

CAMAS LEGACY LANDS MASTER PLAN



**PARKS AND RECREATION COMMISSION MEETING
AUGUST 27TH, 2025**



AGENDA:

- Project Refresher
- Project Timeline and Feedback Process
- Open House & Survey Results
- Next Steps



A photograph of a forest. In the foreground, several large, thick tree trunks are visible, some with rough bark. The ground is covered with green grass and small plants. In the background, a line of trees marks the edge of a clearing. The text "Project Refresher" is overlaid in the center.

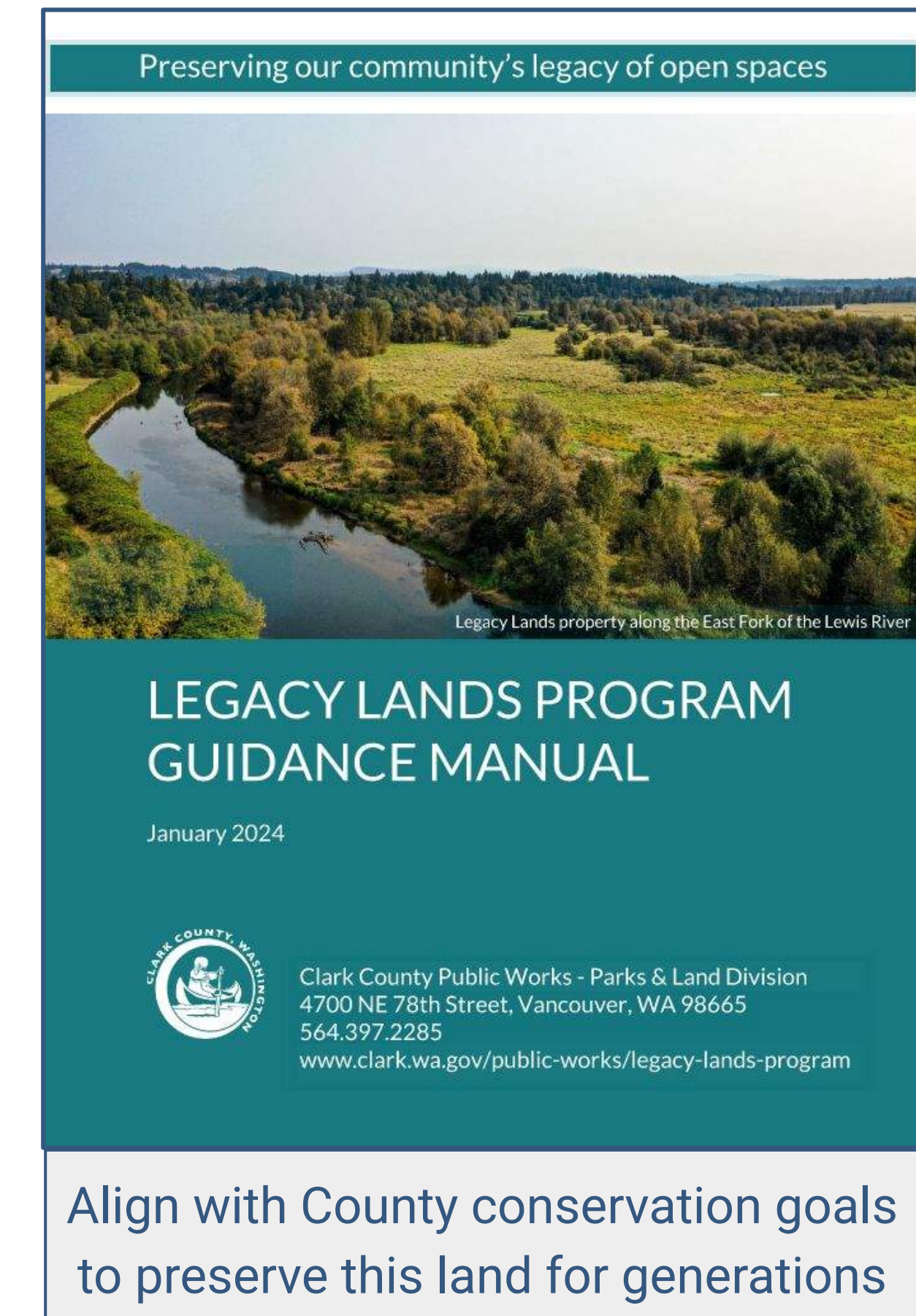
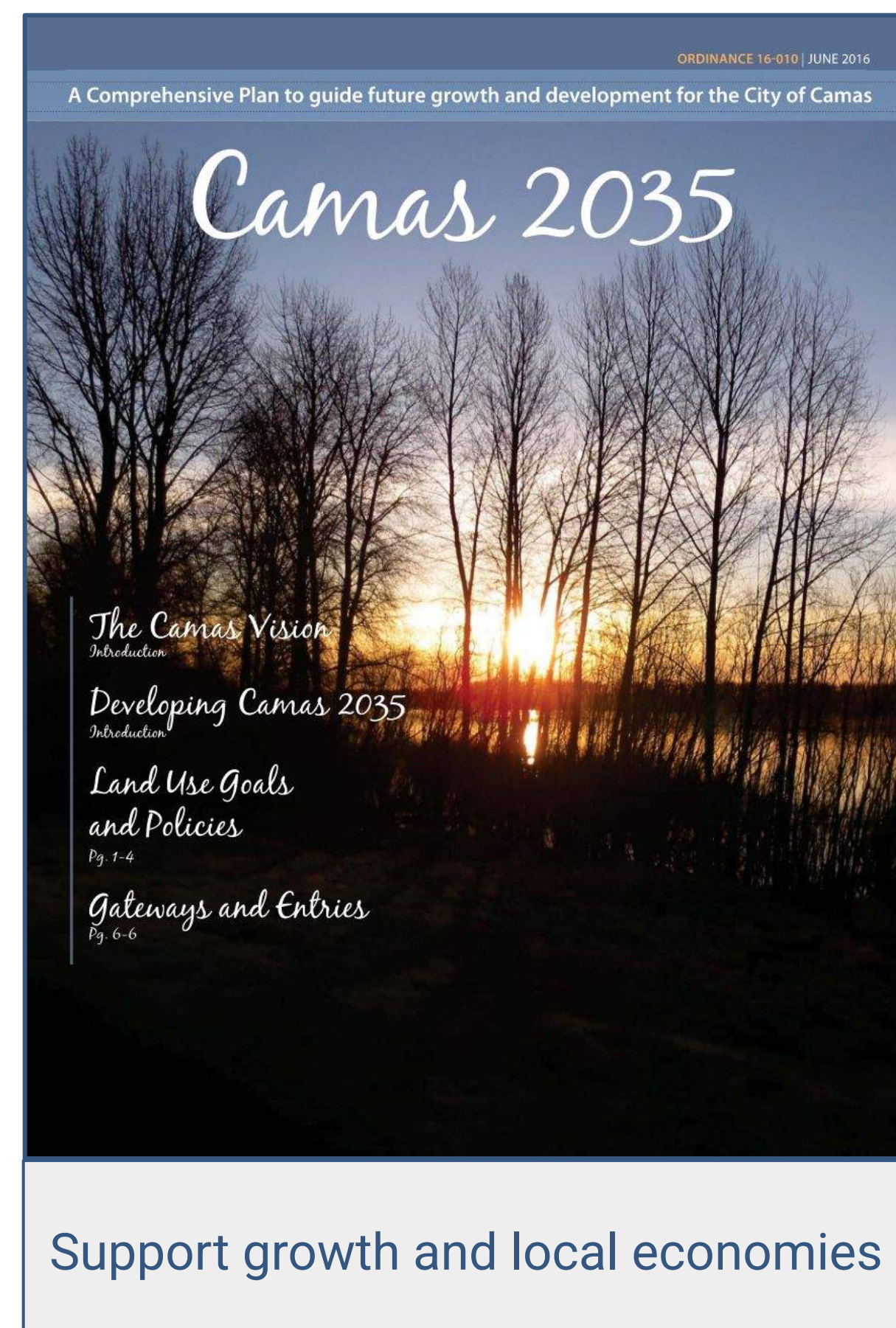
Project Refresher

