



LACAMAS NORTH SHORE MASTER PLAN



TEAM

SUNCAL DEVELOPER

Nick Pappas
Matt Keenen
Matthew Vissotzky

GBD ARCHITECTS ARCHITECT

Mark Raggett

WALKER MACY LANDSCAPE ARCHITECT

Mike Zilis
Brian Bishop
Cameron Blakely

MACKAY SPOSITO ENGINEER

Lindsey Perticone
Peter Tuck
Taylor Wilson

CAMAS CITY

James Carothers
Rob Charles
Robert Maul
Alan Peters
Chris Witkowski



GBD

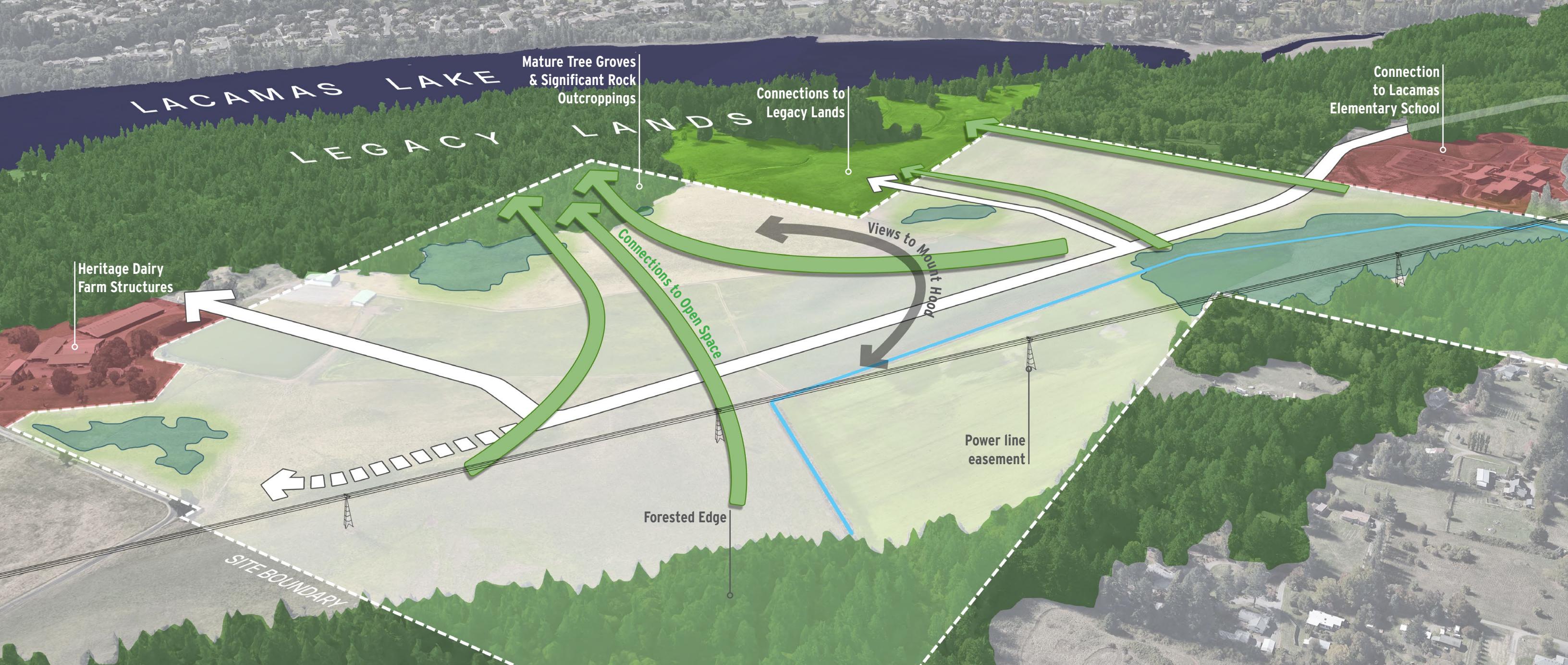
WALKER|MACY



