

North Shore Subarea Plan

Promote
**Planned
Growth**

Provide
**Employment
Options**

**Protect
Natural
Resources**

Public Hearing August 2020

www.camasnorthshore.com

Topics

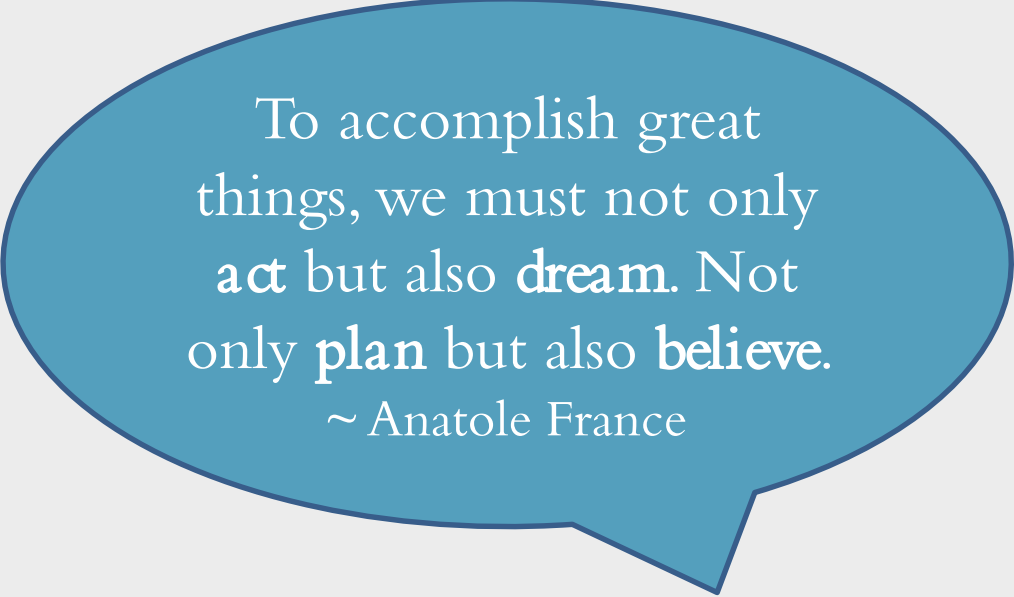
Project Initiation

- Area Description
- Why Now?
- Legal Framework

Summary of Phase 1

- Baseline Information
- Community Vision

Next Steps



To accomplish great things, we must not only **act** but also **dream**. Not only **plan** but also **believe**.

~ Anatole France



By failing to **prepare**, you are preparing to fail.

~ Benjamin Franklin

Background

About the North Shore Subarea Plan

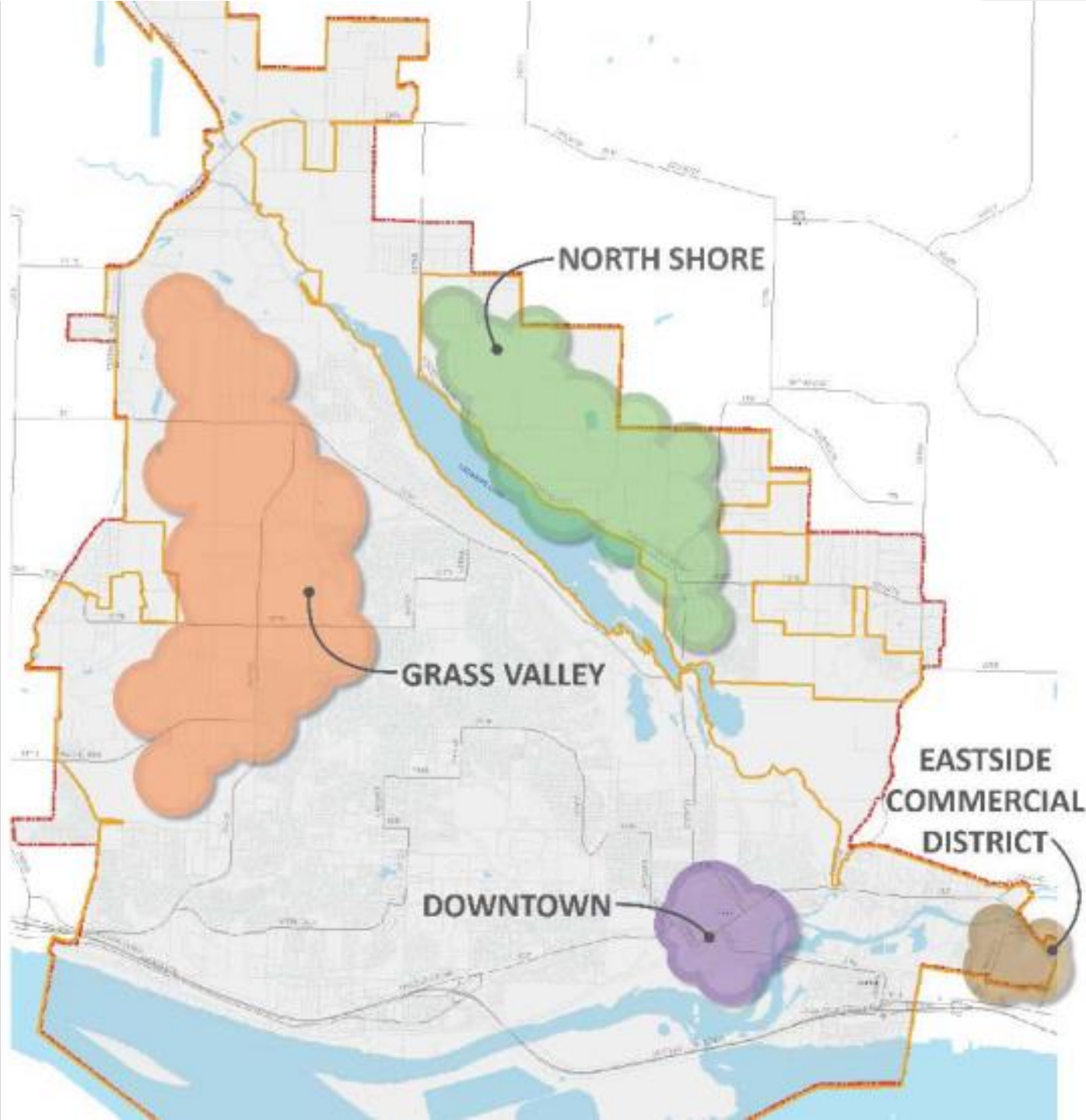


What is the North Shore Subarea?