North Shore Subarea Plan

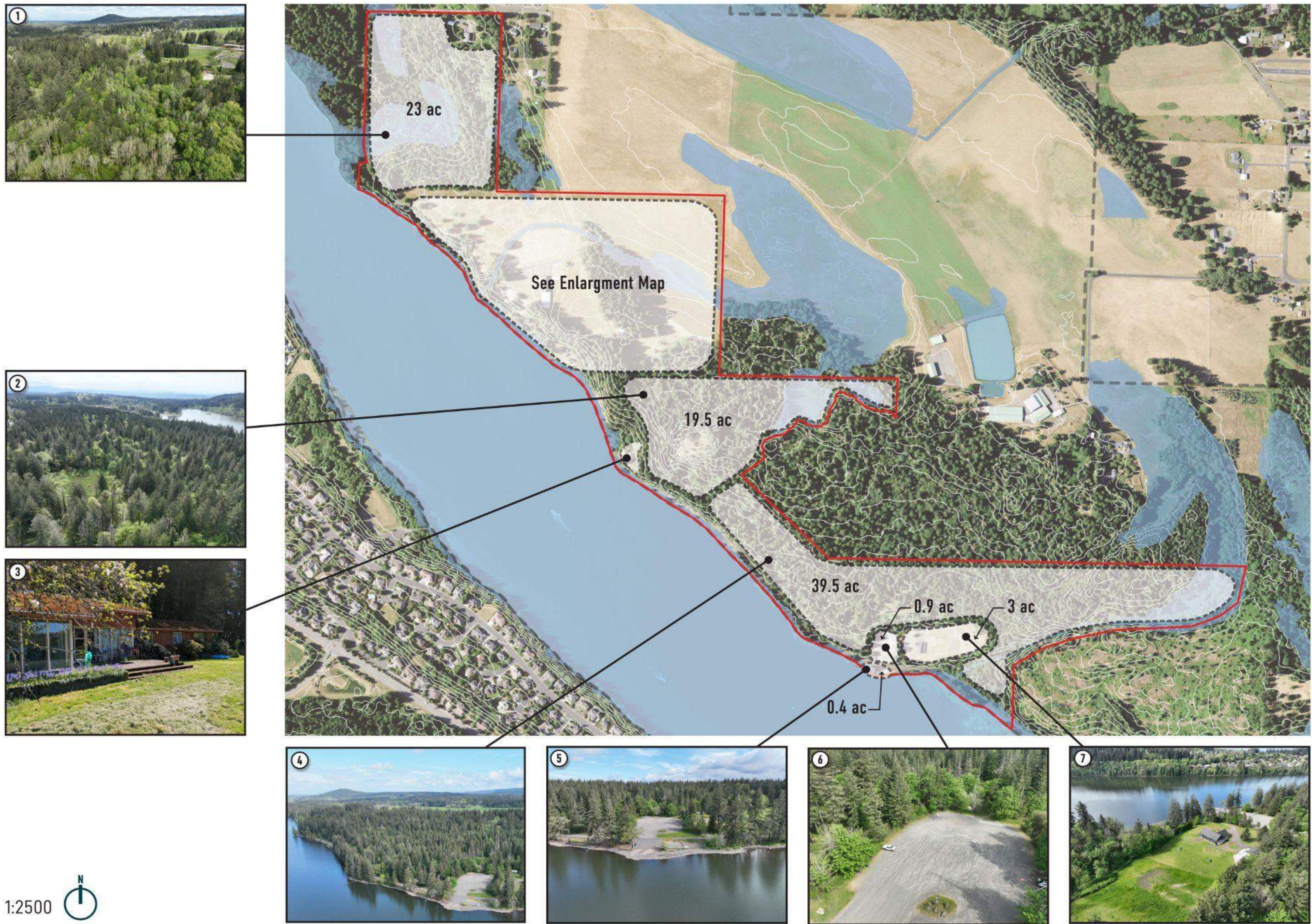


Figure 10. Preferred Concept Plan

Planning Context



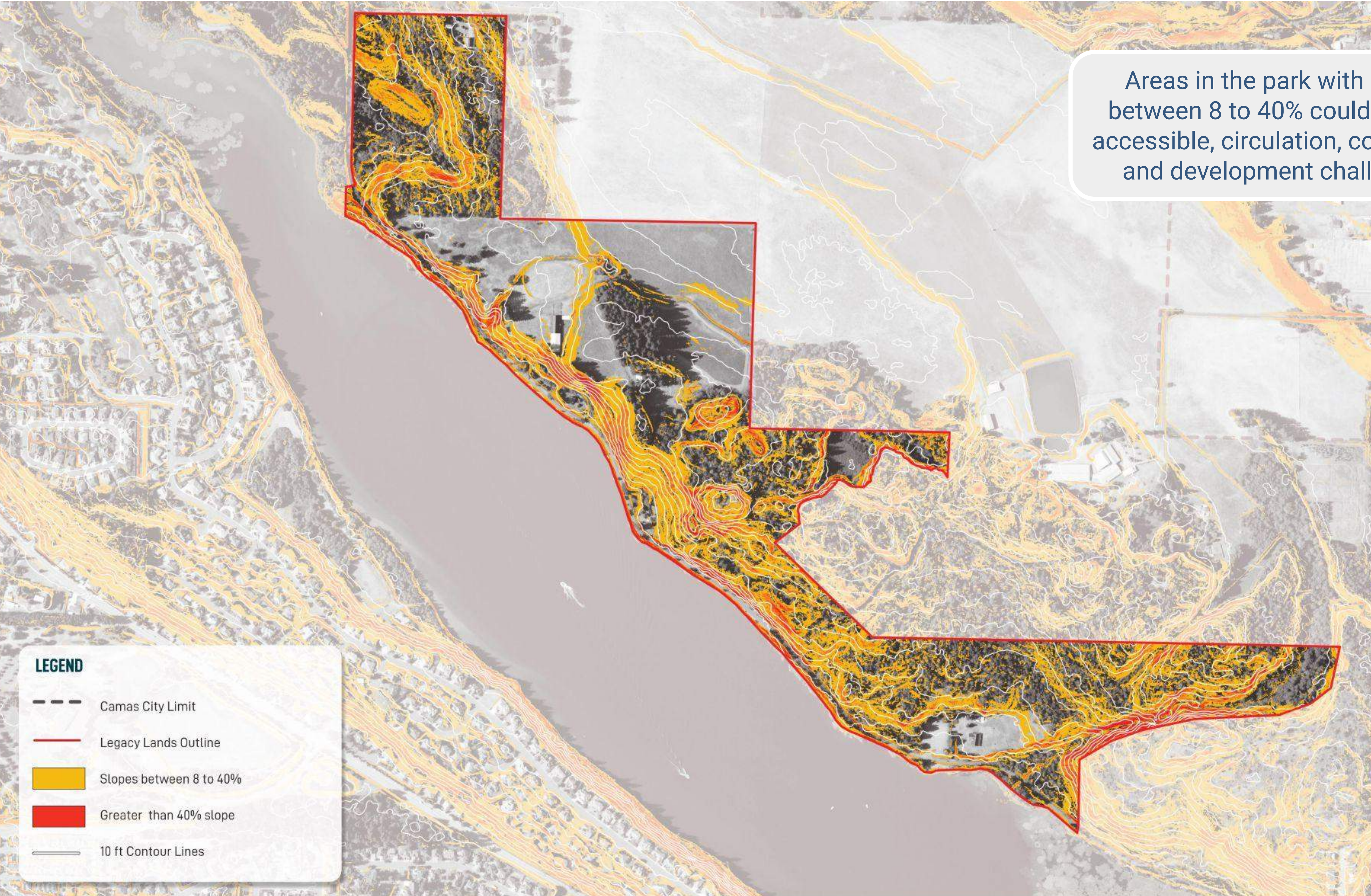
Existing Conditions: Character Map



Existing Conditions: Character Enlargement Map

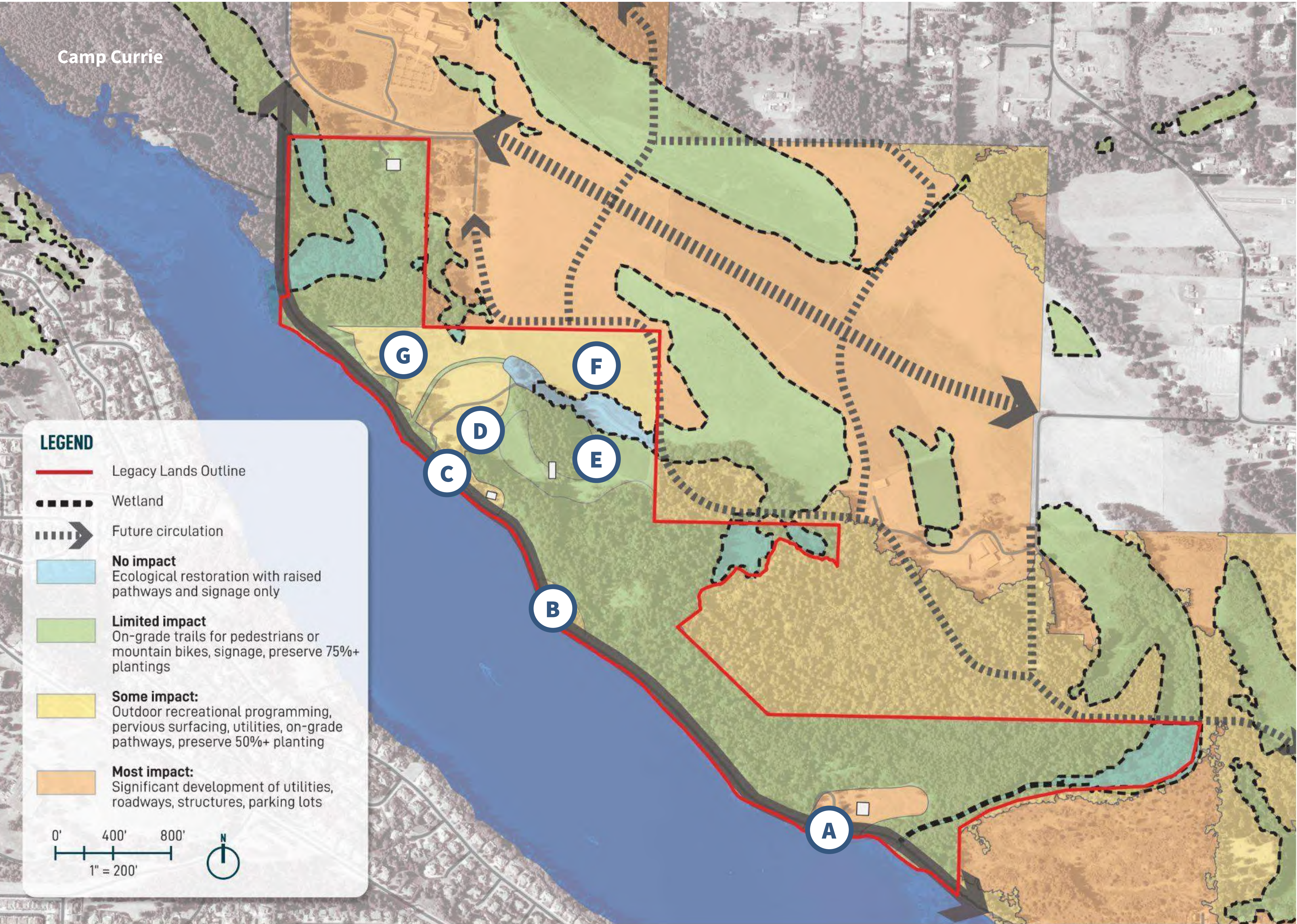


Existing Conditions: Slope Diagram



Design Approach

Levels of Impact



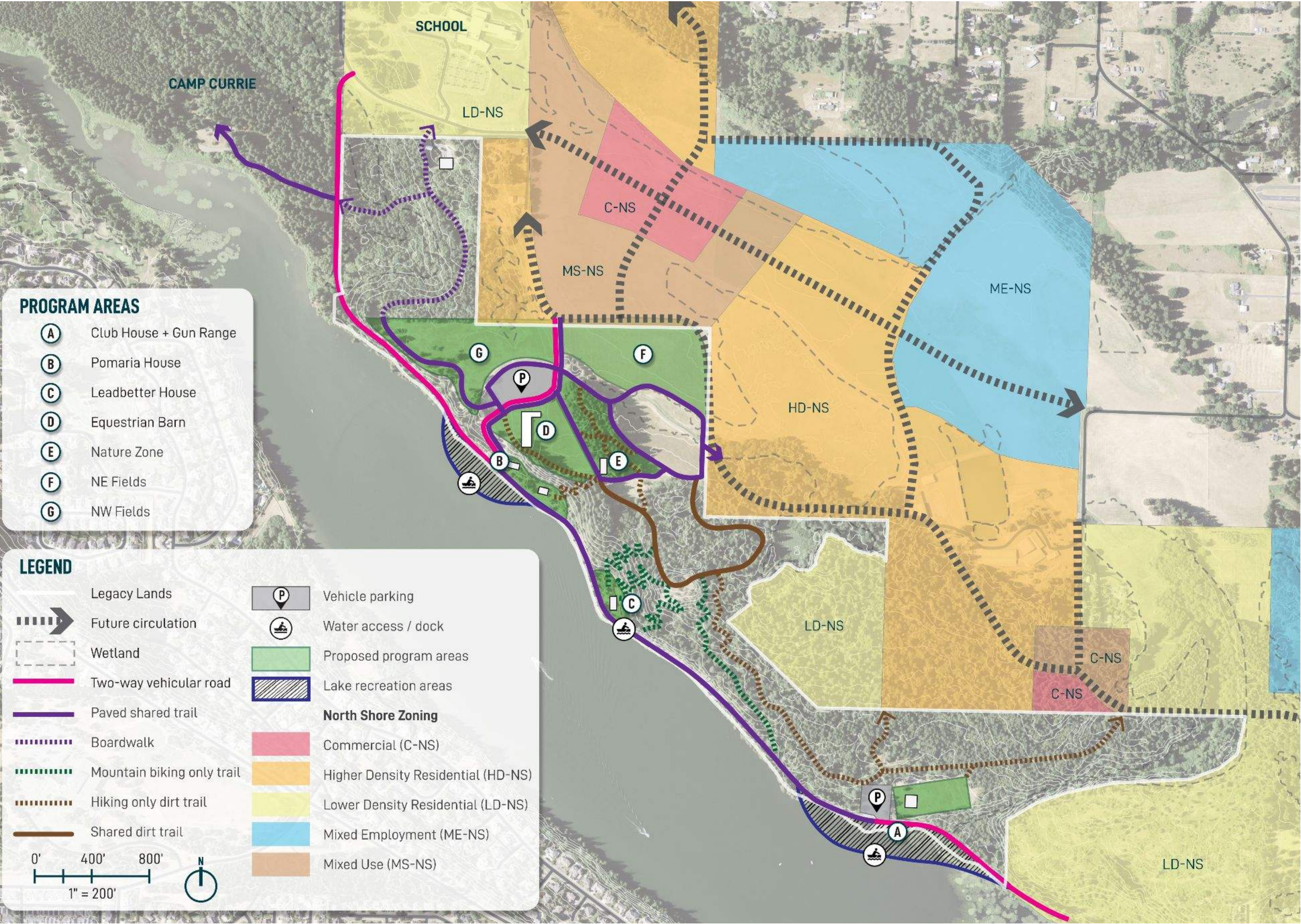
Key Theme:

Impact what's already been impacted, preserve the unique natural features

- Locations**
