



Downtown Parklet Program Options

CITY COUNCIL WORKSHOP

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Agenda

Background

- Downtown Sub Area Plan
- Vision & Key Goals
- Relevant Policies

Parklets

- Overview
- Concerns
- Program Options
- Considerations
- Preferred Approach



Downtown Subarea Plan

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



Vision Statement



Our Downtown

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

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

Goals and Policies

Architecture and Design.

Retain Downtown's historic character and expand its charm.

Downtown Housing.

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

Urban Amenities.

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

Economic Development.

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

Civic Life.

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

Multimodal Connectivity.

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

Relevant Policies

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

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

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

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



Parklet

Definition:

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

Why Cities Use Them:

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



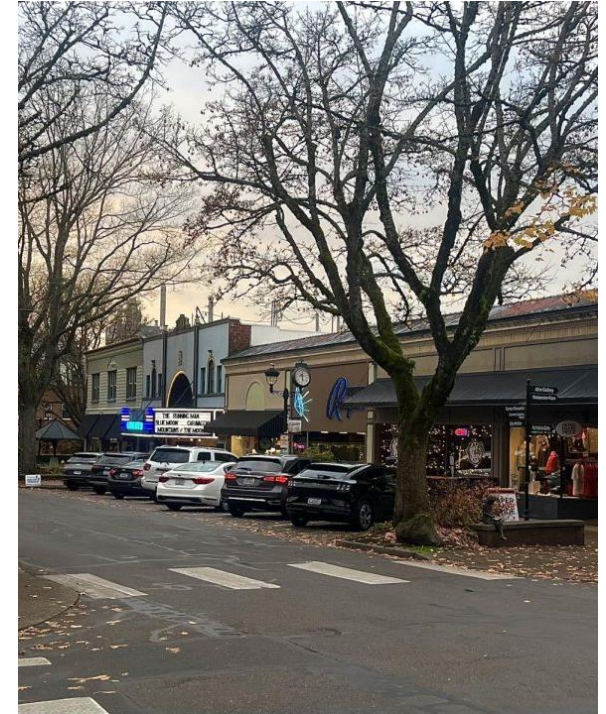
Background

- During the COVID-19 pandemic, the City approved outdoor parklets for downtown restaurants in order to help them comply with state restrictions on indoor dining.
- Permits were initially issued for one year, then extended through October 2022 when they were rescinded.
- Since 2023, temporary parklets have been authorized as special events.
- Nuestra Mesa has been authorized to have parklets during First Friday events.

Concerns

Some downtown business owners have expressed concerns about parklets.

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



Parklet Options

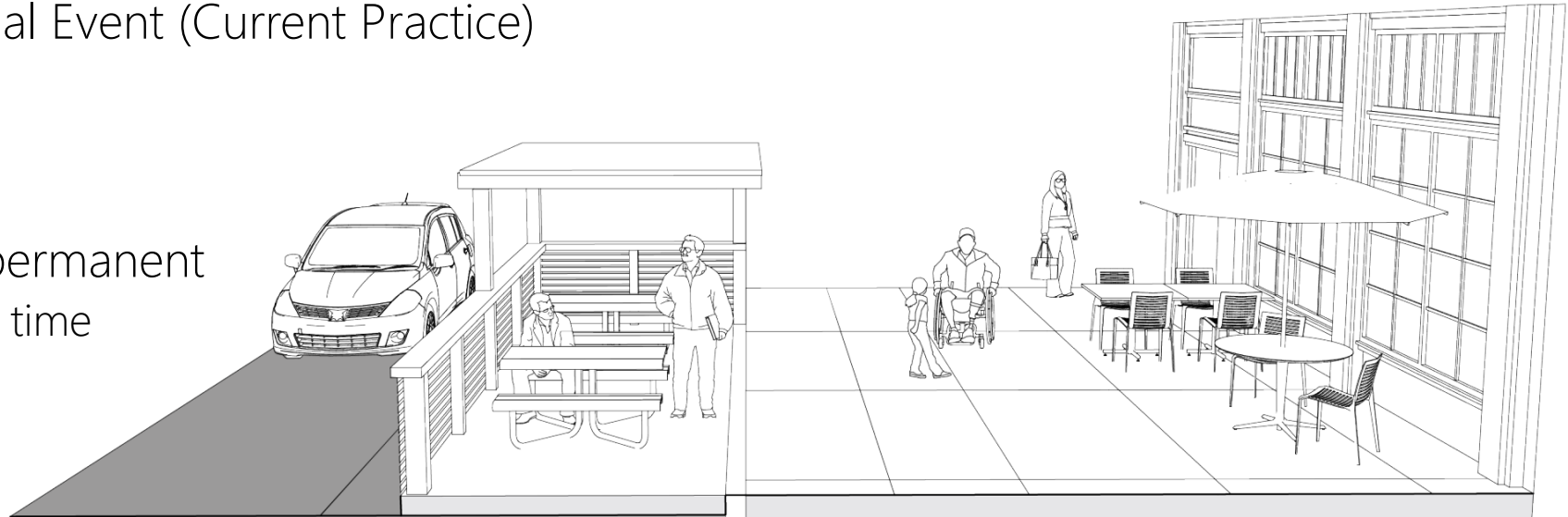
- ❖ Temporary Special Event (Current Practice)