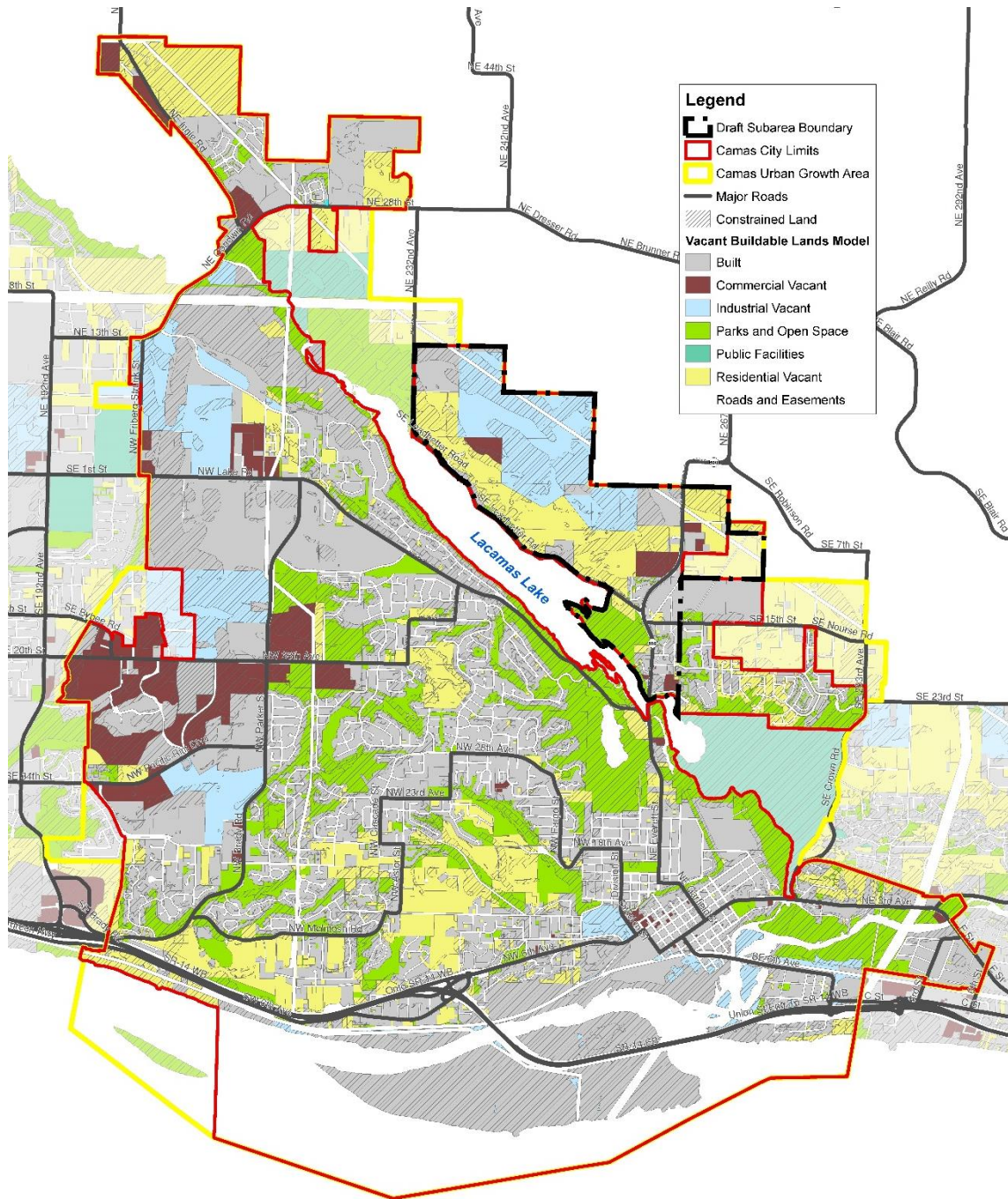
- Approx. 800 acres (boundaries will be determined through this process)
- 270+ are public-owned; remainder is private property.
- The city is not leading the development and is not the developer.

Why the North Shore?

- There are four subareas identified in our comp plan, Camas 2035
- All four need their zoning and other regulations refined and updated.
- Council choose to start work on the North Shore subarea (Spring 2019)



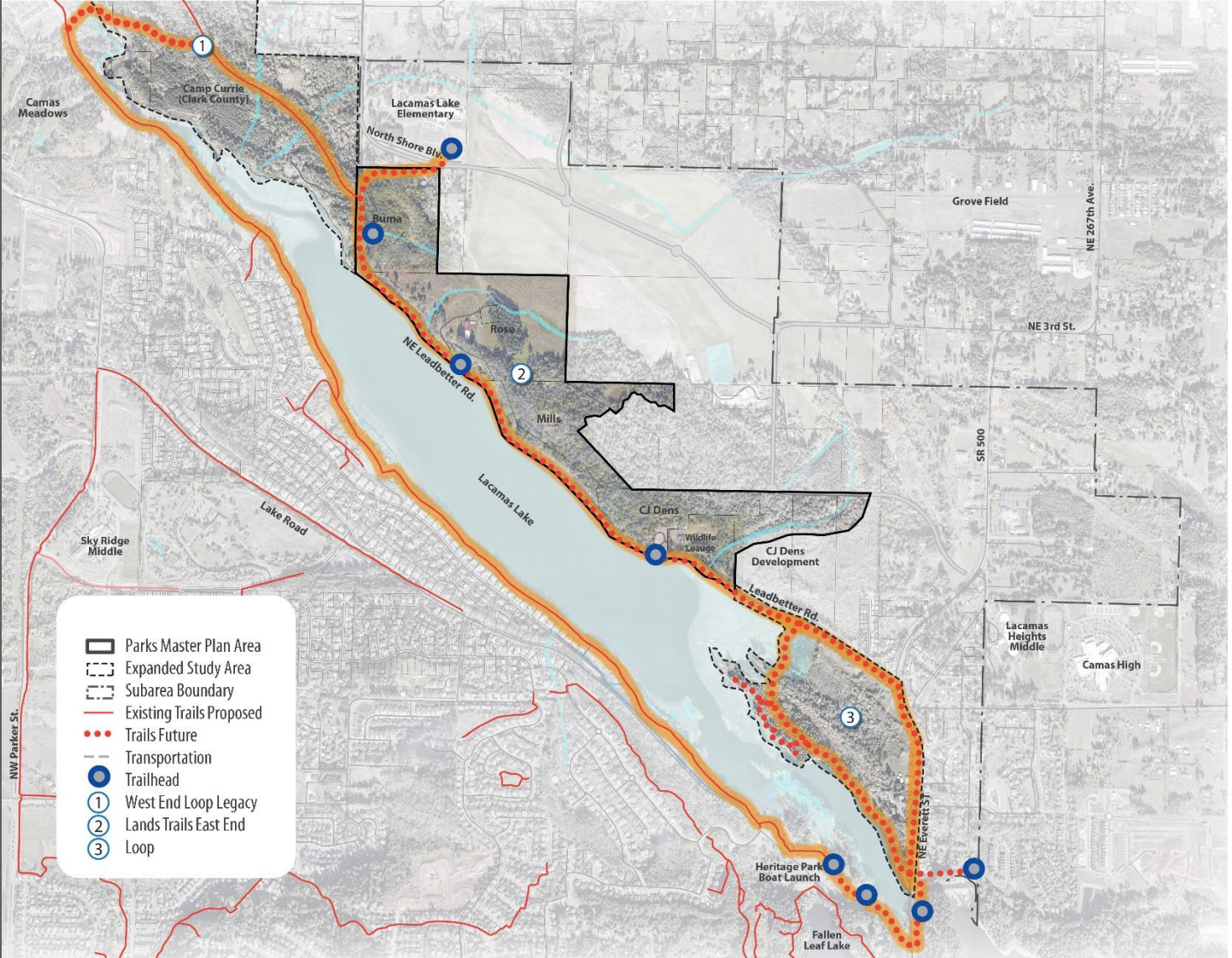
Why Now?