- A** Club House + Gun Range
 - B** Pomaria House
 - C** Leadbetter House
 - D** Equestrian Barn
 - E** Nature Zone
 - F** NE Fields
 - G** NW Fields

Circulation Diagram: Final Phase

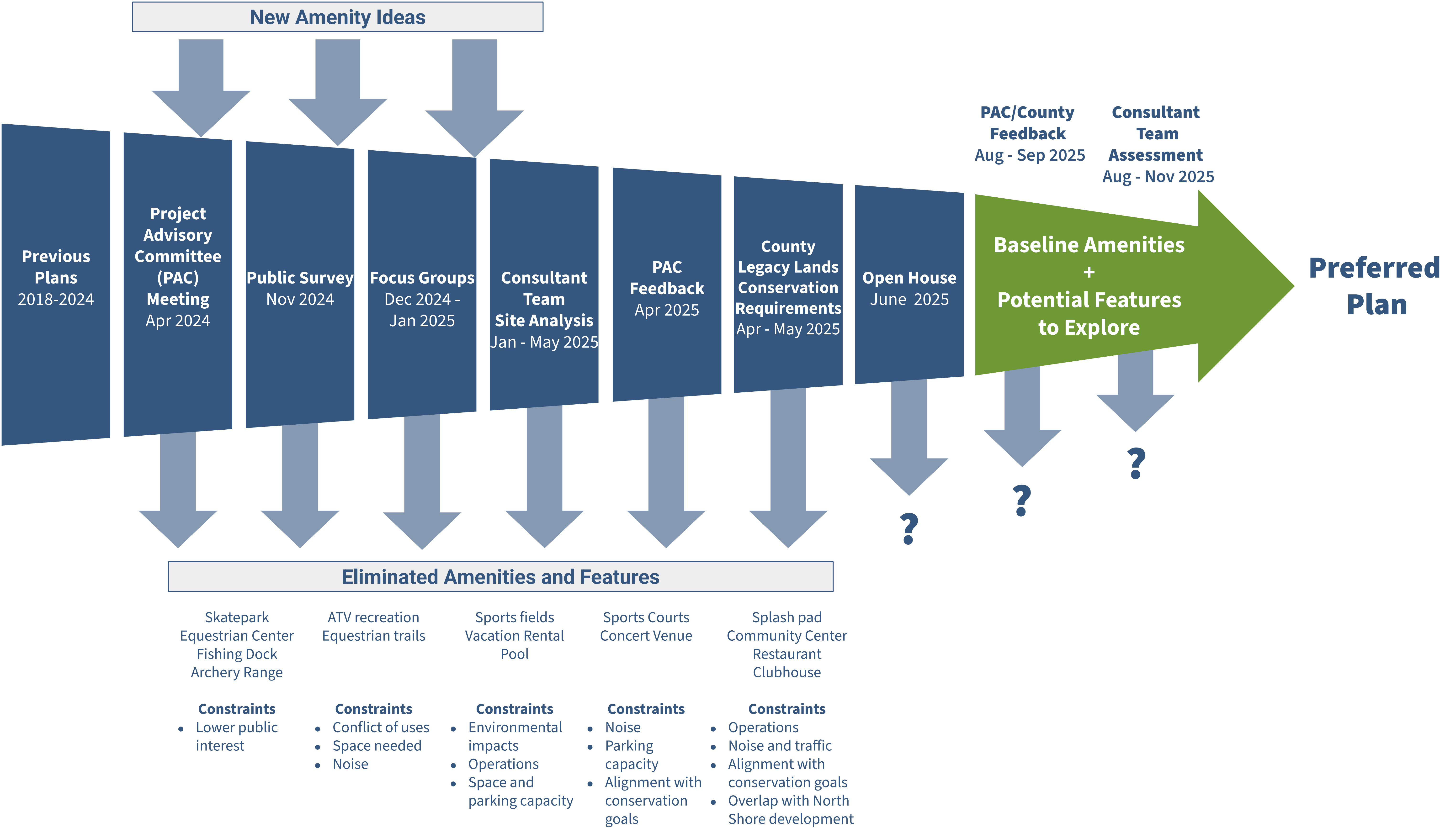
Leadbetter Road: Segment closed to passenger vehicles



A photograph of a forest with many tall, straight tree trunks. The ground is covered in green grass and some low-lying plants. The trees are mostly deciduous with light-colored bark. The background shows a dense forest of evergreen trees.

