



Staff Report

Month Day, Year Council Workshop Meeting

Northshore Subarea Plan Phase 2 Contract Amendment

Presenter: Robert Maul, Interim Community Development Director

Time Estimate: 10 minutes

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SUMMARY: The North Shore Subarea Plan will ultimately result in a document that will guide the future of the subarea and will be consistent with the city's 20 year comprehensive plan document, Camas 2035. The North Shore Subarea comprises approximately 900 acres located in the northeastern section of the city. The city has acquired key parcels over the last several years that has resulted in public ownership of most of the properties surrounding the lake.

In 2019, the subarea planning work began by selecting a team of professionals who were assembled under a single contract managed by WSP for the entire scope of the subarea plan.

Phase 1: The scope of Phase 1 included a preliminary market assessment, existing conditions memo, a vision statement, and community outreach. Public meetings were halted in March 2020 due to the COVID-19 pandemic. When public meetings on non-essential items were allowed to proceed, staff brought the draft Vision Statement to the Planning Commission then to Council for consideration. Council adopted the **North Shore Vision Statement** on September 21, 2020, by Resolution 20-010. The total expended for Phase 1 was \$94,002, not including city staff time and resources.

Phase 2: The scope of Phase 2 that is described in the attached memo from WSP includes the following:

- Project Management
- Phase 2 Kickoff
- Stakeholder Committees
- Video
- Outreach
- Land Use Alternatives
- Infrastructure Assessment
- Final Subarea Report
- Adoption

Contingency Tasks

- Economic Development Toolkit
- Planning-Level Infrastructure Cost Estimates

- Infrastructure Analysis

Contract Cost: **\$224,962**

Phase 2 Amendments (Proposed): With the signed Phase 2 Contract it was anticipated that City Staff would have prepared a few of the deliverable items such as Subarea Plan Report, Comprehensive and Zoning Code amendments and the administrative support to complete those tasks. Given recent retirements and resignations from two key Community Development Staff, and given the challenges faced in current recruitment efforts staff is seeking council approval for a contract amendment to help with these deliverables (see draft contract amendment). The city has seen salary savings in the two open positions, and it is anticipated that both may be filled by early 2022, which will have a total salary savings of approximately \$91,000, which more than covers the added scope of work. The following are the key deliverables

- Project Management and communication for added scope
- Subarea Plan Report
- Comprehensive Plan and Zoning Code Amendments

Contact Cost for added scope: **\$74,215**

Project Timeline: **Final Plan adoption in Spring 2022**

EQUITY CONSIDERATIONS:

Questions	Response
What are the desired results and outcomes for this agenda item?	Approve scope and contract for Phase 2
What is the data? What does the data tell us?	Existing conditions data along with extensive outreach during Phase 1 to craft and ultimately adopt a Vision Statement will guide the work of Phase 2.
How have communities been engaged? Are there opportunities to expand engagement?	<p>There have been multiple engagement opportunities throughout this initiative. In brief, Phase 2 engagement will include two advisory committees and online open houses, along with other social media notices. Previous engagement included:</p> <ul style="list-style-type: none"> • Visits to Discovery High School, Camas Farmers Market, Camas High School and Camas Youth Advisory Council to encourage participation. • Twenty-one stakeholder interviews with property owners within North Shore, representatives from the Camas School District, the Port of Camas-Washougal, and elected officials. • Online survey #1 taken by 583 community members.

	<ul style="list-style-type: none"> • Student workshop at Discovery High School to map future land uses. • Community forum attended by approximately 100 community members (82 signed-in). • Online survey #2 taken by 678 community members. Emails were sent to interested citizens on July 28, 2020 and also throughout the project on the following days: 9/26/19; 11/15/19; 12/6/19; 12/16/19; 1/17/20; and 2/14/20. A mailer was sent citywide on December 12, 2019. The city newsletter included information on the project January 2020. Information has been available throughout the project at www.camasnorthshore.com, along with Facebook posts and invitations to join the public events. • Community Vision Workshop attended by approximately 100 citizens (81 signed-in). • Workshop before Planning Commission on July 21, 2020. • Public hearing on August 18, 2020 for Vision. The Planning Commission unanimously forwarded a North Shore Subarea Vision for approval to Council.
Who will benefit from, or be burdened by this agenda item?	The City as a whole will benefit from a subarea plan that will guide redevelopment in alignment with the city's vision.
What are the strategies to mitigate any unintended consequences?	Opportunities to participate and provide meaningful comments have been provided throughout the process and will continue with Phase 2. We will adjust the timeframe for the project if unintended anticipated issues arise.
Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.	Yes, this subarea plan will seek to ensure that there are equitable outcomes for the BIPOC and underserved sectors of our community.
Will this agenda item improve ADA accessibilities for people with disabilities?	This is a non-project initiative.
What potential hurdles exists in implementing this proposal (include both operational and political)?	This is a non-project initiative.

<p>How will you ensure accountabilities, communicate, and evaluate results?</p>	<p>There will be two steering committees, briefings before Council and Planning Commission, along with regular updates to the city's Engage Camas site.</p>
<p>How does this item support a comprehensive plan goal, policy or other adopted resolution?</p>	<p>The city's comprehensive plan was amended in its entirety in 2016. The subarea planning effort is consistent with Section 6.4.4.</p>

BUDGET IMPACT: The current scope of the North Shore Subarea Plan is included in the approved Community Development Department budget.

RECOMMENDATION: Staff recommends approval of an amendment to the consultant contract for the scope of Phase 2 as described.