that will probably be built on this beautiful farmland. Why hasn't anything been done to update the roads? Why hasn't there been a sidewalk built on the road that leads to Camas High School from Everett Road? Kids are walking on the road or in the ditches. Let's get our priorities straight.

September 12, 2019

I would like to receive project updates. Camas is taxing seniors like us out of their homes.

September 15, 2019

I would like to receive project updates. The beauty of Camas is its nature preservation. North shore is best to keep parks, open recreational area for families. Best to have businesses closer to NE 28th / 500 and leave north shore as parks and rec. also it's just too congested on NE Everett.

November 19, 2019

My question is why does our growth have to be on the "north shore" lands? Have other potential areas been assessed, and if so, where were they and why are they not being considered? I understand we are densely populated south of the lake, but why aren't other areas such as NE of the lake (ie fern prairie market/north of CHS) being proposed. Thanks for the forums & learning opportunities being provided.

The North Shore is within the urban growth boundary. Fern Prairie is outside those boundaries which controls urban sprawl.

Thanks for the explanation. Hoping to learn what other areas within the urban growth boundaries were considered.

Are all of the Legacy Lands that were established still in place for this north shore area or have some of them been “modified”?

Growth is coming for sure, but can't we mandate bigger yards? Less cut down trees? Less industrial areas and more schools?

My questions: What plans, if any, does the city have to annex Grove Field and expand it? Have there been discussions with the Port of Camas Washougal in this regard?

November 24, 2019

I understand that a planning process is required by Washington state. The issue at hand is the current unresolved problems that make any additional development a potential crisis. Camas is already experiencing serious issues with an increase in population without proper solutions for the flow of traffic. The intersection at Brady Road and 192nd including the on-ramp to Hwy 14, will be at a crisis level as the nearby shopping, commercial and residential development begins to be completed. The addition of additional housing on Crown Road will potentially flood downtown Camas/Everett with problematic traffic. The intersection at Everett & Lake Road is a nightmare for anyone forced to travel this section of the city during peak traffic hours. The inclusion of a Kayak rental company at Lacamas Lake during summer months, with a significant increase in out-of-area visitors, has forced boaters and others to park on the shoulder of both Everett and Lake Road. This creates dangerous conditions for bikers, drivers and walkers. NW Sierra and other residential areas of Camas are experiencing dangerous driving, speeding (including school zones) and unchecked aggressive behavior. We do not have the police manpower or transportation dollars to address these traffic law violators despite numerous complaints by citizens. Solutions have been proposed with little response from the city.

In areas of the city where high density housing has been added – or is in process of development – we see minimal changes to nearby roads. If developers are required to cover the cost of increased traffic, why are we seeing significantly more problems? A lightly wider road does not mitigate hundreds of additional cars. Why aren't the developers at Brady & 192nd paying to significantly widen Hwy 14? The addition of 10,000 people or more and this large commercial development will quickly bring this freeway to a standstill. What guarantee do we have that the developers of the North Shore will be held accountable for sufficient roads in all areas where Camas is impacted?

Washington state is requiring adequate planning for urban growth. In my opinion, a significant amount of the emphasis needs to be on addressing the rapid growth that is impacting the city now. Many of those future residents are already here now. It does not appear that the state mandate for planning requires you to use all of your resources to develop the North Shore. Let's ask the Washington state city planning experts to help us fix our current problems before we approve any additional city-led or commercial construction on the North Shore.

November 25, 2019

Hi Sarah. I am a resident in the LaCamas Summit neighborhood and was unable to attend last weeks meeting on the NorthShore Development. My question for you is this. Since Portland State University has an excellent School of Urban Planning has Camas taken advantage of their expertise in regard to our growth plans. Knowing Mayor Turk is a graduate of this school I assume there was some consideration in coordinating Camas's planning for the present/future with this fine school. Thanks.