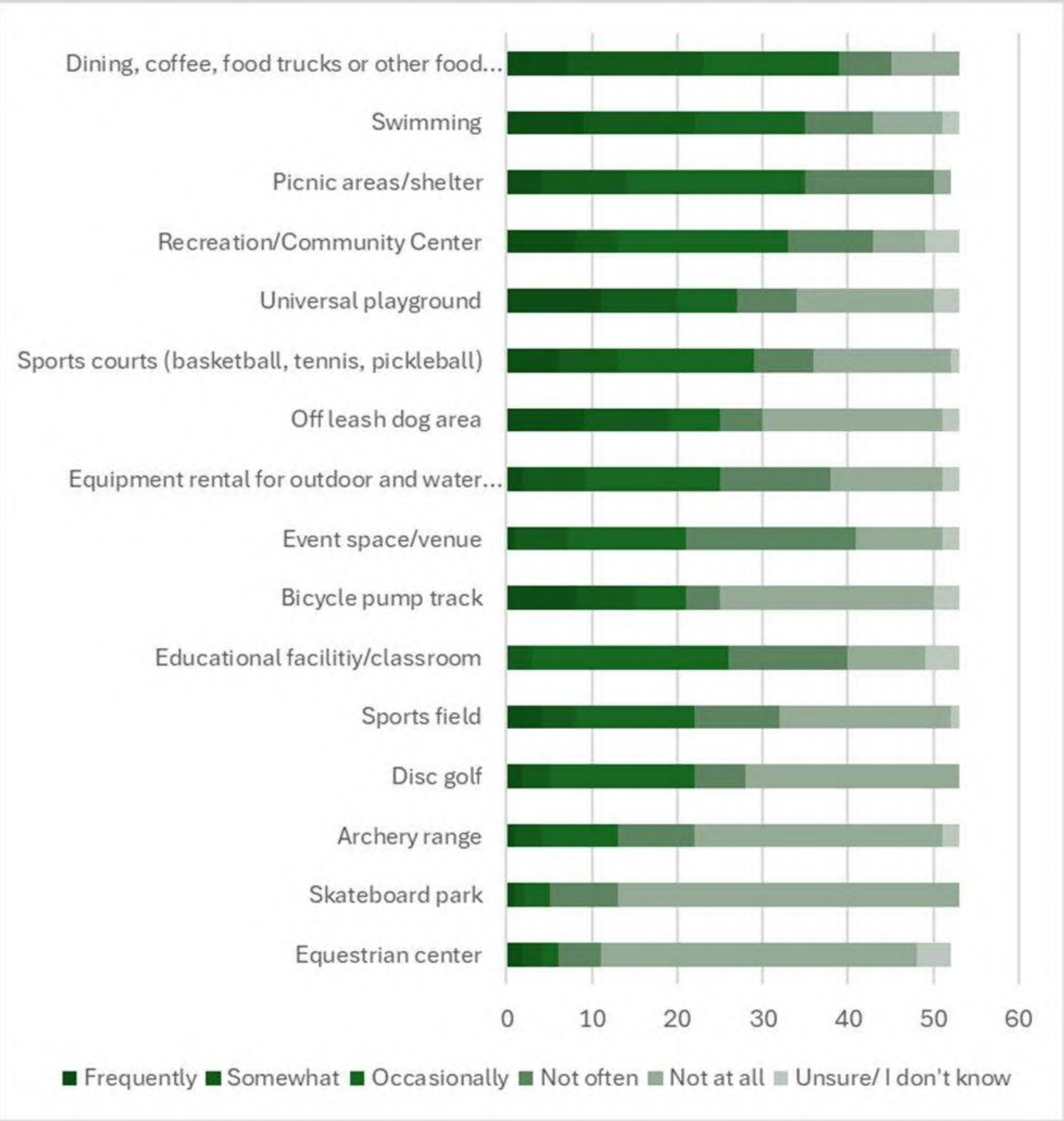
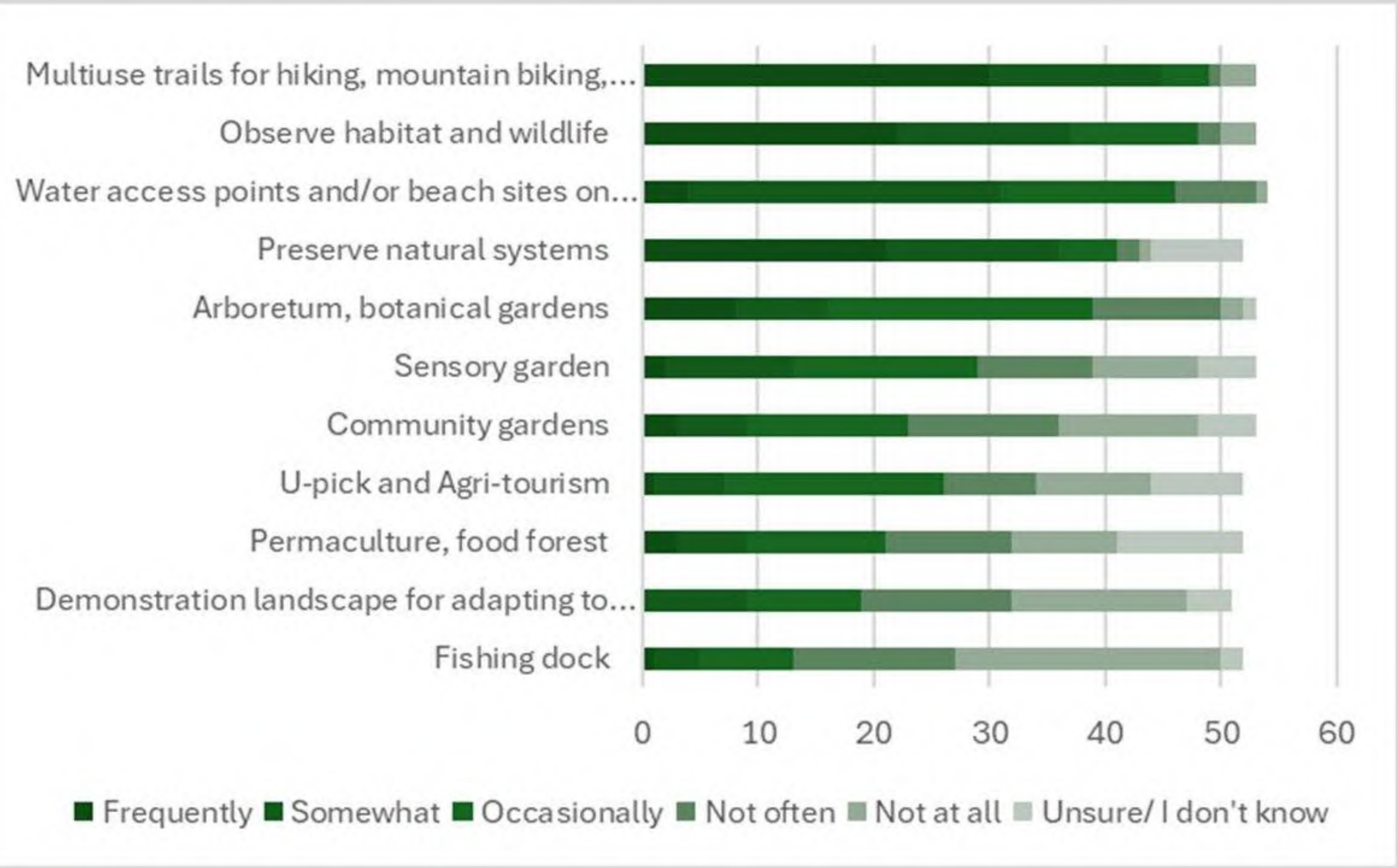
Project Timeline and Feedback Process

Plan Refinement Process



Program Potential: Public Survey Results

How often would you enjoy the following activities or opportunities?



Frequently (weekly or more) Somewhat frequently (monthly) Occasionally (a few times per year) Not often (once a year or less) Not at all

Legacy Lands Master Plan



Program Potential: Market Viability Assessment

TAKEAWAYS:

- Family Friendly Programs and Activities
- Programs and Services for Older Adults
- Implement Diverse Cultural Programs
- Adventure and Recreation Facilities

	SUPPORTED BY MARKET
Archery range	<div><div></div><div></div><div></div></div>
Bicycle pump track	<div><div></div><div></div><div></div></div>
Dining, coffee, food trucks, or other	<div><div>10</div><div></div><div></div></div>
Other food retail space	<div><div></div><div></div><div></div></div>
Disc golf	<div><div></div><div></div><div></div></div>
Educational facility/classroom	<div><div></div><div></div><div></div></div>
Equestrian center	<div><div></div><div></div><div></div></div>
Equipment rental for outdoor and water recreation	<div><div>10</div><div></div><div></div></div>
Event rental space/venue	<div><div></div><div></div><div></div></div>
Multiuse trails for hiking, mountain biking, horseback riding	<div><div>10</div><div></div><div></div></div>
Off-leash dog park area	<div><div></div><div></div><div></div></div>
Picnic areas/shelters	<div><div>10</div><div></div><div></div></div>
Recreation/Community Center	<div><div></div><div></div><div></div></div>
Sensory garden	<div><div></div><div></div><div></div></div>
Skateboard park	<div><div></div><div></div><div></div></div>
Sports fields	<div><div></div><div></div><div></div></div>
Sport courts (basketball, tennis, pickle ball)	<div><div></div><div></div><div></div></div>
Swimming pool	<div><div></div><div></div><div></div></div>
Universal playground	<div><div></div><div></div><div></div></div>
Water access points to Lacamas Lake	<div><div>10</div><div></div><div></div></div>



10 = Strongly supported = Somewhat supported

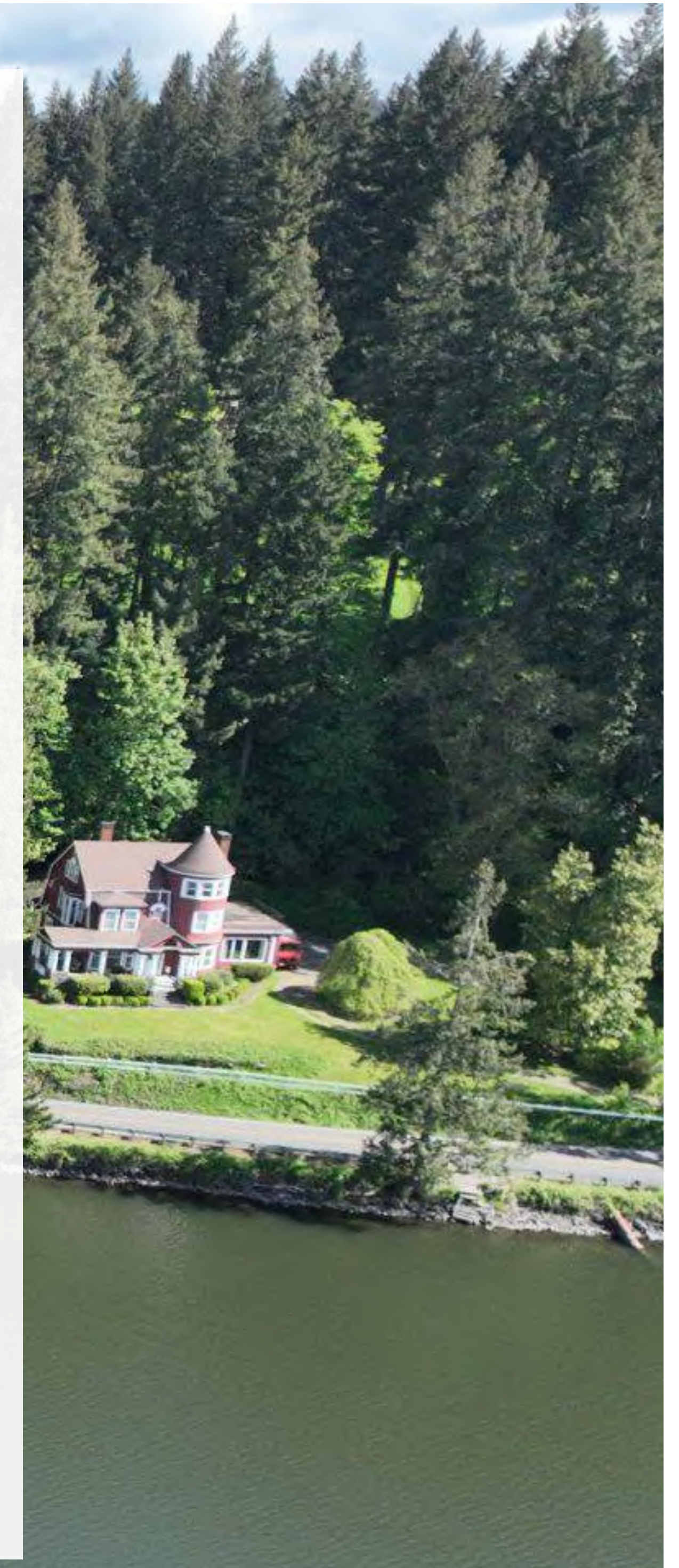
Feedback Themes

Program Survey & Focus Groups:

- Nature play for everyone
 - Provide various ways for people to access and enjoy nature
 - Make Legacy Lands an entry point for safe and enjoyable outdoor recreation
 - Make sure the presence of one activity doesn't ruin the enjoyment of another
- A timeless sanctuary for future generations
 - Keep it natural!
 - Center around restoration and education
 - Impact what's already been impacted, preserve the unique natural features

Clark County Legacy Lands Program:

- Any active recreational uses would likely be seen as a “conditional use” and need to demonstrate minimal impact, harmony with the land, and consider buffers
- Leadbetter Rd is required to be closed for a portion to allow for pedestrian and bike only use

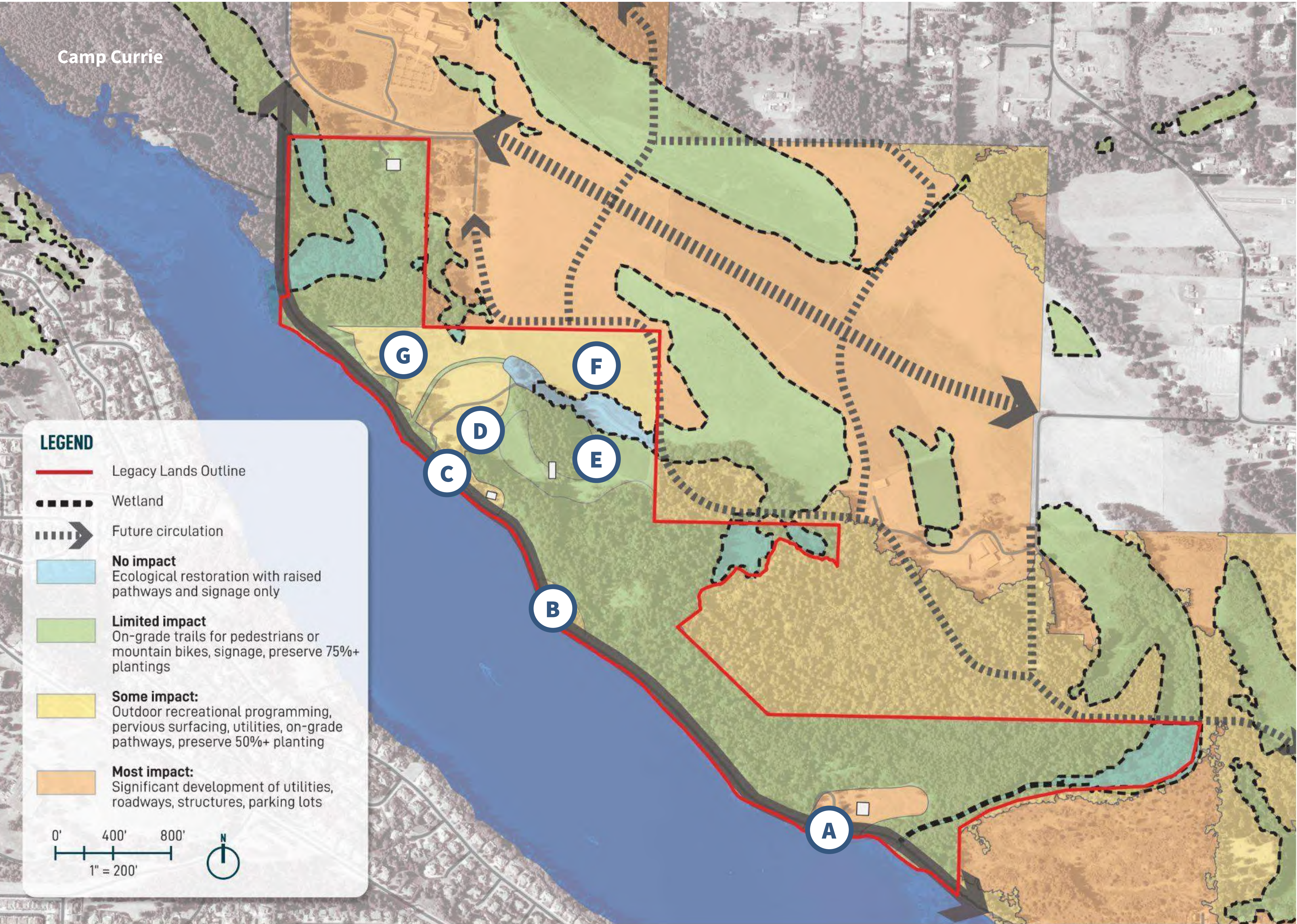


Open House and Survey Results



Design Approach

Levels of Impact



Key Theme:
Impact what's already been impacted, preserve the unique natural features

- Locations**
- A** Club House + Gun Range
 - B** Pomaria House
 - C** Leadbetter House
 - D** Equestrian Barn
 - E** Nature Zone
 - F** NE Fields
 - G** NW Fields

(A) Club House + Gun Range: Existing Conditions



KEY FEATURES

- Existing lake access point
- Existing gravel parking lot
- Club house and trailer structures
- Adjacent to stream
- Point of entry from South
- Sloped open space

NOTABLE CONSTRAINTS

- Soil contamination
- Vehicles cut off from North
- Existing structure condition

APPROXIMATE AREA

- 4.3 acres



A Club House + Gun Range: Potential Features

PROPOSED BASELINE AMENITIES

- Improved parking lot
- Improved boat launch / dock
- Restrooms
- Trailhead

Potential Additional Features

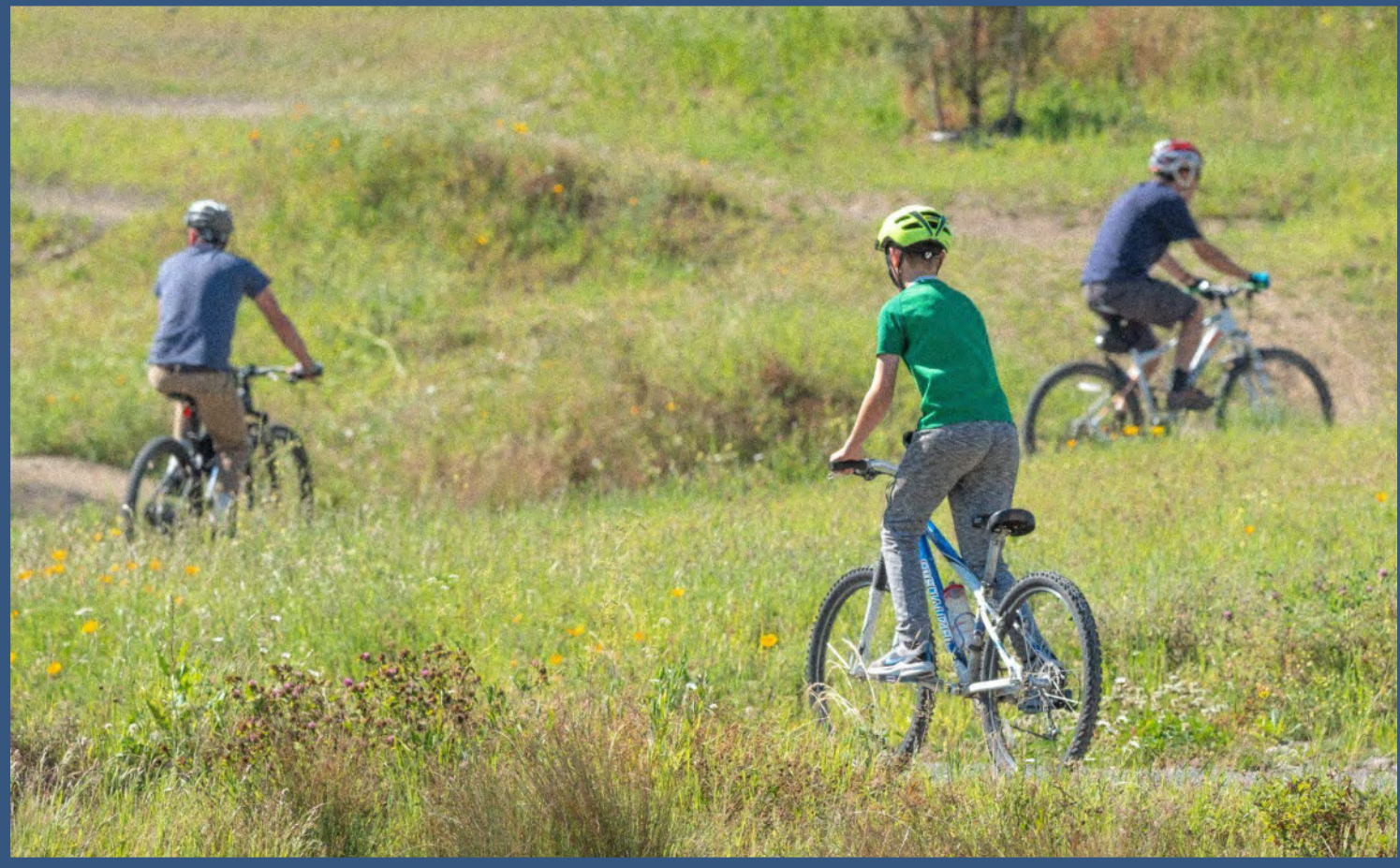
COFFEE / FOOD VENDORS



ENVIRONMENTAL NON-PROFIT OFFICES



MOUNTAIN BIKE COURSE



EXPANDED BEACH AREA



OUTDOOR REC RENTAL



DEMONSTRATION GARDENS



Rate **EACH** potential feature on how important you think it is to include in the plan



Legacy Lands Master Plan

Feedback Highlights

Open House

DATES: June 18, 2025, 6:00 - 8:00 pm

LOCATION: Lacamas Lake Lodge

RESPONDENTS: 55 members of the public, 47 written comment forms

Online Survey

DATES OPEN: June 19 through July 4, 2025

OUTREACH : Project website, email update, city's social media platforms, specialty groups

