

our Downtown Camas 2045

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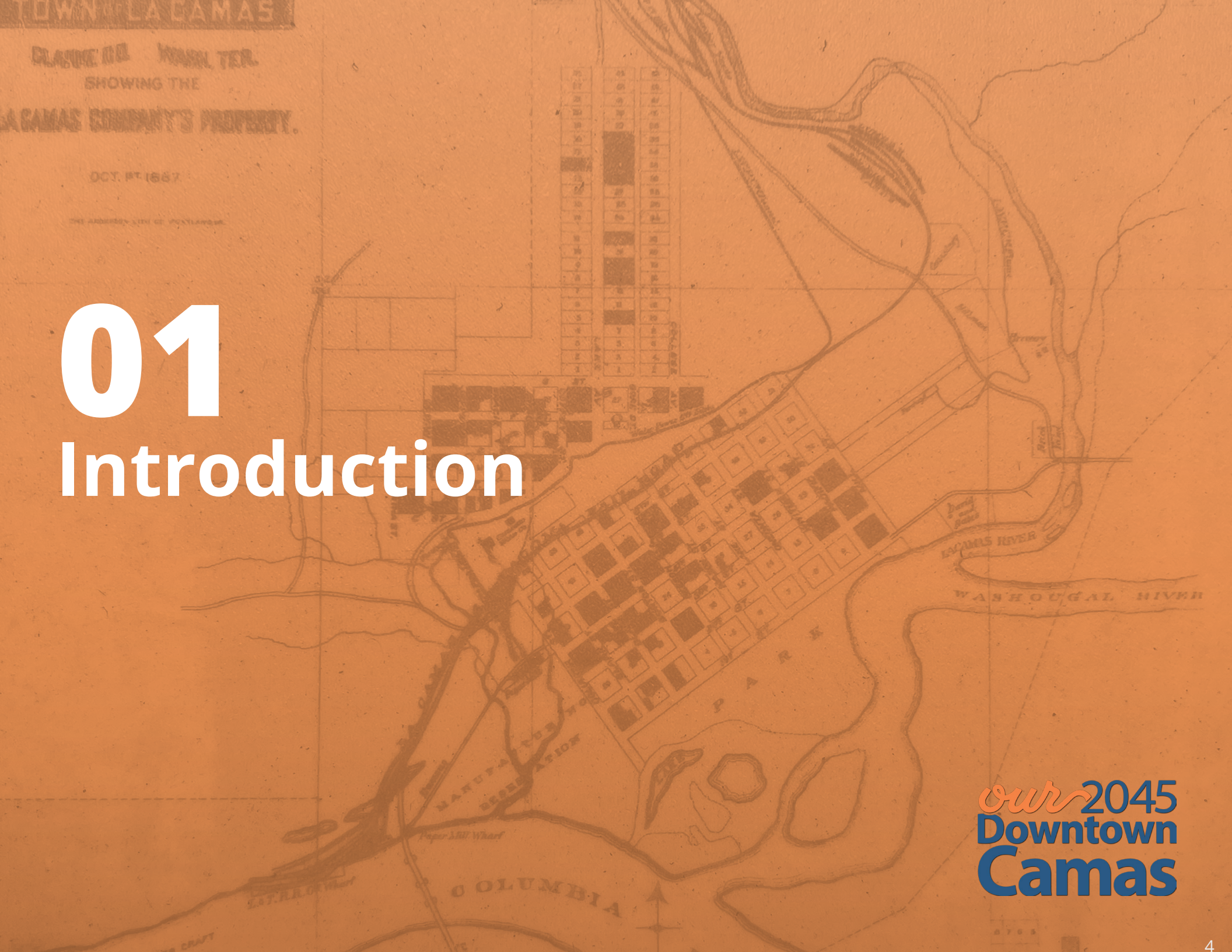
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01
Introduction



our 2045 Downtown Camas

Purpose

Over the last decade, the City of Camas has grown substantially. Access to outdoor recreation, schools, and a strong community-feel are frequently cited as the City's strengths, and Downtown Camas has played a crucial role as the heart of the City, defining its unique identity in the region. Since initiating the modern economic and industrial history of Camas, Downtown has continued to transform into a core commercial district that attracts residents and visitors alike to its authentic Main Street experience along NE 4th Avenue.

Whether for daily shopping trips or a monthly themed event, Downtown Camas continues to be a local retail hub and a regional destination. To date, downtown has kept pace with the demands of overall growth in Camas, but recent market demands and fluctuations led the City and downtown to address future transformations over the next 20 years.

To address future growth, the City of Camas prepared to update its citywide Comprehensive Plan ("Our Camas 2045"). City leaders and local stakeholders recognized a need to place a special focus on Downtown Camas through a Subarea Plan ("Our Downtown Camas 2045"). Completing these plans with a synchronous planning process offered a chance to consider unique needs at both the city-scale and downtown-scale, while understanding the vision and goals for each plan are intertwined. The plans were developed through an iterative community engagement process, input from local stakeholders at key project milestones, and ongoing guidance and input from City staff.

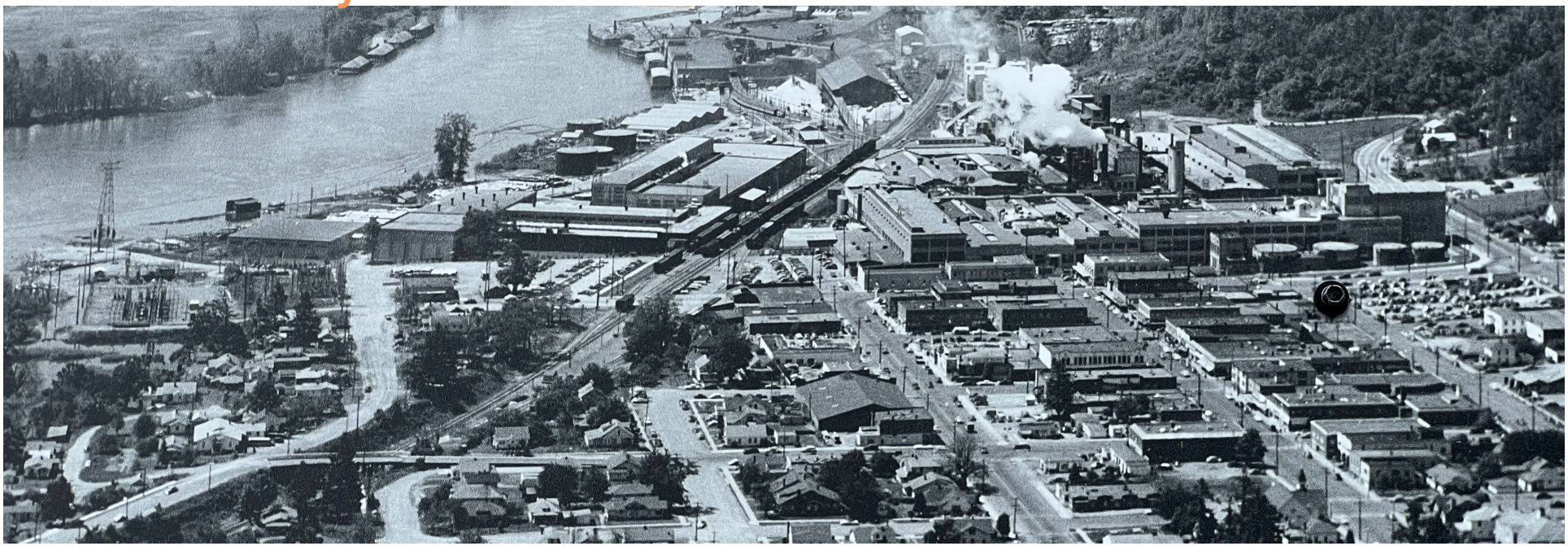


Bike Parked on Curb in Downtown Camas

The Downtown Subarea Plan considers the historic character of Downtown Camas and offers a strategy for balancing history with future transformations to make downtown a place that will continue to attract residents and visitors alike. The Subarea Plan is intended to serve as a shared commitment between city and downtown stakeholders, welcoming the development and business communities to help implement the vision. It also provides discussion about future expansion to the Camas Mill Property, when timing aligns with property owners' planning processes. The vision and goals set forth in this Plan intend to achieve the following outcomes:

1. Set the **policy direction** for future implementation in Downtown.
2. Guide development in a way that **reflects the community's vision** for the area through a set of clear and objective design guidelines.
3. Establish a framework for **connecting public and private spaces and transportation networks.**
4. Lay the groundwork for the future of the Camas Mill Property by **supporting an unrestricted environmental cleanup** level.

Context & History

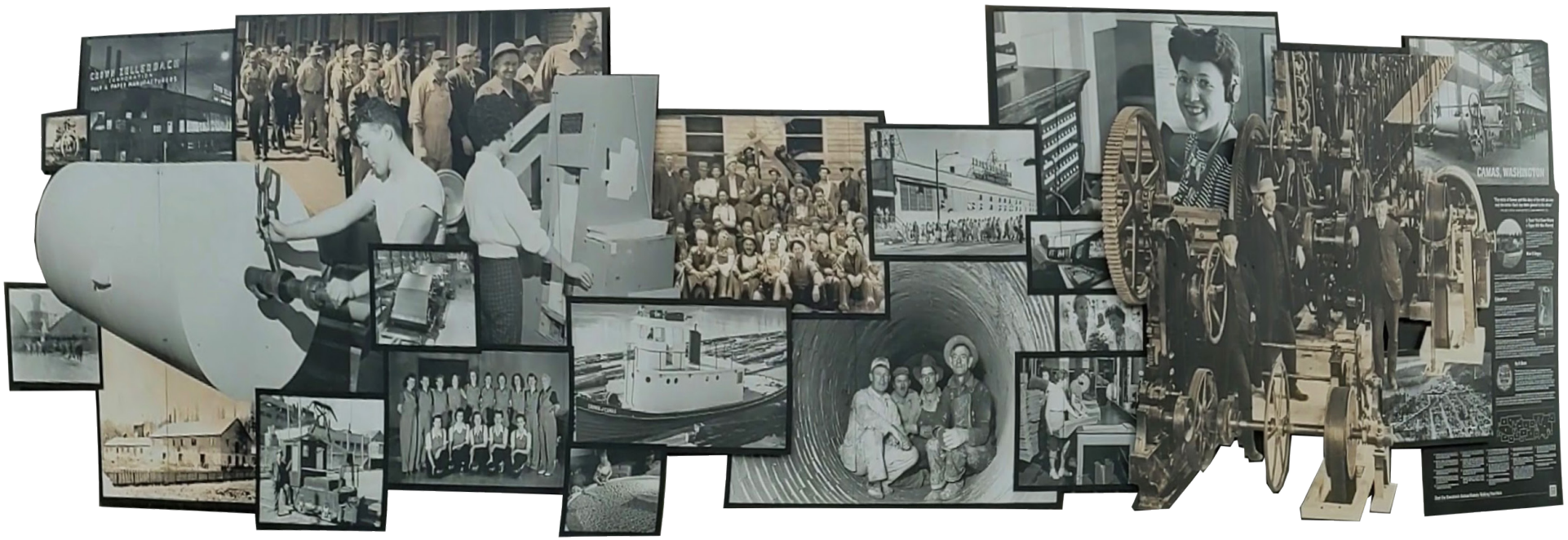


Downtown Camas has been a vital part of the city's history since its founding as the Town of Camas in *1883*. At that time, construction of the Camas Paper Mill began, which provided opportunities for the first businesses to open in downtown. These businesses served the people working at the mill and living in the town. The mill's involvement in and support of the community, as well as the standard for excellence, brought many years of civic prosperity and quality entrepreneurship to Downtown Camas.

With **increased suburban growth in the early *1960's***, anchor businesses in historic downtowns across the country were moving to shopping malls and the civic leaders of Camas grew concerned. Downtown business leaders were inspired by a transformative pedestrian shopping mall in Grand Junction, Colorado and proposed to do something similar in Downtown Camas. The effort was called "Operation 4Sight" and improvements included widened sidewalks, trees, flowers, benches, store awnings, gazebos, buried electrical and phone wires, better layout of parking spaces, outdoor telephones, and an outdoor sound system.

To communicate the potential changes to the community, civic leaders and downtown advocates temporarily redesigned NE 4th Ave with a mockup of the suggested improvements. These improvements were left in place for two months so residents could offer suggestions and get used to the changes. The community saw the benefit and the project moved forward.

Work began on the downtown mall in 1966 and was completed in *1967.* Funding came from the building owners of the downtown area, city revenues, and some federal aid. The vision of forward-thinking stakeholders at the time has created a unique experience in Camas today, including the wider pedestrian friendly sidewalks and iconic tree canopy. These efforts have helped the downtown business



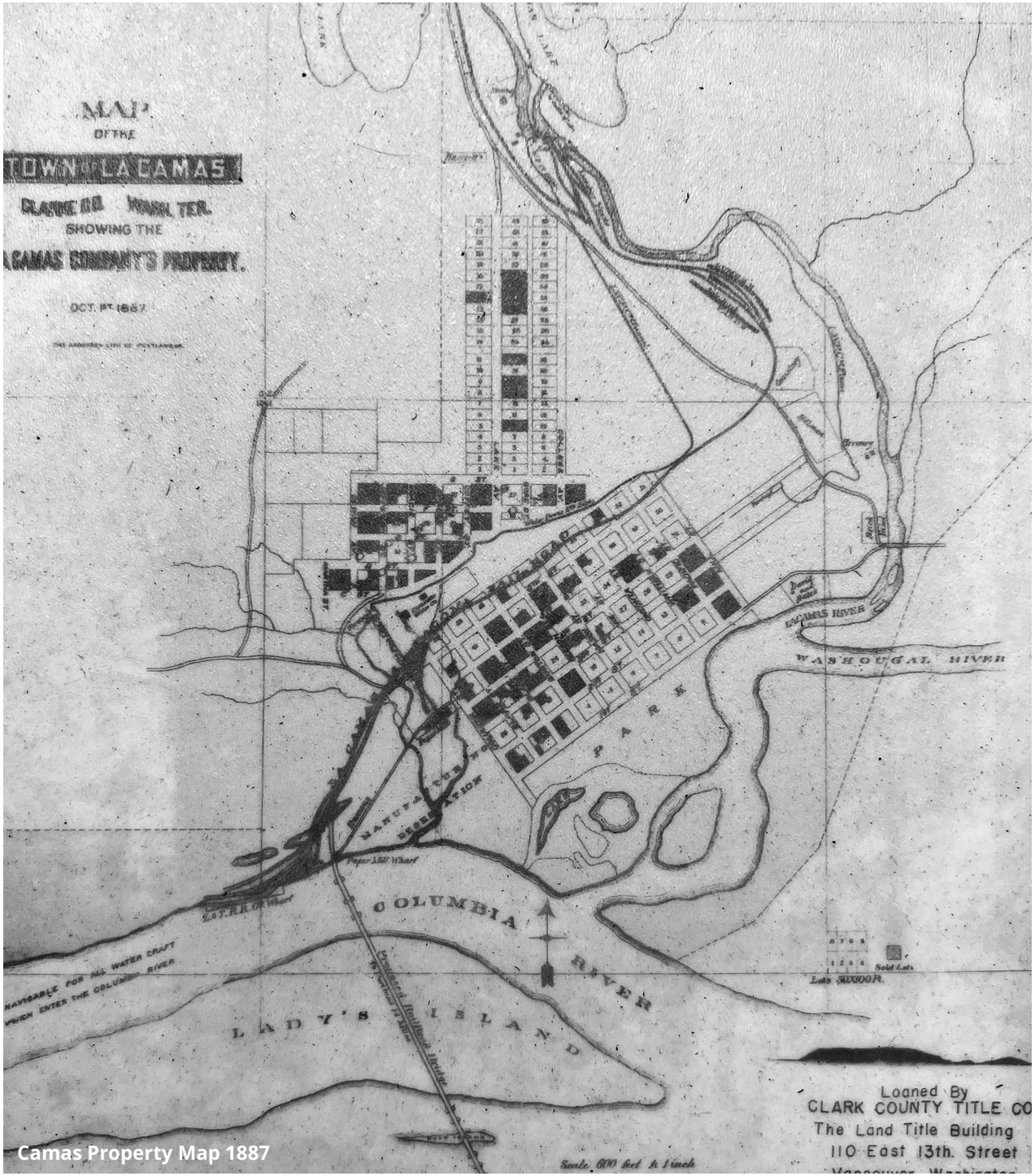
Camas Historic Mill Photo Collage at the Universal Martial Arts Building at the Corner of 4th Avenue and Adams.

district to continue to thrive.
By the *1980's* and *90's*, a steady decline was occurring in downtown as mill employment was decreasing and many anchor businesses such as JC Penney, Sears, and Sprouse Reitz were closing or relocating to the Vancouver Mall. Farrell & Eddy, an anchor retailer for 53 years in downtown, closed in 1998, along with other retailers who depended on the bigger stores to help bring people to downtown.

In the early 2000's, the City of Camas started working with business leaders and community members in a city-funded committee called the Downtown Vision Coalition *(DVC)* to create a new vision for downtown and address building vacancies and necessary improvements. Progress was slow but by 2005, new small businesses had opened in downtown, and they worked to together on events, marketing, advertising, active referrals, and camaraderie to create collective success.

The Great Recession hit in 2008 and by 2009, downtown fell to a 60% vacancy rate. The City suspended funding, but the members of the DVC looked for opportunities for continued growth. The DVC joined the Washington State Main Street Program, seeking increased expert guidance in downtown revitalization and in 2009, incorporated into the 501c3 non-profit Downtown Camas Association (DCA). The mission of the DCA, which continues today, is to create a vibrant social, cultural and economic center of the community, emphasizing preservation and a vision for the future. The DCA promotes, represents and advocates for our town locally, regionally, and nationally.

Over the years, the DCA, City, businesses, and community have all strategically worked together to bring vitality, prosperity, and quality of life to Downtown Camas. ***Today*, downtown has a vacancy rate of less than 2%**, and a variety of high-quality shops, restaurants, a preserved historic theatre, a remodeled boutique



Camas Property Map 1887

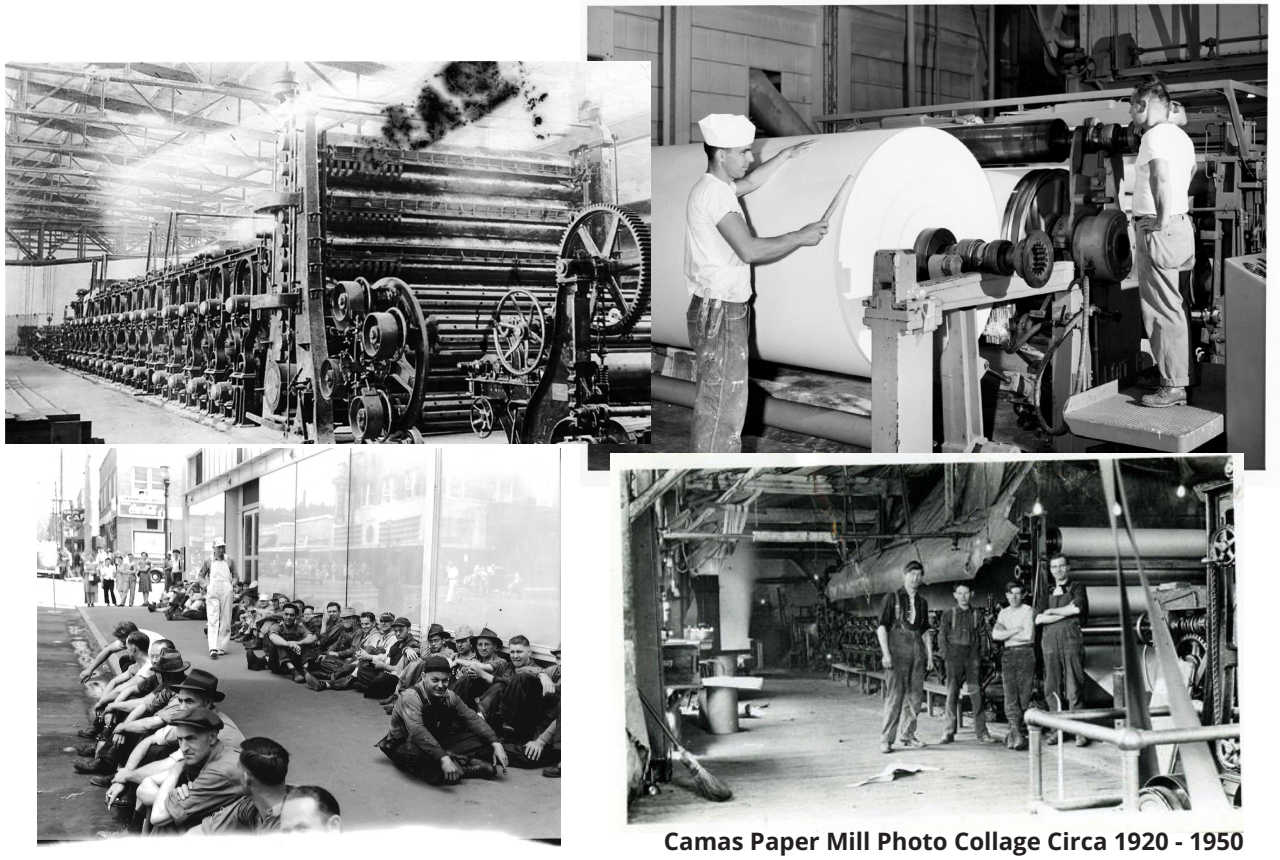
hotel, and wellness services. Businesses still work together and have strong community support. The DCA and the City have put considerable effort into beautifying downtown with tree and ridgeline lighting, engaging public art, benches and seating areas, flower baskets, landscaping, bike racks, signage, and lamp posts that match the authentic downtown aesthetic.

