


## North Shore Subarea Plan

Promote Planned Growth	Provide Employment Options	Protect Natural Resources
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City Council      September 2020

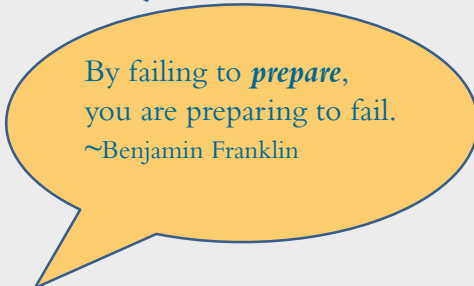

[www.camasnorthshore.com](http://www.camasnorthshore.com)



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## Topics

- Project Initiation
  - Area Description
  - Why Now?
  - Legal Framework
- Summary of Phase 1
  - Baseline Information
  - Community Vision
- Next Steps




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# Background

About the North Shore Subarea Plan

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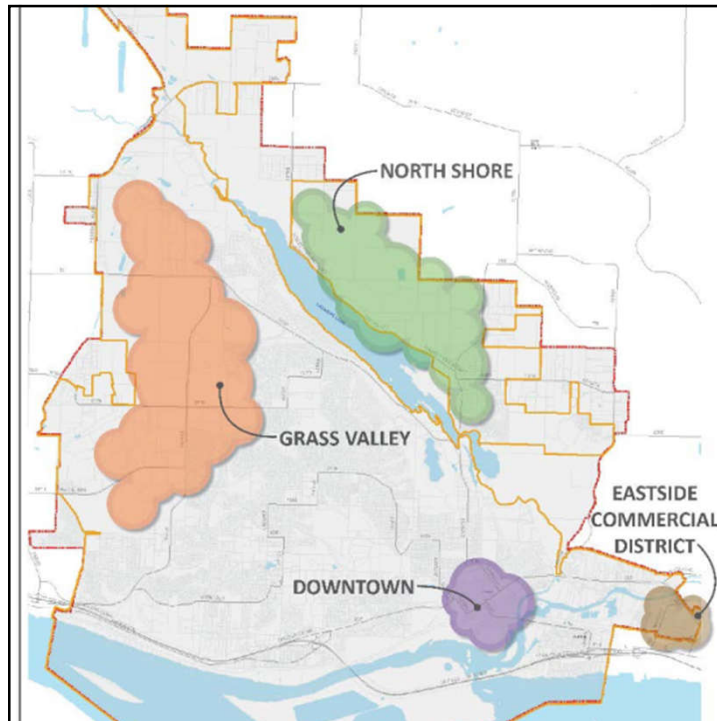
The map displays the North Shore Subarea with various landmarks and planned developments. Key features include:

- Planned Roadway**: A new road connecting the subarea to the rest of the city.
- Former Johnston Dairy**: A 300-acre area with zoning that allows shops, restaurants, and professional offices.
- City-owned**: Several areas are designated as city-owned, including the Historic Leadbetter House, Boat Launch, and Housing development (140 acres).
- Trail**: A trail connecting the subarea to the rest of the city.
- Historic Leadbetter House**: A historic building located near the lake.
- Boat Launch**: A launch area for boats on the lake.
- Housing development**: 140 acres of housing development under way.
- Height**: A building located near the lake.
- Grove Field**: A field located near the lake.

## What is the North Shore Subarea?

- Approx. 800 acres (boundaries will be determined through this process)
- 270+ are public-owned; remainder is private property.
- The city is not leading the development and is not the developer.