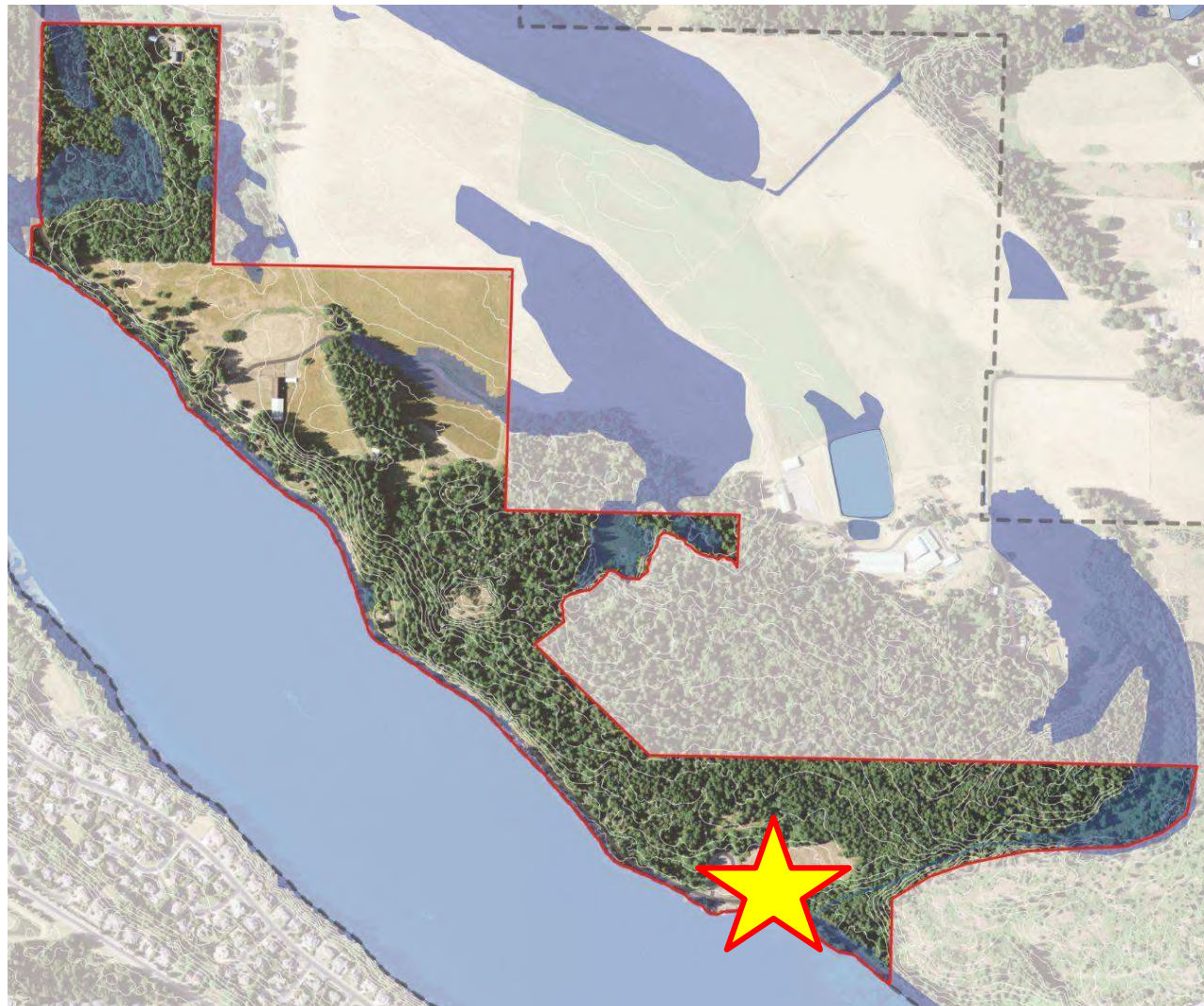
RESPONDENTS: 264 responses

OVERALL TAKEAWAYS

- The biggest priority for the community is to **protect and restore the natural environment** before adding new amenities - nature-compatible recreation that builds community without causing too much impact to the natural setting.
- Many expressed the desire for **safe, car-free, and well-connected** trails for walking, biking, strollers, and other non-motorized uses.
- Improving **water quality** is a major goal before expanding recreation.
- Respondents strongly support creating space for different community needs and visitor programs that provide **volunteer and learning opportunities**.
- Many expressed **concerns about traffic, noise, parking**, litter, and long-term maintenance costs.
- Attendees of the open house tended to lean more towards conservation and light/passive uses
 - i.e. Restoration, walking trails, nature park
- Responders from the online survey tended to lean more towards active specialty uses
 - i.e. Mountain biking, equestrian, disc golf



A Club House + Gun Range



KEY FEATURES

- Existing lake access point
- Existing gravel parking lot
- Club house and trailer structures
- Adjacent to stream
- Point of entry from South
- Sloped open space

NOTABLE CONSTRAINTS

- Soil contamination
- Vehicles cut off from North
- Existing structure condition

APPROXIMATE AREA

- 4.3 acres

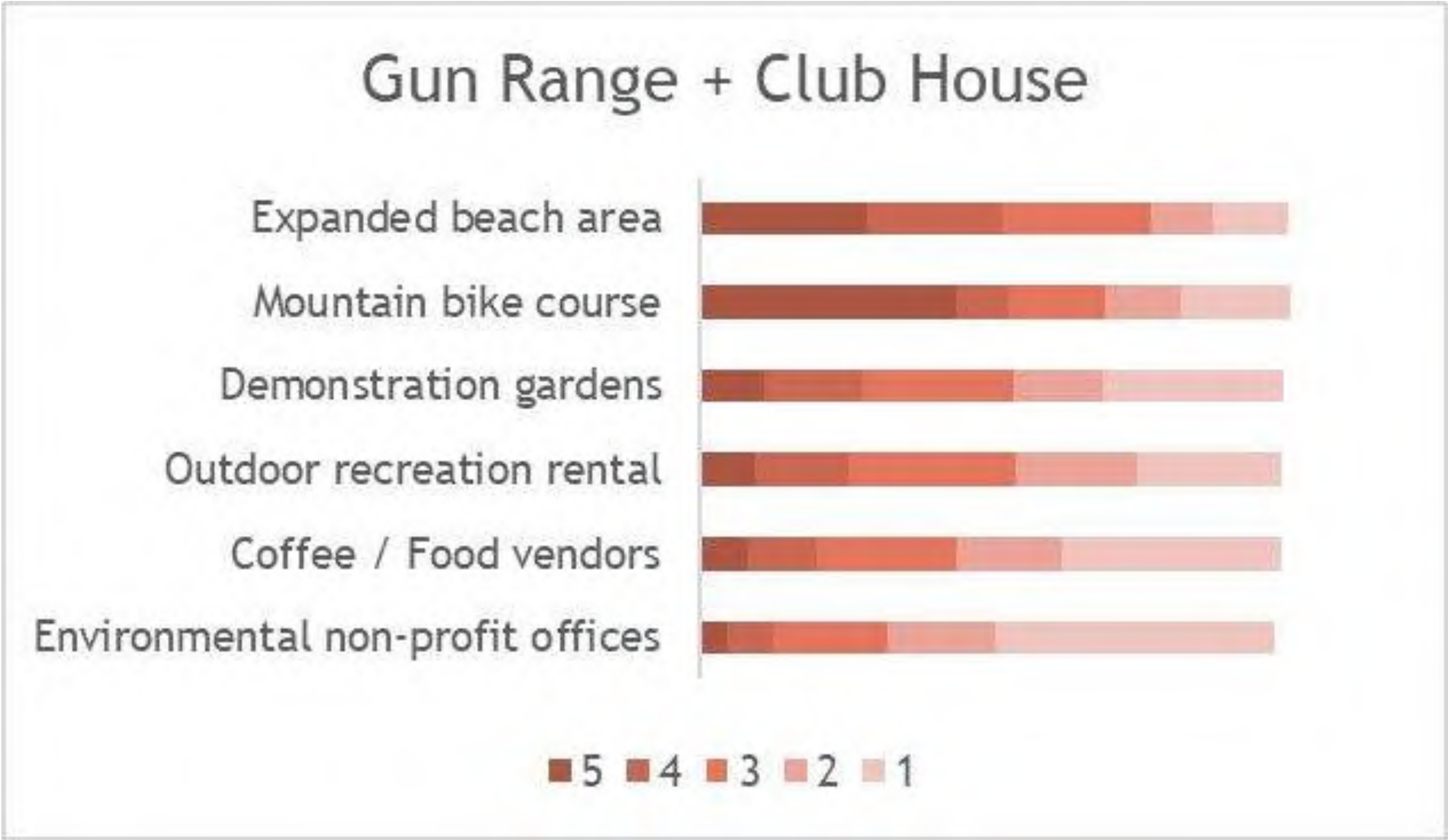
What We Shared

PROPOSED BASELINE AMENITIES

- Improved parking lot
- Improved boat launch / dock
- Restrooms
- Trailhead

What We Heard

- **Mountain bike course** and **expanded beach area** received the highest ratings from both in-person open house attendees and online survey respondents.
- **Mountain bike course** received a higher rating than expanded beach access from online survey respondents.
- **Expanded beach area** received a higher response from in-person attendees.



B Pomaria House



KEY FEATURES

- Existing lake views
- Existing driveway access
- Water, sewer, electricity
- Flat open area
- Mid-point between South and North program areas
- More remote location
- No vehicle conflicts