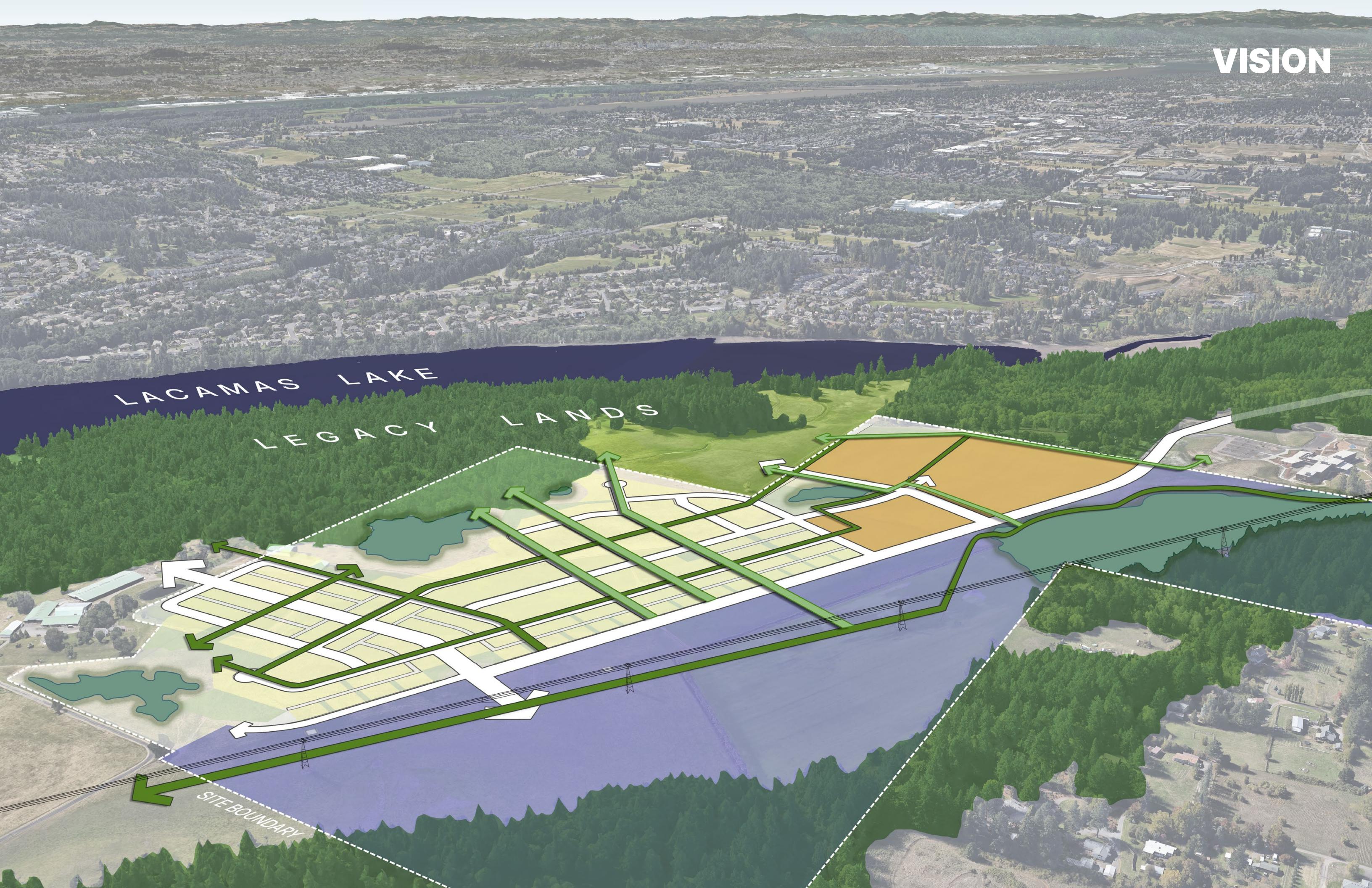
SETTING



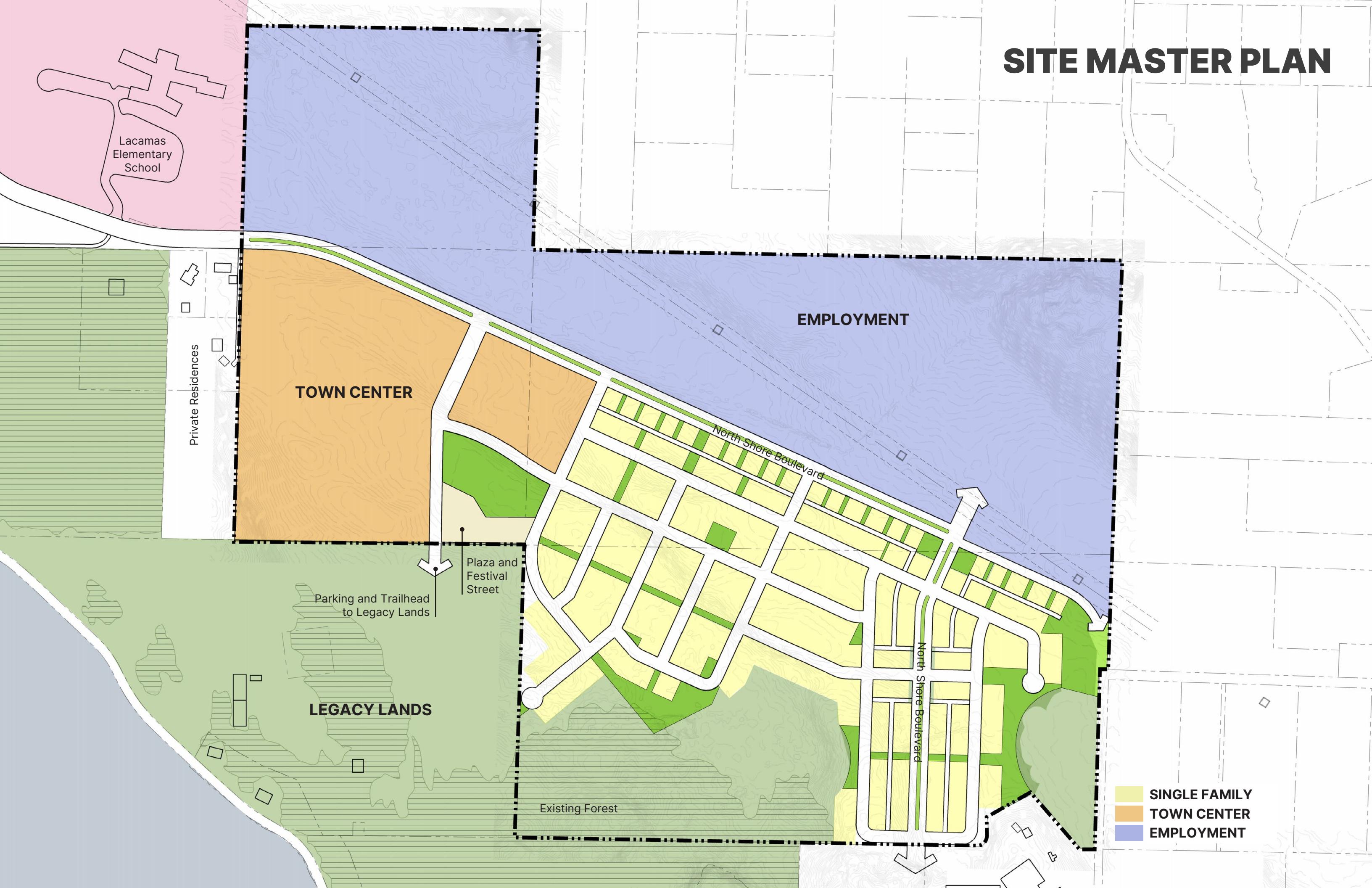
OPPORTUNITIES AND CONSTRAINTS



VISION



SITE MASTER PLAN



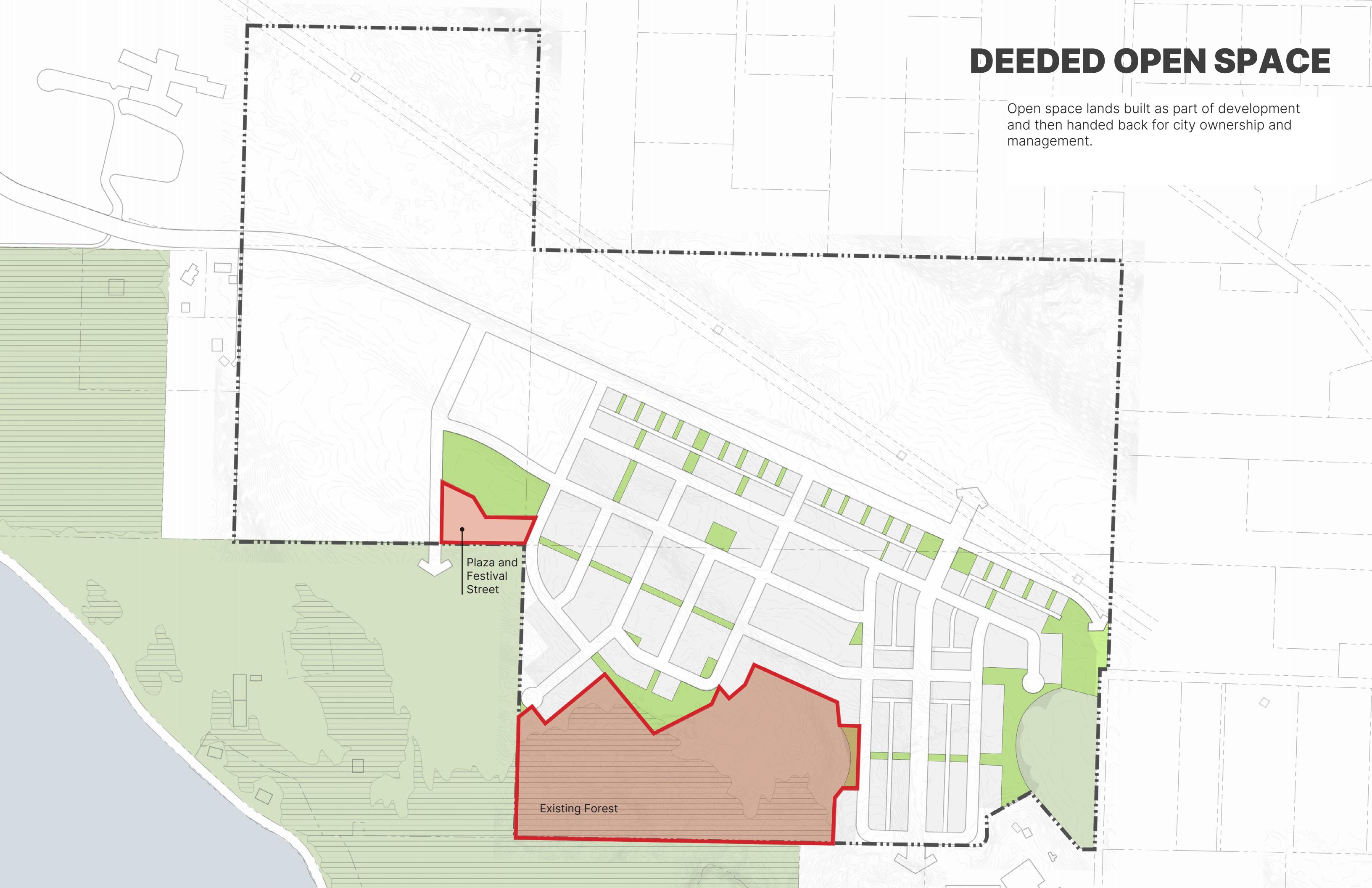
OPEN SPACE

The open space vision is anchored by the park spaces of Legacy Lands and extends green into the site through features such as natural wooded areas, improved wetlands, pocket parks, mid-block greenways, special streets, and trails.