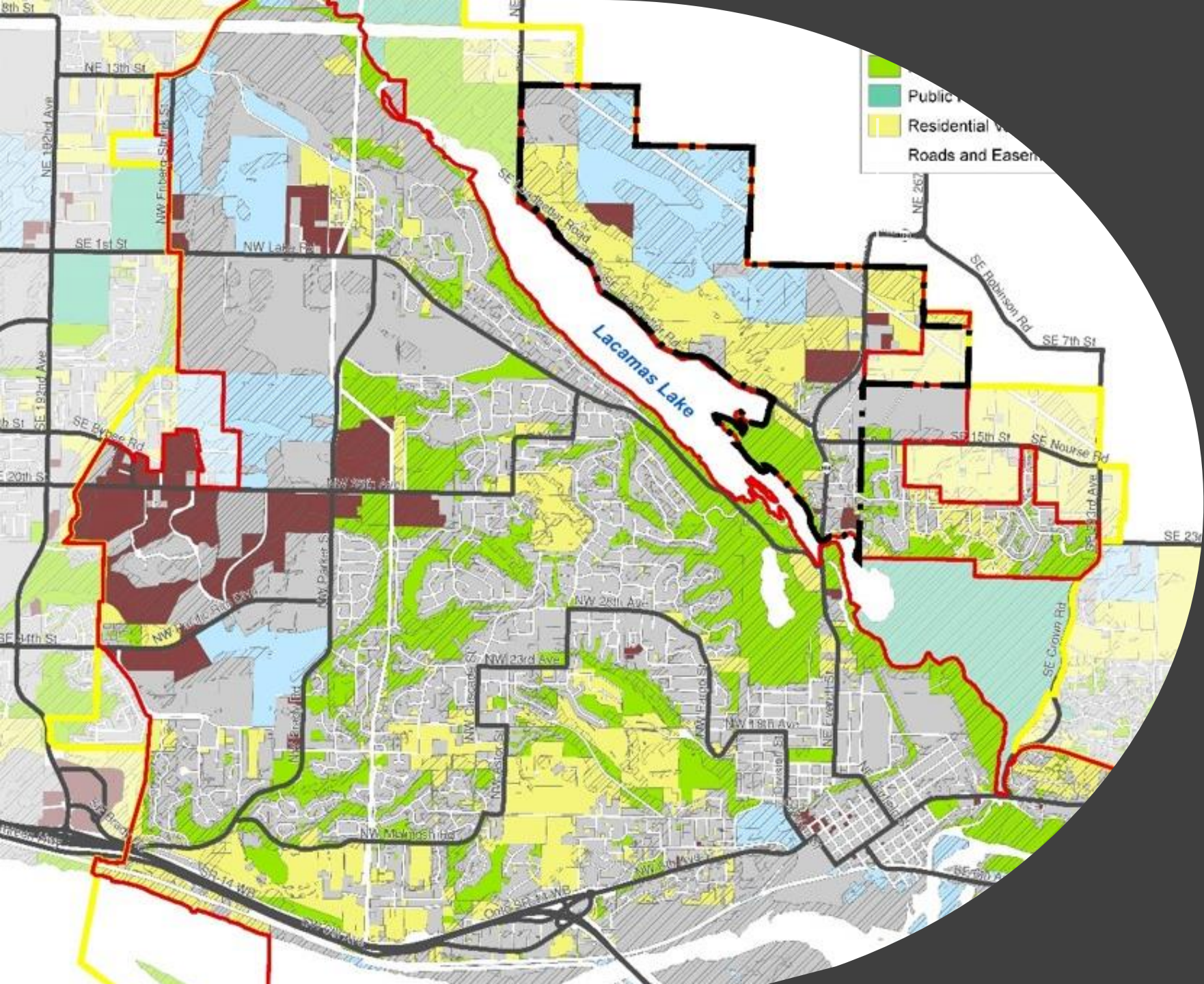


- Changing ownership
- *Proactively plan infrastructure*
- *Rebalance housing and jobs lands*

North Shore Parks Master Plan

- Since annexing the area in 2007, the city has steadily acquired over 150 acres and welcomes more!





