

Camas North Shore Subarea Plan

Draft Vision

The North Shore Subarea Plan will guide future growth and development in the area north of Lacamas Lake. Today, the North Shore area consists of agricultural land and single-family residences with large, rural acreages. The area is anticipated to experience substantial growth and is currently zoned for a mix of employment, retail and residential uses.

In 2013, City Council established the current zoning through a Development Agreement with a coalition of property owners (adopted through Resolution 1277). Beginning in the summer of 2019, the first phase of the North Shore Subarea Plan process engaged the Camas community in an effort to re-think the current zoning, including a community vision, conceptual road alignment, land use designations, and a projection for future jobs and housing.

To create the community vision, the City conducted a series of vision outreach activities, including:

- 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.
- 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.
- Email and Facebook comments.
- Community Vision Workshop attended by approximately 100 community members (81 signed-in).

Among the thousands of comments collected, a series of themes emerged indicating how the Camas community wants to see the North Shore area develop over time. The vision outreach comments and these themes are translated into the North Shore Vision.

- Do not develop; keep it rural/natural
- Incorporate more parks and green space, especially near the lake
- Develop in a way that preserves trees, views, and habitat
- Minimize traffic impacts and maximize safety
- Plan for needed schools and infrastructure
- Incorporate bike paths, wider sidewalks and trails
- Plan for a variety of housing types
- Favor local-serving businesses, such as restaurants, cafes and grocers
- Protect the environmental and aesthetic qualities of the area
- Pace development to maintain Camas' small-town feel

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A robust community engagement process conducted from August 2019 through February 2020 led to the following North Shore Vision that will guide development of the North Shore Subarea Plan.

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.
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.
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.
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 the economic viability of downtown Camas.
7. **Plan for needed schools and infrastructure.** Ensure adequate roads, schools and utilities are in place before 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.
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.