November 26, 2019

Taking a closer look at the North Shore Development, I truly believe it will benefit the city of Camas in the future and preserve open space as much as possible in the North Shore area. As a land owner and a friend of a land owner of property just east of the tentative North Shore eastern border, I propose to the city of Camas to include the Webberley and Hagensen properties (just north of the Camas High School along with the nine properties just west of the Webberley/Hagensen properties) in the North Shore development project. I believe this arrangement will benefit the community of Camas and also the owners of the previously mentioned properties. Thank you for considering this proposal and we are looking forward to partnering and working with the Camas community and City leaders.

December 6, 2019

I am unfortunately unable to make the meeting on Jan. 7th. I herein offer additional input to what I mentioned at our last meeting.

We are concerned that the sub-area plan may undermine the land use decisions made over the past decade regarding the Mills-Leadbetter property. The Mills family negotiated in good faith for over ten years with the City of Camas resulting in viable zoning for our property. We have fulfilled every request that the city has asked of us, including donating 5 acres of lakefront property at no cost, selling our two historic lakefront homes and adjoining lakefront property at a discount below fair market value, some 33 acres, thereby relinquishing all of our most valuable lakefront property. The fulfilling of our commitments to the city also eliminated the only access to our property from Leadbetter Road, thus requiring temporary access from the proposed Fargo Street until such time as the new road planned to the north is completed. These actions were all done based on the good faith commitments from the City of Camas to continue to support development on our remaining developable land consistent with the adopted comprehensive plan. To say that the planning and zoning is now open to change without recognition of the commitments made with the Mills family would be a breach of trust and good faith. We would not have offered to transfer our lands to the city for public use had we known the city may not honor their commitments to us.

We sincerely hope that the city will honor their commitments made to the Mills Family to insure that the new subarea plan includes the zoning, density and road access agreements the City staff agreed to make in a good faith effort to include in the area planning.

January 11, 2020

Your postcard we received states "Planned" growth. We, as longtime residents, are hoping there will be better planning from the City of Camas than the time a few years ago when your panel was involved in the "planning" of the Camas High School. It was built in a rural farmland setting where no apparent planning was done to accommodate the hundreds of vehicles that would be accessing the school on the same rural two-lane road that is backed up every school day.

There was also the recent approval by your panel to approve the development of what we residents refer as "the projects" that were built behind the Woodburn Elementary school on Crown road. It is not only unsightly, but what was forest and adjacent to the Park are now gone. "The Hills at Round Lake" project is 333 lots and with an average of two cars per family that leaves residents contending with 666 more vehicles on our narrow two-lane roads to contend with yet there are no sidewalks and no widening of the Crown road to accommodate the additional traffic.

We residents were livid when your panel was also involved in the recently proposed expansion of the Grove Field airport which not only would have evicted many long-time residents from their homes but also was planning to have a lengthened runway within feet and perpendicular to the State Highway.

I don't feel the need to remind you how we voters felt about your "plan" to create a \$78M community pool complex in the heart of an area already massively impacted by traffic.

I bring up the above as reminder that your "planning" hasn't gone well for maintaining the rural community we long-term residents have come to love. I, personally, hope that if your "planning" doesn't include the developers having to pay for the traffic, water, sewer, power and communications, you should start thinking more... and not just about re-election but what your decisions will cost the residents in your desire for more taxable income. My family and I as well as our longtime neighbors are against your proposed projects on your North Shore "plan". Leave the area rural.

In closing, I find it unsatisfactory that your postcard included a web address but not a specific USPS mailing address for comments. Some of us are a bit older and are not able to access computers or the web without a trip to a library or a friend's house.

January 15, 2020

To: The Honorable Barry McDonnell, Mayor
City of Camas

Summary: The North Shore Planning Process, starting with the survey, incorrectly frames Camas' overall growth issue. The State's GMA requirements, without disagreement, require Camas accept its share of statewide growth. The GMA, however, does not say where that growth must occur. North Shore development based on the Camas 2035 plan may no longer be appropriate given changes and opportunities at the Mill. Camas should not turn its back on the Mill. The North Shore planning process should be paused to give Camas residents a truly transparent process for overall growth issues. This should be a lesson from the 2019 election.