DEEDED OPEN SPACE

Open space lands built as part of development and then handed back for city ownership and management.

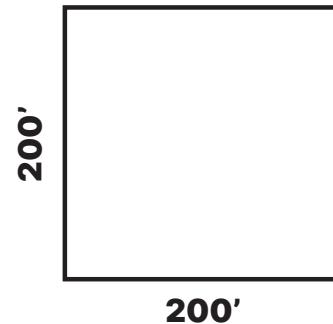


PLAZA EXAMPLES

There are a wide variety of potential plazas that could be developed. Examples below show how other communities have addressed this need. Please see following page for our proposed approach.

PIONEER SQUARE

PORTLAND, OR



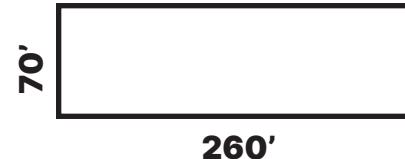
CENTENNIAL PLAZA

REDMOND, OR



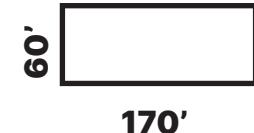
FEDERAL STREET PLAZA

THE DALLES, OR



JERRY WILEY PLAZA

HILLSBORO, OR



- Concerts
- Festivals
- Temporary Markets
- Water feature
- Cafe
- Food Carts

- **Splash Pad**
- **Shade Structure**
- **Restrooms**
- **Concession Stand**
- **Flexible Lawn**
- **Temporary Markets**

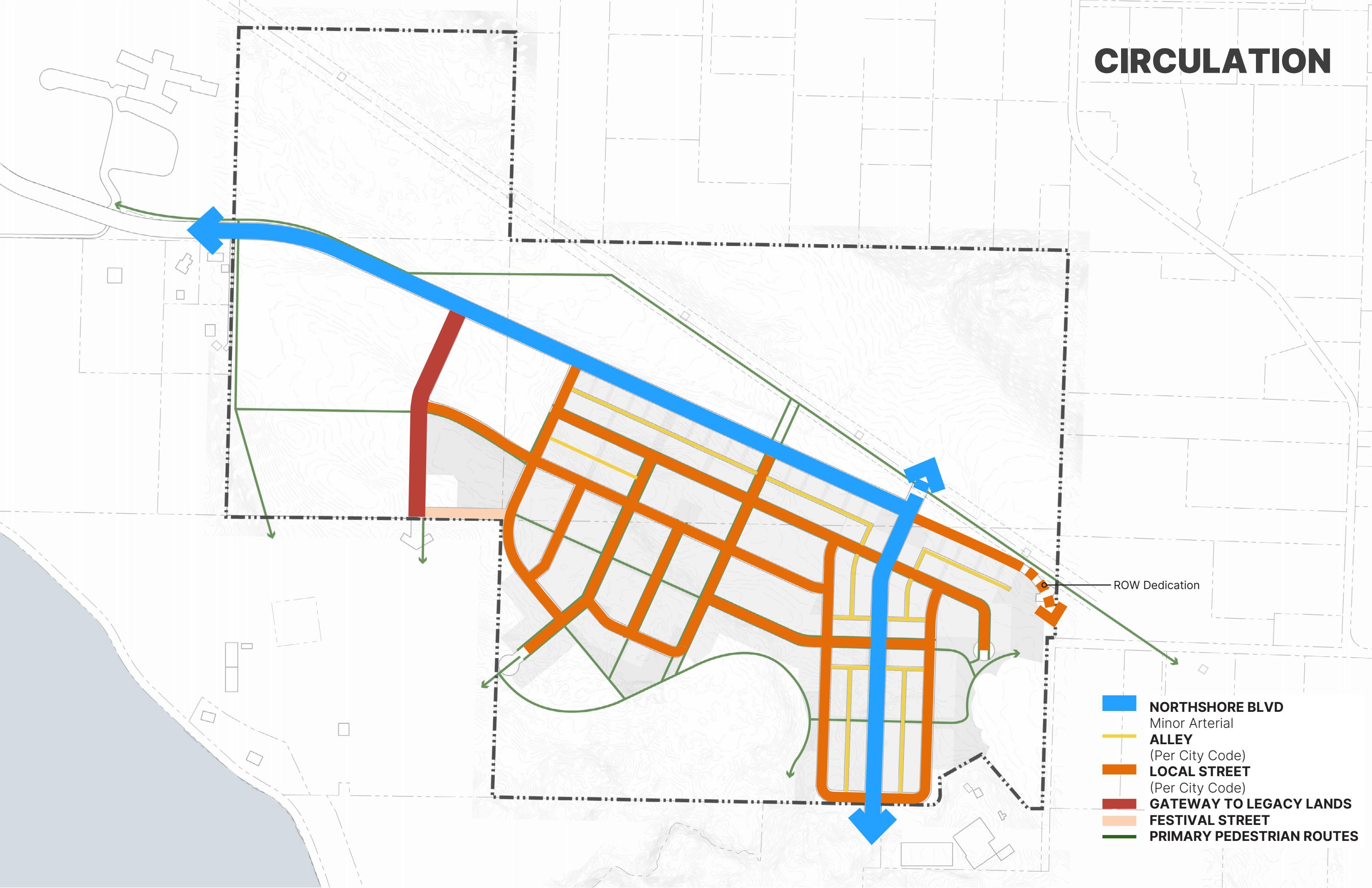
- **Splash Pad**
- **Shaded Seating**
- **Restrooms**
- **Temporary Markets**

