

To: City of Camas Planning Commission, Council & Staff

Date: 8/11/20

From: Lynn Johnston, 320 NE 257th Ave., Camas, WA 98607

Subject: North Shore Draft Vision Statement Comments

[Draft] Camas North Shore Subarea Plan Vision

- 1. Preserve the North Shore's natural beauty.** Policies, regulations and design rules must protect significant trees and groves. Identify and **preserve wildlife habitat corridors**, and views to the treed hillside and the lake. **This phrase has broad meaning and could have unintended consequences for buildable land.**
- 2. Plan a network of green spaces and recreational opportunities.** Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a "green corridor" along the lake that completes the Heritage Trail, provides lake access and buffers the lake from adjacent development.
- 3. Cluster uses for a walkable community.** Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations. **"Homes close to schools"...I agree.**
- 4. Provide a variety of housing options.** Plan for diverse housing types that are affordable to households of varying incomes, sizes and life stages.
- 5. Locate Industrial Parks and Commercial Centers to the north.** Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport. Encourage commercial activities along high traffic corridors, such as NE Everett St. **I agree. A portion of the surplus "industrial" zoned land located closest to the lake, parks and school could be shifted to "residential". An added benefit would be helping to rebalance the residential areas displaced by School and City land purchases while leaving a sizable area to the north for future job growth.**
- 6. Favor local-serving businesses.** Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while not harming **with** (typo) the economic viability of downtown Camas.
- 7. Plan for needed schools and infrastructure.** Ensure adequate roads, schools and utilities are in place **before** (as) development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety. **It is customary that roads and utilities are constructed as development requires their need. For example, the new North Shore Arterial will likely be built in shorter sections over time rather than one grand project.**
- ~~**8. Pace development to maintain Camas' small town feel.** Sustain the city's quality of life through phased and sustainable growth that contributes to community character. **What does this mean? Please strike entire line. This item is vague and could be interpreted in many different ways. It will likely take 30 years for North Shore to fully build out. We need to find a balance between protecting the elements that are most important without "handcuffing" future development.**~~