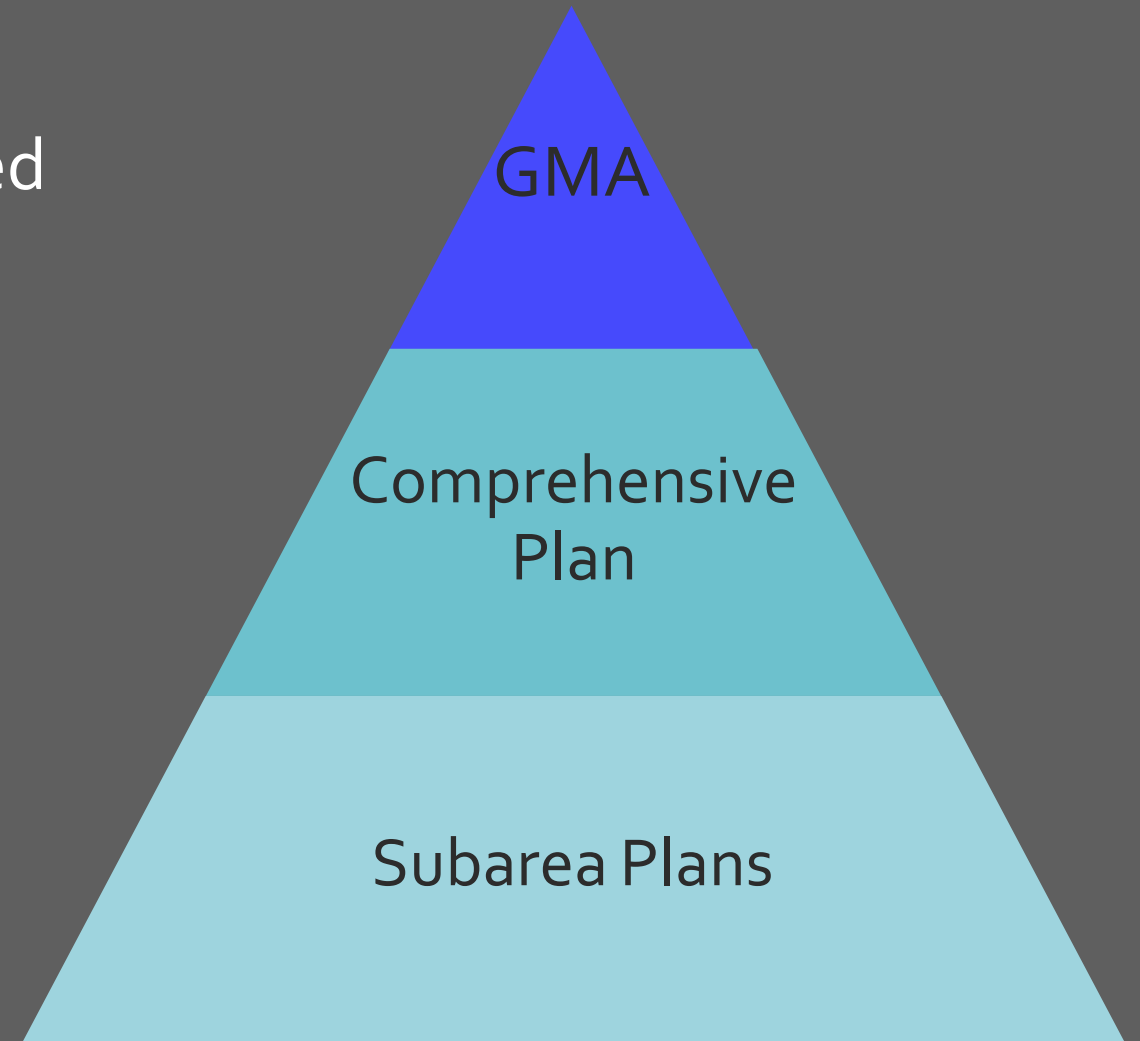
Buildable Lands

Task: Balance land uses and future needs to areas that are “vacant buildable”

Why do we have to plan?

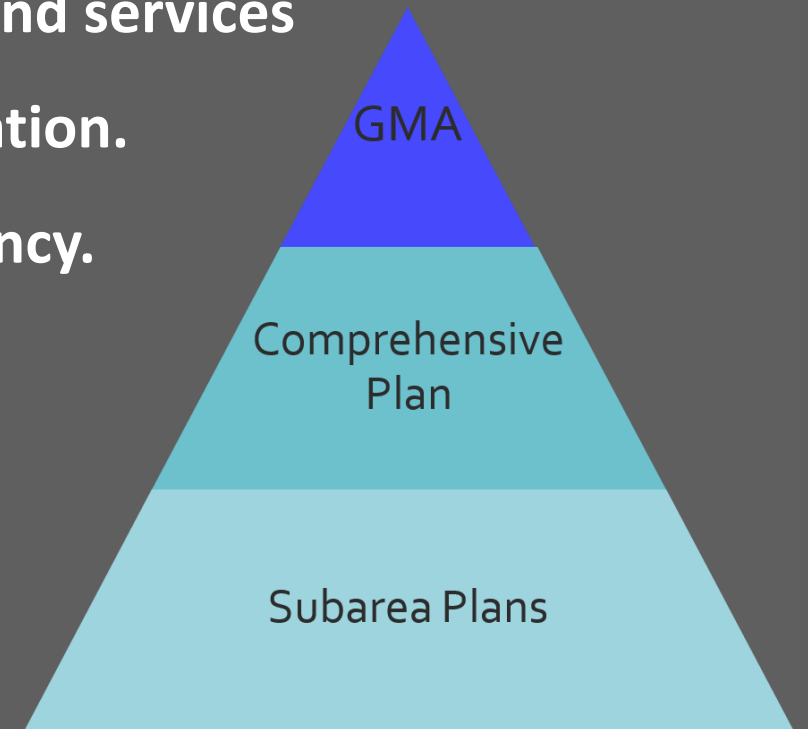
Growth Management Act = GMA

- 1990 – Growth Management Act adopted by the State
- Motivated in reaction to rapid suburban development, traffic congestion, loss of open spaces.
- Reviewed/revised every eight (8) years.
- 14 goals must be addressed in city's comprehensive plan.