- **Overhead structure**
- **Seating**
- **Temporary Markets**

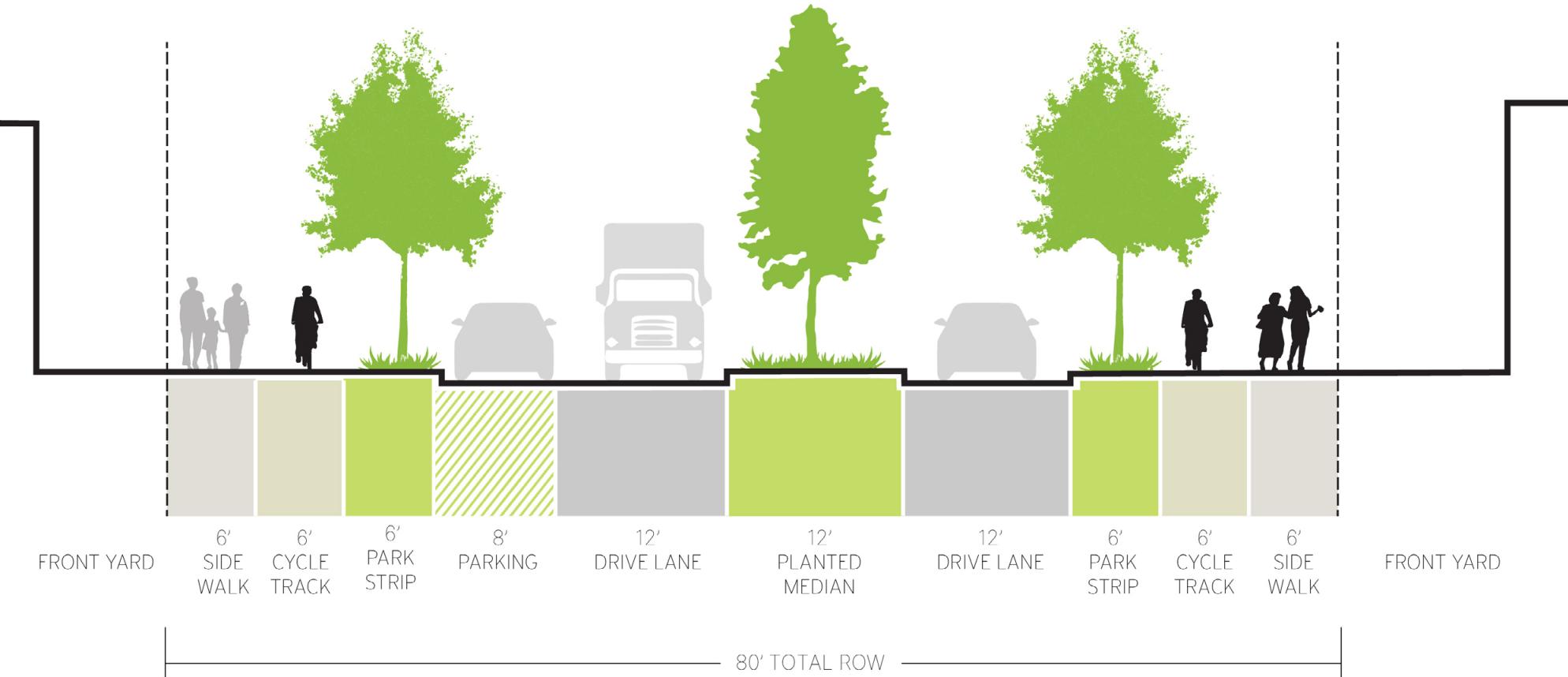
PLAZA



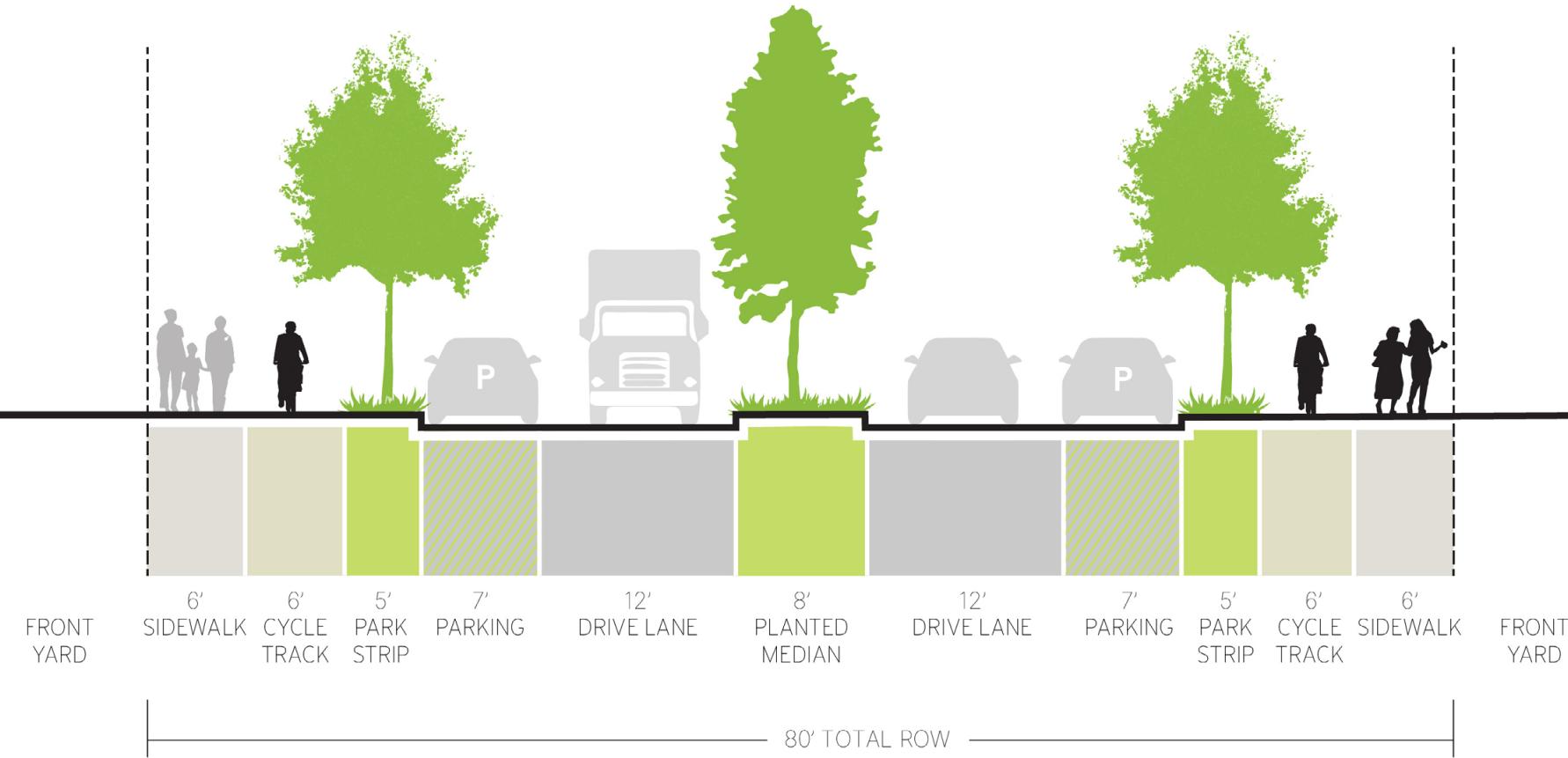
CIRCULATION



NORTH SHORE BOULEVARD (EAST WEST)



NORTH SHORE BOULEVARD (NORTH SOUTH)