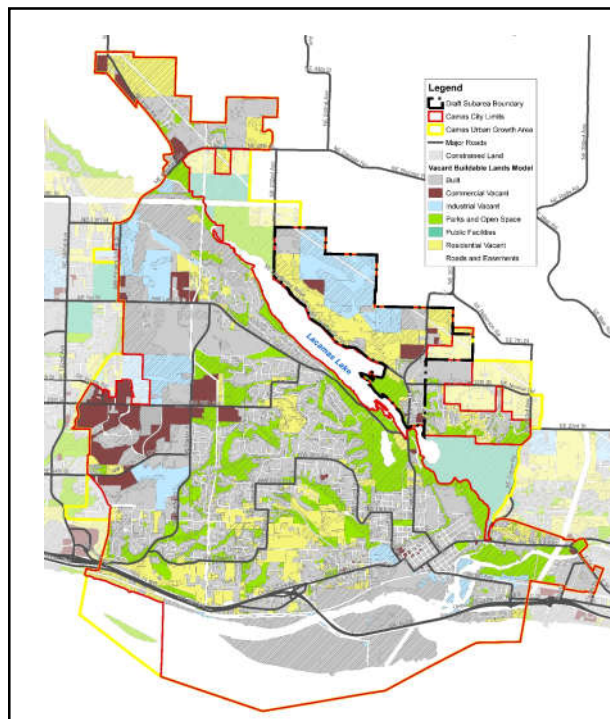
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## Why the North Shore?

- There are four subareas identified in our comp plan, Camas 2035
- All four need their zoning and other regulations refined and updated.
- Council choose to start work on the North Shore subarea (Spring 2019)

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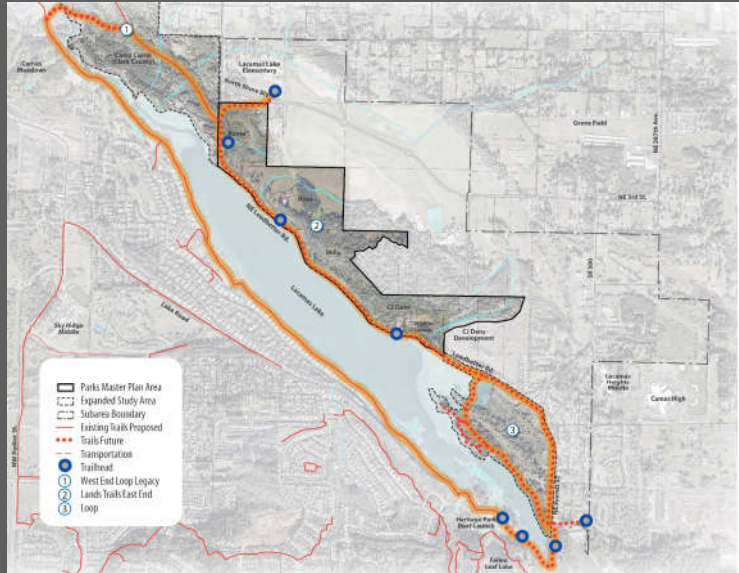
## Why Now?

- Changing ownership
- *Proactively plan infrastructure*
- *Rebalance housing and jobs lands*

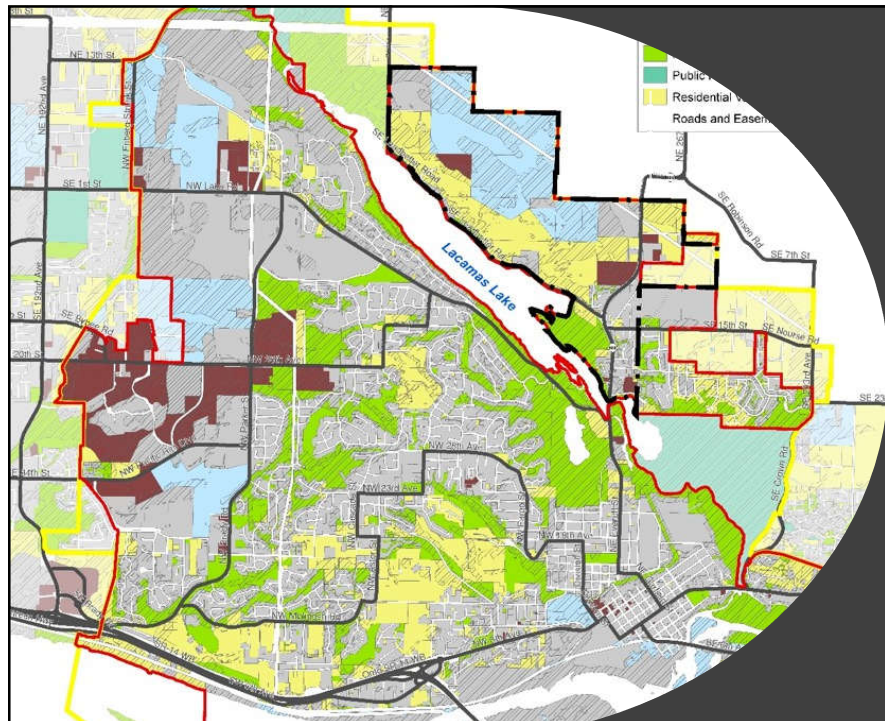
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# North Shore Parks Master Plan