Over 25 consistent and long-term community events are held each year in downtown to stimulate economic vibrancy, grow awareness of Camas, and to bring the community together. Thousands of volunteer hours have been contributed. Private investment continues to increase and new housing has begun developing. Collectively, these efforts have worked to strengthen and preserve our downtown, but increased planning efforts and improved infrastructure are required to continue to increase downtown vitality, livability, and sustainability.

The Downtown Subarea Plan presents this opportunity as another key milestone in the history of downtown through updated visioning, planning, and implementation over the next 20 years.

Camas Paper Mill





Camas Paper Mill Photo Collage Circa 1920 - 1950

Founded in 1883 as the LaCamas Colony Mill and later operated by Crown Zellerbach and eventually Georgia-Pacific, the Camas Paper Mill was **once one of the largest employers in the region**, shaping the economic, physical, and cultural landscape of Camas. With its iconic smokestacks and waterfront facilities, the mill not shaped Camas' identity as a mill town but also supported generations of workers and families. The mill's proximity to the Columbia River and nearby forests made Camas an ideal site for pulp and paper production, and **the downtown core emerged in tandem, serving the needs of mill workers and their families.**

In recent decades, **the role of the mill has evolved**. Significant portions of the mill's operations were shut down in 2018 and the workforce has been reduced to about 150 employees. The mill's operations and footprint have contracted in recent years and **Georgia-Pacific is currently demolishing several unused buildings**, but there is no announced plan to shut down entirely.

While r**ecognizing the role that the mill has played in Camas's history** and its significance as an economic driver, the City of Camas is working closely with the Washington Department of Ecology and Georgia-Pacific to ensure that the site is cleaned up to a high environmental standard, opening the door for potential long-term reuse. In February 2025, the City Council adopted Resolution 25-002, in support of an **unrestricted environmental cleanup level.** "Given the site's legacy and its importance to our community," the resolution states, "it is imperative to ensure the cleanup efforts are fully protective of human health and the environment and preserve future private and public redevelopment options, including the flexibility to support a broad range of **future uses from residential and commercial development to natural and recreational spaces.**

Organization of the Plan

The Downtown Subarea Plan is intended for use by a range of stakeholders in Downtown Camas: from City decision makers setting priorities for City staff to implement, to Downtown Camas Association staff and members who continue to be champions for Downtown, to property and business owners who would like to contribute to and participate in continued growth, to community members wanting safer access to and through Downtown. This Plan reinforces the city's commitment to making downtown a safe and thriving place to live, work, and play, serving as the city's "living room" for years to come. The City welcomes the development and business community to work together to honor the foundation that the historic Downtown has set, and look for ways to transform beyond the core to create space for more opportunities.

The Plan is organized in the following sections:

01 Introduction. An explanation of the purpose, context, and history.
Why plan for Downtown now? How did we get here?

02 Existing Conditions Summary. A review of the existing physical, regulatory, and market conditions that exist in Downtown Camas today.
Where are we now?

03 Framework. A summary of the engagement process that set the priorities for the Downtown Subarea Plan; a vision statement and set of goals for Downtown Camas; and an urban design framework that illustrates the opportunities and constraints.
How did the community inform the plan? What is the vision for Downtown Camas? What are the opportunities and constraints for the future of Downtown Camas?

04 Land Use Concept. Presents how the vision and goals can be achieved through new development and redevelopment, including residential, commercial, and mixed-use development types.
What could Downtown transformation look like?

05 Open Space Network. Designs for improved and new open spaces that provide more gathering space and connected recreation opportunities Downtown.
What does this mean for park and open space?

06 Transportation Concepts. Analysis of potential effects on traffic and transportation networks Downtown, as development changes occur. *How will changes to Downtown affect traffic and transportation networks?*

07 Infrastructure Improvements. Analysis of potential effects on utilities and infrastructure.
What changes to infrastructure will need to occur over the next 20 years?

08 Implementation. A strategy that reflects the policy direction and intention for the next 20 years of Downtown set by the vision and goals in the Subarea Plan.
How will we get there?

09 Appendices. Supplemental information relevant to the Subarea Plan.


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02
Existing Conditions

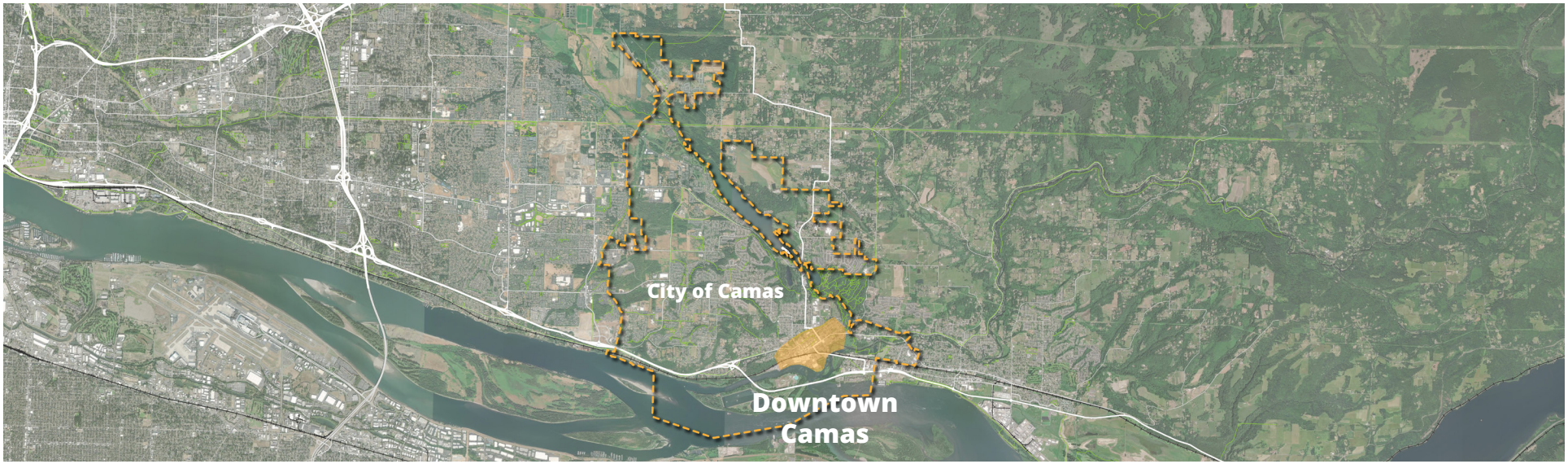
our 2045 Downtown Camas

Context

The City of Camas is well-connected to the Portland-Vancouver Metro region, located off of Washington State Route 14. Downtown Camas, the well-established, recognized core of the city, is easily accessible with a gridded street network. Its historic main street on NE 4th Avenue, with buildings fronting the sidewalk, serves as an attraction for a range of activities including retail businesses, community events, and City services. The adjacent Camas Paper Mill property helped to establish this historic character, but downtown has evolved over the years to continue to be a destination for residents and visitors, serving today's needs and offering unique community events rooted in the city's history.

The Downtown Subarea Plan considered relevant context from previous City-adopted planning efforts that encompass the downtown area including the current Comprehensive Plan "Camas 2035," the Downtown Design Manual, and the Street Tree Succession Plan. Additionally, concurrent efforts that influenced the planning process included the Our Camas 2045 Comprehensive Plan, the Parks and Open Space Management Plan, the Station 41 Replacement Project, and the Department of Ecology environmental remediation process at the Georgia-Pacific multi-year revitalization project. These projects, along with community-led efforts in Downtown, provided insight into understanding common goals and desired outcomes that affect Downtown Camas.

An early phase of planning for the future of Downtown Camas included a site assessment of existing conditions. This assessment, summarized in this section, includes findings from available data, discussions with City staff with institutional knowledge, visual assessments from site visits, and conversations with key stakeholders with lived experience in Downtown Camas.





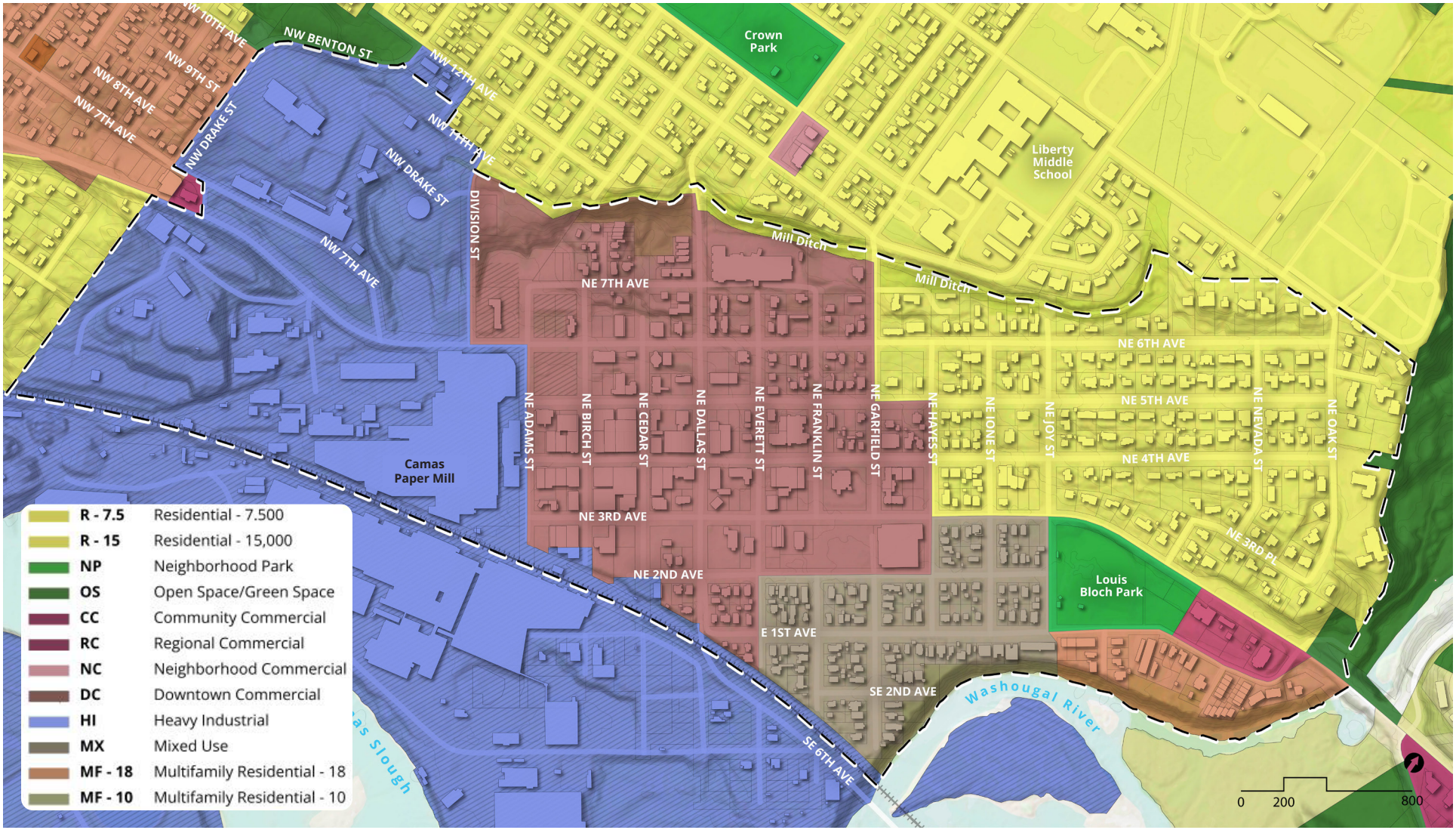
Physical Constraints

The boundary of Downtown Camas, as defined by its physical constraints, includes the Camas Paper Mill property to the west, steep slopes to the north, and the railroad tracks, Camas Slough, and Washougal River to the south and east. The downtown core is located on mostly flat land, but topography quickly changes to the north of NE 4th Ave, creating a separation of the commercial core and adjacent residential neighborhoods.



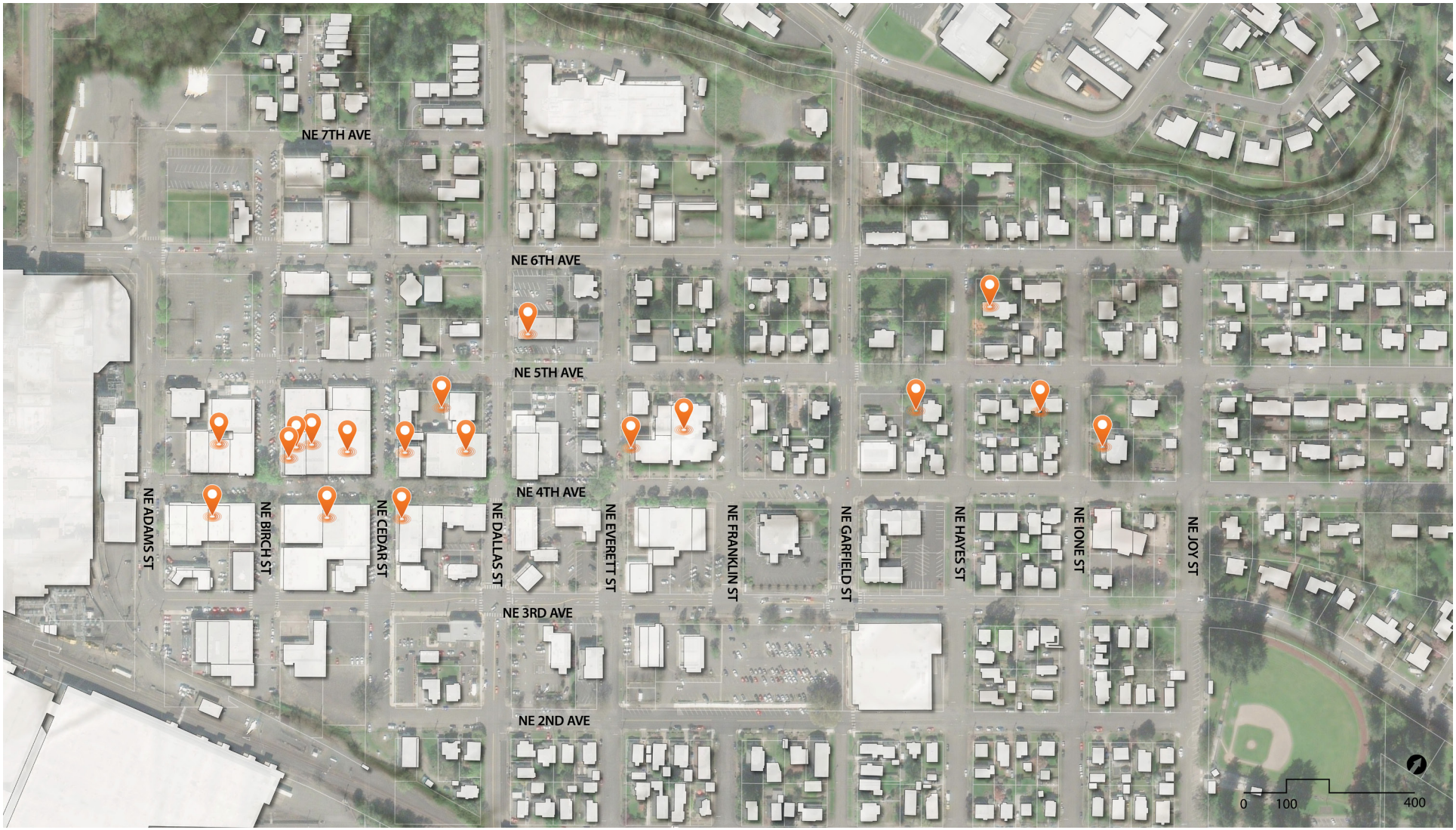
Open Space

Downtown has access to parks within a half mile including Louis Bloch Park, Crown Park, and the Mill Ditch Trail. Lacamas Creek Trail is accessible within walking distance of the eastern edge of Downtown Camas. Community stakeholders communicated a need for more recreation and gathering spaces Downtown.



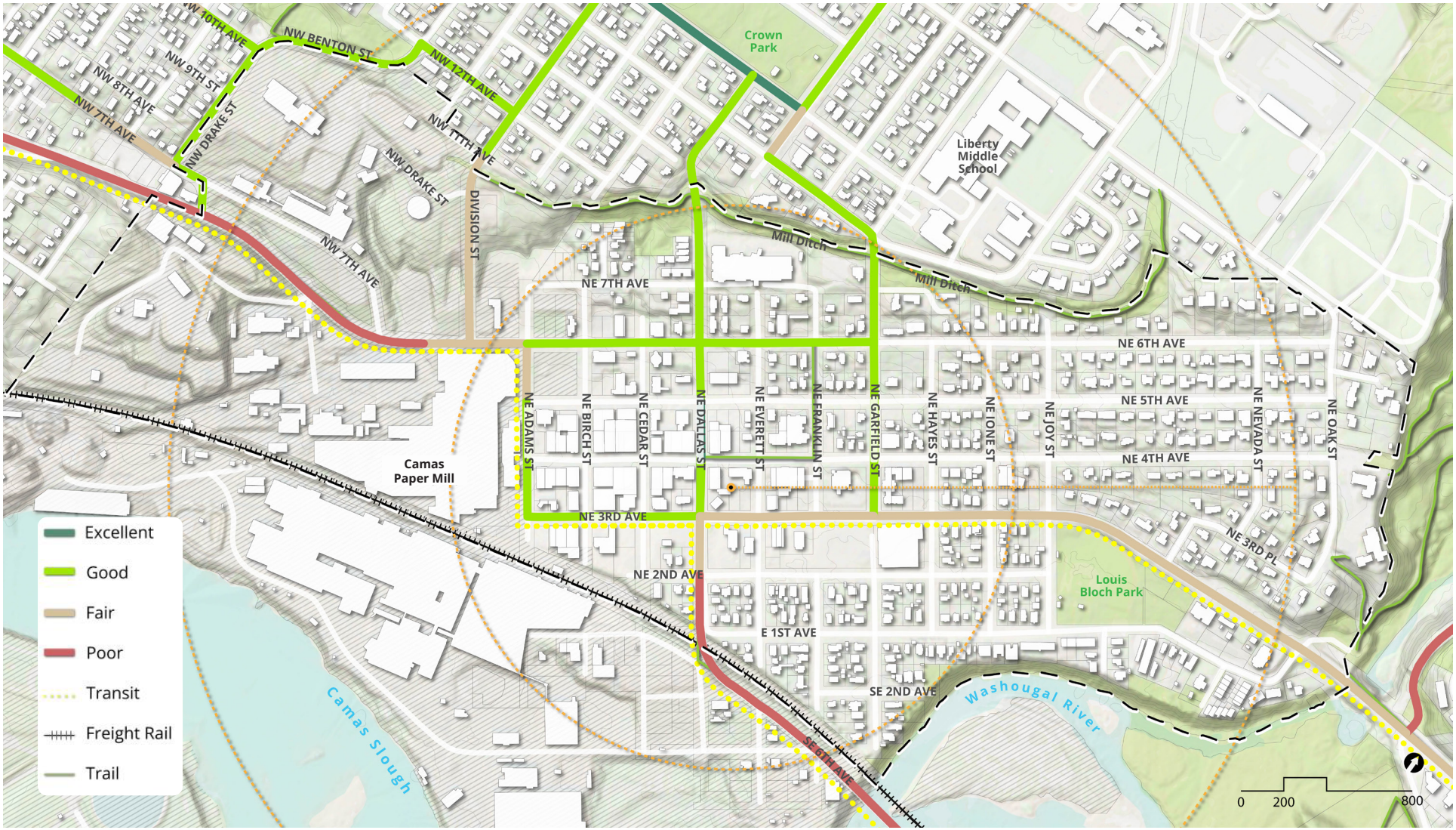
Zoning

The downtown core is zoned Downtown Commercial (DC) and Mixed Use (MX). The MX zoning district "provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel." The adjacent zones are primarily residential neighborhoods served by downtown amenities, with the exception of the Camas Paper Mill property to the west of the Downtown Core, which is zoned Heavy Industrial.