The Honorable Barry McDonnell, Mayor
City of Camas

Dear Mayor McDonnell:

Congratulations again on your amazing victory for Camas.

The City needs to figure out how to hear its citizens. The City's Aquatic Center's process was biased. It was not successful. The result is you sitting in the Mayor's Chair.

Now, we as citizens are presented with a survey about developing Camas' North Shore. I won't participate in the survey and here's why.

The framework of the survey is clear from the very first question: "The existing zoning would allow a mix of employment, retail, and residential uses. The City is required by state law to plan for anticipated growth, and development will occur with or without planning."

The basic premise that the North Shore must grow and accept substantial urban growth is flawed. This survey is premature until the City has a conversation as to whether or not this large, Vancouver-styled development is appropriate and necessary.

Washington's Growth Management Act (GMA) Does Not Require North Shore Development

The State's GMA requirements, without disagreement, require Camas accept its share of statewide growth. The GMA, however, does not say where that growth must occur. Camas' growth could occur downtown. It could occur with higher densities in Grass Valley. It could occur with higher densities in Oak Park. Maybe you should revisit the downzoning I understand happened several years back in the city's core. You get the idea. The GMA is not an "excuse" to justify development of the North Shore. North Shore development of this magnitude should be considered only if less impactful alternatives are not available. Shouldn't the less impactful alternatives prevail?

I went to planning school as an undergraduate and worked early-on as a planner for a large state-wide agency in California. I worked on projects as large as the Pepperdine University Master Plan in Malibu. There is a lofty goal in planning to establish the utopian ideal of a city providing housing and jobs balance so people do not have to leave. I won't dispute this goal. But there is also reality.

The FAQ for North Shore admits that only 25% of workers actually live in Camas¹. Is the percentage of people who work and live in Camas likely to decline? Probably. Camas, with its outstanding schools and proximity to the Portland metro area, is very attractive for commuting.

The North Shore

The North Shore is geographically isolated with severe constraints on road expansion. Realistically, the primary entrance from downtown and HWY 14 is Everett (otherwise known as Highway 500.)

The Aquatic Center debacle rightly put a focus on the HWY 500/Lake Road intersection. It is already a bottleneck. Hopefully the roundabout will help but HWY 500 is a misnomer. Unlike in Vancouver, it will never be a freeway let alone a major arterial. Creation of a significant jobs center in the North Shore will dump substantial traffic on roads already busy and never designed to serve as major arteries. Added to this is development already approved in Green Mountain and continued small scale subdivision and building in the largely rural area beyond the North Shore. This rural area will likely see increased densities should the North Shore develop into an urban center.

Traffic has fluid-like qualities. Like water encountering an obstacle, traffic will find the path of least resistance. Will neighborhoods like Crown Park be sacrificed for development that perhaps could be located elsewhere?

Suppose the City was successful and the 2,500 jobs lost from the Mill were replaced in the North Shore. In short:

- 1,875 of those workers would not live in Camas
- Many of those commute trips would be through the HWY 500 corridor
- Traffic would have serious impacts to communities like Crown Park and Downtown

Camas Should Have Other Options

Camas has a lovely Downtown that is our pride and joy. What does it now lack? A major employment center. New development, perhaps on part of the Mill property, could change this picture. The City could approve higher densities downtown, and make those affordable to the workers (and teachers and first responders for that matter). This could all be part of a corridor approach, coordinated with the City of Washougal, Port and of course Georgia-Pacific; to enhance transit opportunities and reduce traffic impacts. Improved transit from Downtown Camas to the region would be a benefit to everyone.

There's one problem with this. The Camas 2035 plan shows almost the entire Mill property as Heavy Industry. Camas 2035 was published June 2016. This is before the pulping operations were shut down and the Mill operation reduced to a skeletal crew down from 2,500 workers in the 1980's.