Why do we have to plan? Growth Management Act

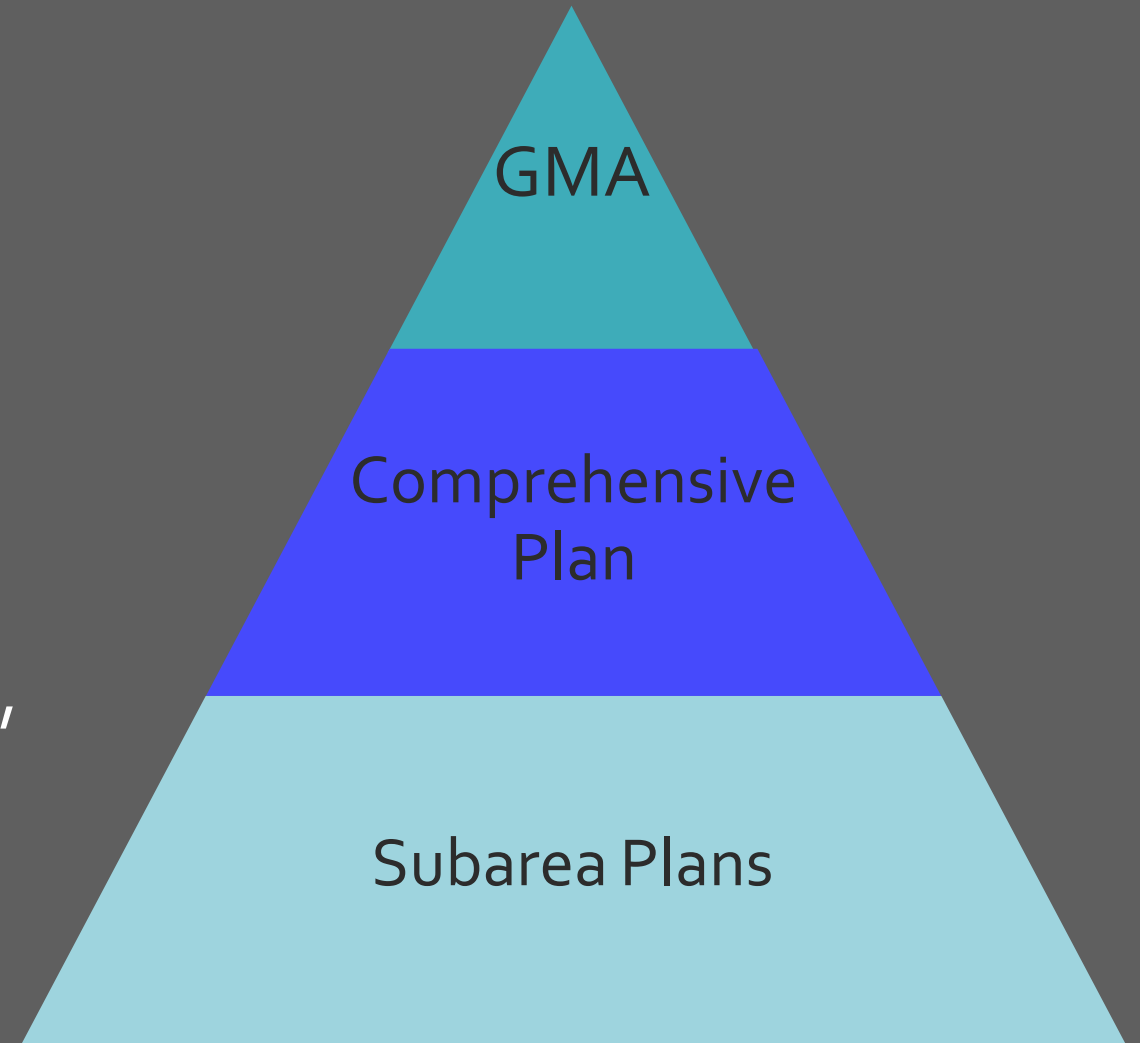
1. Urban growth.
2. Reduce sprawl.
3. Transportation.
4. Housing.
5. Economic development.
6. Property rights.
7. Permits.
8. Natural resource industries.
9. Open space and recreation.
10. Environment.
11. Citizen participation and coordination.
12. Public facilities and services
13. Historic preservation.
14. Provide consistency.



Comprehensive Plan - Camas 2035

North Shore Economic Development Goal

"To encourage master planning that allows a more intense level of development, well-served by transportation options and includes facilities for pedestrian and bicycle travel, a range of housing choices and a mix of shops, services and public spaces."



Comprehensive Plan - Camas 2035

North Shore Economic Development Policies

ED-4.1: Promote the growth of businesses such as grocery stores, medical offices, and restaurants that will meet the retail and service needs of the population.

ED-4.2: Protect the viability of the airport as a significant economic resource to the community ...

ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person's home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work and commercial centers, public transit, and community facilities.

6.4.4 North Shore

The area north of Lacamas Lake is anticipated to experience year planning horizon. Planned transportation infrastructure the City and support the employment and retail uses desire this area is zoned Business Park and Multi-Family, with some Port of Camas-Washougal manages an airport that is outside North Shore area is within the airport influence area.

North Shore Economic Development Goal

ED 4: To encourage master planning that allows a more integrated transportation options and includes facilities for pedestrian mix of shops, services, and public spaces.

North Shore Economic Development Policies

ED-4.1: Promote the growth of businesses such as grocery stores the retail and service needs of the population.

ED-4.2: Protect the viability of the airport as a significant economic compatible land uses⁷ and densities, and reducing hazards and aviation users consistent with state laws RCW 36.70A.5.

ED-4.3: Encourage new developments to include provision: biking distance of a person's home or work to encourage greater trails) that link homes, work and commercial centers, public transit,

ED-4.4: Promote economic development opportunities adjacent that will benefit from additional transportation options.

ED-4.5: Preserve large tracts of land for large industry and non

ED-4.6: Support public-private partnerships for infrastructure

ED-4.7: Advocate better transit routes and service.

Comprehensive Plan - Camas 2035

North Shore Economic Development Policies

ED-4.4: Promote economic development opportunities adjacent to the Port of Camas-Washougal's Grove Field

ED-4.5: Preserve large tracts of land for large industry and master-planned commercial development.

ED-4.6: Support public-private partnerships for infrastructure development.

ED-4.7: Advocate better transit routes and service.