GATEWAY TO LEGACY LANDS

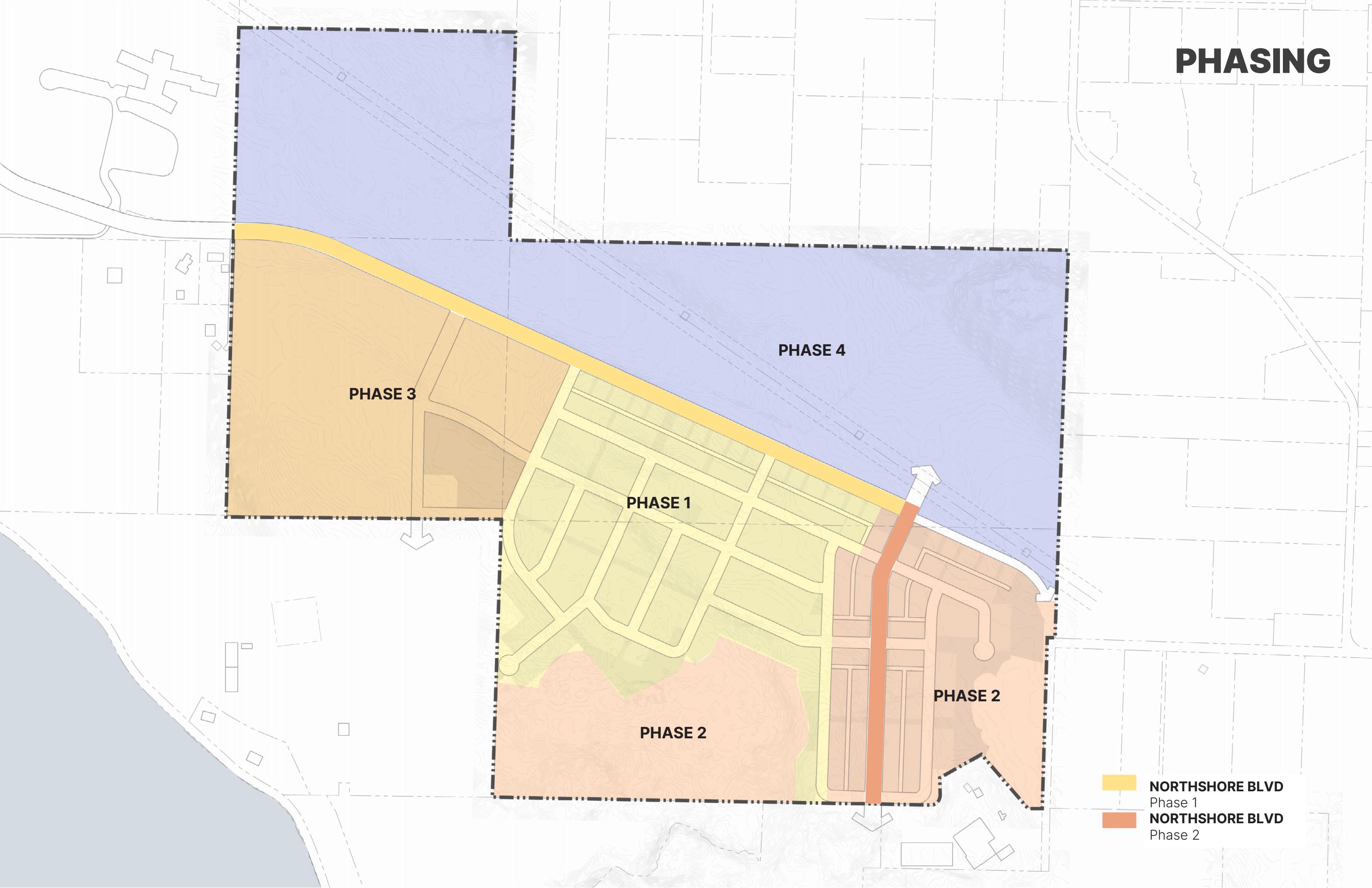


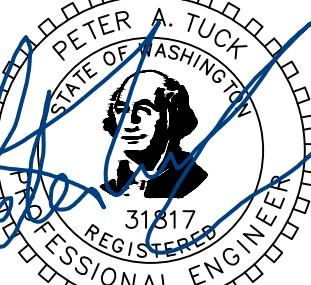
TOWN CENTER DEVELOPMENT

LANDSCAPE SETBACK / SEATING



PHASING





10/13/2025

LACAMAS NORTH SHORE MIXED-USE DEVELOPMENT
CAMAWS

UTILITY PLAN - SANITARY

REVISIONS:

JOB NO.: 008973
DATE: OCTOBER 2025
DESIGNED BY: PT/GO
DRAWN BY: GO/MD
CHECKED BY: CONCEPTUAL

CONCEPTUAL

C1.0

SANITARY SEWER NOTES:

1. ONSITE AREA TO BE SERVED BY GRAVITY LINE EXTENDED ONTO SITE FROM NW CORNER MAXIMIZED BASED ON MAXIMUM DEPTH OF 16FT.
2. FOR PORTION OF SITE THAT CANNOT BE SERVED BY GRAVITY LINE FROM NW CORNER, REMAINDER TO BE SERVED BY PROPOSED SANITARY PUMP STATION LOCATION IN THE CENTRAL SOUTH AREA OF THE PROJECT.
3. FORCE MAIN FROM PUMP STATION TO DISCHARGE TO GRAVITY LINE FROM NW CORNER FO THE SITE.

OFFSITE GRAVITY CONNECTION TO 232ND STREET PUMP STATION PER CITY OF CAMPAS DIRECTION

PROPOSED SANITARY PUMP STATION - EXACT LOCATION TO BE DETERMINED

0 150 300

SCALE: 1" = 150'



10/13/2025

LACAMAS NORTH SHORE MIXED-USE DEVELOPMENT
CAMA
CAMAS

UTILITY PLAN - WATER

REVISIONS:

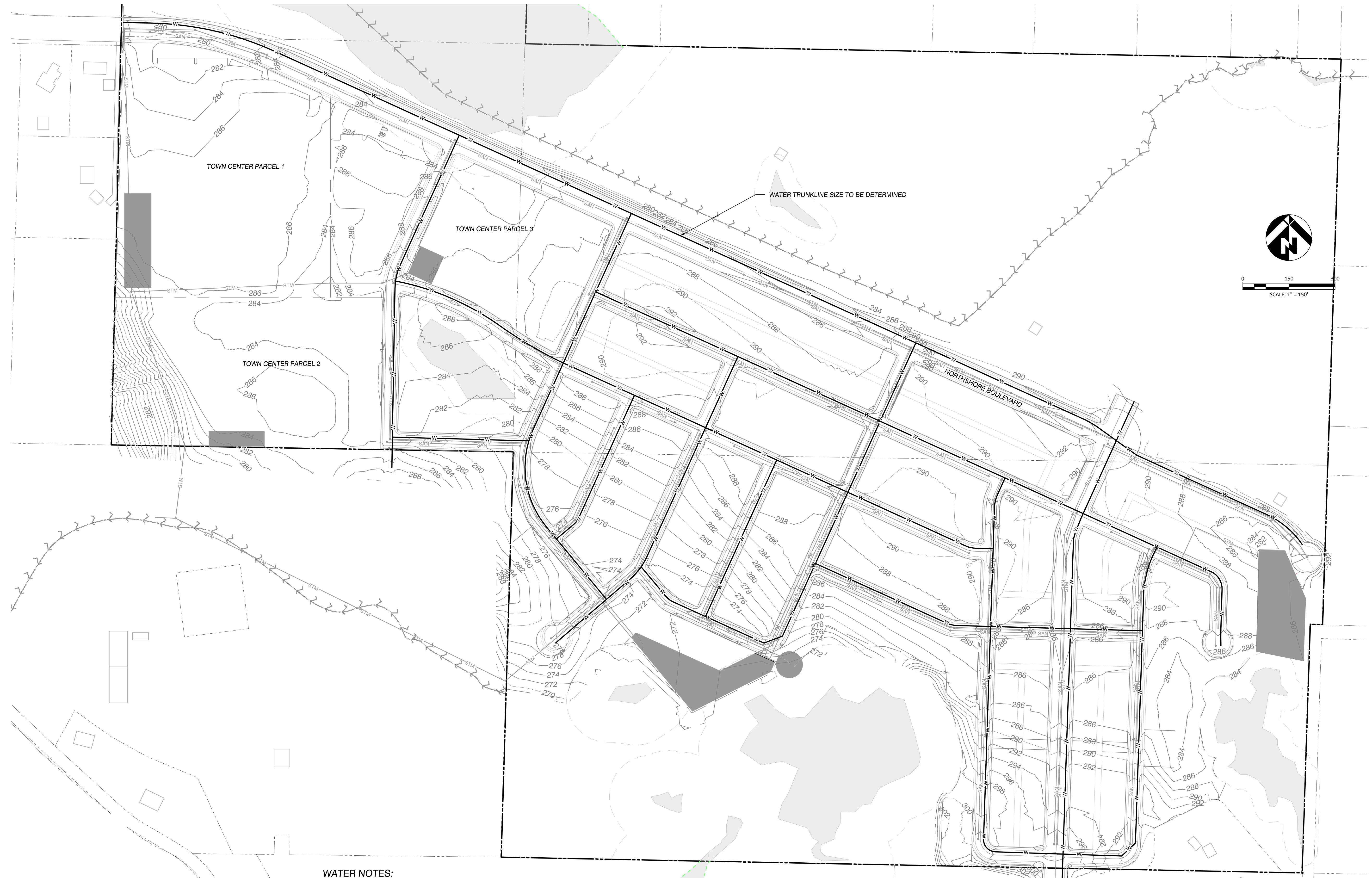
JOB NO.: 008973
DATE: OCTOBER 2025
DESIGNED BY: PT/GO
DRAWN BY: GO/MD
CHECKED BY: PT