1 http://www.camasnorthshore.com/wp-content/uploads/2019/11/North-Shore-FAQs-11-21-19_v2.pdf

2 As reported by the Camas-Washougal Post Record:

<https://www.camaspostrecord.com/news/2018/apr/26/end-of-an-era/>

There is no indication in the North Shore planning process on how Downtown might meet GMA growth requirements. Likewise, Camas 2035 provides no discussion of how the Mill could and should be the nucleus of a modern riverfront: It could have housing, high technology, and the many other aspects of our Region's new economy including working class jobs.

Getting back to the survey, it contains only one reference to downtown. One of the options for the North Shore is: "Small shops and retail businesses (similar to those found in Downtown Camas.) Camas residents taking this survey have no choice to state a preference for a Downtown option to accommodate mandated future growth. The Camas 2035 Plan essentially makes the Mill a "black hole" and not available for consideration for other uses.

In short, the current North Shore planning process treats urban development as a foregone conclusion, which it is not.

Let's Keep Camas A Downtown City

Perhaps Camas 2035 needs some sort of "overlay" for the Mill that would provide for future alternatives. This would help prevent the potential for decline as unused properties continue to age. An overlay plan would signal the Mill's owners, and potential future owners, what entitlements are possible removing this large uncertainty, and therefore help guide the environmental cleanup.

Perhaps this should happen before decisions are made on the North Shore. Perhaps some transportation modeling should occur to see what happens to the region with both urban North Shore and substantial changes to the Mill. Maybe there isn't road capacity for both without building major roadwork improvements, like widening Everett to a modern 4 lane road. Such widening would impact Downtown and its neighboring communities. Such widening may end up being necessary if the North Shore is developed as an urban extension of Vancouver. Enough saying "perhaps" though. These questions must be answered, and the answers provided to Camas residents so they can participate in a truly transparent North Shore process.

I provide these observations with this background. Most of my adult life was spent as the US Navy's liaison to the State of California. I worked issues all over California. I worked on the cleanup/reuse of large closing Navy

bases in the heart of California metro areas. I saw many mistakes made. I saw what happens when old industrial buildings sit idle for decades while people argue about future development. I saw how this stalls needed environmental cleanups. I've seen the viscous downward spiral that results. I hope this is not repeated in Camas.

A single sentence in the now outdated Camas 2035 Plan is not sufficient justification for development on the North Shore. There must be a conversation about whether Camas remains a "Downtown" City or becomes so spread out it loses the very quality that has made Camas so special. Camas is not Vancouver.

Sometimes a planning process oversimplifies a complex issue. That happened in the Aquatic Center. Mayor Turk kept saying a simple survey said people wanted a pool. The Mayor relied on the sheer numbers. She was wrong. And here you are.

I would hate to see the North Shore follow that script. Before you do a survey based on a faulty basic premise, let's talk about that premise.

Let's Make This A Team Effort.

The City never should have tackled the Aquatic Center alone. Nor should it try to tackle the Mill alone either. I want to share a letter I provided to the Port of Camas-Washougal asking them to consider taking on the Mill as a project. I hope your Administration will be in support.

In closing, I'm not suggesting there be no development of the North Shore. I'm not a NIMBY. I'm suggesting instead the style of scale of that development be coordinated, and symbiotic with, a potential future Downtown Camas that successfully plans for the Mill property. A future that recognizes the need and benefits of keeping Camas centered on a vibrant Downtown. This alternative also fits with the emerging plans of Washougal and the Port. Downtown development as part of the HWY 14 corridor will be the least impactful way to meet GMA requirements.

Camas exists because of the Mill. The Mill was always there for the town and community. I've heard so many stories in my short time here about the nature of the Mill and its relationship to the City. Now it seems the City is turning its back on the Mill by continuing to pretend it will always just be a paper Mill. The writing is on the wall. We just have to admit it. The Mill can evolve if given the chance and continue to take care of this town and its people.