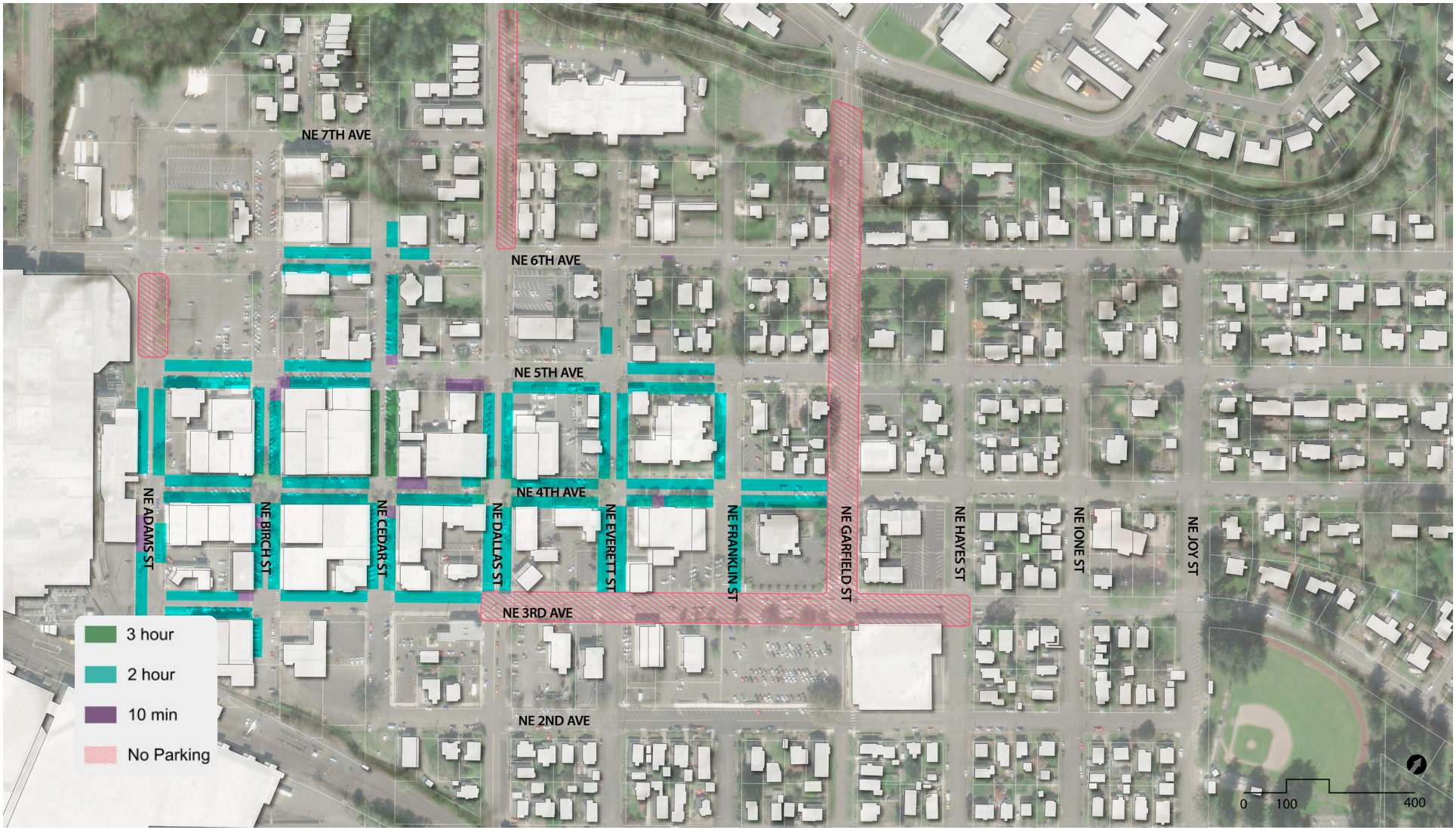
Historic Sites

Downtown includes historic sites on the National Register of Historic Places and Clark County Heritage Register, as well as those identified in the Clark County Historic Resource Inventory. Historic structures in Downtown Camas are concentrated along NE 4th Avenue, which help to define the character of 4th Avenue as Downtown's Main Street. Community members expressed a desire to preserve historic structures Downtown, seeking a balance between preservation and new transformation in the future.



Connectivity

Downtown Camas is well-connected to City services and amenities. The small block size in downtown (about 250 square feet) creates a walkable grid, and a qualitative assessment showed that the pedestrian network Downtown ranked higher than other areas of Camas. Areas along NE 3rd Avenue to NE 7th Avenue and NE Adams Street to NE Garfield Street were identified as needing sidewalk improvements. The bicycle network could also be improved, especially to the bike network along NE 6th Avenue and 3rd Avenue. These assessments were reinforced in conversations with community members who would like to see safer crossings and a better pedestrian and bicycling experience in the areas Downtown surrounding NE 4th Avenue.

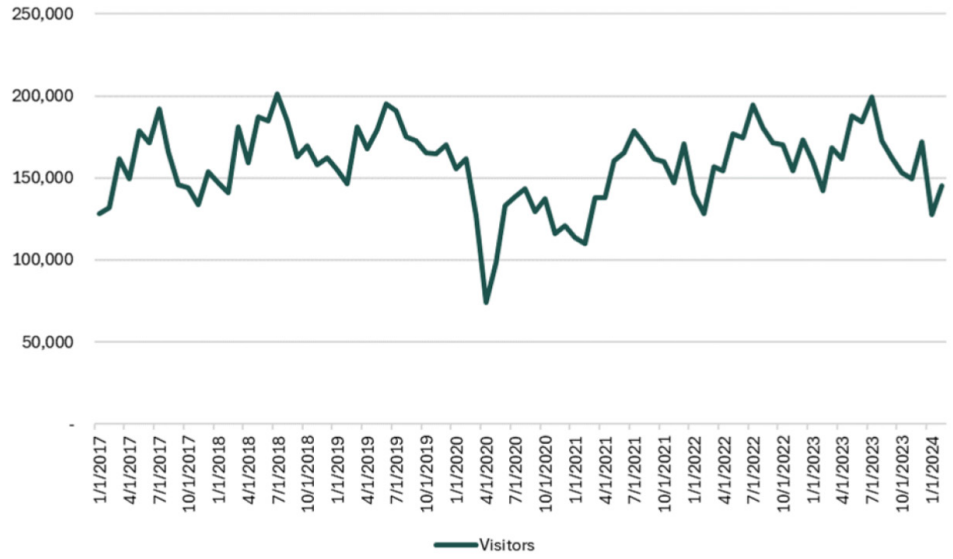


Parking

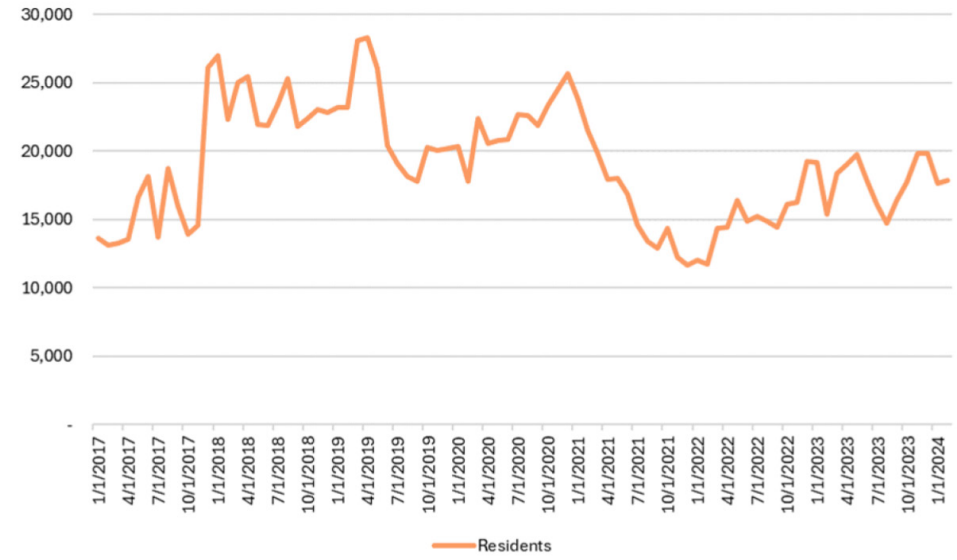
Most of the downtown core is regulated by 2-hour, non-metered parking. A few key blocks have 30-minute or 10-minute parking zones. Community members and downtown stakeholders reported a mixture of frustration and optimism related to parking downtown. Some expressed a need to reevaluate the time limits, as parking for workers at downtown businesses is difficult, given the concerns with unsafe crossings for pedestrians in areas without parking restrictions. Others offered insight that the lack of parking is a perception due to surges in demand for parking during large events. Designated off-street parking (e.g., lot or structure) was cited as a potential solution to the current parking perceptions.

Market Conditions

Visitor and employee visits to Downtown Camas increased to pre-pandemic levels and visitation by residents has been trending upward in recent years, including a healthy level of foot traffic in the downtown area. The market in Camas is on an upwards trajectory with visitors, employees, and residents coming to the downtown area for shopping, work, or other purposes.

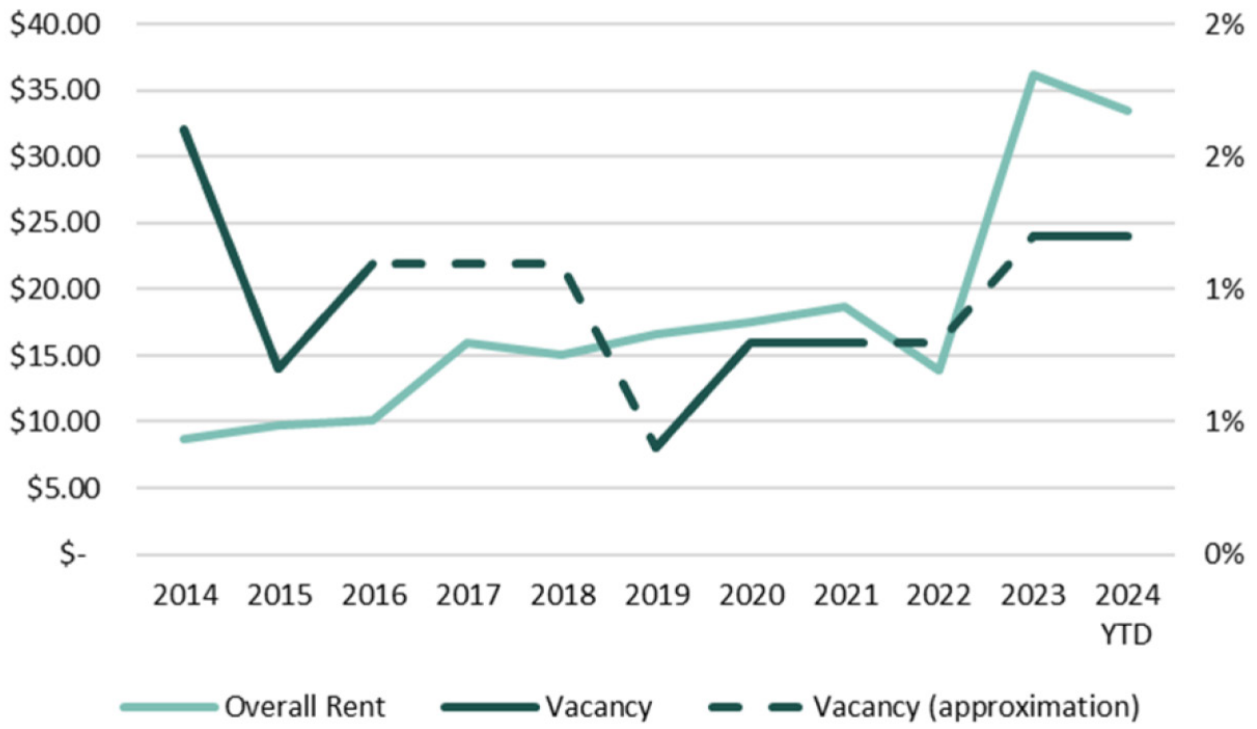






Downtown Camas Visitor, Resident, and Employee Visits, 2017-2024
Source: ECOnorthwest; placer.ai

A market analysis of retail activity in Downtown Camas showed retail rents increasing rapidly from approximately $15 per square foot in 2022 to almost $35 per square foot in 2024. Vacancy rates for retail have remained very low below 1.5 percent since 2014; lower than the retail vacancy rates in both the City of Vancouver (3.7 percent) and Clark County (3.7 percent) in 2023, which indicates increased demand for retail space above the available supply.



Average Retail Rent per Square Foot and Average Retail Vacancy Rate (Percent) in Downtown Camas, 2014-2024 Year to Date
Source: ECOnorthwest; CoStar



Retail Space for Lease - Camas, WA



03
Framework

our 2045 Downtown Camas

Overview



Hand-drawn diagrams from opportunities and constraints exercise completed with DAC.

Through dedicated community efforts and intentional planning, Downtown Camas has remained the authentic and functional core of the City of Camas. Careful consideration of these long-term community efforts helped to craft a future vision that builds on this strong foundation. The Downtown Subarea Plan process also welcomed new ideas to create a vision and set of goals that represent the future evolution of Downtown Camas while maintaining its historic character and charm.

This section outlines the planning process of developing the Downtown Subarea Plan, including various engagement efforts. Early engagement led to a vision, set of goals, and an urban design framework that set the foundation for the Subarea Plan.

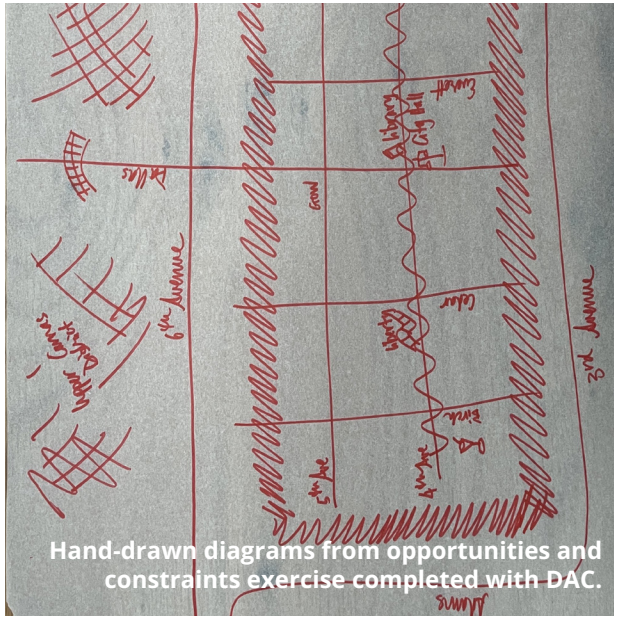
Process

Prior to beginning the Downtown Subarea Plan, City staff met with members of the Downtown Camas Association (DCA) board, City Council members, and City staff to gain a baseline understanding of the issues and priorities to address in the plan. Shortly after the official kickoff for the work, the planning team met with key stakeholders (downtown business owners, property owners, etc.) through one-on-one interviews.

These interviews focused on opportunities and constraints in Downtown Camas, from the interviewees' perspectives. These interviews helped to both reinforce findings in the existing conditions and provide new insights to issues or opportunities in the downtown area.

Additionally, the City convened a Downtown Advisory Committee (DAC) to provide feedback and discuss issues related to the Downtown Subarea Plan throughout the planning process. The DAC included members of the DCA as well as select members of the Community Advisory Committee (CAC) from the Our Camas 2045 Comprehensive Plan process. This helped to create a holistic perspective of community input on the future of Downtown Camas and bridged the efforts of the two concurrent projects. The DAC met 8 times throughout the planning process, providing feedback on draft deliverables at key milestones. Broader community engagement was completed as part of the Our Camas 2045 Comprehensive Plan process. The significant milestones of community engagement that provided insight for the Downtown Plan were:

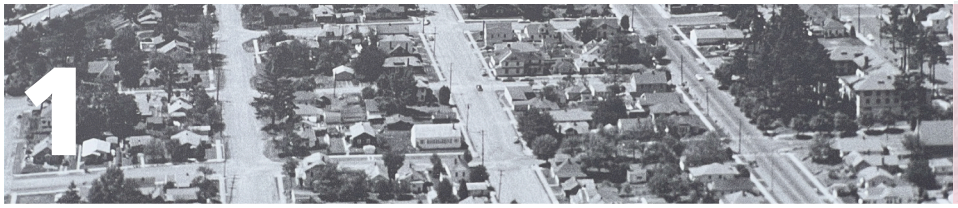
- **Community conversations.** *Discussions with a range of community groups and Downtown stakeholders early in the project to gain an understanding of existing conditions and desired outcomes.*
- **Community summits.** *Held in an open-house style, the community summits provided an opportunity for members of the Camas community to provide feedback at key moments in the development of the Subarea Plan.*
- **Surveys.** *Online surveys included information that was available at the Community Summit, allowing community members an alternative way to provide feedback at their convenience.*



Hand-drawn diagrams from opportunities and constraints exercise completed with DAC.

Goals

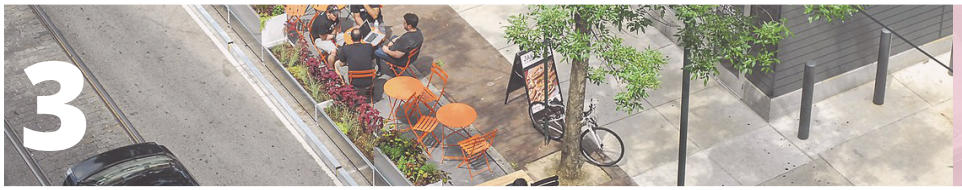
The Downtown Subarea Plan goals provide a set of themes that support the vision for Downtown Camas over the next 20 years. These themes guide the urban design framework and concepts presented in the Downtown Subarea Plan and also help set the key priorities for the implementation strategy.