 - ❖ 1-3 Days

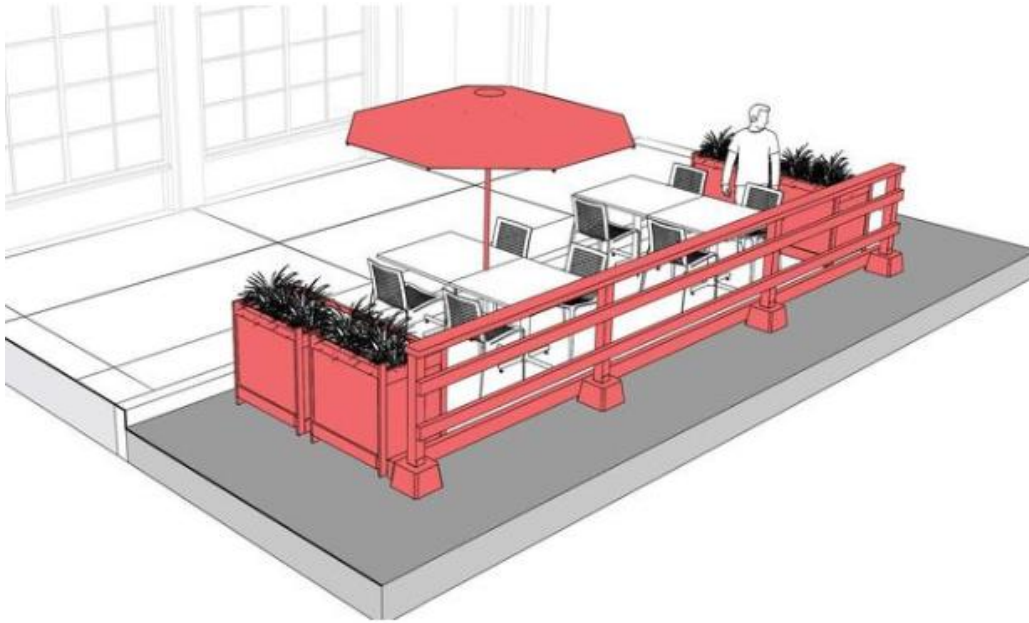
- ❖ Seasonal/Semi-permanent

 - ❖ Spring- Summer time

- ❖ Year-Round



Temporary Special Event



*Temporary streatery rendering, credit:
City of Portland*

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

Special Events

Positives

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

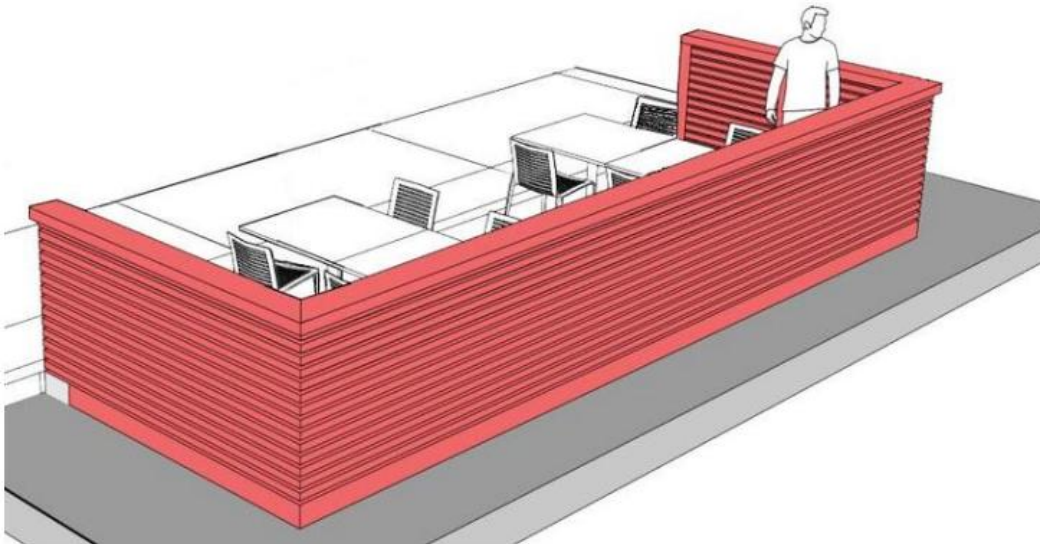
Considerations

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



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

Seasonal /Semi-permanent



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

*Seasonal streetery rendering, credit:
City of Portland*

Seasonal

Positives

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

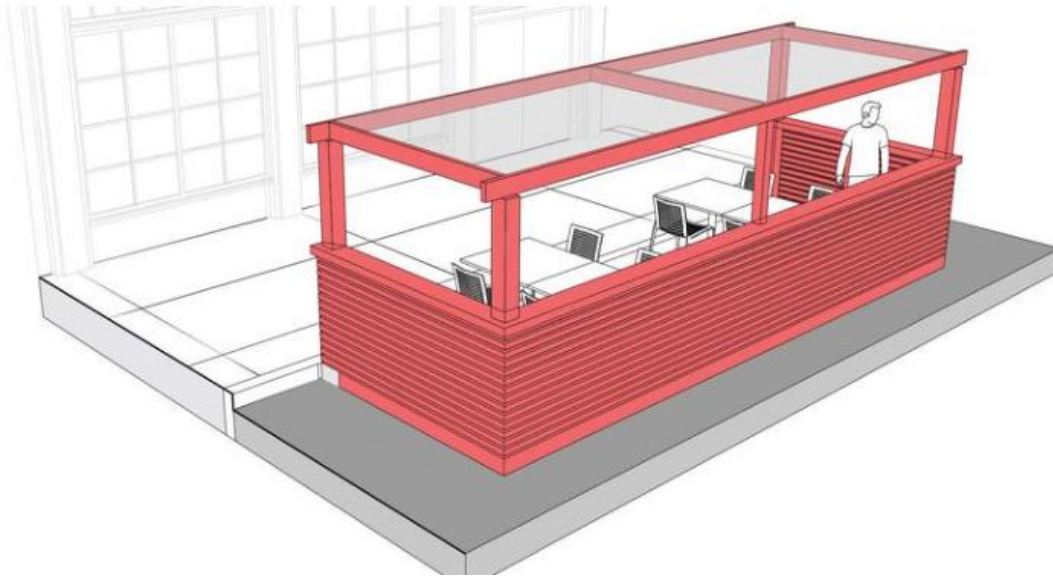
Considerations

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



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

Year-Round/Stationary



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

*Stationary streetery rendering,
credit: City of Portland*