You are sitting in your Chair because the prior Mayor forgot about listening to what everyday people of Camas want for this wonderful City. Also forgotten was the need for this City to have an open, transparent process. I hope you remember this and start the conversation and planning process this city actually needs.

Mayor McDonnell, this is a time for leadership and vision.

January 17, 2020

My family currently owns 270 acres north of Lacamas Lake. 236 of those acres lay inside the Camas city limits. The bulk of the property was originally purchased by my great, great grandfather back in 1890. In 1926 my grandfather began dairy farming here and that operation continued for three generations over 92 years. The dairy herd was sold in March of 2018 after the economy of the dairy industry became untenable.

The prospect of the future development of our property was embraced by my family starting about 35 years ago when it became necessary to put in place some long range succession and financial planning measures. Development of the land at the end of our dairy career was a huge factor in allowing my family to continue the dairy operation for a third generation. Most forms of family agriculture including dairy are not lucrative. Margins are very tight. Financial demands that the dairy could not support at the time of this planning work were deferred until after the expected development occurs.

Preparing land for development is a very lengthy and expensive process. We began working actively with the County and the City in 2005. First, at the county level, we requested inclusion into the Urban Growth Boundary which was accomplished in 2007. Annexation into the city limits occurred in 2008. Finally, current zoning and an approved Development Agreement with the City was adopted in 2013. At every single step in this process numerous formal public hearings were conducted where public testimony was considered. The Board of County Commissioners (at that time), Camas City Council and Camas Planning Commission have all weighed in and approved these steps. We have followed the rules.

In 2011 environmental groups challenged the North Shore annexations and a legal process ensued which worked its way through review boards and was ultimately resolved in our favor by the Washington State Supreme Court in 2013. So over the past 15 years the City of Camas, Clark County and the State of Washington have all declared, in legal fashion with no ambiguity, that the property north of Lacamas Lake is now URBAN.

If it were not for the choices that my family has made over many decades in keeping this land open, this area would have long ago become a hodgepodge of homes on 5 acre parcels making planned development today unlikely. Instead, we are now engaged in a productive conversation about how this area will best fulfill the needs of the entire community. With sensible planning we can ensure the North Shore area will become a tremendous asset to our City's future.

January 20, 2020

withdrawal

January 23, 2020

Lebanon

January 30, 2020

interactive

No Date

Synopsis of Request from
The Mills Family and Lacamas North Shore Properties LLC for
Future Planning and Use of the Remainder 57 Acres Owned By The Mills Family adjacent to
The 33 acres of Public Property on Lacamas Lake recently sold to the City of Camas.

1. The existing 35.61-acre parcel of land depicted as Parcel 5 in the attached Exhibit 1, shall have its Comprehensive Zone Designation confirmed as Medium Density Residential and its current Zoning confirmed as MF-10. In addition, the limit on the number of units that can be built in the property shall be changed to 250 units (7 units per acre).

2. The existing 22.01-acre parcel of land depicted as Parcel 6 in the attached Exhibit 1, shall have its Comprehensive Zone Designation confirmed as Medium Density Residential and its current Zoning confirmed

as MF-18. In addition, the limit on the number of units that can be built in the property shall be changed to 295 units (13.5 units per acre).

3. The Mills Family or its successor in ownership (possibly Lacamas Northshore Properties LLC) shall have the right either individually or working in partnership with the City of Camas and/or the Dens Family LLC to construct and use for access to the Mills Family properties the proposed NE Fargo Street as depicted on the approved plans for a subdivision to be built on the West side of the adjacent Dens Family Land on Lacamas Lake. The intention is for the newly constructed NE Fargo Street to be used for access to the Mills Family remainder parcels until such time as adequate access roads can be constructed giving access to the Mills Family parcels from areas North of Lacamas Lake.