Retain Downtown's **historic character** and expand its **charm**



Incentivize a range of **housing** options that welcome more people to live Downtown



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



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



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

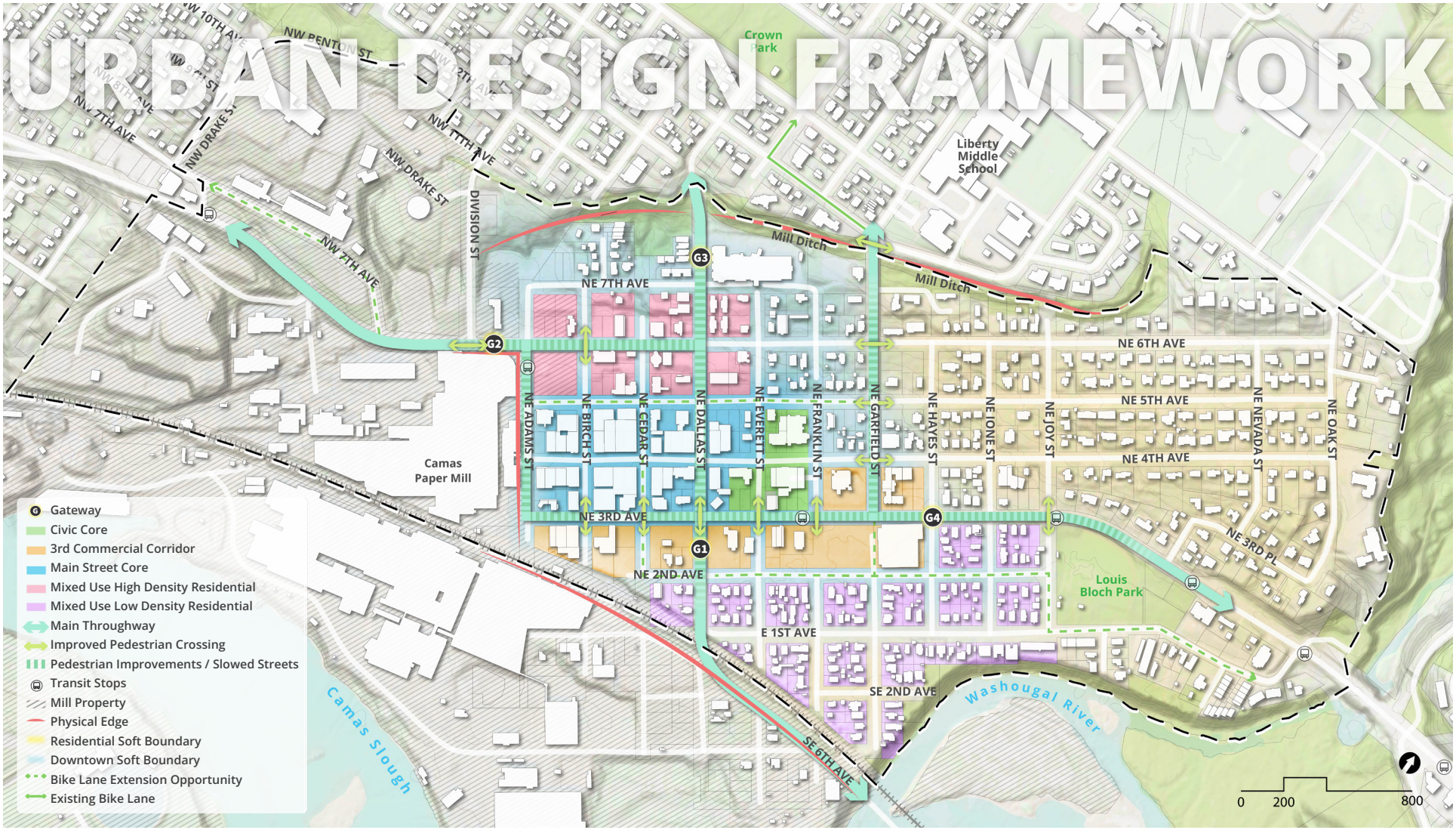


Create a **safe and connected** transportation network that makes Downtown walkable and bikeable

Vision Statement:

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.**

URBAN DESIGN FRAMEWORK



The urban design framework visualizes the opportunities and constraints shaping Downtown Camas' future. It highlights existing character areas that reinforce downtown's identity and potential areas for growth. The framework also highlights locations for connectivity improvements and sites for open space enhancements. As a whole, the diagram presents opportunities for expanding civic spaces, improving transportation networks, and enhancing pedestrian and bike accessibility, while also outlining existing traffic challenges and infrastructure limitations. By illustrating these elements, the framework serves as a strategic tool to guide the concepts presented in subsequent sections, ensuring downtown evolves into a more connected, vibrant, and accessible district that supports a mix of uses and community needs.



Home Converted to Business - Camas, WA


Local Non Profit in Downtown Camas - Camas, WA


Residential to Commercial Transition - Camas, WA

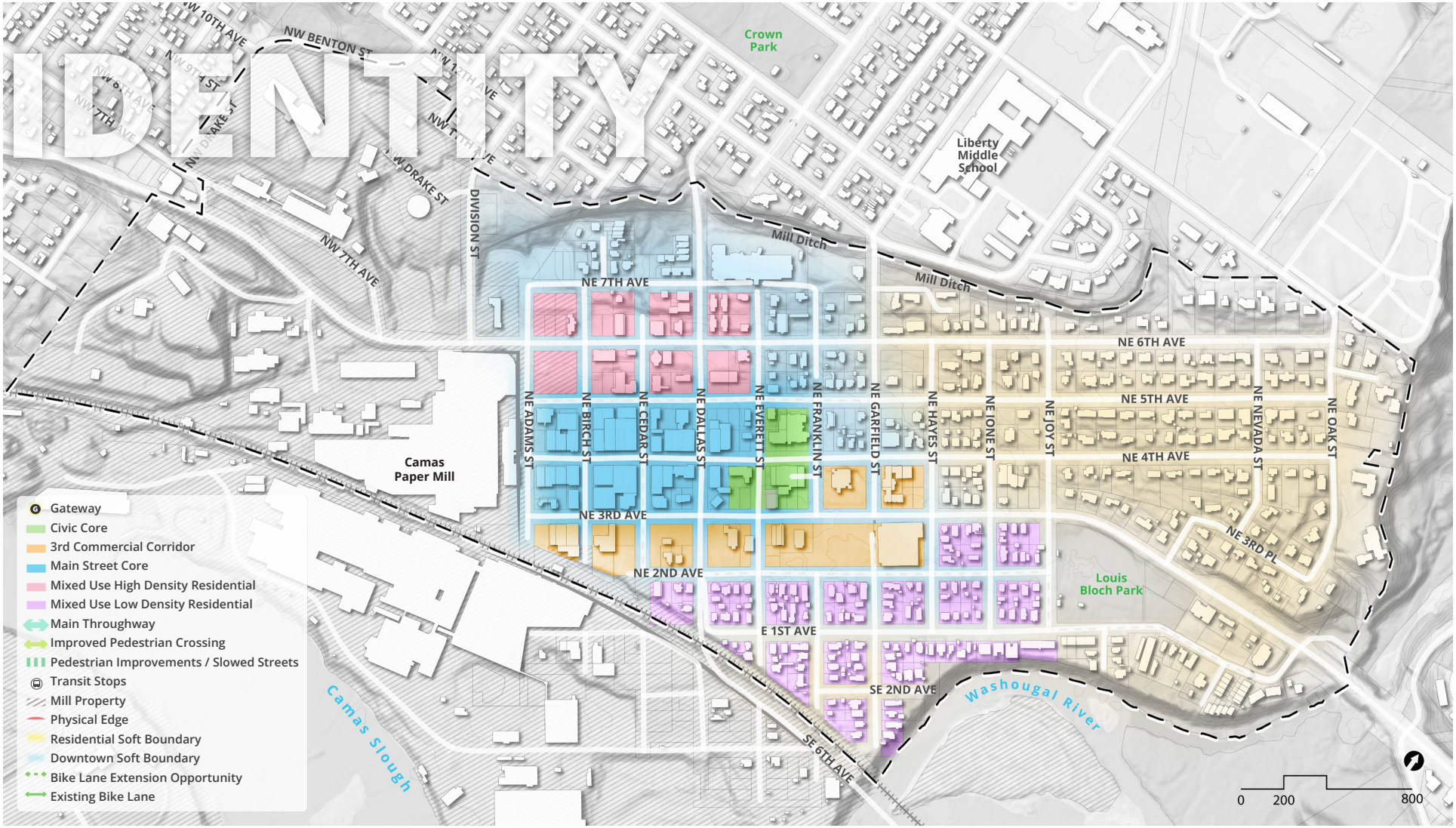

NE 4th Ave Historic Shopping District - Camas, WA



Office Building Adjacent to Single Family Housing - Camas, WA


Louis Bloch Park - Camas, WA

IDENTITY



The vision and goals for the Downtown Subarea Plan are focused on intentional growth, while preserving the unique identity that defines Downtown Camas. This begins with identifying the character areas that shape the district. The Main Street Core includes the blocks on either side of historic NE 4th Avenue, bookended by the Camas Paper Mill property to the west and the Civic Core to the east. Areas for potential growth include the Mixed-Use High Density Residential area, north of the Main Street Core, where newer apartment buildings have been constructed in recent years. South of the Main Street Core is the NE 3rd Avenue Commercial Corridor and the Mixed Use Low Density Residential, areas with existing lower density and redevelopment potential. The Land Use Concept section further defines the potential transformations of these character areas, ensuring that as downtown grows, it remains a vibrant, welcoming place that reflects the uniqueness of Camas.



Existing Mixed-Use Building - Camas, WA

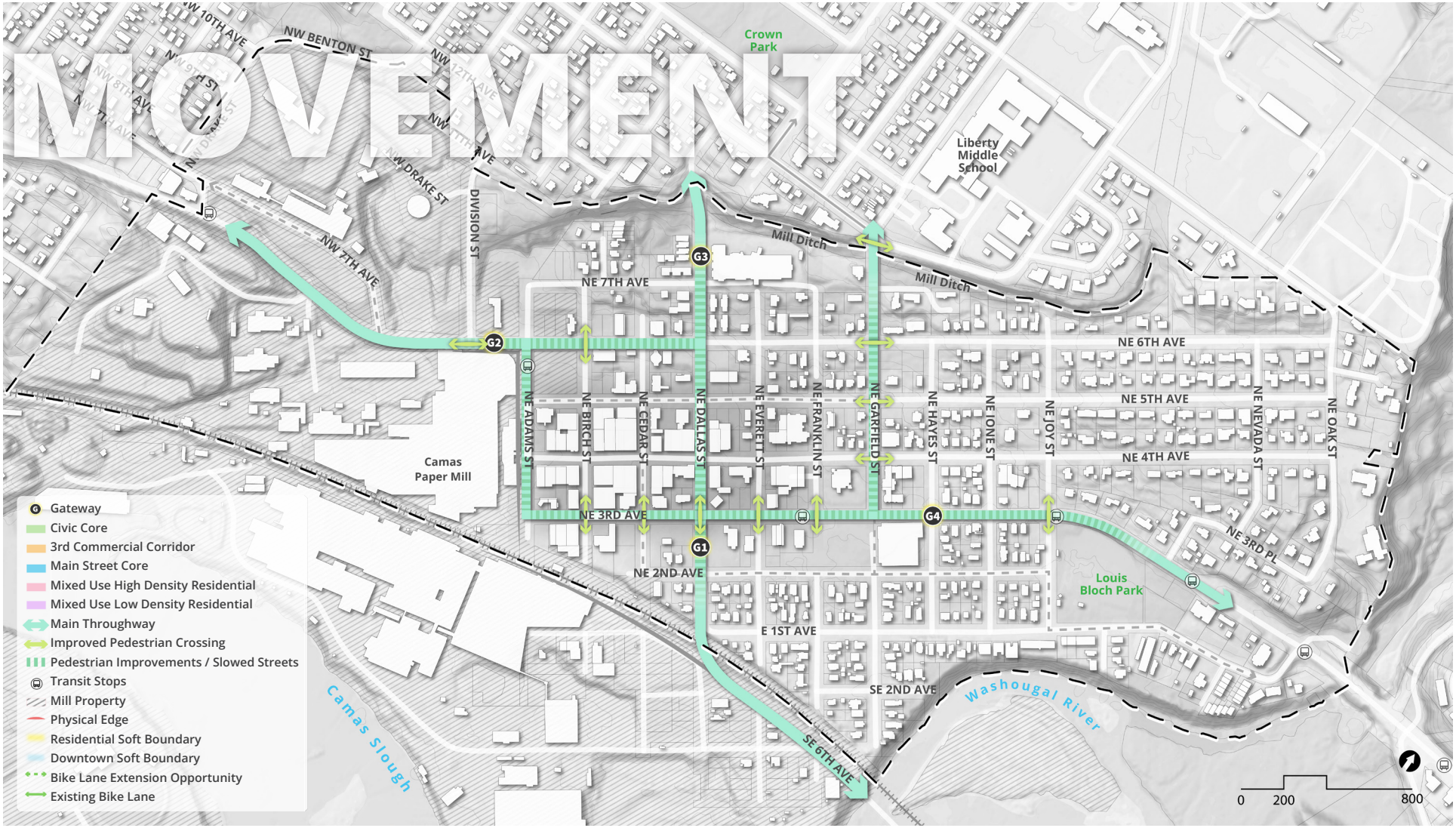


Existing Interpretive Signage along NE 4th Ave - Camas, WA


Public Library - Camas, WA



NE 4th Ave Crossing - Camas, WA



Future growth in Downtown Camas relies on a safe transportation network that balances mobility for pedestrians, bicyclists, and cars. Key pedestrian crossing improvements are identified throughout downtown as a starting place for future crossing improvement projects. Further evaluations of additional crossings, streetscape enhancements, quick-build pedestrian safety improvement projects, and a long-term pedestrian safety strategy are addressed in implementation actions DT-1 and DT-6. The introduction of additional gateways into each access point of the downtown area can serve as wayfinding solutions and enhance its unique character. By exploring innovative design solutions, such as slowed streets, this framework also identifies corridors that create a more secure and welcoming downtown environment that encourages walking and cycling.



Integrated Bus Stop and Bike Lane - Nashville, TN



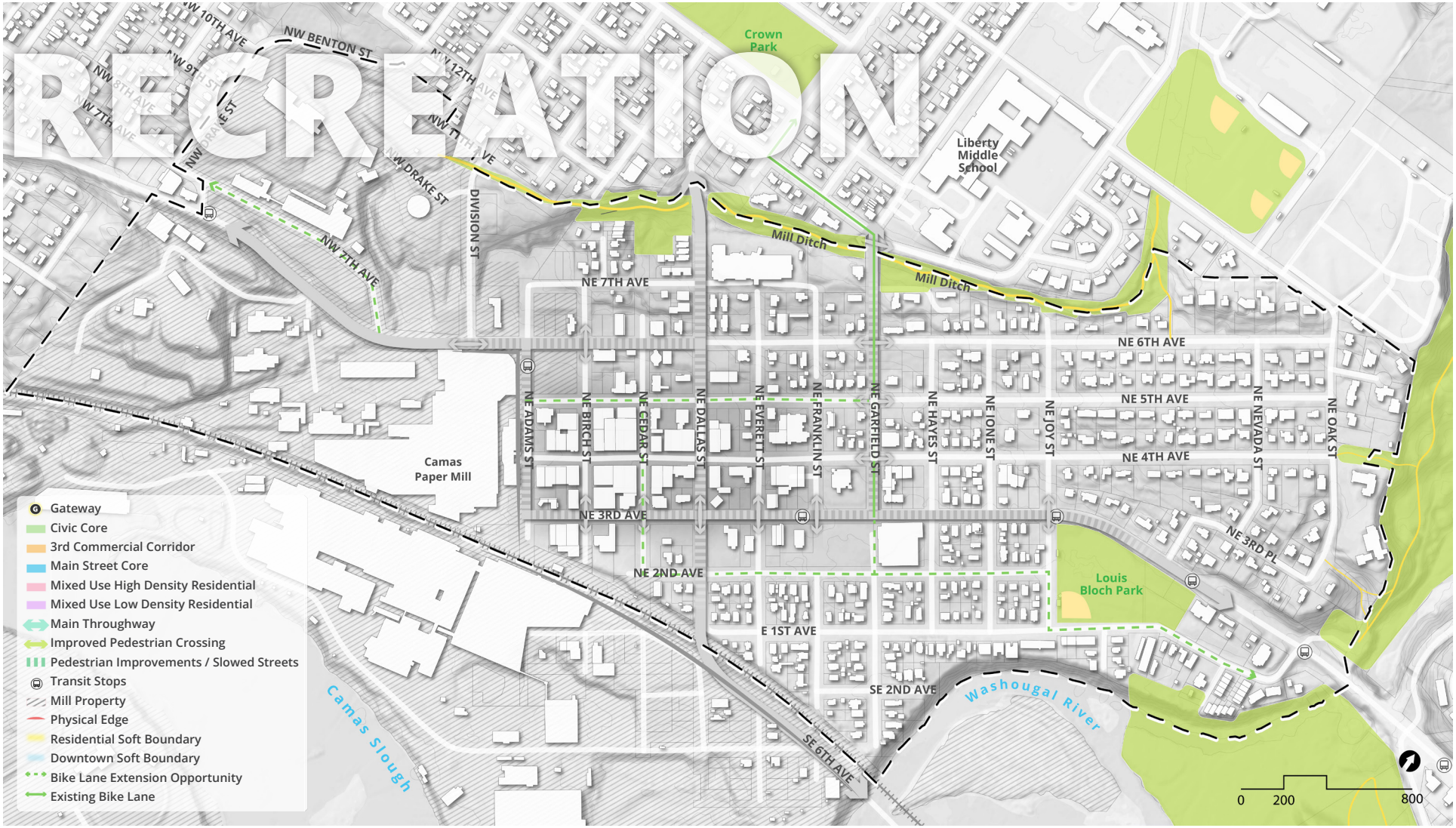
Camas Paper Mill Property - Camas, WA



NE 3rd Ave crossing at NE Dallas St - Camas, WA



Inman Square Bike Lane - Cambridge, MA



Community members and local stakeholders expressed a need for expanded and enhanced recreational opportunities in Downtown Camas. The framework illustrates potential for these improvements by building upon existing open spaces like Louis Bloch Park and the Mill Ditch Trail as open space anchors on opposite ends of the Downtown boundary. Additionally, a central civic plaza or park would serve as a community gathering space. Ideally, these spaces will be connected through an improved transportation network of pedestrian and bicycle infrastructure, creating a system of accessible, active, and inviting outdoor areas for residents and visitors throughout downtown.