CONCEPTUAL

C1.2

WATER NOTES:

1. WATER LINES TO BE EXTENDED ONSITE FOR EXISTING LINES TO THE SOUTH AND WEST AND EAST.
2. WATER TRUNK LINES WILL BE INSTALLED AS REQUIRED BY THE CITY. EXACT LOCATION AND SIZES ARE CURRENTLY UNKNOWN.
3. ALL OTHER ONSITE LINES LOOPED THROUGH THE SITE WILL BE 8" DIP



North Shore Area Design Guidelines

North Shore Area Vision Statement

Northshore will be a vibrant, walkable community rooted in its connection to Lacamas Lake, the Legacy Lands, and surrounding natural areas. Anchored by an active public plaza, the neighborhood will offer a mix of residential, commercial, and employment uses connected by multimodal streets, trails, and parks. Architecture will reflect Pacific Northwest character while encouraging variety, creativity, and a strong sense of place—building on Camas' small-town feel.

General Development and Design Requirements for the North Shore Area

- **Architectural Character**

Developments must include a cohesive mix of high-quality architectural styles that promote variation, pedestrian orientation, and compatibility with the natural and enhanced setting throughout the North Shore Area.

- **Pedestrian Safety, and Comfort**

- Principal entries must face public streets or common open spaces
- Weather protection (awnings, overhangs, or canopies) shall be provided at entries
- A combination of sidewalks, trails, and multimodal paths are required throughout the North Shore Area
- Safe intersections, crossings, and traffic calming measures are required throughout the North Shore Area to promote a walkable environment

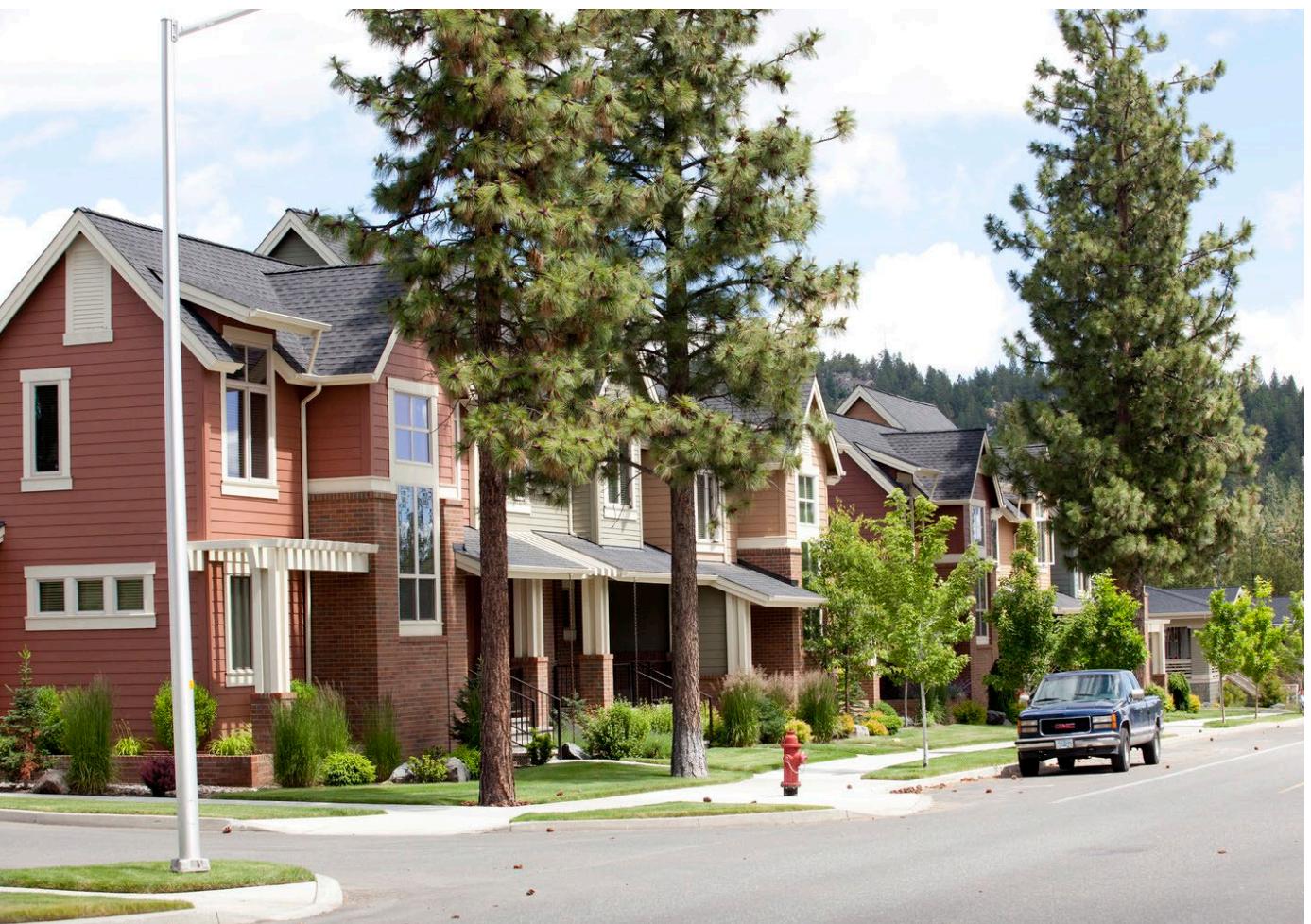
- **Public Spaces, Parks, and Trails**

- Wayfinding and Signage is required throughout the North Shore Area and to guide users to key areas, including the Legacy Lands, public plaza, and commercial areas
 - Signage shall be integrated into the streetscape (trails and links), pocket parks and overall open space design
- Landscaping/Plaza/Open Space (Plantings, native plantings, etc.)
- Local Streets and Alleys are required to be built to City standards North Shore Blvd will be designed in accordance with the cross sections in the Master Plan

- **Environment**

- All outdoor lighting must be dark-sky compliant and downward facing fixtures are required
- On-site stormwater management (retention and treatment) is required.
- Wetland and natural area enhancements are required
- Native species and plantings are required, and non-native species are not permitted

DESIGN GUIDELINES



North Shore Residential

Intent:

To support a variety of housing types at a density of 6–24 units per acre, encouraging homeownership opportunities, family-style housing, and neighborhood diversity at a more compact density. Housing types include rowhouses, duplexes, and single-family detached.