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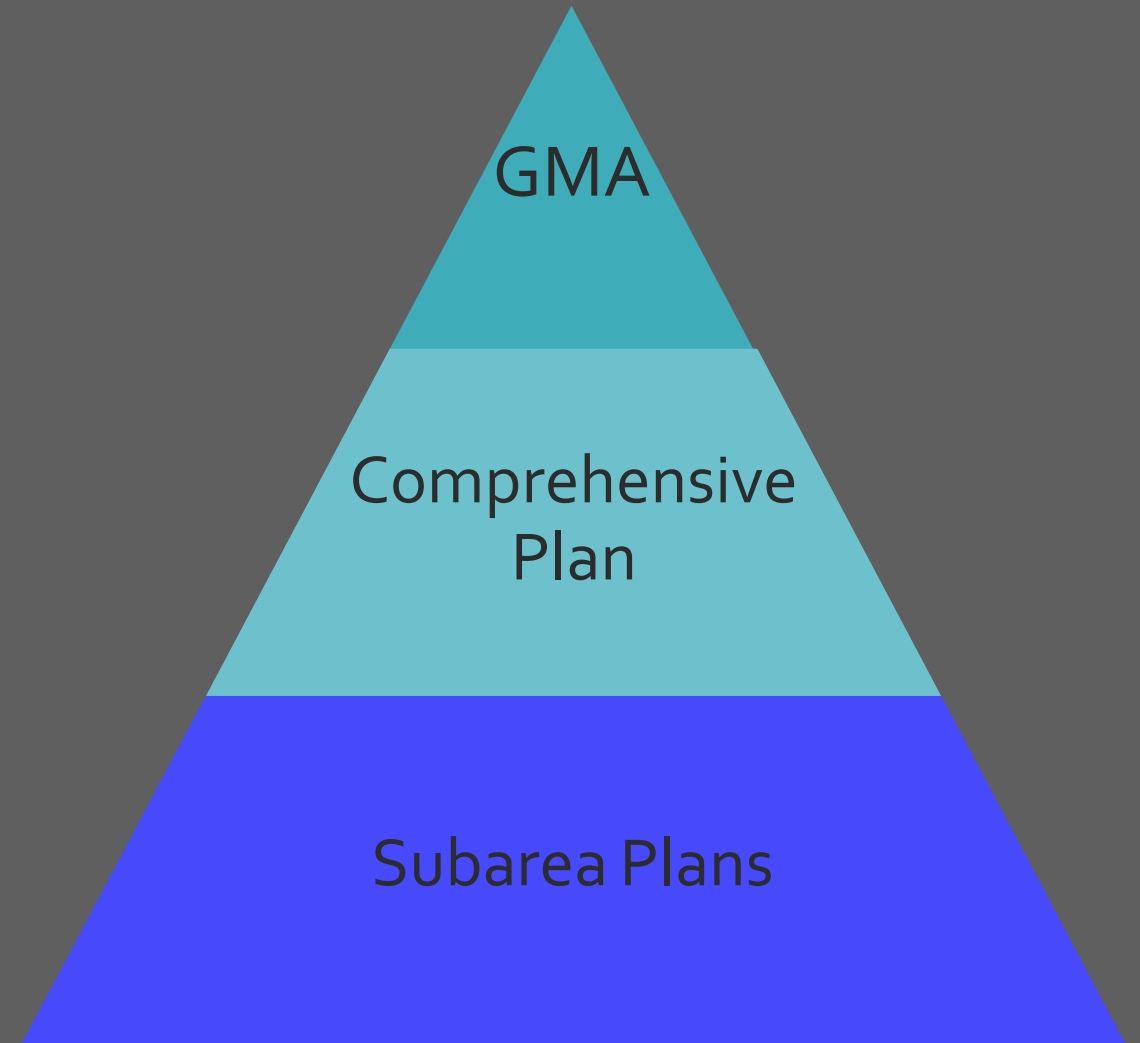
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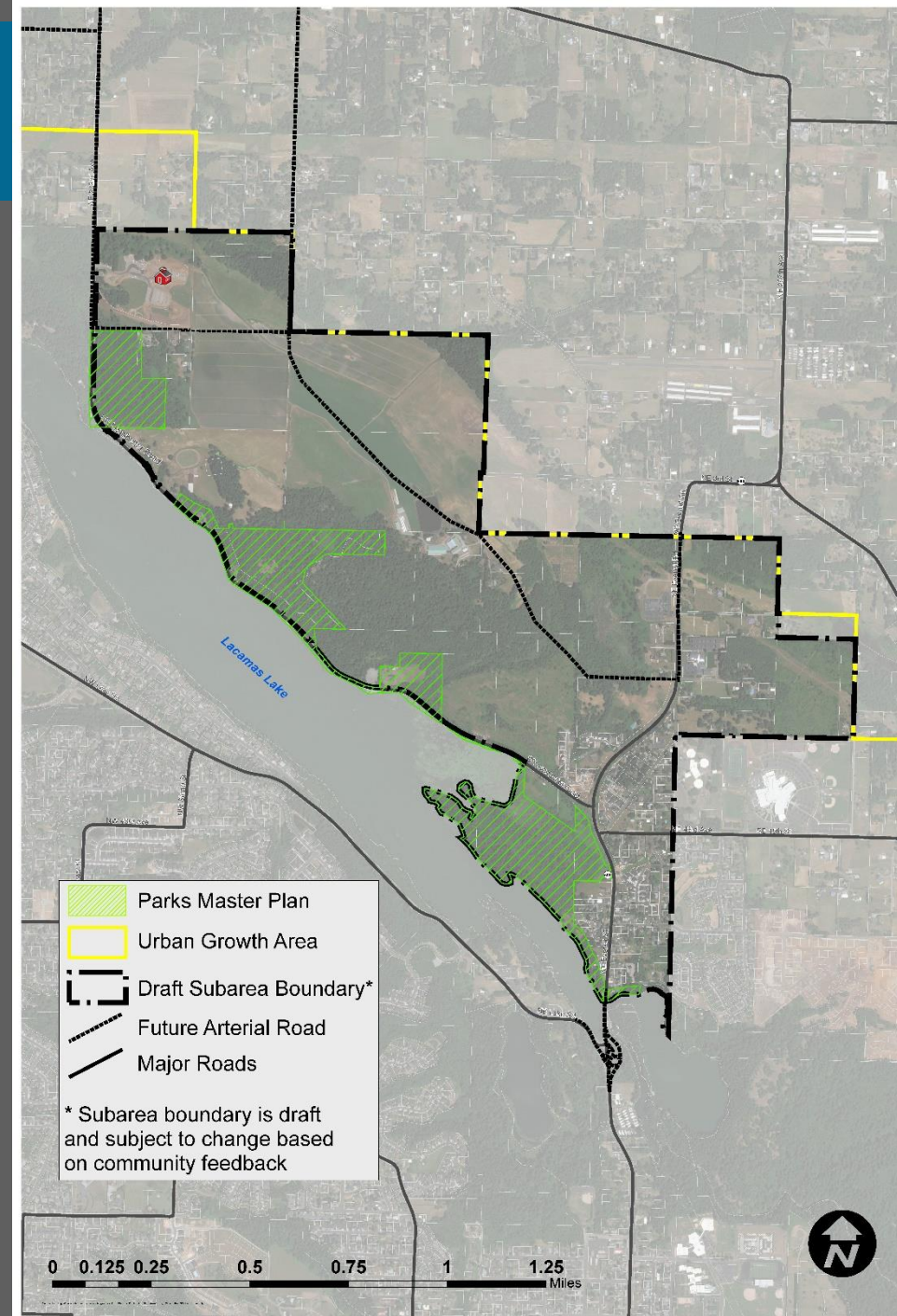
Subarea Plan

- Optional element of comprehensive plan; establishes vision and planning guidelines for a specific area
- Addresses community issues and concerns
- Unique to a specific area
- Guides preservation, redevelopment, new investment



Why do we want to plan?

- Evaluate existing conditions; reallocate land uses to best meet the city's needs.
- Plan for what we want to happen vs. react to what we don't like.
- Communities that plan for growth have the best chance of managing their future to preserve community values



Phase 1 Summary

Objective: Gather background data and community input.