- Since annexing the area in 2007, the city has steadily acquired over 150 acres and welcomes more!



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## Buildable Lands

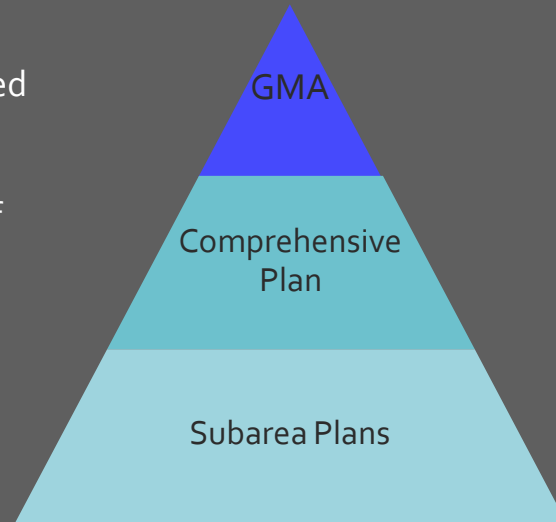
Task: Balance land uses and future needs to areas that are “vacant buildable”

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## Why do we have to plan?

### Growth Management Act = GMA

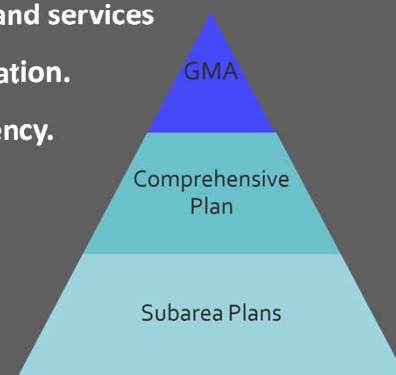
- 1990 – Growth Management Act adopted by the State
- Motivated in reaction to rapid suburban development, traffic congestion, loss of open spaces.
- Reviewed/ revised every eight (8) years.
- 14 goals must be addressed in city's comprehensive plan.



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## Why do we have to plan? **Growth Management Act**

- |                                 |   |
|---------------------------------|---|
| 1. Urban growth.                | 10. Environment.                            |
| 2. Reduce sprawl.               | 11. Citizen participation and coordination. |
| 3. Transportation.              | 12. Public facilities and services          |
| 4. Housing.                     | 13. Historic preservation.                  |
| 5. Economic development.        | 14. Provide consistency.                    |
| 6. Property rights.             |   |
| 7. Permits.                     |   |
| 8. Natural resource industries. |   |
| 9. Open space and recreation.   |   |

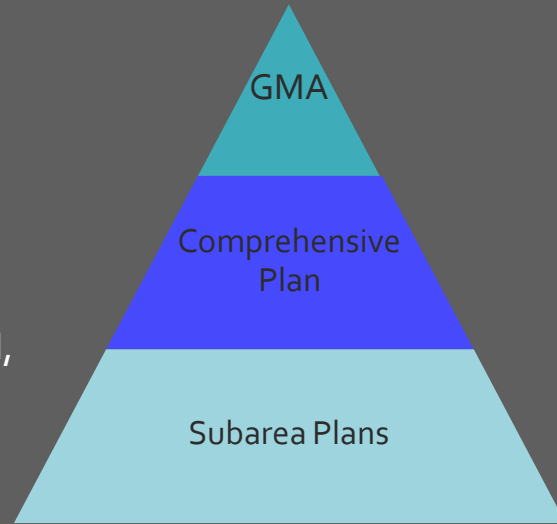


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# Comprehensive Plan - Camas 2035

## North Shore Economic Development Goal

"To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices and a mix of shops, services and public spaces."