Wooden Parklet Structure - London, UK


Mill Ditch Trail - Camas, WA


Louis Bloch Park - Camas, WA


Terraced Park example to Connect the Mill Ditch Trail to Greater Downtown - Hudson, NY

Our Downtown Camas: 2045

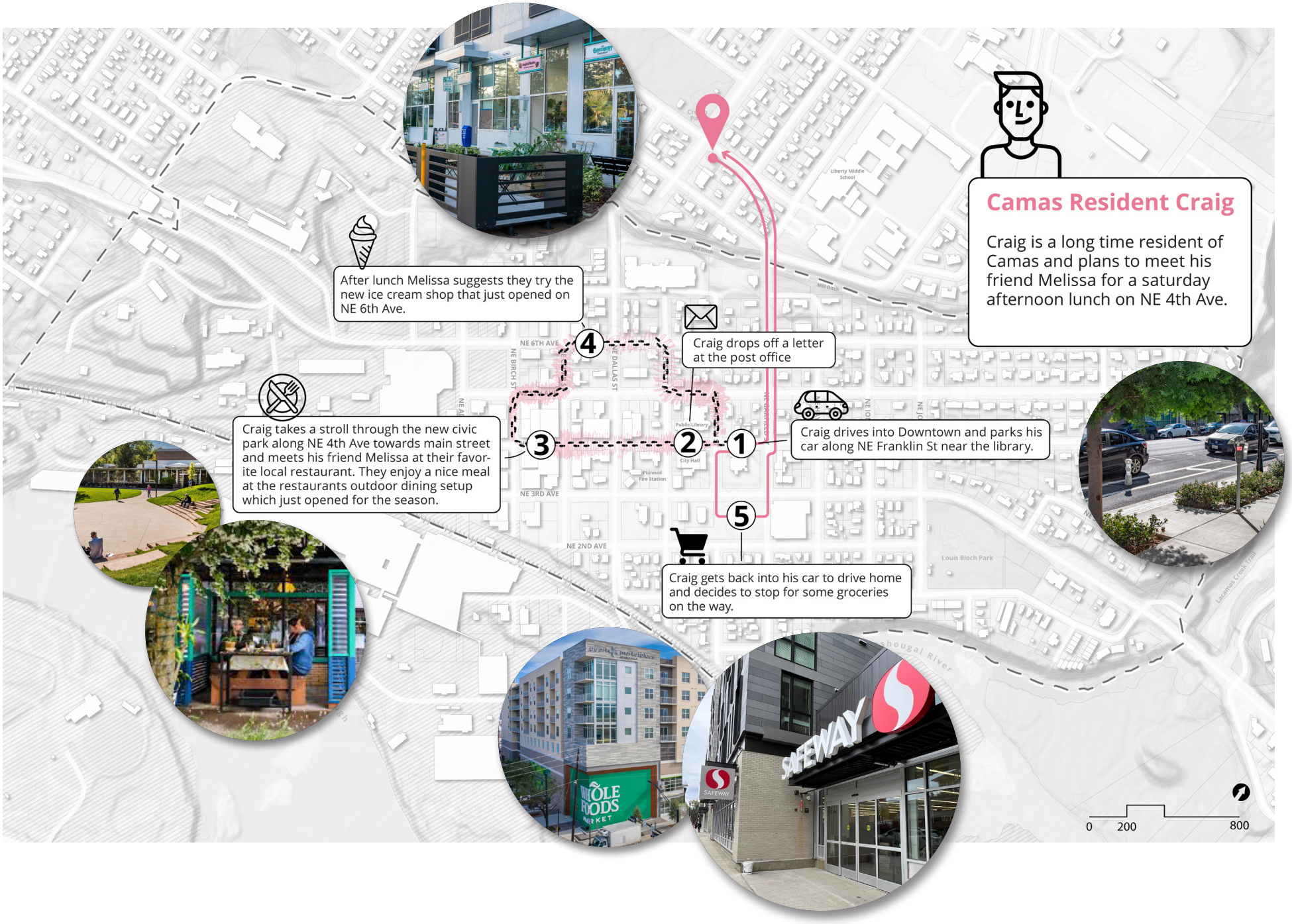
The Downtown Subarea Plan envisions a vibrant, well-connected downtown that strengthens its identity among residents and visitors alike. Expanded beyond NE 4th Ave, downtown will feature a mix of housing, retail, and office spaces, fostering a dynamic, walkable environment.

The urban design framework illustrates potential enhancements that would help achieve this improved experience of navigating Downtown Camas, but it does not highlight how different visitors may interact with these enhancements. The following pages explore a few example journeys for a future “day in the life” in Downtown Camas in 2045.

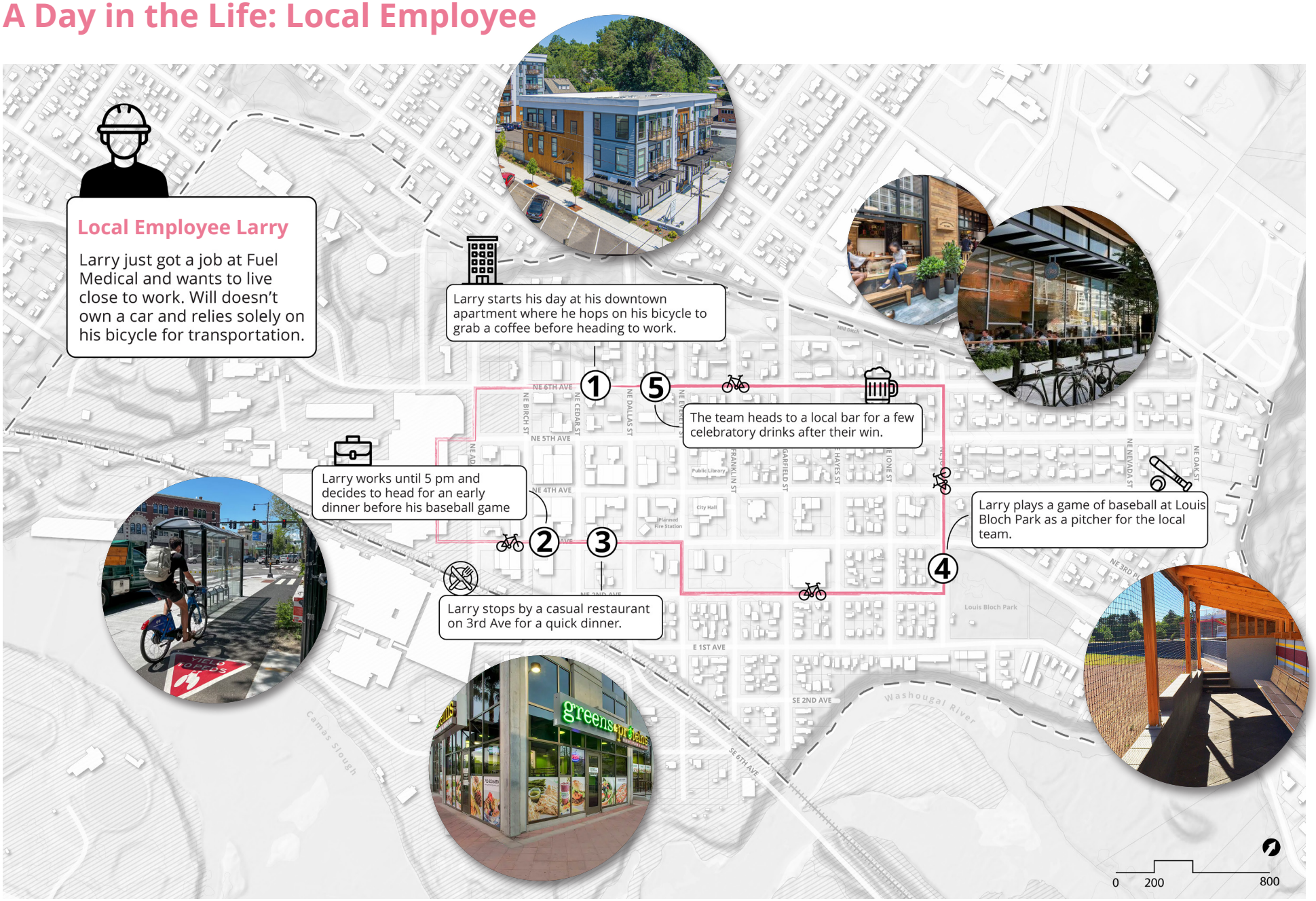


Parkelts Help Liven Downtown and Introduce More Greenery Fast and at Little Cost - Philadelphia, PA

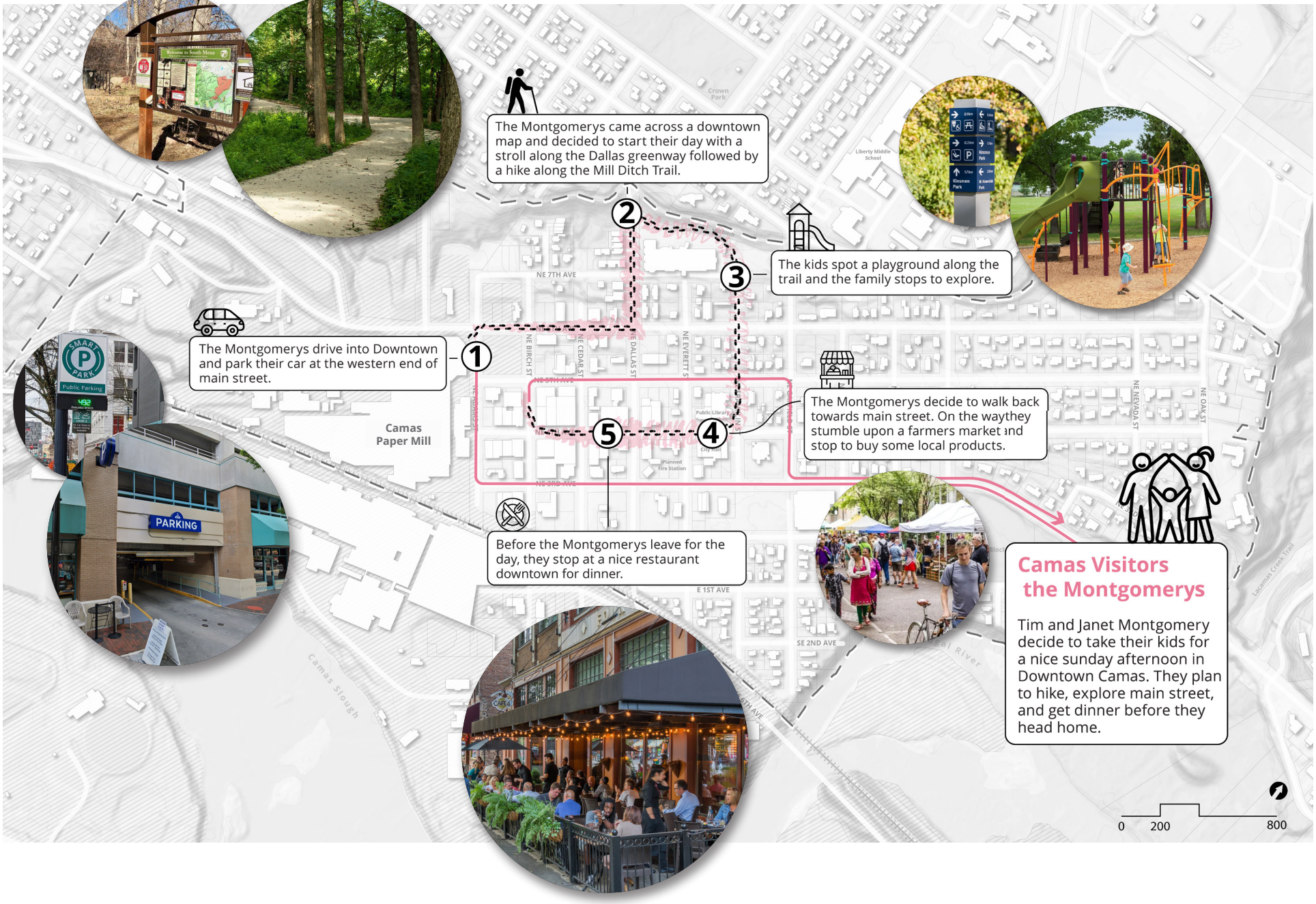
A Day in the Life: Resident



A Day in the Life: Local Employee



A Day in the Life: Visitor



Camas Visitors the Montgomerys

Tim and Janet Montgomery decide to take their kids for a nice sunday afternoon in Downtown Camas. They plan to hike, explore main street, and get dinner before they head home.

04
Land Use Concept



our 2045 Downtown Camas


Clara Apartments - Camas, WA

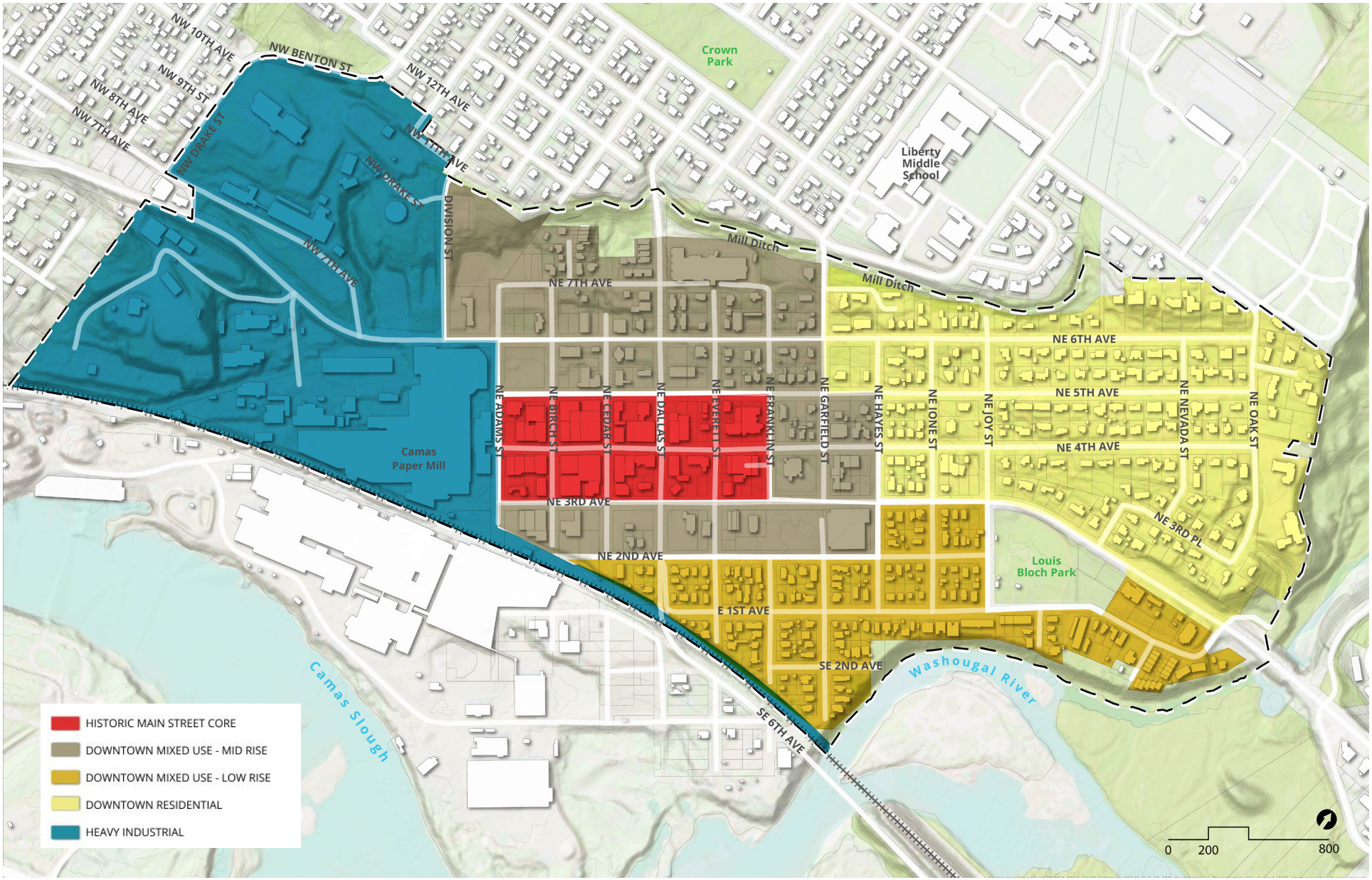
Overview

The land use concept is the result of iterative work with the Downtown Advisory Committee (DAC), City staff, and the broader community to illustrate the types of development that are appropriate for Downtown over the next 20 years. The planning team considered early feedback from stakeholders and worked with the DAC and City staff to identify potential opportunity areas.

Through evaluation of potential land use types, supplemented by market feasibility analysis, the planning team drafted three land use concepts that aligned with these potential areas of growth. Community members had an opportunity to review and provide comments on these concepts via both in-person and virtual engagement methods. Feedback on these initial concepts led to a refined land use concept that aligns with the overall Downtown Subarea Plan vision. Additionally, while the Camas Mill area remains designated Heavy Industrial, the City will closely monitor changes in this area and look for opportunities to consider future land use planning. This zone already allows a variety of commercial and recreational uses and this plan supports residential development on sites where industrial uses have ceased.

This section discusses each land use type included in the concept, supplemented with images that illustrate what these areas could look like within the context of Downtown Camas.

Land Use Concept



Historic Main Street Core



Key Features:

- Active retail storefronts
- Maintains historic character

Downtown Mixed-Use Mid-Rise



Key Features:

- Mid-rise apartments with active ground floor
- Live/work units
- Higher densty middle housing allowed

Downtown Mixed-Use Low-Rise



Key Features:

- Mix of low-rise apartments with active ground floor
- Live/work units
- Duplexes
- Townhomes
- Triplexes

Downtown Residential



Key Features:

- Single-family homes
- Duplexes
- ADUs

Heavy Industrial



Key Features:

- Camas Paper Mill
- Industrial and Commercial uses
- Recreational and Educational uses
- Residential development

Historic Main Street Core

The Downtown Subarea Plan identifies the Historic Main Street Core as the blocks along NE 4th Avenue, between NE 5th and 6th Avenues and between NE Adams and NE Garfield Streets. The NE 4th Avenue corridor has been the heart of Downtown Camas with its historic Main Street character. Its active retail frontages in historic buildings house a thriving business community, where storefronts are in short supply as coveted locations for Camas business owners. The NE 4th Avenue corridor hosts several events throughout the year, bringing residents and visitors of Camas to this central gathering space.

As with any unique, beloved place, there is a community desire to preserve the character of NE 4th Avenue while recognizing some potential areas for change. The streetscape defines this area as much as the buildings and uses do, with wide sidewalks, bulbouts, midblock crossings, and a mature tree canopy enhancing the pedestrian experience. Priorities in this area will include preserving existing buildings that contribute to the desired look and feel of Downtown Camas, supporting active street frontages for retail businesses, and enhancing the area's status as a central gathering space, as shown in the expansion of the Civic Hub.


Corner of NE Dallas St & NE 4th Ave - Camas, WA

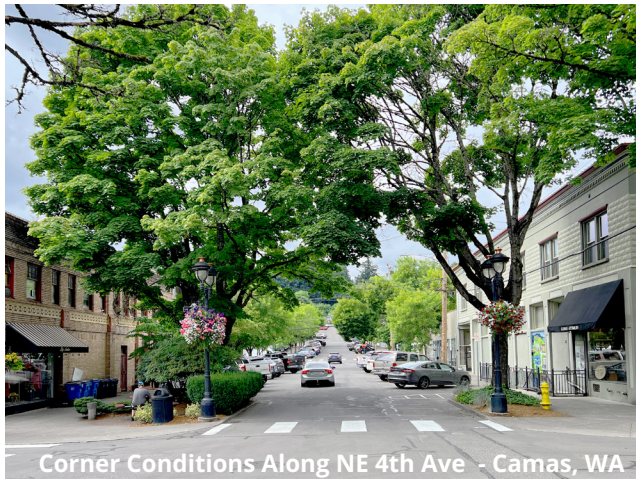


Liberty Theater - Camas, WA



Downtown Camas Gateway Signage


NE 4th Ave Street Conditions - Camas, WA


Corner Conditions Along NE 4th Ave - Camas, WA


Street Crossing Along NE 4th Ave - Camas, WA

Streetscape



NE Dallas St & NE 4th Ave

Slowing traffic by adding wider sidewalks and curb extensions on Dallas can create a clear north-south bike / pedestrian connection through Downtown and connect outlying parklands and greenspace.

Civic Hub

With the Camas Paper Mill property as the southwest bookend to historic NE 4th Avenue, the Civic Hub will serve as the vibrant northeast gateway to downtown. This reimagined civic center will unite existing city services—the Library, City Hall, and the new Fire Station 41—into a cohesive and welcoming district. A new City Hall, strategically positioned near NE 3rd Avenue, will create opportunities for a dynamic public plaza and a flexible festival street that can host community events, farmers markets, and public gatherings

The planned Fire Station 41 includes a small civic space, which could seamlessly connect to a larger, multi-functional plaza between City Hall and the Library. This central gathering space will strengthen the identity of downtown Camas, offering an inviting destination where civic life, cultural activities, and daily social interactions thrive. By integrating walkable connections, green spaces, and public art, the Civic Hub will become a true anchor for the community, fostering engagement and reinforcing the historic charm and future growth of downtown.


Conceptual Rendering of the New Camas Fire Station 41



Public Art Street Corner Activation - Cedar Park, TX


12th Ave Square Park - Seattle, WA


Civic Park - Boulder, CO


Green Street Woonerf - Edmonton, CA


Belle Street Park - Seattle, WA

Streetscape



NE Everett St & NE 4th Ave

Moving City Hall south toward NE 3rd Avenue creates a civic campus with the library and opens up a great opportunity for a public plaza on NE 4th Avenue.