4. The additional Units allowed to be constructed on the Mills Family Parcels shall be used as a partial replacement for units that cannot be built ever because of City of Camas and Camas School District purchases of lands allocated for future residential development including:

- a. The Weakley Property - 40 acres gross – 20 acres net - R 7.5 Zoning – Est 100 units.
- b. The Rose Property – 43 acres gross – 32 acres net (res) – R-12 Zoning – Est 120 units.
- c. The Bumás Property – 29 acres gross – 14 acres net – MF-18 Zoning – 226 units capped.
- d. Total number of units missing from approved Area Comprehensive Plan – 446 units

Once the existing Development Agreement between the Mills Family and the City of Camas expires in May of 2020 The number of units the Property will be zoned for will increase to 735 units. 357 units on the MF-10 Property and 378 units on the MF-18 Property. As envisioned and proposed by the Mills Family and LNS, the new units to be allowed will total 495 Units or 240 units less than the zoning will allow. The Mills Family and LNS think this lower density proposal is more suitable for the siting and location of the residential units to be built and will allow a greater portion of the trees to be saved and access trails to the lake to be built.

The additional units to be built above the original number stipulated in the 2013 Development Agreement will provide for significantly more sewer and water systems development charges and late comers fees to be paid to the City of Camas to help pay for the new sewer and water lines and bring the area closer into compliance with Growth Management goals approved.

No Date

Vision for Future Use Of Mills Family Remainder Lands Lacamas North Shore

A proposal from the Mills Family and Lacamas North Shore LLC (“LNS”, potential Purchaser) for the use of the Remainder Property owned by the Mills Family at Lacamas North Shore plus a portion of the West Side of the Dens Property adjacent to the Mills Property.

The City of Camas has asked for input from stakeholders and property owners regarding their vision for the North Shore Subarea Plan. This document describes the Mills Family and LNS’s joint vision for the Mills Family portion of the Property in the North Shore Subarea plus a portion of the land owned by the CJ Dens Family.

In 2007 The Lacamas North Shore Group of Properties including the Mills Family Properties on Lacamas Lake were annexed into the City of Camas. As part of the annexation process the Mills Family offered and agreed to dedicate a 5.6-acre parcel of land including over 1,250 feet of Lacamas Lake frontage to the City of Camas to be used for Conservation purposes. This dedication was made at no cost to the City of Camas. The land dedicated is described as Parcel 3 in Exhibit 1 to this proposal.

In January of 2019, the Mills Family sold 33.44 acres of land to the City of Camas. The land included the iconic Leadbetter House and property plus the Pomaria House and property. These properties have over 1,450 feet of frontage on Lacamas Lake. The City purchased the property at significantly below market value with full support from the Mills Family. The intention was for the City to plan for and use the property for the benefit of its citizens and its visitors for the rest of time. Combined the lands sold and dedicated to the City of Camas on Lacamas Lake by the Mills Family contain about 39 acres of land including the iconic Leadbetter House and outbuildings and the architecturally significant Pomaria House. The properties are situated in the heart of the North Shore of Lacamas Lake.

At the time of the sale to the City, the Mills Family retained two parcels of land to the North of the lake frontage sold. The two remainder Parcels are under contract to Lacamas North Shore LLC. The two parcels are depicted in Exhibit 1 hereto and are further described as follows:

Parcel 5 contains 36.61 acres of land and is planned to be confirmed as zoned MF-10. A development agreement with the City currently limits the number of units on the property to 150 units. On expiration of the Development Agreement in May of 2020 the existing Comp Plan and Zoning will allow construction of 360 units. At the time of the sale of the 33.44-acre sale of land to the City (including the Leadbetter House) the City manager and staff agreed to make a good faith effort to increase this density to 200 Units. The Mills Family and LNS are proposing to the new North Shore Sub-area planners that the density on Parcel 5 be increased to 250 Units (or 7 units per acre).