7 Months of Outreach [August to February]



- 8/28 Discovery High School
- 9/10 Online survey 1 open
- 9/11 Camas Farmers Market
- 9/16 Stakeholder Interviews
- 9/18 Stakeholder Interviews
- 9/25 Camas High School
- 10/13 Online survey 1 closed
- 11/4 Camas Youth Advisory Council
- 11/21 Community Forum
- 12/3 Student Workshop
- 12/16 Online survey 2 open
- 1/26 Online survey 2 closed
- 2/4 Visioning Workshop

Vision Outreach

Round #1: Sept. 10 – Oct. 15

Community Conversations

- 21 stakeholder interviews, two schools events, farmers market
- 182 unique comments

Online Survey #1

- 583 respondents

Round #2: Nov. 21st– Feb. 4th

Community Forum

- 100+ participants

Discovery High School Workshop

Online Survey #2

- 623 respondents

Visioning Workshop

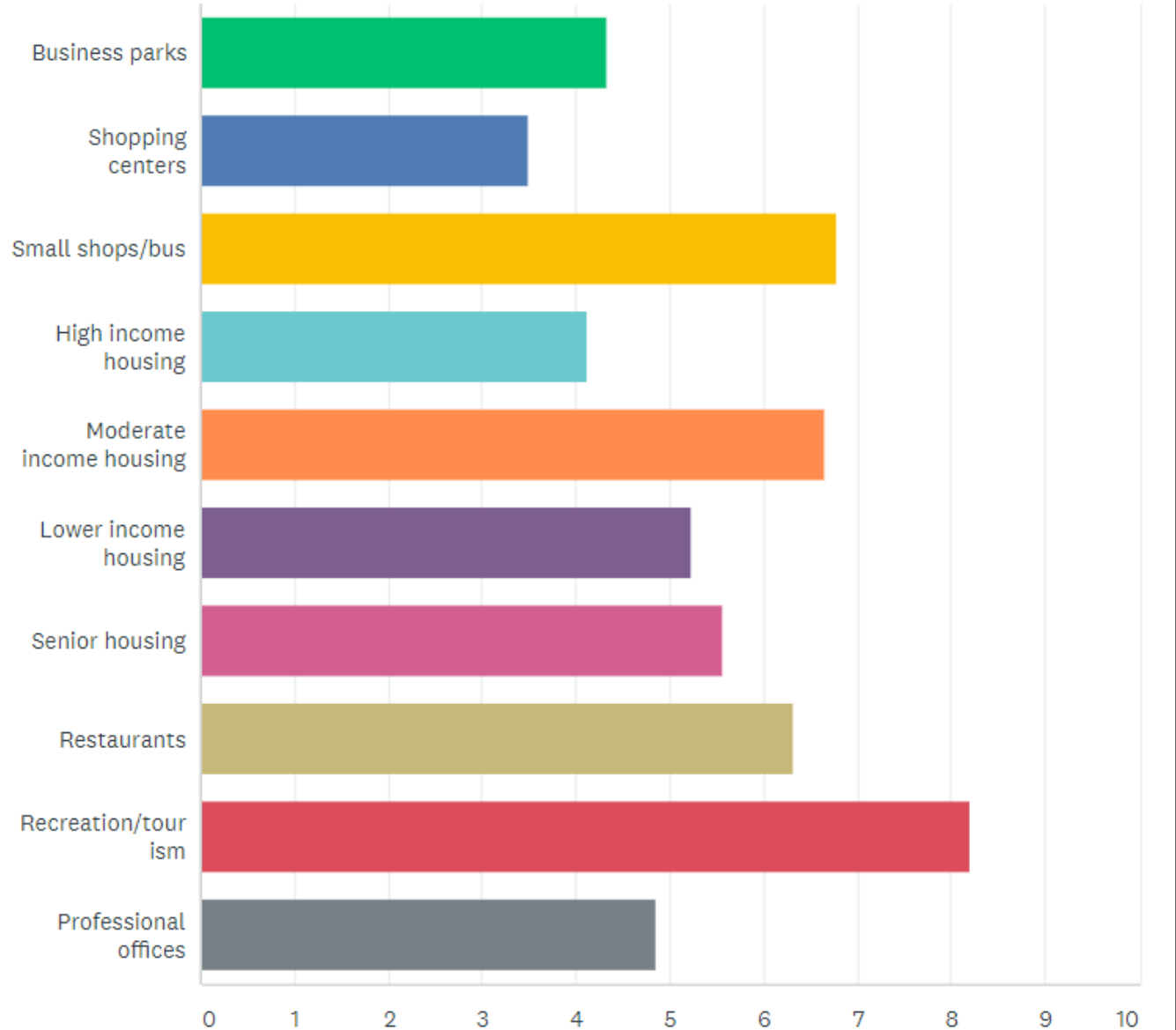
- 100+ participants



Survey #2 - Land Uses

657 of 678 respondents

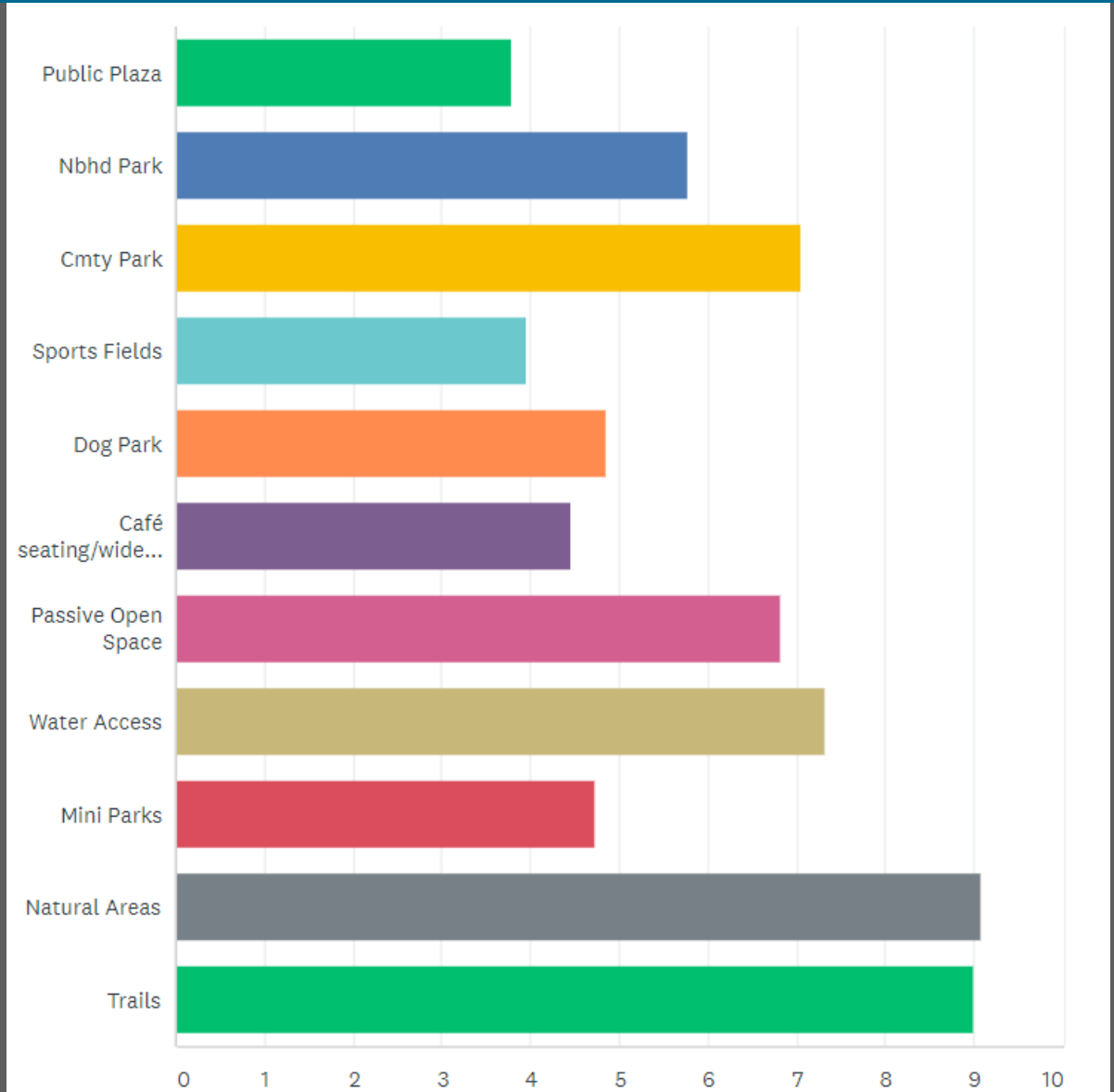
What land uses are most important to provide in the North Shore?