Year-Round

Positives

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

Considerations

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



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

Key Program Elements

The following program elements outline key standards that would be needed for implementation and may influence the preferred parklet option selected by Council.

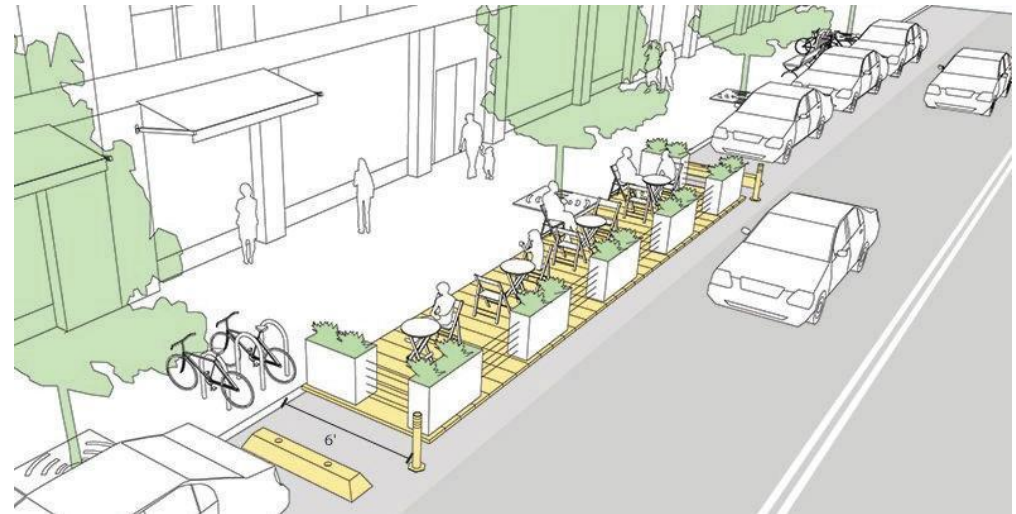
- Space and Length
- Locations
- Aesthetics and Designs



Space and Length

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

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



Locations



STREET TYPES.

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

Aesthetics and Designs

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

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



Parklet Program Consensus

Preferred downtown parklet program approach options:

- Temporary / Special Events Only
- Seasonal / Semi-Permanent
- Year Round / Permanent
- Hybrid Option
- No Program