NOTABLE CONSTRAINTS

- No passenger vehicle access
- Existing building condition

APPROXIMATE AREA

- 1.0 acres

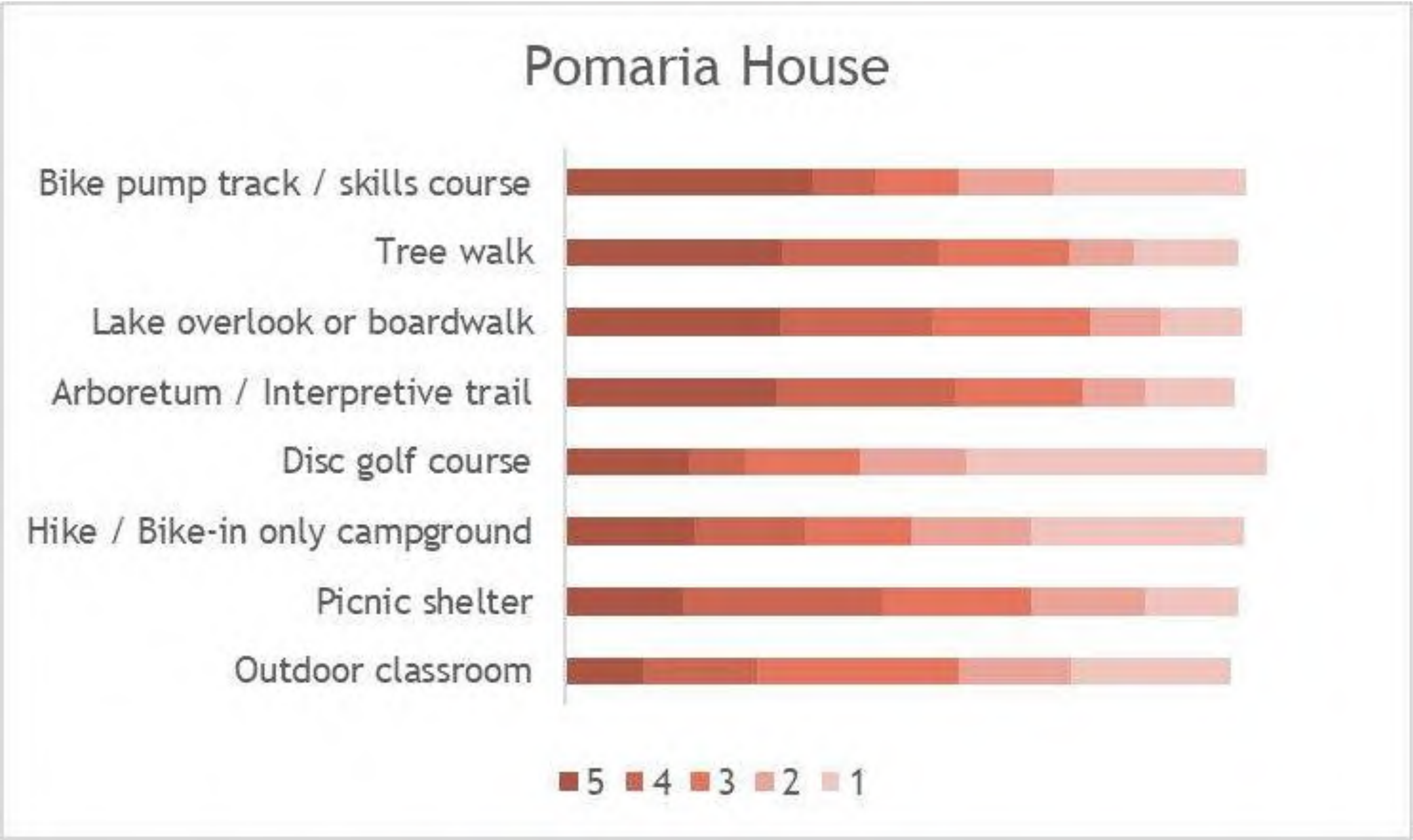
What We Shared

PROPOSED BASELINE AMENITIES

- Walk-in and bike-in connections to trail network
- Water access to Lake

What We Heard

- **Bike pump tracks/skills course** received the highest rating from online survey respondents.
- **Lake overlook or boardwalk** received the highest rating from in-person open house attendees.
- **Tree walk** and **arboretum/interpretive trail** are rated highly by both in-person and online participants.



c Leadbetter House



KEY FEATURES

- Existing lake views
- Existing driveway access
- Water, sewer, electricity
- Historic Structure
- Accessory Barn and Wellhouse

NOTABLE CONSTRAINTS

- Historic building limits uses
- Limited vehicle access and parking

APPROXIMATE AREA

- 1.0 acres

What We Shared

PROPOSED BASELINE AMENITIES

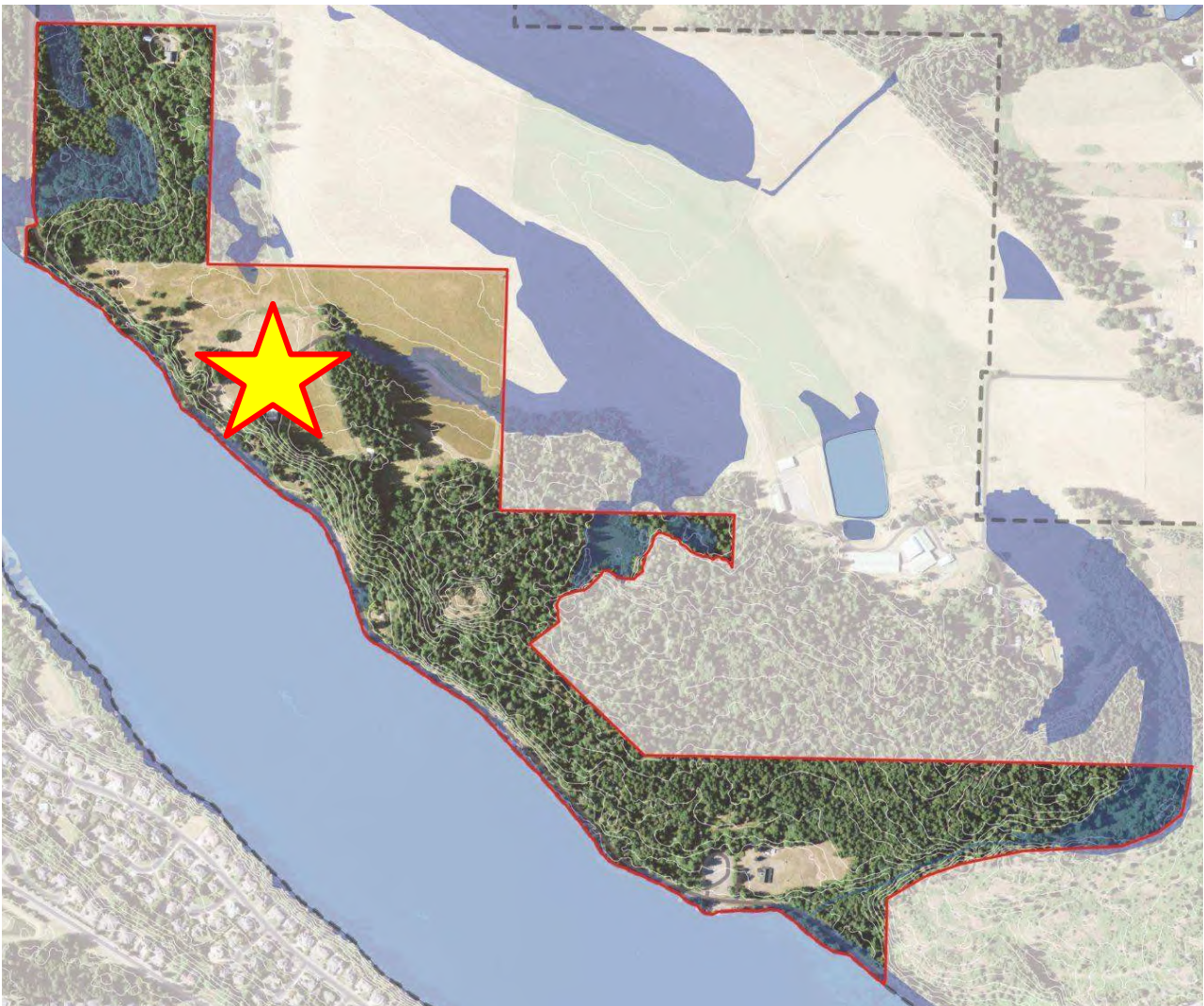
- Historic structures renovation
- Small parking area

What We Heard

- **Education and park visitor center and rental house for events** received the highest ratings from both in-person and online participants.



D Equestrian Barn



KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity
- Open structure with smaller side rooms
- Flat Open Area

NOTABLE CONSTRAINTS

- Structure requires seismic upgrades

APPROXIMATE AREA

- 7.8 acres

What We Shared

PROPOSED BASELINE AMENITIES

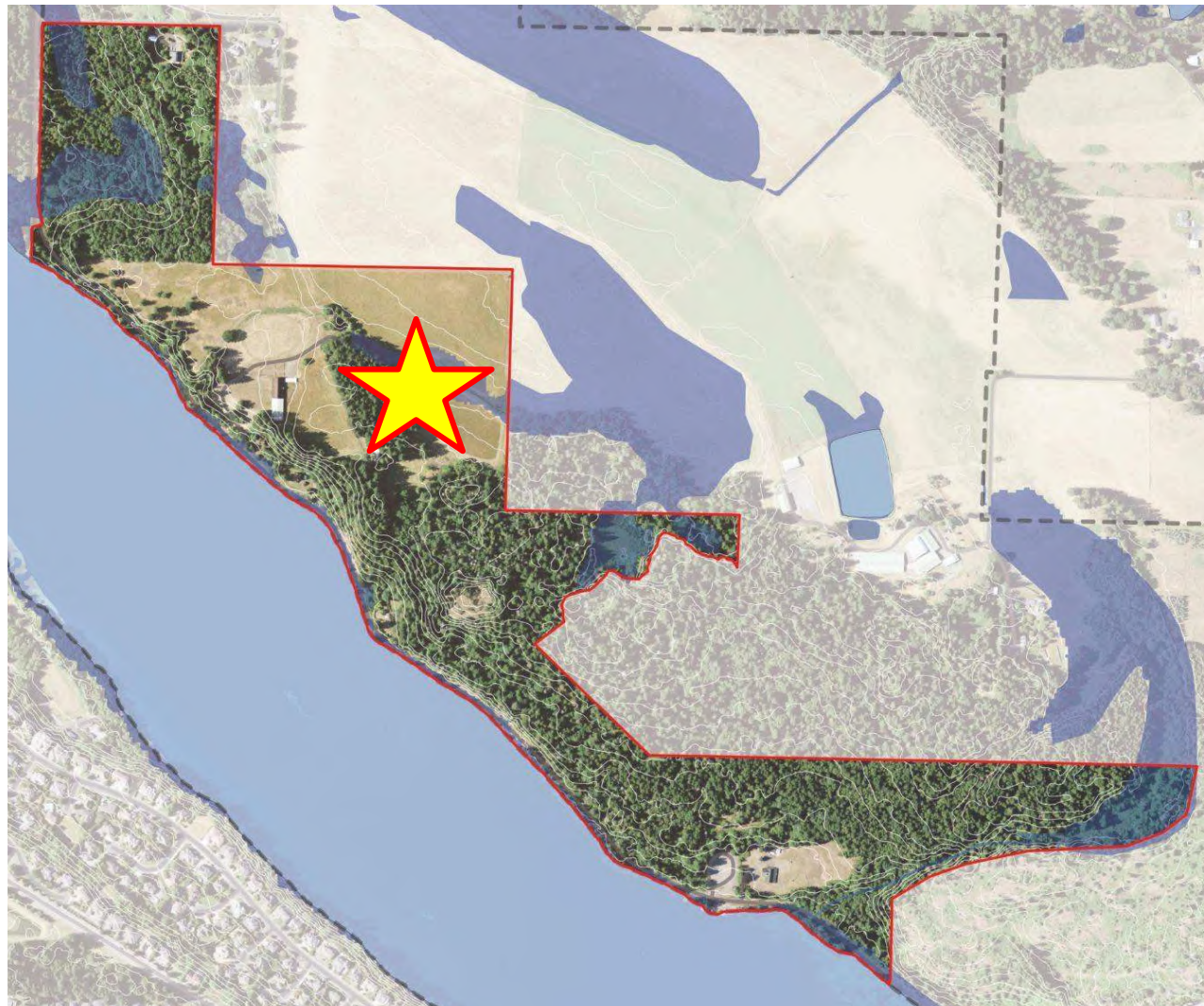
- Accessible shared use trails
- Connection to trail network
- Vehicle access and parking
- Restrooms