The following Design Elements are required in North Shore Residential Area:

• Façade and Materials

- Sloped roofs are required
- Front façade must include windows
- Durable building materials are required
- Garage architecture must match the primary structure
- Fencing in front yards must be visually permeable
- In front-loaded homes, the front door of the house must be proud of the garage by a minimum of 2 feet
- Porches are encouraged, but not required

• Entry and Connections

- Main entrances must face the street (applicable to single-family detached only)
- Main entrances must be covered
- All homes must have direct pedestrian access from the main entrance to the sidewalk
- Residential lots must be connected to common open spaces, natural areas and/or pocket parks, etc., via trails (this can include sidewalks)

• Variety

- To ensure visual diversity and avoid monotony throughout the North Shore Residential Area rooflines, façades, and color schemes must vary:
 - A minimum of 3 different building elevations and a minimum of 3 different color schemes will meet this requirement
 - Identical roofline, façade, or color scheme may not be repeated on adjacent lots or directly across the street (only applicable to single-family detached)
 - Neighborhoods shall include a range of lot sizes and home types, as illustrated in the Potential Lot Mix diagrams (see following page), to promote visual diversity and avoid uniform streetscapes. Detached lots shall vary in width and depth, allowing for a variety of building forms and the accommodation of single-level homes. Attached housing shall incorporate architectural and material variation to reinforce neighborhood character and ensure a cohesive, high-quality appearance. The lot types shown are illustrative only and do not represent specific quantities or locations within the NS-Residential Area.

DESIGN GUIDELINES

North Shore Residential Development Standards:

Item	Standard
Density Minimum/Maximum Dwelling Units/Acre	6 / 24
Minimum Lot Size	1,800 SF
Minimum Lot Width	18'
Minimum Lot Depth	60'
Maximum Building Lot Coverage	75%*
Maximum Building Height	50'
Maximum Gross Floor Area	None
Front Setback / Garage Setback (Front Load)	8' / 18'
Front Setback (Alley Load)	8'
Side Setback / Zero Lot Line	3' / 0'
Street Side Setback	8'
Rear Setback (Front Load)	10'
Rear Setback (Alley Load)	5'

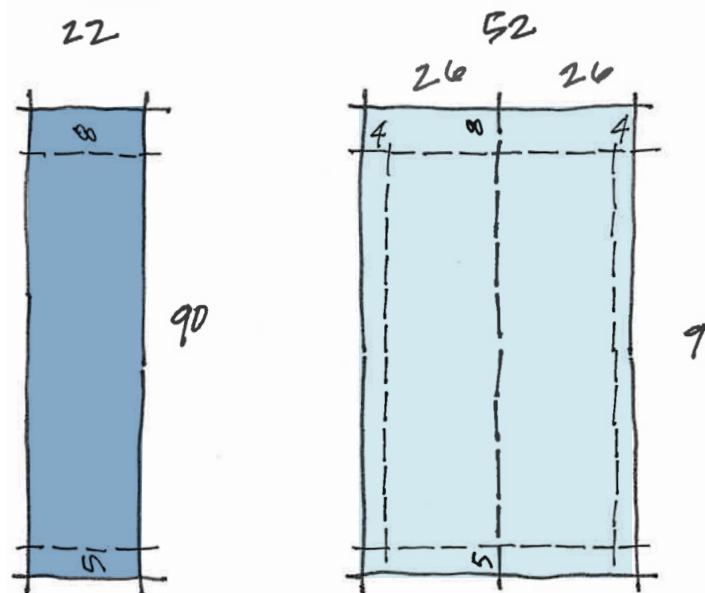
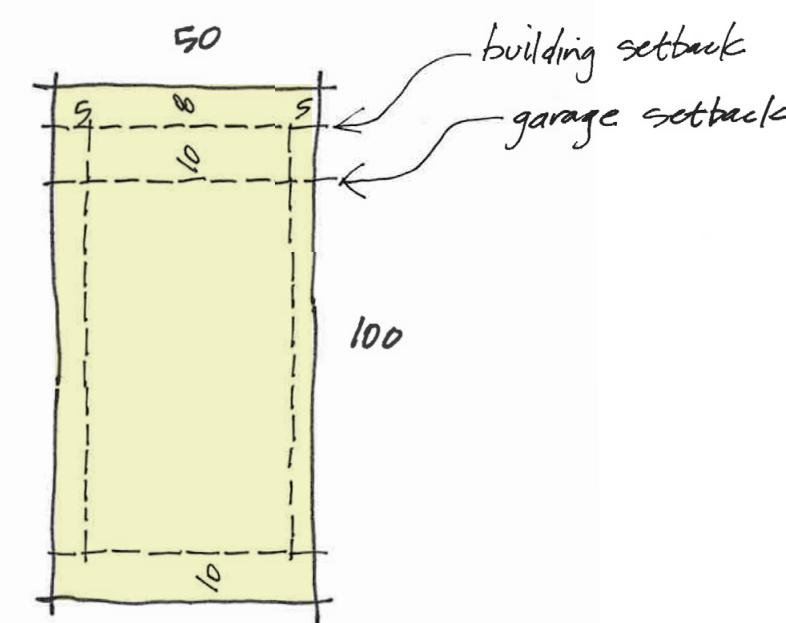
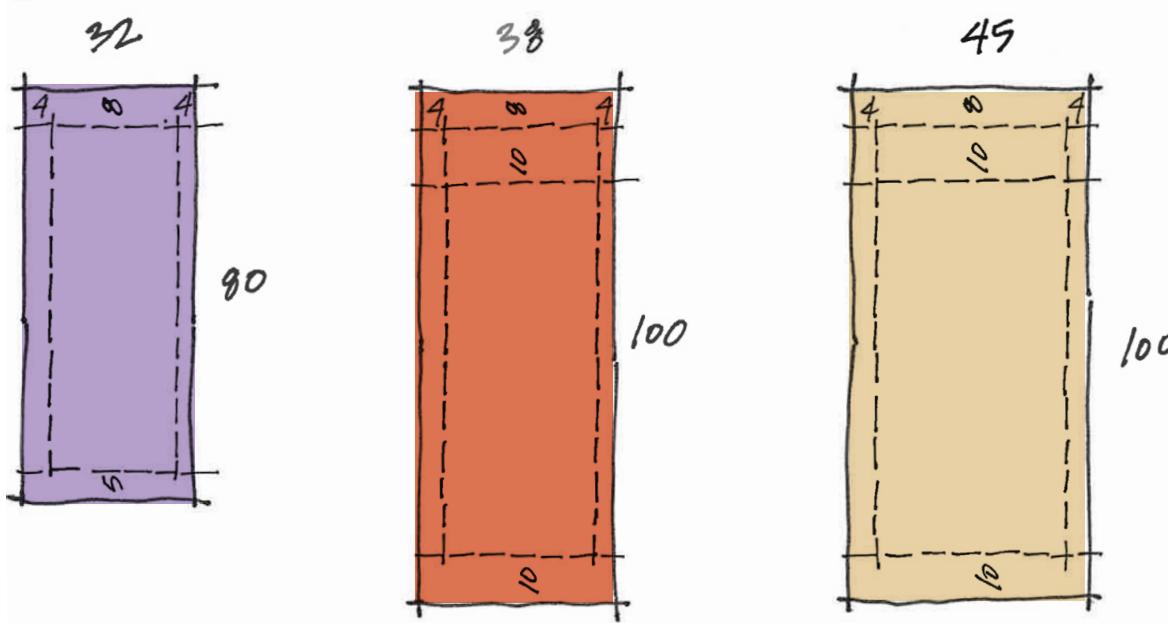
*This percentage does not include drive aisles, surface parking areas, or pedestrian pathways

Setback Exceptions:

- Porches/Patios may extend up to 6' into front or rear yards, as long as they are not in conflict with public utility easements
- Overhangs may extend up to 3' into any setback



Potential Lot Mix Diagram

ATTACHED:DETACHED:

Architectural Styles and Elements Allowed in the North Shore Residential Area

To create an organic, visually interesting community that reflects the values and aesthetics of the Pacific Northwest, a range of permitted architectural styles are allowed within North Shore Residential Area:

DESIGN GUIDELINES

1. Pacific Northwest Inspired

- Natural materials: wood, stone, concrete, mass timber
- Large windows and extended roof overhangs
- Low-slope or shed roofs
- Earth-tone or neutral color palettes

2. Craftsman / Northwest Craftsman

- Deep eaves with exposed rafters
- Covered porches with stone or tapered columns
- Horizontal lap or shingle siding
- Gabled or cross-gabled roofs
- Earth-tone color schemes
- Double-hung or multi-pane windows

3. Cottage / Storybook

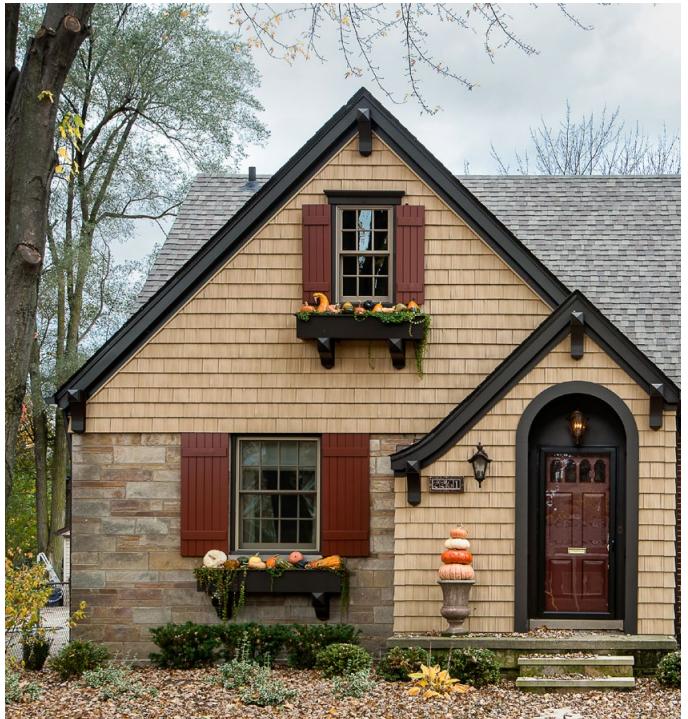
- Steeply pitched roofs and asymmetrical massing
- Arched entries or windows
- Multi-pane windows, wood shutters
- Combination of wood, brick, or stucco siding
- Front stoops or porches
- Compact scale and playful detailing

4. Modern Farmhouse

- Gabled rooflines and simple massing
- Vertical board-and-batten or lap siding
- Black-framed windows and light-colored exteriors
- Wood or rustic metal accents
- Covered porches or stoops
- Minimalist detailing

5. Transitional

- Blends modern and traditional forms
- Simple hipped or gabled roofs
- Balanced façades and neutral color palettes
- Mix of traditional materials with modern detailing
- Trimmed or untrimmed windows depending on application
- Flexible use across housing types



North Shore Town Center

Intent:

To enable compact, walkable mixed-use development that integrates residential and non-residential uses, fostering connection and activation of a public plaza, the Legacy Lands, and Lacamas Lake through strategic placement of uses, trails, circulation, and enhancement of critical areas. Residential types may include multifamily apartments.

The following Design Elements are required in North Shore Town Center Area:

A Public Plaza

- Minimum Size: 1 acre
- A Woonerf or Festival Street is permitted to further activate the plaza for public market, festivals, and similar uses and count towards size requirements
 - Food Carts, Public Markets, and other seasonal events or festival uses are permitted on the plaza and woonerf or festival street
- Location: Nearby or adjacent to enhanced critical wetland area, Legacy Lands and connected to residential and non-residential uses via streets and trail systems
- Pedestrian Amenities: Must include bike racks, seating, signage, expanded streetscapes.
- Landscaping: native plantings, spacing, etc.
- Materials: Can include landscaped areas, paved areas, or other materials

Grocery Anchored Retail Center

- Parking shall be landscaped or screened to minimize view from North Shore Boulevard
- Drive-through facilities shall be allowed for all permitted uses, provided such facilities are developed consistent with applicable landscaping, architectural, and setback standards contained within these Design Guidelines
- Main entrances must face a sidewalk or street
- Main entrances must be covered
- Architectural Elements
 - Large Blank walls facing streets are not permitted. Break up large blank walls through material changes, murals, landscaping, or modulation, or other architectural design elements
 - Natural and/or neutral color scheme is required
 - Natural materials (such as timber) as accents are encouraged, but not required

Retail / Commercial Area

- Fuel station is an allowed use as part of grocery-anchored retail center ONLY
- Parking shall be landscaped or screened to minimize view from North Shore Boulevard and other adjacent public streets
- A minimum of 10% of total parking spaces shall be provided with EV charging stations, consistent with the standards set forth in WAC 51-50-0429.
- Pedestrian entrances must be covered
- Outdoor lighting must be at pedestrian scales
- Outdoor areas that support uses are encouraged but not required (i.e., covered and outdoor seating for restaurants)

Architectural Elements

- Durable building materials are required
- Natural and/or neutral color scheme is required
- Natural materials (such as timber) as accents are encouraged, but not required

DESIGN GUIDELINES

Minimum Retail Requirement

- Within the North Shore Town Center, a minimum of 15 acres of retail use shall be provided. The required retail acreage may be broken into multiple smaller sites and may be located in various places throughout the North Shore Town Center

Multifamily Areas

- Garden Style or Low-Rise are buildings permitted
- Multifamily can be located in one or more area within the North Shore Town Center
- Ground-Floor Privacy is required for residential units. The use of privacy screens, landscaping, or design features for window privacy meet this requirement
- Parking shall be landscaped and located internal to the multifamily site(s)
- Architectural Elements:
 - A sloped roof is required
 - Patios/balconies are required
 - All units must have a covered entrance
 - All units must have direct pedestrian access from the main entrance to the sidewalk
 - All buildings must be a neutral or natural color palette
 - Materials must be durable
 - Multifamily buildings must be connected to open spaces and pocket parks, etc., via trails, (this can include sidewalks)
 - A minimum of 10% of total parking spaces shall be provided with EV charging stations, consistent with the standards set forth in WAC 51-50-0429.

North Shore Town Center Development Standards:

Item	Standard
Density Minimum/Maximum Dwelling Units/Acre	10 / 40
Minimum Lot Size	None
Maximum Building Lot Coverage	75%*
Maximum Building Height	100'
Front Yard Setback	10'
Side Yard	10'
Street Side Yard	10'
Rear Yard	10'

*This percentage does not include drive aisles, surface parking areas, or pedestrian pathways



DESIGN GUIDELINES

North Shore Employment

Intent:

To accommodate a range of employment-generating uses, including office, retail, light manufacturing, and warehouse, providing opportunity for people to live near where they work, complimenting the amenities of the North Shore Town Center and supported by the North Shore Residential Area.

Permitted Uses:

- Grocery, retail, restaurants
- Offices and flex spaces
- Warehousing and light industrial
- Electrical substation for Clark PUD

North Shore Employment Development Standards:

Item	Standard
Minimum Lot Size, Width, Depth	None
Maximum Building Height	100'
Maximum Building Lot Coverage	None
Usable Open Space	5% of net acreage
Setbacks (Front, Side, Street)	None

Usable Open Space Definition:

Areas planned for recreation, relaxation, or community use, accessible to residents, workers, or customers. May include plazas, sport courts, or viewpoints.

The following Design Elements are required in North Shore Employment Area:

- Primary entrances must face public streets
- Main entrances must be covered
- Rooftop equipment must be screened from view (from public right-of-way) through landscaping, or other screening/fencing, or architectural design features
- Parking areas must be behind or beside buildings and screened with landscaping
- Office elements of warehouses should front public streets
- A natural or neutral color palette is required