Downtown Mixed-Use Mid-Rise

Surrounding the Historic Main Street Core, the Mixed-Use Mid-Rise area would allow for expanded development in the blocks beyond NE 4th Avenue. Mixed-Use Mid-Rise development, typically ranging between three and five stories, would complement the retail and commercial uses along the Historic Main Street Core, while providing more opportunities for commercial space in mixed-use buildings. Frontages along NE 3rd and 5th Avenues will include a larger concentration of commercial space and active street frontages, and new development in this area could also include residential property types, such as townhomes or apartment buildings with a mix of rental and ownership options.

The priority for this area is to extend the experience of Downtown Camas as a walkable, livable area that provides a range of housing and commercial opportunities as the City grows.


Mixed Use Development - Boulder, CO



Ground Floor Grocery Store - Seattle, WA


Mid Rise Apartments - Chicago, IL


Clara Apartments - Camas, WA


Fire Clay Lofts - Denver, CO


Mixed Use Apartments - Portland, OR

Streetscape



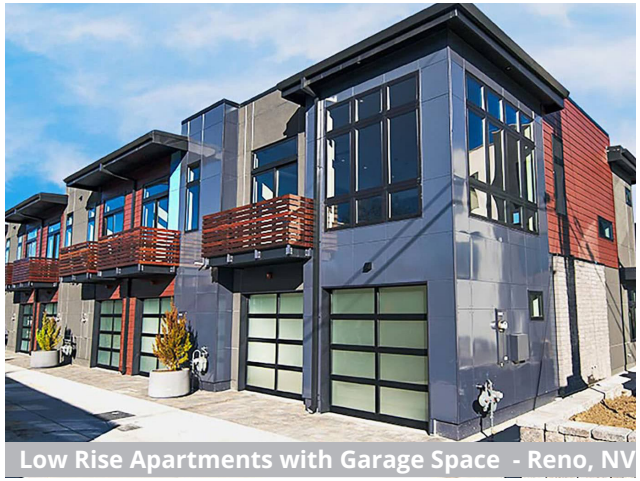
NE 5th Ave & NE Birch St

Widening sidewalks and adding bike lanes and curb extensions introduces a safer and more pedestrian-focused edge to the historic commercial district, which will see
enhanced business from new medium-density mixed-use apartment buildings.

Downtown Mixed-Use Low-Rise

With higher-density development in the Mixed-Use Mid-Rise area, there is potential for existing underutilized areas south of NE 3rd Avenue to redevelop as Mixed-Use Low-Rise. This area would remain predominantly residential, with redevelopment focusing on middle housing types such as townhomes, duplexes, triplexes, and quadplexes, while commercial development would occur in mixed-use buildings along key corridors or corner lots. As this area was previously zoned Mixed Use with several in-home businesses, the City will continue to encourage live-work land uses and development.

Streetscape improvements and enhanced crossings along NE 3rd Avenue will strengthen connections between this district and the downtown core, making it easier for residents and visitors to engage with downtown businesses, services, and public spaces.


Low Rise Apartments with Garage Space - Reno, NV

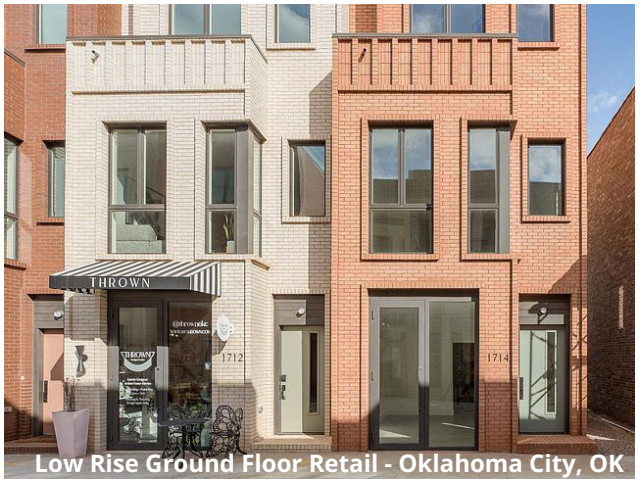


Low Rise Ground Floor Corner Market - Seattle, WA


Modern Duplex - Denver, CO


Low Rise Apartments with Ground Floor Entry - Denver, CO


3 Story Townhomes - Ottawa, ON



Low Rise Ground Floor Retail - Oklahoma City, OK

Streetscape



NE 2nd Ave & NE Everett St

As an important multimodal connector between the downtown historic district and Louis Bloch park, NE 2nd Ave provides pedestrians and cyclists an active but quieter thoroughfare away from the traffic of NE 3rd Ave.

Downtown Residential

The transition out of the commercial core of Downtown to the northeast leads to a lower-density existing residential area, Evergreen Terrace. Updated requirements to residential zoning codes citywide will apply to this zone. The area will remain residential, with potential for infill development as ADUs or middle housing in specific areas.

Streetscape improvements and an expanded tree canopy will enhance the neighborhood's character and walkability, while improved pedestrian crossings across Garfield Street will strengthen connections to the downtown core, making it safer and more accessible for residents.


Cottage Cluster Housing - Portland, OR


Accessory Dwelling Unit (ADU) Garage Conversion - Portland, OR


Accessory Dwelling Unit (ADU) - Portland, OR


Cottage Cluster Housing - Auburn, CA


Middle Housing Example - Shell Cove, NSW


Single Family Lots - Portland, OR

Streetscape



NE 6th Ave & NE Joy St

Our example residential street, NE 6th at NE Joy St, is currently 50-ft wide with curb-tight sidewalks. This street can be enhanced with curb extensions to slow traffic, improve safety and walkability, and provide planting areas for many new street trees.



05
Open Space

our 2045 Downtown Camas

Open Space Improvements

The City of Camas provides access to a range of high-quality recreation areas and open spaces, which are a major draw for residents. Many choose to live in Camas because of these exceptional parks and recreation opportunities. However, while NE 4th Avenue features wide sidewalks and a few seating areas, there is no dedicated city park or open space in the downtown core. During engagement for the Downtown Subarea Plan, community members and stakeholders expressed interest in more public spaces, community gathering areas, and stronger open space connections downtown.

This section outlines potential enhancements to existing open spaces as well as new opportunities to introduce open space into the heart of Downtown.



Local Community Garden - Vancouver, BC



Connected Network of Open Space

The urban design framework envisions a connected network of trails, parks, plazas, and parklets to enhance outdoor recreation and green space throughout Downtown Camas. By linking existing and new open spaces, this network will provide accessible, inviting areas for relaxation, social gatherings, and community events. Strategically placed plazas and parklets will complement larger parks and trails, creating a seamless flow of outdoor spaces that encourage walking, biking, and recreation. This approach aims to integrate more greenery into downtown while fostering a vibrant, active, and connected community environment.



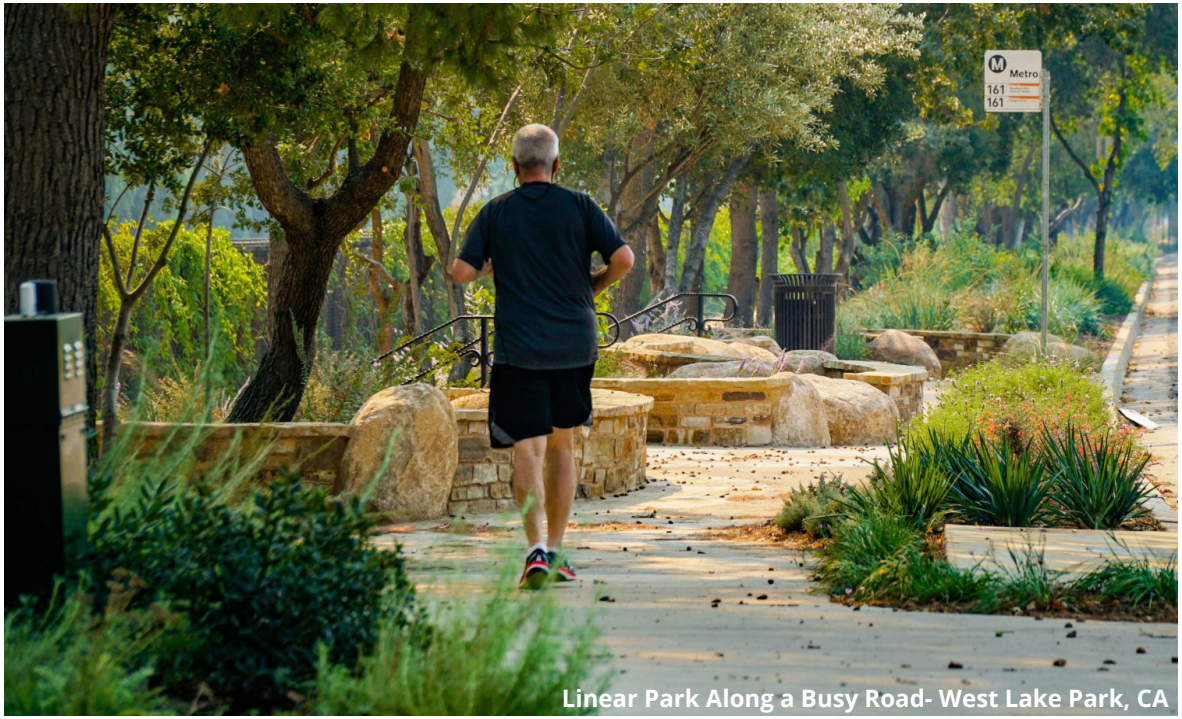
Gravel Trail Through the Woods - DuPage County, IL



Wooden Parklet Structure - London, UK



Sidewalk Landscaping Upgrades - Seattle, WA



Linear Park Along a Busy Road- West Lake Park, CA

Louis Bloch Park Enhancements

Planned enhancements for Louis Bloch Park aim to create a more dynamic and community-focused space. Proposed improvements include developing a designated area for programmed events and providing a flexible venue for gatherings, performances, and activities.

Upgrades to the sports facilities will enhance recreational opportunities, ensuring the park remains a hub for local athletics. Additionally, the addition of a play park for children will create a welcoming, family-friendly environment.

To support these improvements, the plan also emphasizes better connectivity between the park and the downtown core, encouraging more seamless access for pedestrians and cyclists. These enhancements will transform Louis Bloch Park into a more versatile and engaging space for residents and visitors.



A Community Event Space

The programmed event space at Louis Bloch Park will provide a dedicated area for community gatherings, performances, and seasonal events. Designed for flexibility, it will accommodate a variety of activities, from concerts to markets, fostering a lively, engaging environment that strengthens community connections and enhances downtown's cultural and social offerings.


Covered Picnic Pavillion - Hillsborough NC


Outdoor Ampitheater for Public Events - Seattle, WA

B Sports Fields Improvements

Sports field improvements at Louis Bloch Park will enhance playability and accessibility for local athletes and recreational users. Upgrades may include improved turf, lighting, and seating, ensuring a better experience for players and spectators. These enhancements will support year-round use and strengthen the park's role as a key community sports hub.


Sand Volleyball Court - Central Park, NYC


Baseball Field Dugout Improvements - Ames, IA

C Play Park

The children's play park at Louis Bloch Park will provide a safe, engaging space for families. Featuring modern play structures, seating areas, and shaded spots, it will offer opportunities for active play and social interaction. This addition will make the park more family-friendly, enhancing its role as a community gathering space.


Immersive Childrens Playscape - San Francisco, CA


Playground in Local Park - Carmel, IN

Mill Ditch Trail Improvements



Example Sketch of a Multi-Use Trail Through the Woods

The urban design framework identifies potential improvements to the Mill Ditch Trail that would enhance its accessibility and connection to Downtown Camas. Key improvements include adding wayfinding signage to better guide users to and from the trail, as well as establishing a trailhead to create a welcoming entry point.

As a historic, mostly flat, unpaved route following the former Camas Paper Mill water ditch, the 2.6-mile trail offers a unique recreational experience. Enhancing its visibility and access will encourage more use, strengthening its role as a key outdoor asset for the community.



A Trail Connections to Downtown Camas

Improvements to the Mill Ditch Trail will enhance connections to Downtown Camas through wayfinding signage and strategic access points. Strengthening links at key streets like NE Dallas and NE Garfield will make the trail more accessible, encouraging walking and biking between downtown, surrounding neighborhoods, and recreational areas.



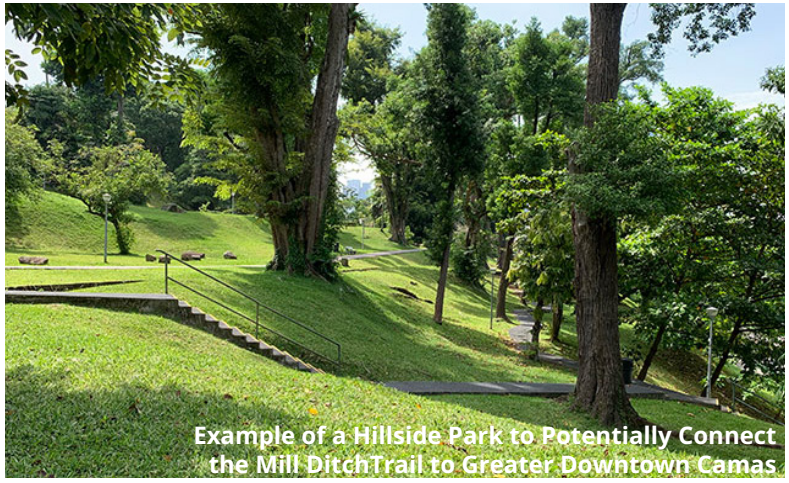


Trailhead Signage - Boulder, CO

B Neighborhood Park Opportunities

Neighborhood park opportunities along the Mill Ditch Trail focus on transforming adjacent lots into accessible green spaces. These parks would provide seating, play areas, and natural landscaping, creating inviting community gathering spots. Strategically placed along the trail, they would enhance recreation, strengthen neighborhood connections, and improve access to Downtown Camas.


Small Park Along Trailhead - Cascade, MI


Example of a Hillside Park to Potentially Connect the Mill DitchTrail to Greater Downtown Camas

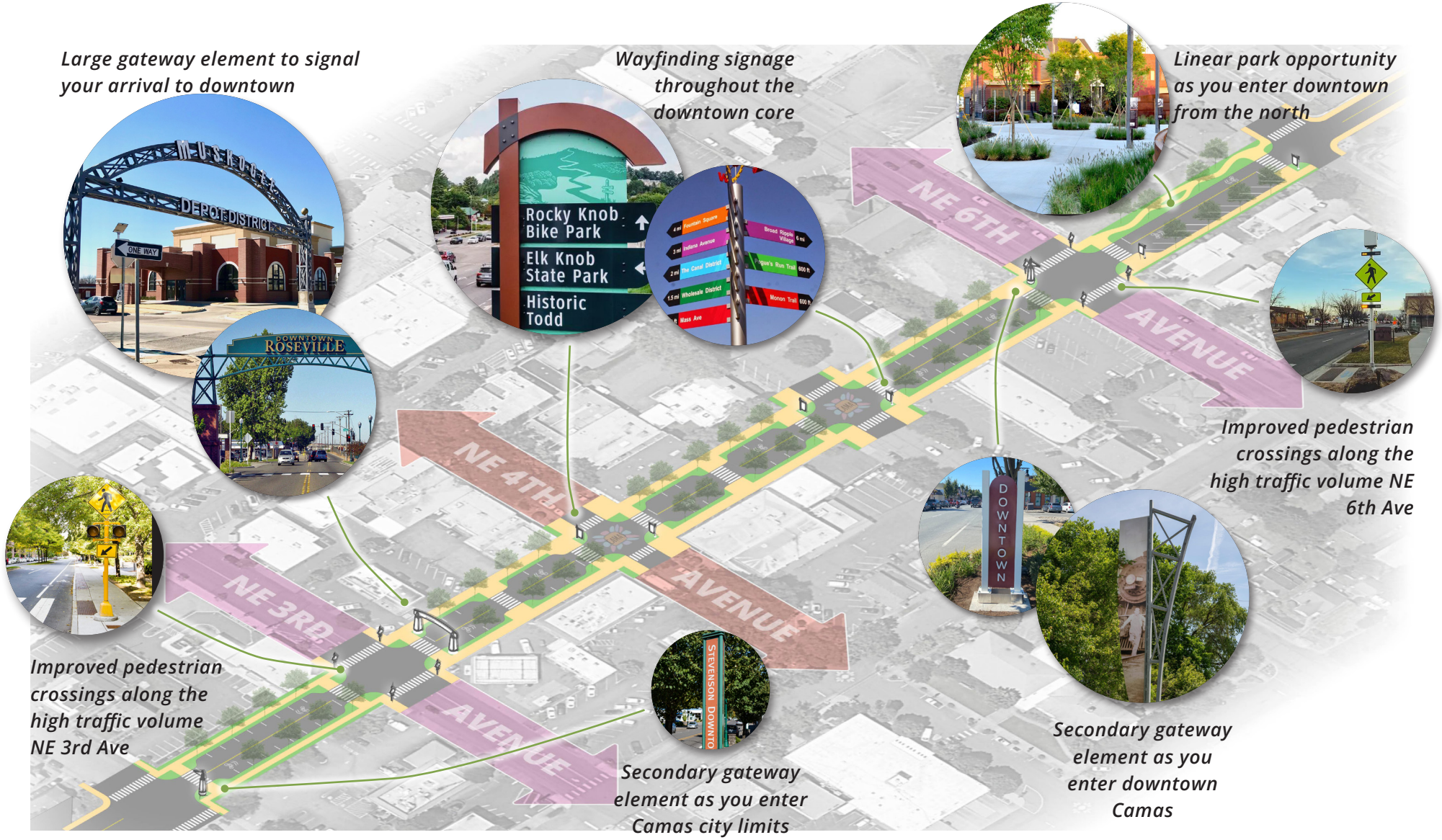
C Community Garden Sites

The plan explores opportunities for small community gardens along the Mill Ditch Trail to enhance its appeal and engage the community. These gardens would activate underutilized spaces, adding greenery and seasonal plantings while fostering community involvement. Strategically placed, they would create inviting, interactive spaces that complement the trail's natural character.


Low Impact Community Garden Site - Moraga, CA



Small Urban Farm Example - Seattle, WA



Dallas Linear Park

The Dallas Linear Greenway would transform NE Dallas Street into a safer, more inviting corridor for pedestrians and cyclists while maintaining vehicle access. Wider sidewalks, curb extensions, and mid-block crossings will enhance walkability and outdoor gathering spaces. The plan also introduces more on-street parking and increased street trees to improve both accessibility and aesthetics. A linear park between NE 6th and 7th Avenues will provide a welcoming green space for those arriving downtown from the north, strengthening connections to neighborhoods and surrounding parklands.

Wayfinding Elements

The wayfinding elements along the Dallas Linear Greenway will include directional signage and maps to guide pedestrians and cyclists. These features will not only improve navigation between downtown and surrounding parks but also help establish a strong downtown identity, enhancing the area's sense of place and making it more welcoming.

On-Street Parking Improvements

The Dallas Linear Greenway will enhance on-street parking by making existing spaces more pronounced and identifying new areas for additional parking. These improvements will provide more convenient parking options for visitors, support local businesses, and improve the overall functionality and accessibility of Downtown Camas.

Street Tree Enhancements

The Dallas Linear Greenway will incorporate additional street trees along NE Dallas Street to enhance the pedestrian experience and improve aesthetics. These tree plantings will provide shade, create a more inviting environment, and contribute to the overall greenery of the area, helping to beautify and soften the streetscape.