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# Comprehensive Plan - Camas 2035

## North Shore Economic Development Policies

**ED-4.1:** Promote the growth of businesses such as grocery stores, medical offices, and restaurants that will meet the retail and service needs of the population.

**ED-4.2:** Protect the viability of the airport as a significant economic resource to the community ...

**ED-4.3:** Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

### 6.4.4 North Shore

The area north of Lacamas Lake is anticipated to experience year planning horizon. Planned transportation infrastructure the City and support the employment and retail uses desire this area is zoned Business Park and Multi-Family, with some Port of Camas-Washougal manages an airport that is outside North Shore area is within the airport influence area.

#### North Shore Economic Development Goal

**ED 4:** To encourage master planning that allows a more intense transportation options and includes facilities for pedestrian mix of shops, services, and public spaces.

#### North Shore Economic Development Policies

**ED-4.1:** Promote the growth of businesses such as grocery stores that meet the retail and service needs of the population.

**ED-4.2:** Protect the viability of the airport as a significant economic resource to the community by ensuring compatible land uses and densities, and reducing hazards to aviation users consistent with state laws RCW 36.70A.5

**ED-4.3:** Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

**ED-4.4:** Promote economic development opportunities adjacent to the airport that will benefit from additional transportation options.

**ED-4.5:** Preserve large tracts of land for large industry and manufacturing.

**ED-4.6:** Support public-private partnerships for infrastructure.

**ED-4.7:** Advocate better transit routes and service.

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# Comprehensive Plan - Camas 2035

## North Shore Economic Development Policies

- ED-4.4:** Promote economic development opportunities adjacent to the Port of Camas-Washougal's Grove Field
- ED-4.5:** Preserve large tracts of land for large industry and master-planned commercial development.
- ED-4.6:** Support public-private partnerships for infrastructure development.
- ED-4.7:** Advocate better transit routes and service.

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The area north of Lacamas Lake is anticipated to experience year planning horizon. Planned transportation infrastructure the City and support the employment and retail uses desire this area is zoned Business Park and Multi-Family, with some Port of Camas-Washougal manages an airport that is outside North Shore area is within the airport influence area.

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**ED-4.3:** Encourage new developments to include provision: biking distance of a person's home or work to encourage green trails that link homes, work and commercial centers, public

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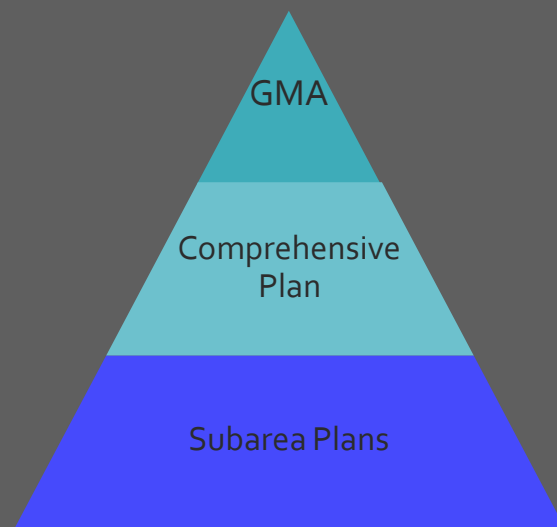
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## Subarea Plan