Survey #2 – Parks and Public Spaces

661 of 678 respondents

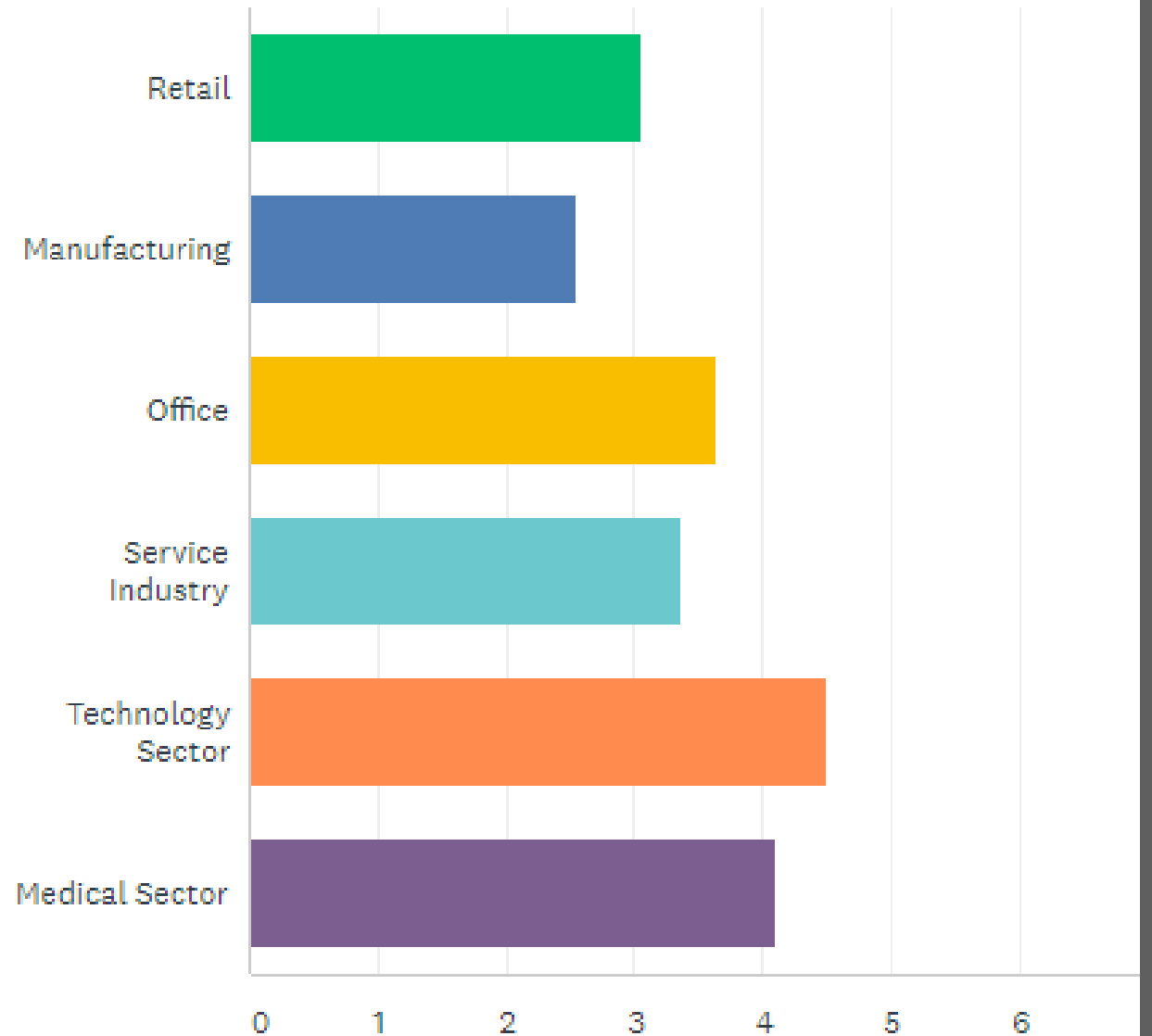
What types of parks and other public spaces are needed in the North Shore area?



Survey #2 – Employment (Jobs)

595 of 678 respondents

What types of jobs would be ideal for this area to keep more jobs in Camas?



Vision Outreach Themes

374 of 678 respondents



Draft Vision

1. Preserve the North Shore's natural beauty.
2. Plan a network of green spaces and recreational opportunities.
3. Cluster uses for a walkable community.
4. Provide a variety of housing options.



Draft Vision

5. Locate Industrial Parks and Commercial Centers to the north.
6. Favor local-serving businesses.
7. Plan for needed schools and infrastructure.
8. Pace development to maintain Camas' small-town feel.



Next Steps

Phase 1



- Conduct public hearing and collect public testimony
- Deliberate and forward a recommendation to City Council
- Draft vision will be presented to City Council



The final vision will be adopted by Council by resolution.