Park Network Wayfinding Signage - Edmonton, CA



Historic Map - Washington, DC



Urban Trail Network Map - Austin, TX


On Street Parking Nestled Amongst Landscaping - Nashville, TN


Pedestrian Realm Barrier Between Parking and Sidewalks - Los Angeles, CA


Green Infrastructure Streetscaping - Nashville, TN


Increased Planter Beds for Street Trees - Paramount, CA



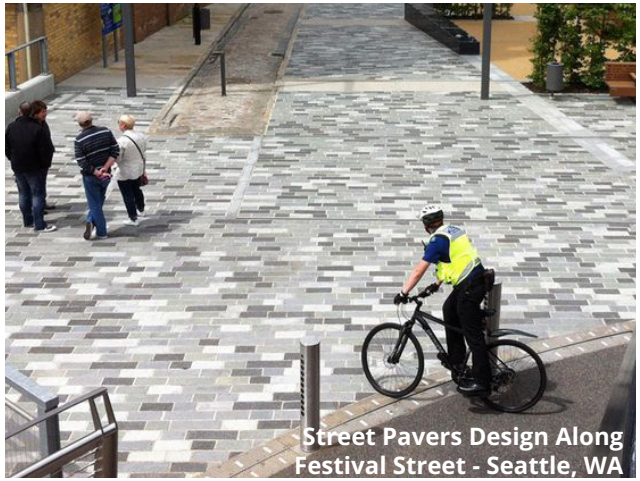
High Level Conceptual Rendering

Civic Plaza

The proposed civic plaza aims to create a vibrant public space as the heart of a potential civic campus encompassing a relocated City Hall, existing library, and new fire station. This allows for a flexible plaza on NE 4th Ave, accessible to cars but easily closed for events like the farmer's market. The plaza will anchor NE 4th Ave, strengthening connections to the downtown historic core while providing a much-needed space for community gatherings and activities.

Festival Street

The new civic plaza will serve as a central gathering space for the community, hosting events like the farmer's market and other public activities. Its flexible design will enhance downtown's social life, providing a venue for cultural events and fostering a greater sense of community.


Street Pavers Design Along Festival Street - Seattle, WA


Shared Car and Pedestrian Street - Seattle, WA

Downtown Anchor

The civic plaza will anchor downtown by providing a central, vibrant space for community events and gatherings. Its strategic location at the eastern end of the historic NE 4th Ave will draw activity, create a focal point for the area, and enhance downtown's sense of place, making it a key destination within the district.



Farmers Market - Boulder, CO


Community Event - Cleveland, OH

Center for Civic Life

The new civic campus will bring essential community services together in one area, making it easier for residents to access services. The integrated plaza will provide space for both civic activities and recreational use, offering opportunities for public events, play, and social interaction, fostering a stronger sense of community.


Encourage Residents to Stop and Hangout


Public Art Installations - Melbourne, Australia

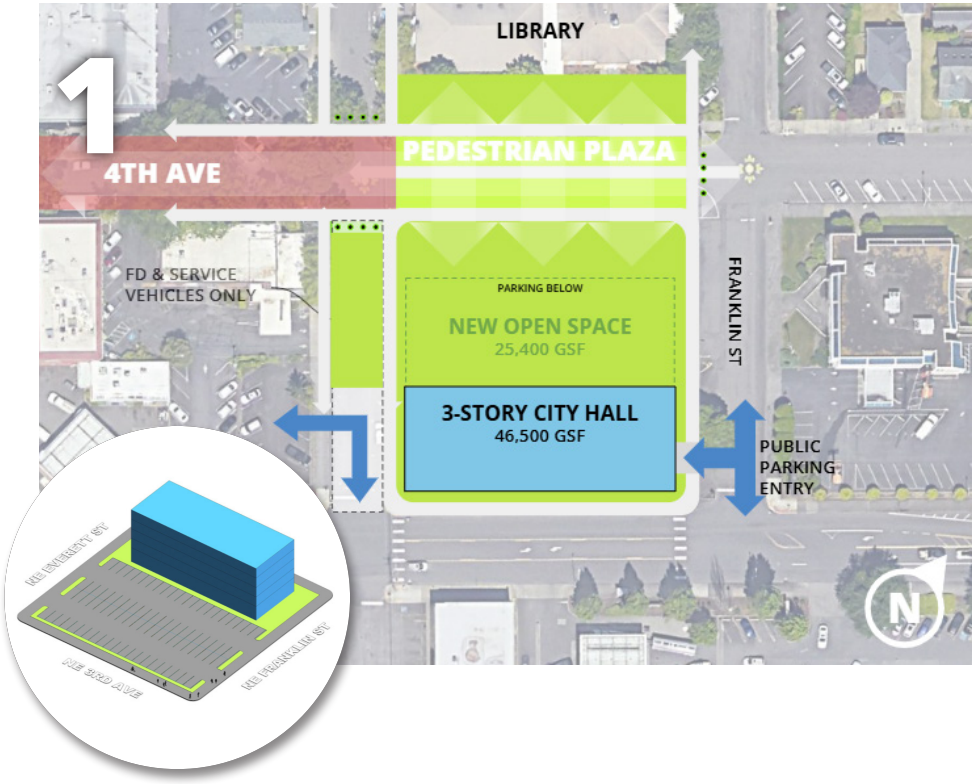
Development Feasibility Study

A development feasibility study focused on two possible scenarios for the civic plaza, considering market trends and regulatory factors. The study assessed how rising development costs, including materials, labor, and parking requirements, affect the plaza's feasibility. The study aimed to balance the need for a vibrant public space with current economic conditions, ensuring the plaza remains a practical and valuable addition to Downtown Camas.



Civic Plaza Conceptual Site Plan - Camas, WA

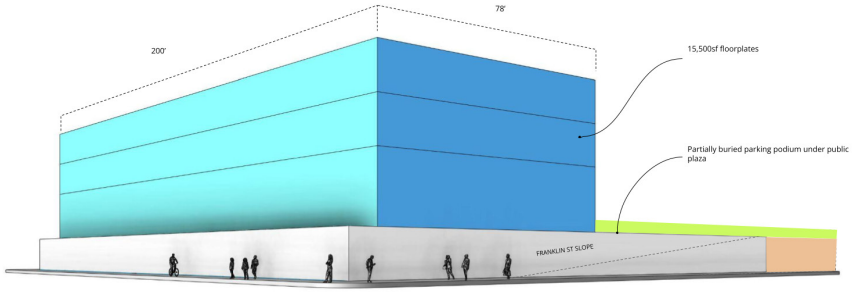
Development Scenarios

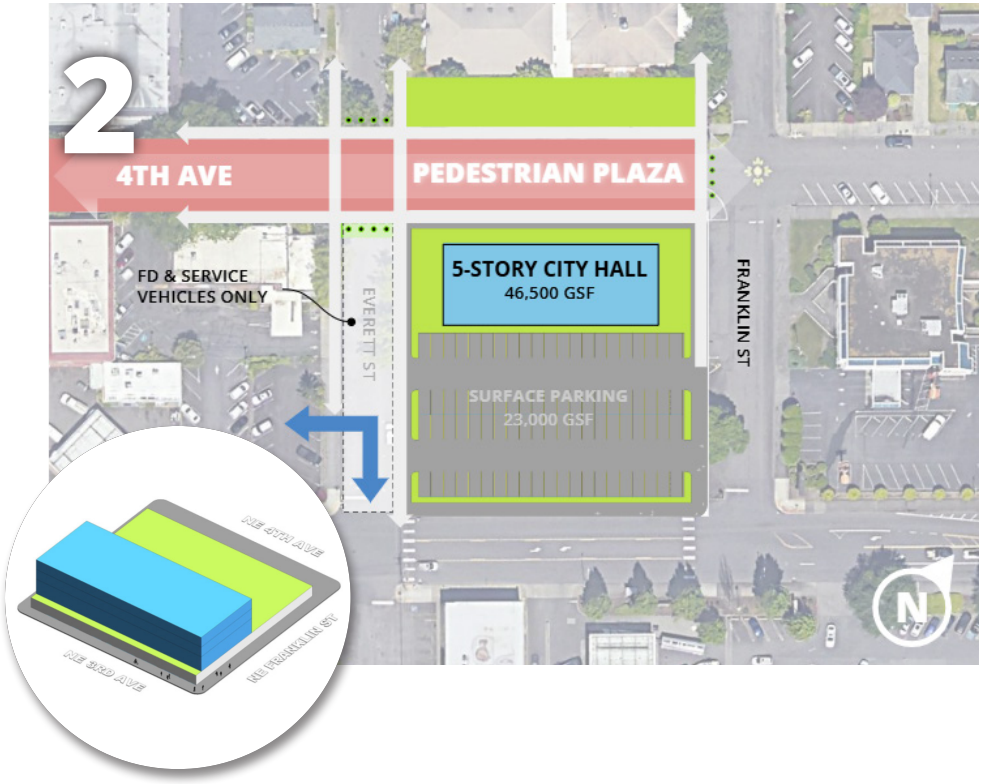


Move City Hall south to create a civic quad (public open space that stretches across 4th Ave to the Library) while simultaneously reinforcing taller construction and higher density on NE 3rd Avenue.

3-story, 46,500 sf new building = *~150% of current gsf*

36,000 SF parking podium = *116 of 117+ required off-street parking spaces*

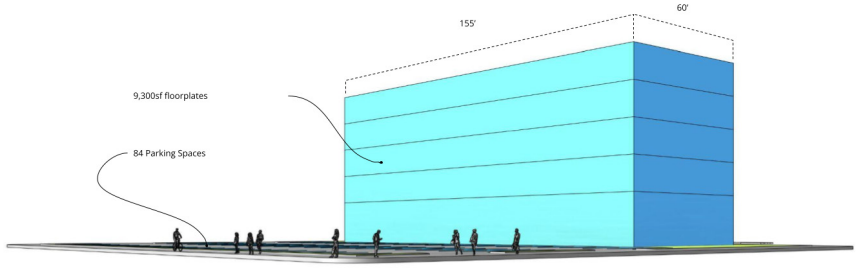




Provide surface parking off the main auto thoroughfare of NE 3rd Avenue. Maintain City Hall's intimacy with NE 4th Ave while building up to increase density. No new open space.

5-story, 46,500 sf new building = *~150% of current gsf*

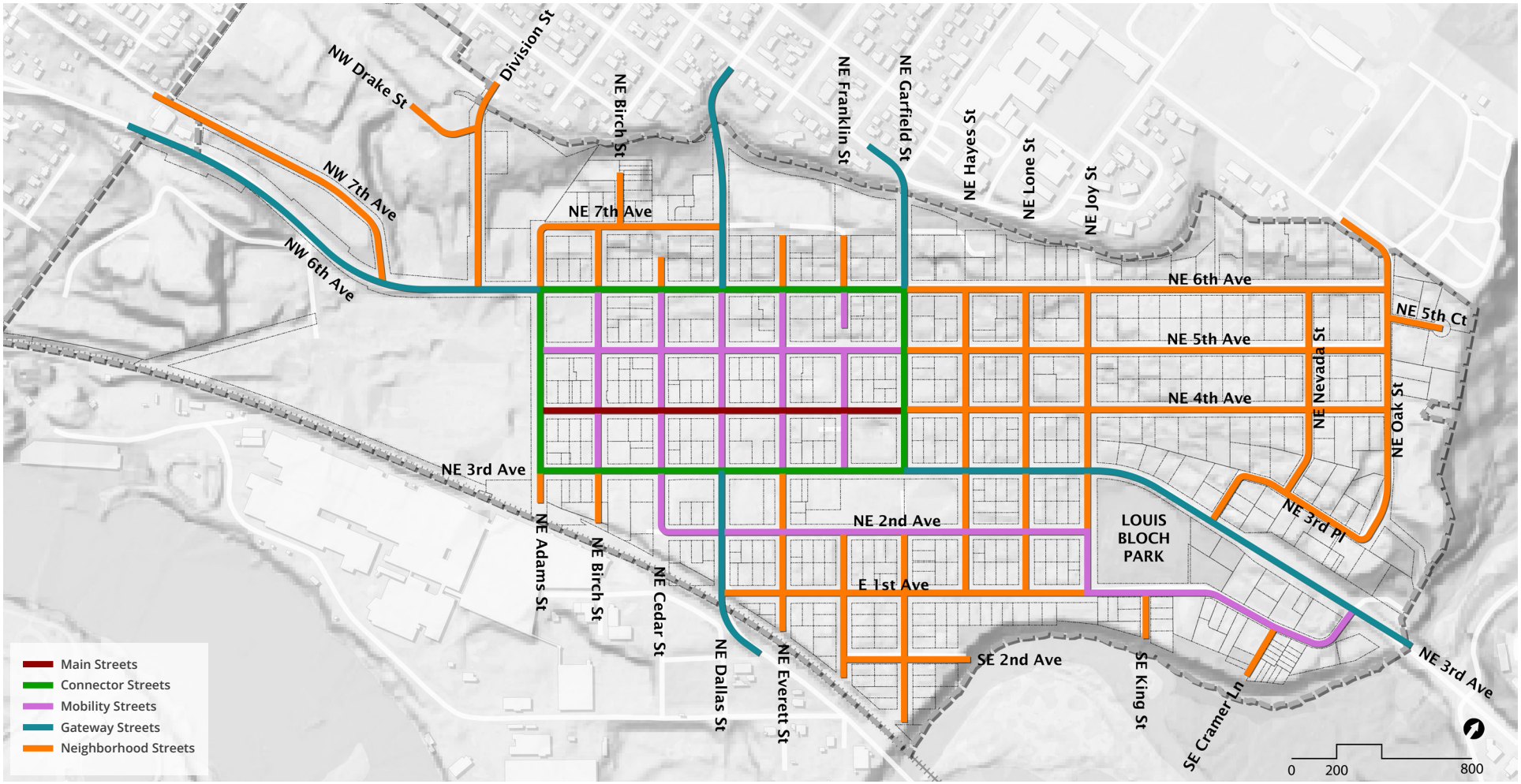
23,000 SF parking podium = *84 of 117+ required off-street parking spaces*





06
Transportation

our Downtown Camas
Hometown. Downtown. Our Town. 2045



Street Network Overview

The street network of Downtown Camas supports a range of uses and needs that have evolved over time, as presented in this Plan. The core of Downtown Camas, NE 4th Avenue, is distinctive not only in its range of shops, restaurants, and other services that bring residents and visitors to Downtown, but also in its unique street type and public realm elements. Streets surrounding NE 4th Avenue support connectivity through Downtown and provide access to neighboring residential and commercial areas in the vicinity. These streets serve multiple modes of transportation, and planning for future development (as described in the Subarea Plan) will require coordination on the evolution of the street network. This section defines the street network according to five street types—Main Streets, Connector Streets, Mobility Streets, Gateway Streets, and Neighborhood Streets. These street types align with the definitions for regulation of the public realm in the Downtown Design Manual that accompanies the Downtown Subarea Plan.

Main Streets

Historic NE 4th Avenue, between NE Adam Street and NE Garfield Street, alone defines the Main Street type in Downtown Camas. It is intersected by a network of Mobility Streets and surrounded by a ring of Connector Streets. NE 4th Avenue sets the foundation for the public realm for the Historic Main Street Core land use type. NE 4th Avenue supports a range of active, ground-floor retail and service-based businesses. It creates an inviting atmosphere for pedestrians and cyclists along a curated streetscape.

Future planning for Downtown Camas will continue to consider NE 4th Avenue as a core feature of Downtown's character. This includes preserving the existing functions of the public realm and maintaining key elements including street trees, lighting, and other amenities.





Main Streets Cross Section

Connector Streets

The Connector Streets in Downtown Camas create a buffer around the Main Street Core, with NE Adams Street to the west, NE 3rd Avenue to the south, NE Garfield Street to the east, and NE 6th Avenue to the north. These streets, as the name implies, provide key connection points to NE 4th Avenue as well as provide a link to future development in the Mixed-Use Mid-Rise area. As new residents move into these areas of Downtown, improvements to pedestrian and bicycle facilities will create more walkable and bikeable access to and through Downtown.

Connector Streets will continue to be thoroughfares for vehicles to move efficiently through Downtown Camas, while considering opportunities to create safe routes for increased pedestrian and bicycle traffic, especially at key intersections along NE 6th Avenue and NE Garfield Street. Improvements may include larger curb extensions at intersections or mid-block crossings, designated and / or protected bike routes, and efficient parking facilities.





Connector Streets Cross Section

Mobility Streets

Mobility Streets weave into the core of Downtown Camas, allowing the highly walkable and bikeable nature of the Main Street Core to permeate through newly developed areas of Downtown. NE Dallas Street (also a Gateway Street near the periphery of Downtown), will transform into a greenway that provides an intersection between mobility and recreation in Downtown Camas. Similar to Connector Streets, the Mobility Streets balance multimodal transportation, providing adequate traffic flow (and parking) for vehicles, while focusing on safety and upgraded facilities for pedestrians and bicycles. The pathway along NE 2nd Avenue provides an alternative route to busier NE 3rd Avenue for pedestrians and bicycles, and connects Louis Bloch Park to the rest of Downtown.

Similar to future planning for the Connector Streets, Mobility Streets will see improvements to curb extensions at intersections and mid-block crossings, as well as bicycle facility improvements and wayfinding.



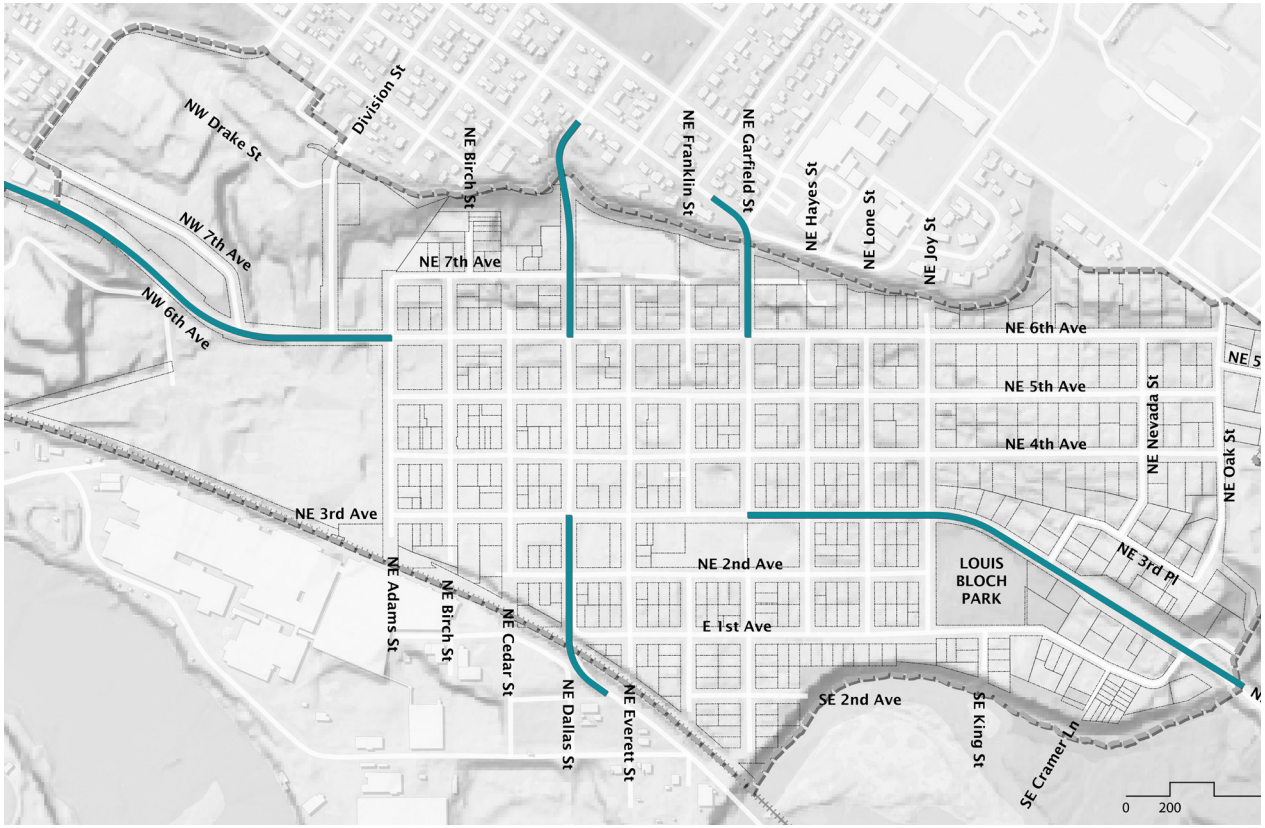


Mobility Streets Cross Section

Gateway Streets

Gateway Streets serve as the entry point that defines Downtown Camas from the rest of the city. While the land uses and landmarks surrounding the Gateway Streets (e.g., the Camas Mill) also help to signify Downtown, the street network is what helps visitors arrive in a logical and efficient manner. The Gateway Street at NE 6th Avenue allows access to Downtown from the west side of Camas, and is currently the most prominent entrance to Downtown with its proximity to the Mill. Existing signage also welcomes visitors to the area. NE Dallas Street connects the northern and southern neighborhoods and future improvements as a greenway will offer a recreation-based attraction to Downtown. NE Garfield Street is a secondary gateway street connecting neighborhoods to the north of Downtown. NE 3rd Avenue is the primary gateway for vehicles arriving from the east side of Camas or the surrounding communities.