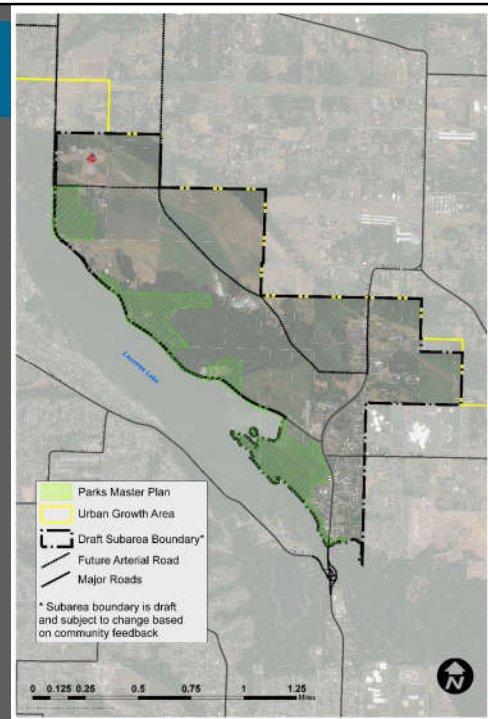
- Optional element of comprehensive plan; establishes vision and planning guidelines for a specific area
- Addresses community issues and concerns
- Unique to a specific area
- Guides preservation, redevelopment, new investment



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## Why do we want to plan?

- Evaluate existing conditions; reallocate land uses to best meet the city's needs.
- Plan for what we want to happen vs. react to what we don't like.
- Communities that plan for growth have the best chance of managing their future to preserve community values



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## Phase 1 Summary

**Objective:** Gather background data and community input.

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## 7 Months of Outreach [August to February]



8/28	Discovery High School
9/10	Online survey 1 open
9/11	Camas Farmers Market
9/16	Stakeholder Interviews
9/18	Stakeholder Interviews
9/25	Camas High School
10/13	Online survey 1 closed
11/4	Camas Youth Advisory Council
11/21	Community Forum
12/3	Student Workshop
12/16	Online survey 2 open
1/26	Online survey 2 closed
2/4	Visioning Workshop

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## Vision Outreach

### Round #1: Sept. 10 – Oct. 15

#### Community Conversations

- 21 stakeholder interviews, two schools events, farmers market
- 182 unique comments