Parcel 6 contains 21.02 acres of land and is planned to be confirmed as zoned MF-10. A Development Agreement with the City currently limits the number of units on the property to 207 units. On expiration of the Development Agreement in May of 2020 the existing Comp Plan and Zoning will allow construction of 378 units. At the time of the sale of the 33.44-acre sale of land to the City (including the Leadbetter House) the City manager and staff agreed to make a good faith effort to increase this density to 275 Units. The Mills Family and LNS are proposing to the new North Shore Sub-area planners that the density on Parcel 6 be increased to 295 Units (or 13.5 units per acre).

In addition to the density increases proposed for the MF-10 and MF-18 parcels, the Mills Family and LNS are also proposing that either the City of Camas or LNS in a joint venture with the City of Camas buy the existing West Side of the Dens Family Property. See Exhibit 2. The West side of the Dens Property proposed development on Lacamas Lake adjoins the Gun Club Property the City recently purchased. In the view of many people, the portion of West side of the Dens Family Property with lake frontage adjacent to the Gun Club Property should be owned by the City and added to the buffer of City Property along the lake. The small lot high density design of the Dens Property Development plan is not able to be developed without near clear cutting of the small lots and completely grading the site. The more clustered and site-specific planning the low-density multifamily projects planned for the non-public areas for development by LNS will allow the saving of many more trees and the ability to design the project to the land contours providing more view buffers and a more natural environment for residents. By having LNS participate in the purchase of the Dens West Property the cost to the City for purchasing this needed asset could be drastically reduced leaving more money for Park and Trail development and bringing a very publicly minded long term investment holder into the planning process for the property North of the City owned property on the lake.

In addition to offering to participate in (or lead) the purchase and plan improvement for the West side of the Dens Property, LNS with the instruction and blessing of the Mills Family is requesting that the long planned for NE Fargo Road be included in the planning for the North Shore Subarea so that the purchase of the remaining

Mills Family Properties can go forward without any devaluation of the Property for the Mills Family. The usability and value of the remainder Mills Family Properties are directly affected by the road access and road access timing for the development of the property. The Mills Family believes that part of the understanding they had with the City of Camas at the time of the Leadbetter Property sale was that the City agreed to use good faith efforts to make the creation of Fargo Road from Leadbetter Road to the Mills Family Properties a reality. Fargo Road is envisioned to be necessary for the development of the West side of the Dens Property and for the adjacent Mills Family Property. The Mills Family and LNS are fully cognizant of and agree to abide by the closure or restriction of use of NE Fargo street at the time adequate access roads are developed to their property from the North.

While this proposal for increased density and more immediate access for the remainder Mills Family Properties may seem to be self-serving and a coup for the Mills Family on the face it in reality, it is not. The Mills Family agreed to sell the Leadbetter, Pomaria, and the beautiful parklike acreage on the North side of their property bordering the Rose Property to the City at a significant discount with the hope that the City planners and leaders would make up for some of the long term value of the property given up by helping to secure the offsetting property value increases in the proposed density and access changes to their remainder properties. In the Mills Family minds, there was a great benefit to getting the lake frontage and the Leadbetter and Pomaria properties in the public's ownership and control for the long term good of the community and the long-term benefits to the Mills Family remainder properties. The Mills Family and LNS have been and intend to remain good partners of the City of Camas, the citizens of Camas, and all of the public minded entities that have helped make the long-term Vision for the North Shore of Lacamas Lake an emerging reality.

The benefits to the City of Camas and the citizens of SW Washington to having agreement on the increased densities, land use planning, and road access agreement as proposed by the Mills Family and LNS include the following:

1. Pay for New Sewer and Water Lines. Significantly increased ability for the City to pay for the cost of the recently installed Sewer and water lines on the North Side of Camas. More units mean more fees.
 - a. Because the City of Camas and the Camas School District have recently purchased land parcels in the Lacamas North Shore Planning area that were originally planned for housing, at least 400 living units have been erased from what was planned for in the last Comprehensive Plan for Camas. The sewer and water systems development charges that were initially planned for are no longer available.
2. Meet Comprehensive Planning Goals: When the Lacamas North Shore area was brought into the urban growth boundary and later annexed to Camas, exhaustive analysis was done to plan for the needed number of housing units, land available for jobs, and projected population growth. Adding some additional density to the number of housing units that were planned for but can no longer be built because of public ownership and use of a significant portion of the lands annexed will help bring the number of housing units to be built in the Lacamas North Shore area better in to compliance with the long term Comprehensive Plan and Growth Management goals.
3. Provide a needed Type of Housing: The proposal being made to the City is to allow for low density multi-family housing to be built on both sites. The 35.61-acre MF-10 site is proposed to have 250 units equaling only 7 units per acre. The 21.02-acre MF-18 site is proposed to have 295 units equaling only 14 units per acre. These low-density development proposals will allow a more home-like clustered type of housing unit to be built with lower building heights than is typical of multi-family development in today's world. The developer is a long-term holder of properties and intends to build quality low density units for rent. The low density will allow for more trees to be saved and walking trails to be built that will lead to and benefit from the

tremendous amenity that the parks and public facilities on Lacamas Lake now owned by the City of Camas will become.

This type of quality multi-family housing will also be very important to the development of the planned North Shore Business Park adjoining this property to the North. Having quality rental housing available to businesses moving to the area is an important component in the deliberation of where to locate a business. Having quality rental housing near the jobs and close to all the benefits of living on Lacamas Lake in Camas will be a tremendous asset to the North Shore Business Park and obviously the City of Camas and its citizens. There does not appear to be a lack of more tract like single family housing development at many tiers in the City of Camas for the coming future.

4. The Mills Family and City of Camas Partnership and Commitments. The Mills Family has acted in good faith in the sale of their irreplaceable lake front property to the City of Camas. The Mills Family could not be prouder to have played a significant role in getting these iconic properties into public ownership and planning. At the time the sale of the Lake Front properties to the City of Camas was first envisioned the City of Camas did not have the money to proceed so a sale agreement was negotiated and signed with The Conservation Fund advised by Columbia Land Trust as a placeholder for the City. The sale was conditioned upon The Mills Family and City agreeing to lot line adjustments to allow the existing land parcels to be transformed giving the City the property they wanted and the Mills Family the property they were keeping with the same exact lot size and zoning each had before the lot line adjustment. During the due diligence process for the Conservation Fund, the City of Camas found new sources of money to buy the Mills Property directly and asked to renegotiate the sale and step into the shoes of The Conservation Fund as Buyer. Since the land was always intended to be delivered to the City of Camas all parties agree to the sale. Since the City staff could not commit to providing real assurance that the road access from Fargo and the density increases in number of units would be approved in the future, the Mills and the City of Camas agreed to move forward to close the sale with only the assurance that the City of Camas staff would give a good faith effort to gain approval for the Mills remainder properties as envisioned including the approval of NE Fargo Street and an interim access road plan that would allow the development of the Mills remainder property as soon as permitting, road approval, and other necessary approvals were gained.

What the Mills Family and LNS are asking for now is for the staff at the City of Camas to make a good faith effort to assist the Mills Family and LNS is gaining the approval of the requested density increases and road approvals into the North Shore Subarea Plan and into actual approval for development once proper applications are in place as was envisioned by the parties when the sale to the City was agreed upon.

Notwithstanding the history and understandings between the parties, it is the Mills Family and LNS belief that these requests for density increases and road access should not be approved only because of the past agreements, but rather they should be approved because they make the highest and best use of the property and fit perfectly into the long range planning for the North Shore Subarea and the future of the City of Camas and the people that will live in the high quality low density housing created.

Please note the original request at the time of the sale was for density increases was to 200 units on the MF-10 Property and to 275 Units on the MF-18 Property. The new proposal is for 250 units on the MF-10 Property and 295 units for the MF-18 Property or an additional total of 70 units. The addition of this number of units is being asked for to provide the developer the means and incentive to pay for the majority of the costs of the improvement of NE Fargo Street and help defray some of the additional cost of the systems development charges for the new sewer and the late comer fees for the new water line.