Future planning for Gateway Streets will consider traffic flow and speed as vehicles arrive Downtown to make crossings at key intersections safer and more inviting for multi-modal travel. Improved access for pedestrians and bicycles will include protected and marked facilities as well as wayfinding.





Gateway Streets Cross Section

Neighborhood Streets

The Neighborhood Streets provide all remaining intermittent connections to the street network within the lower-density residential areas of Downtown Camas. These streets will continue to primarily serve local residents within these neighborhoods, providing vehicular access at residential speeds, on-street parking, and sidewalks with improved crossing access for pedestrians.

The Neighborhood Streets also connect Downtown with adjacent open spaces, including Louis Bloch Park and the Mill Ditch Trail. The Open Space section identifies potential trail connections to Neighborhood Streets, and future intersection improvements at key intersections (along NE 6th Avenue and NE Garfield Street) will allow for safer opportunities to connect recreation and Downtown activities.





Neighborhood Streets Cross Section

Traffic Analysis

The updates to the Camas Transportation System Plan (TSP) for a planning horizon through 2045 included a traffic analysis for the Downtown Subarea Plan boundary. The analysis considered two land use scenarios, a Baseline alternative and an alternative based on the Downtown Subarea Plan's preferred land use concept. The results of this analysis are provided in Appendix A of the Downtown Subarea Plan.







Existing Conditions of Downtown Camas Streets



07
Infrastructure

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Overview

The proposed land use concept defined in section 4 will create different needs for infrastructure in future development of Downtown Camas. This section summarizes the high-level review of the existing stormwater system and the potential impacts to the system under the proposed changes. (The full results and methodology used for this analysis is provided in Appendix B.) The analysis includes (1) stormwater runoff calculations and (2) a catch basin investigation.



Stormwater Drain - Downtown Camas

Stormwater Runoff

The stormwater runoff analysis includes calculations for the amount of stormwater runoff generated in both the existing and proposed scenarios, using a commonly used method (Rational Method) to determine peak runoff rates for largely impervious areas. The full methodology and formulas used in this method are provided in Appendix B. The summary results of the runoff calculations are shown in the table below.

The key variables used for this analysis included land use (existing and proposed); coverage area (acres); runoff coefficient (C) based on land use and approximate overland flow paths or slope; rainfall intensity (I); and rainfall concentration (Tc). Peak flow rates for a modeled 10-year event were then calculated as 384 and 339 cubic feet per second (cfs) for the existing and proposed scenarios, respectively.

Although these flow rate values may not reflect the exact peak flows in the real-world, they demonstrate that the changes in land usage over the next 20 years should not result in an increase in runoff. Rather, these numbers illustrate a decrease in the peak flowrate between the existing and proposed conditions.

While this analysis does not anticipate worsening flood impacts, it is recommended that the City of Camas produce detailed stormwater models of the downtown area to simulate realistic flows. More intensive modeling efforts will also allow for the identification of specific capacity issues and simulation of alternative methods for reducing flood risk.

Basin	**Sum of Acres x Runoff Coefficient** (by Land Use) (∑CA)	**Concentration** (Tc) (min)	**Intensity** (I) (in/hr)	**Peak Flowrate** (Q) (cfs)
Downtown Existing	176.34	5.00	2.18	**384.26**
Downtown Proposed	155.48	5.00	2.18	**338.81**

Catch Basin Investigation

The existing catch basins along NE 4th Avenue regularly experience ponding issues. Many of these inlets are placed in low points next to planters with full curb heights surrounding two or three sides of the catch basins. The city has observed water overflow onto the curb and sidewalk. Examples of the curbs in question are shown below.



To avoid future flooding at these catch basins, it is recommended that the city consider the following improvements. It should be noted that these are recommended from a conceptual view without knowing exactly how the storm water system is connected or how individual catch basins impact each other. Detailed as-built review, stormwater modeling, and geotechnical investigations would be required to confirm the feasibility and efficacy of each option.

- Regularly maintain all catch basins to remove any debris that may be blocking flow into the inlet and eliminate solids trapped in the sump.
- Reconstruct the curbs around the catch basins to allow for street sweeper vehicle access.

A Install curb cuts and regrade the existing planters to allow water to overflow into the planter, rather than onto the sidewalk.

B Incorporate additional planters, rain gardens, bioswales, or other stormwater best management practices (BMPs) into the new land use zones. This will have the added benefit of maintaining the towns' beauty.

C Install permeable pavement in the parking areas.

- Regrade 4th Ave. to reduce the transverse slope and avoid significant low points in the gutters. Place catch basins at the low point and connect new catch basins to the existing storm system to reduce the distance between inlets.
- Increase the number of inlets along 4th Ave between Nevada St and Joy St specifically. Current conditions reflect approximately 950 feet between inlets. The inlets at the bottom of the hill (at 4th Ave & Joy St) may become overwhelmed during extreme storms, which could lead to potential flooding downstream.
- Replace grates with larger grates that have increased spacing between bars.
- Replace catch basins with units that have sumps if the existing structures do not have sumps.

D Install slotted drains along the parking area curb.

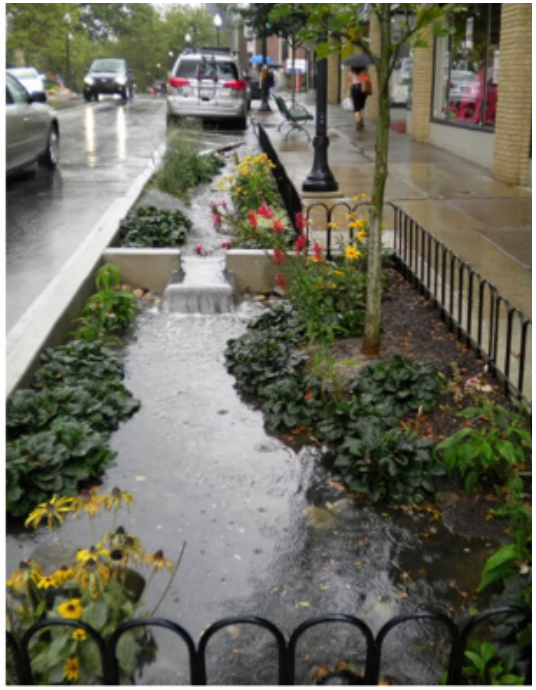
- Create underground infiltration trenches and/or drywells that could contain water from extreme storm events and slowly release it into the surrounding soil.
- Determine if the existing pipe system is undersized through stormwater modeling. Replace pipe infrastructure if capacity is found to be the issue.
- Perform CCTV storm sewer inspection to locate any breaks or blockages in the existing storm pipe network. Repair and/or replace pipes depending on the CCTV evaluation.

A Planter with Curb Cuts



B Bioswale

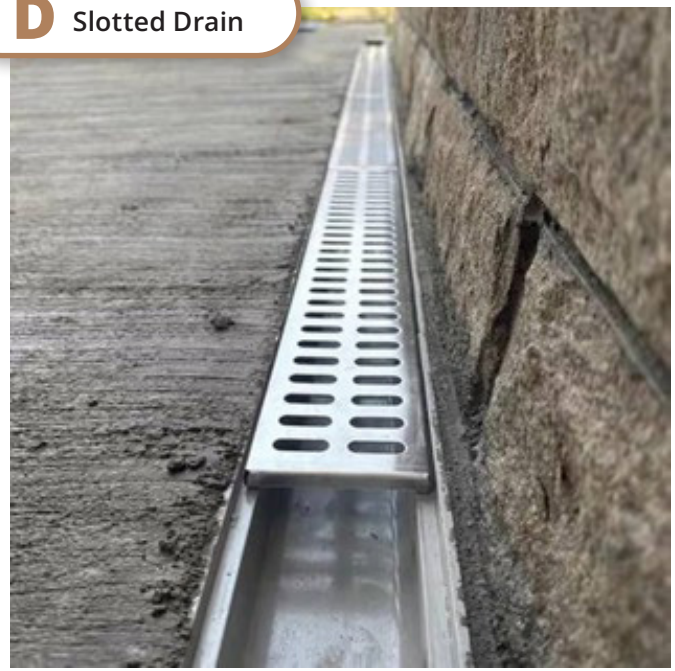




C Permeable Pavement



D Slotted Drain





08
Goals, Policies, & Implementation

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Clara Apartments - Camas, WA

Overview

Over the next 20 years, City staff and community partners will work to bring the Downtown Subarea Plan's concepts and recommendations to life. The goals and policies presented in this section align with the vision statement of the Subarea Plan and set the policy direction for decision makers when reviewing priorities for City-led actions.

The implementation plan further supports the goals and policies by outlining specific strategies and actions that will lead to the desired outcomes of the Subarea Plan. The implementation plan provides guidance on the estimated timing, leadership and partnership roles, and level of priority for each implementation action. Many actions will be City-led through various City Departments, while others will require partnership with community groups or regional agencies. Over the planning period, City staff and decision makers, in coordination with key stakeholders, may reevaluate the goals, policies, and implementation actions to respond to changes in priorities or other City planning efforts that affect the Downtown area.

Goal DT-1: Architecture and Design

Retain Downtown's historic design and expand its charm.

DT-1.1: Protect and enhance downtown's design, including the integrity of the Historic Main Street Core, through clear and objective zoning standards and design guidelines.

DT-1.2: Explore improvements to public spaces that reinforce downtown's character through a streetscape plan and investments in community amenities.

DT-1.3: Ensure downtown design standards are up-to-date and reflect the goals and policies of the Downtown Subarea Plan.

DT-1.4: Promote the addition of street trees, landscape planters, green walls, and other landscaping elements that improve aesthetics, provide shade, and enhance the pedestrian experience.

DT-1.5: Incorporate public art, murals, and interactive elements to create a unique sense of place.

DT-1.6: Require new buildings to complement the existing architectural character while allowing for contemporary design elements.

DT-1.7: Encourage pedestrian-scale building design and street lighting to highlight building facades and architectural features and enhance safety and visibility.



Patrons Enjoy a Meal Outdoors at Natalia's Cafe in Downtown Camas

Goal DT-2: Downtown Housing

Provide a range of housing options that welcome more people to live Downtown.

DT-2.1: Allow development of a range of housing types, including both rental and ownership options, for a wide range of income levels within the zoning districts in the Downtown Subarea Plan boundary.

DT-2.2: Explore incentives to increase housing capacity and encourage the development of diverse housing types, ADUs, affordable housing, senior housing, and mixed-use or live/work units within Downtown.

DT-2.3: Develop design standards for new housing to complement the existing downtown development and ensure clear and objective regulations and permitting processes.

DT-2.4: Implement housing affordability strategies that meet the needs of downtown households and preserve existing affordable housing.

DT-2.5: Encourage housing downtown to provide features that foster healthy living such as community gardens, open spaces, and recreation areas.



Cottage Cluster Housing in Portland, OR

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-3.1: Require active ground floor uses and engaging street level design in the Historic Main Street Core zoning district.

DT-3.2: Support parks and open space improvements and connectivity to Mill Ditch Trail and Louis Bloch Park, as illustrated in the Downtown Subarea Plan.

DT-3.3: Evaluate regulations that support visitor lodging and tourism activities in downtown.

DT-3.4: Explore opportunities for additional public spaces, including public plazas, pocket parks, pedestrian-only streets, and community gardens.

DT-3.5: Create a parklet program that converts downtown curbside parking spaces into community seating spaces for businesses and residents

DT-3.6: Establish a policy to require new public and private projects to provide public art, including murals, sculptures, or interactive elements within public spaces

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.



Green Loop Pop-up Park in Salt Lake City Utah

Goal DT-4: Economic Development

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

DT-4.1: Support partnerships with community groups focused on advocating for the future of Downtown Camas, such as the Downtown Camas Association.

DT-4.2: Evaluate the Camas Municipal Code and permitting procedures to identify ways to increase flexibility to allow businesses to expand, grow, or redevelop at existing locations.

DT-4.3: Collaborate with public agencies, private parties, and non-profits in marketing and outreach efforts that attract visitors, sustain existing local businesses, attract new development/redevelopment, and maintain the historic character of downtown.

DT-4.4: Partner with the Downtown Camas Association, Camas-Washougal Chamber of Commerce, and other similar organizations to expand incentives available to small local businesses such as credit improvement programs.

DT-4.5: Prioritize City investments that capitalize on nearby redevelopment efforts to reinforce economic and physical connections to downtown.

DT-4.6: Evaluate financing tools to help investments in community infrastructure and encourage redevelopment of key areas.

DT-4.7: Address infrastructure improvements necessary for redevelopment projects.

DT-4.8: Encourage development and redevelopment that reinforces the role of public spaces in Downtown Camas as a vibrant center of activity, particularly for vulnerable populations.

DT-4.9: Develop strategies to mitigate displacement of existing businesses downtown, particularly in areas of increased investment and redevelopment.

DT-4.10: Work to achieve a diverse set of local businesses downtown that are complementary and economically resilient, balancing needs of residents, workers, and visitors.

DT-4.11 Actively participate in the Washington Department of Ecology cleanup process for the Camas Mill and support an unrestricted cleanup level to provide for the greatest flexibility for future land use.



Downtown Camas Associations 2025 Volunteer & Community Engagement Summit

Goal DT-5: Civic Life

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

DT-5.1: Ensure that City Hall and primary services remain downtown.

DT-5.2: Develop a Civic Hub as a central gathering place and include a civic plaza to support existing and new community events.

DT-5.3: Support flexibility and provide infrastructure investments at the Civic Hub along NE 4th Ave to create shared spaces and accommodate pedestrian-friendly 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.



Camas Plant & Garden Fair 2024

Goal DT-6: Multimodal Connectivity

Create a safe and connected transportation network Downtown for pedestrians, bicyclists and vehicles.

DT-6.1: Encourage placemaking and wayfinding efforts downtown to develop a distinct identity and attract visitors.

DT-6.2: Ensure downtown sidewalks are wide, unobstructed, and well-maintained to accommodate all users.

DT-6.3: Implement traffic-calming measures such as curb extensions, raised crosswalks and intersections, and unique pavement treatments that improve pedestrian safety and enhance downtown design.

DT-6.4: Improve bicycle infrastructure with new dedicated bike lanes, sharrows, intersection improvements, and bicycle parking. Encourage the use of priority bicycle parking for community events.

DT-6.5: Enhance connections between the historic Main Street core and downtown residential neighborhoods, including Evergreen Terrace and south of NE 3rd Ave.

DT-6.6: Install benches, shade structures, and public seating along pedestrian routes to create a more comfortable walking environment.

DT-6.7: Ensure adequate parking downtown for continued business growth and consider developing a parking management plan. Seek out opportunities for shared use parking on the edges of the downtown district, which could also serve as a park and ride transit facility.



Two Way Protected Bike Lane - Ann Arbor, MI

Implementation Plan

The implementation plan for Downtown Camas provides specific actions for the City and key stakeholders to realize the vision and goals set forth in the Subarea Plan over the next 20 years. It is organized according to the policies previously defined in this section, identifies potential timing, project champions, and an initial prioritization, which may shift based on future City needs.

Action	Policy Alignment	Timing	Champion (Support)
DT-1 Architecture and Design			
Update and adopt design guideline manual to align with goals and policies of Downtown Subarea Plan.	DT-1.1, 1.3, 1.6, 1.7, 2.3	0-5 years	City – Community Dev.
Update and adopt zoning code to reflect updated zoning districts and intent defined in Downtown Subarea Plan.	DT-1.1, 1.7, 2.2, 3.1, 3.3, 5.4	0-5 years	City – Community Dev.
Prepare a comprehensive Downtown Infrastructure and Capital Improvement Study to identify streetscape plans, priority projects, implementation strategies, trail connections, and funding opportunities.	DT-1.2, 1.4, 1.5, 6.2, 6.3, 6.6	5-10 years	City – Public Works (Community Dev. and Parks)
DT-2 Housing			
Develop incentives for new housing development downtown.	DT-2.2	5-10 years	City – Community Dev.
Evaluate permitting processes to identify ways to streamline new residential development.	DT-2.2, 2.3, 2.5	0-5 years	City – Community Dev.
DT-3 Urban Amenities			
Explore options for improving downtown's connectivity to Louis Bloch Park.	DT-3.2	5-10 years	City – Parks (Community Dev. and Public Works)
Complete improvements to Mill Ditch Trail.	DT-3.2	5-15 years	City – Parks (Community Dev.)
Amend Parks and Recreation plans as needed to look for opportunities for parks and open space downtown.	DT-3.4	0-5 years	City – Parks (Community Dev.)
Develop code requirements for temporary and enhanced use of the public right-of-way and public spaces.	DT-3.5	0-5 years	City – Public Works (Community Dev. and Parks)
Review public art program guidelines and align with downtown goals.	DT-1.5, 3.6	0-5 years	City – Community Dev. (Parks and Public Works)
Explore options for useable open space requirements in new development.	DT-3.7	5-10 years	City – Parks (Community Dev.)

Action	Policy Alignment	Timing	Champion (Support)
Explore funding opportunities for urban amenities in the public realm to address ongoing operations and maintenance costs.	DT-1.2, DT-3.2, DT-3.4, DT-3.6, DT-5.3	5-10 years	City – Community Dev. (Public Works and Parks)
DT-4 Economic Development			
Work with downtown advocacy groups on refinements to façade improvement programs.	DT-4.1	5-10 years	City – Community Dev.
Review additional changes to municipal code to support business retention / attraction.	DT-4.2, 3.3, 5.4	0-5 years	City – Community Dev.
Develop strategy for retaining existing businesses.	DT-4.7	5-15 years	City – Community Dev.
Explore programs to assist business owners / downtown building owners for space improvements.	DT-4.3, 4.4, 4.6, 4.7, 4.8	0-5 years	City – Community Dev.
Work to attract employers that provide living-wage jobs through target industries research and site selection exercises.	DT-4.9	0-15 years	City – Community Dev.
Adopt code amendments that allow future residential and mixed-use redevelopment of the Camas Mill property, and actively participate in the Department of Ecology agreed order process to advocate for cleanup standards that support unrestricted future land use.	DT-4.11	0-5 years	City – Community Dev.
DT-5 Civic Life			
Advance planning and feasibility analysis for the Civic Plaza concept.	DT-5.1, 5.2, 5.3	5-15 years	City – Community Dev. (Public Works, Parks)
Evaluate public realm improvements that better support community events and seasonal activities, including opportunities to improve comfort, accessibility, infrastructure, and flexibility of use.	DT-5.3, 5.4, 6.6	5-10 years	City – Community Dev. (Public Works, Parks)
DT-6 Multimodal Connectivity			
Identify, prioritize, and implement quick-build pedestrian safety improvements downtown using low-cost, interim treatments that can be evaluated and refined over time as part of a long-term pedestrian safety strategy.	DT-6.3	0-10 years	City –Public Works (Community Dev.)
Develop a placemaking and wayfinding strategy.	DT-6.1	5-10 years	City – Community Dev. (Public Works)
Prioritize construction of the Transportation System Plan's recommended pedestrian and bicycle facilities in downtown area.	DT-6.4, 6.5	5-15 years	City – Public Works (Community Dev.)
Develop a comprehensive parking strategy addressing off-street parking requirements and management of on-street spaces.	DT-6.7	0-10 years	City – Community Dev. (Public Works)