#### Online Survey #1

- 583 respondents

### Round #2: Nov. 21st– Feb. 4th

#### Community Forum

- 100+ participants

#### Discovery High School Workshop

#### Online Survey #2

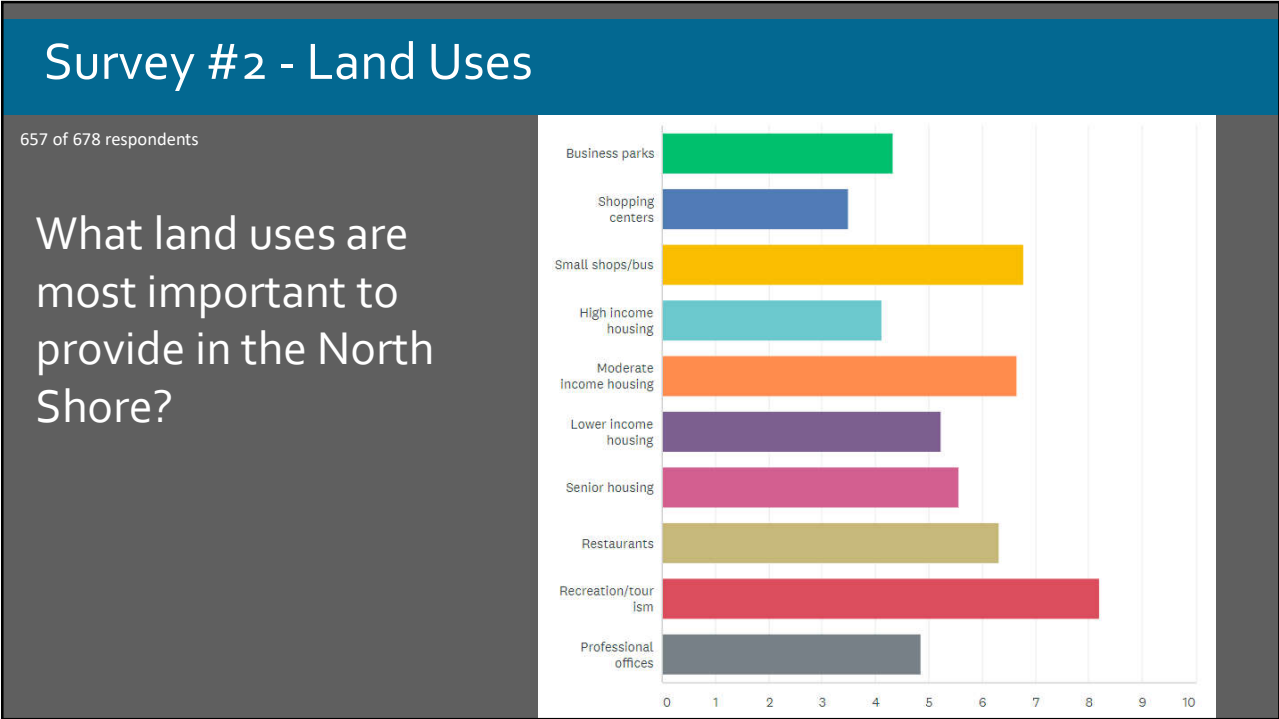
- 623 respondents

#### Visioning Workshop

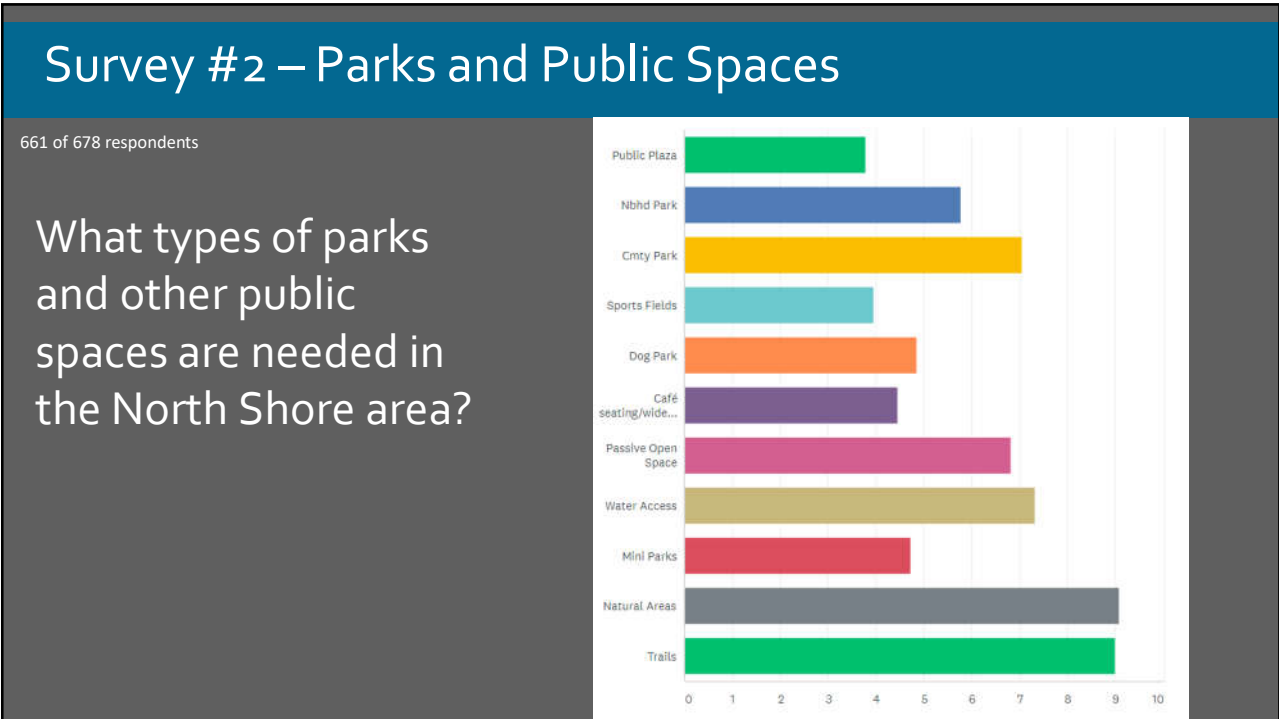
- 100+ participants



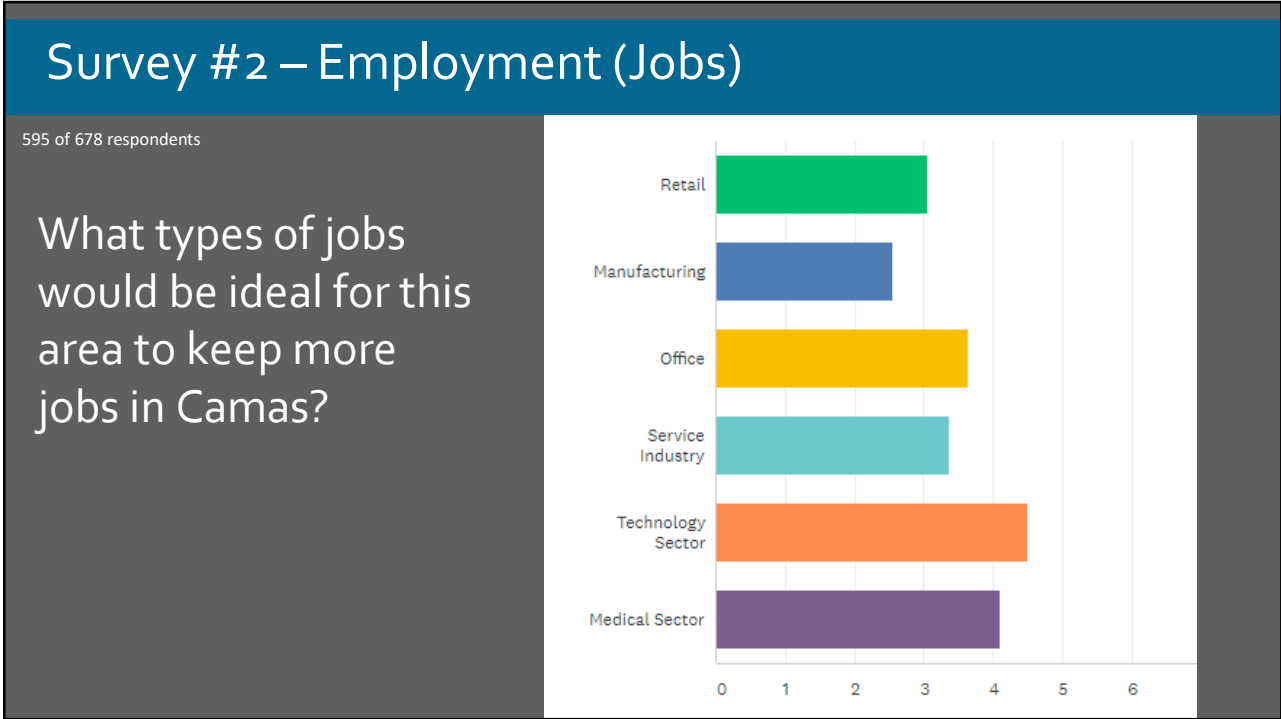
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## Draft Vision

### Planning Commission Recommendation

1. **Preserve the North Shore's natural beauty.** Policies, regulations and design rules must protect significant trees and groves. Identify and preserve wildlife habitat corridors, and views to the treed hillside and the lake.
2. **Plan a network of green spaces and recreational opportunities.** Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a "green corridor" along the lake that completes the Heritage Trail, provides lake access and buffers the lake from adjacent development.



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## Draft Vision

3. **Cluster uses for a walkable community.** Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations.
4. **Provide a variety of housing options.** Plan for diverse housing types that are affordable to households of appropriate for varying incomes, sizes and life stages.



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## Draft Vision

5. **Locate Industrial Parks and Commercial Centers to the north.** Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport. Encourage commercial activities along high traffic corridors, such as NE Everett St.
6. **Favor local-serving businesses.** Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while not harming with the economic viability of complimenting downtown Camas.



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## Draft Vision

7. **Plan for needed schools and infrastructure.** Ensure adequate roads, schools and utilities are in place before development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety.
8. **Strive to maintain Camas' small-town feel.** Sustain the city's quality of life through phased and sustainable growth that contributes to community character.



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## Next Steps

### Phase 1



✓ Draft Vision Statement prepared based on culmination of public outreach.



✓ Planning Commission conducted public hearing and collected public testimony.



North Shore Vision Statement to be adopted by Council by resolution.