What We Heard

- **Orchard/U-pick** and **Bike/Recreation Rental Shop** received the highest ratings by both in-person and online participants.
- While some participants support converting the equestrian barn to serve other purposes, **others advocated for maintaining the space for equestrian use**



E Nature Zone



KEY FEATURES

- Multiple natural features
 - Open woodlands
 - Ponds
 - Rolling hills
 - Stream
- Adjacent to Barn
- Proximity to North Shore Development

NOTABLE CONSTRAINTS

- Sloped terrain
- Water channel and pond

APPROXIMATE AREA

- 10.1 acres

What We Shared

PROPOSED BASELINE AMENITIES

- Accessible shared use trails
- Connection to trail network

What We Heard

- **Ecological restoration and paths** and **nature park** received the highest ratings from both in-person and online participants.



F NE Fields



KEY FEATURES

- Flat Open Area
- Adjacent to future development
- Entry point from the North

NOTABLE CONSTRAINTS

- Adjacent to future noise and traffic

APPROXIMATE AREA

- 9.0 acres

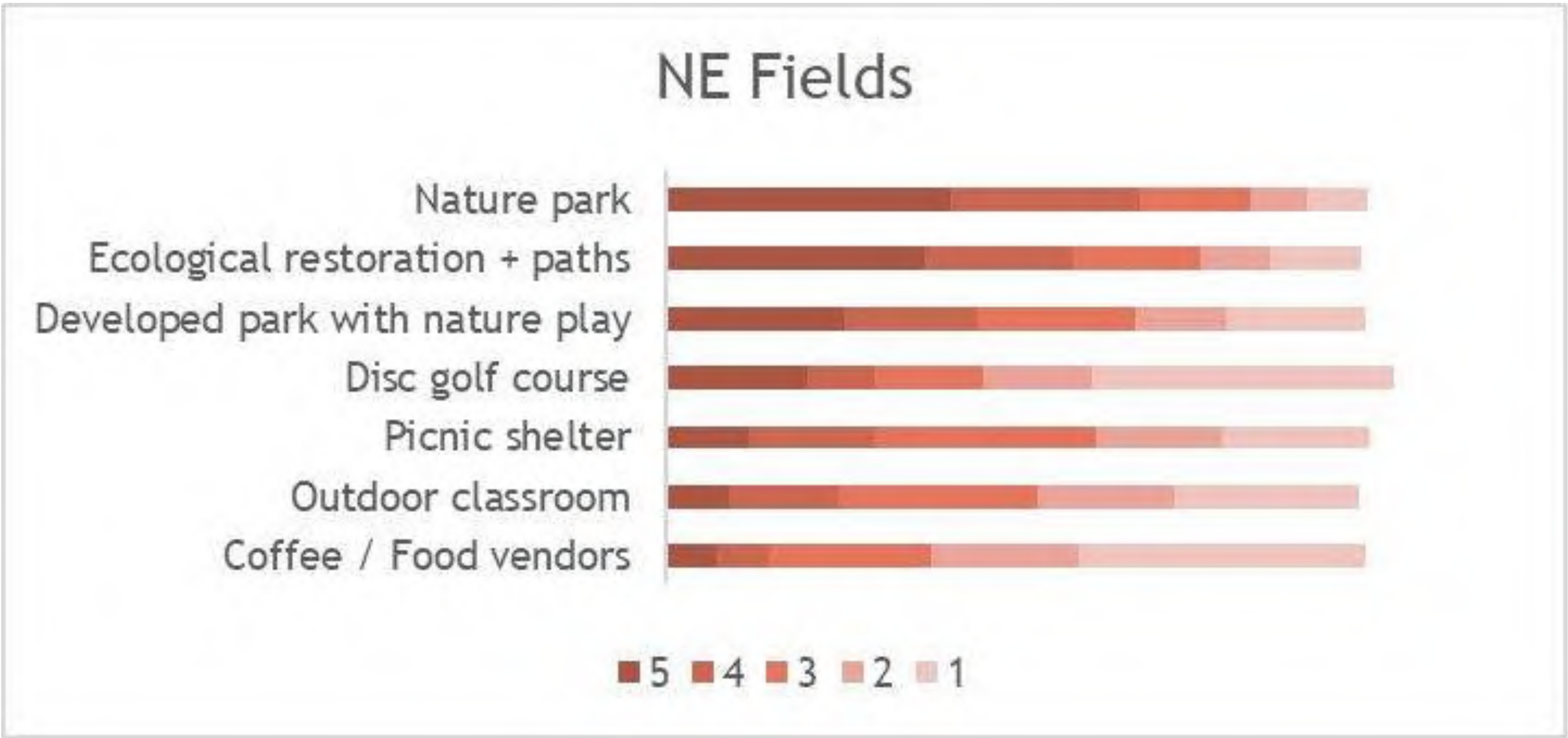
What We Shared

PROPOSED BASELINE AMENITIES

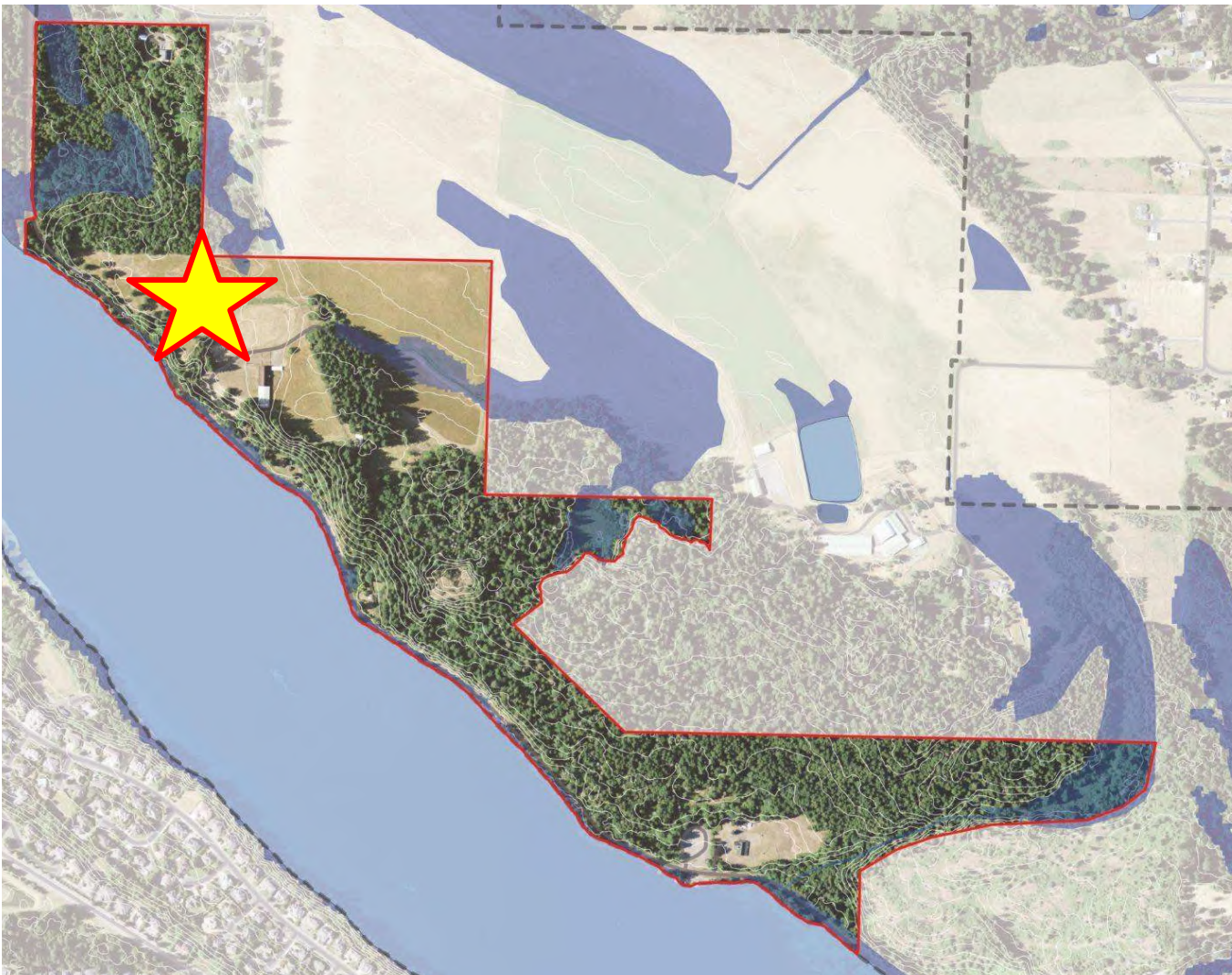
- Accessible shared use trails
- Connection to trail network
- Connections to North Shore Development
- Restrooms
- Parking
- Trailhead

What We Heard

- **Nature park** and **ecological restoration and paths** received the highest rating from both in-person and online participants.
- **Ecological restoration and paths** received the highest rating from in-person open house attendees.
- **Nature park** received the highest rating from online participants.



G NW Fields



KEY EXISTING FEATURES

- Existing lake views
- Rolling open areas
- Closest to School and Camp Currie
- Adjacent to Barn
- Adjacent to woodlands and wetlands to the North

NOTABLE CONSTRAINTS

- Hilly terrain
- Steep drop to Lake

APPROXIMATE AREA

- 5.8 acres

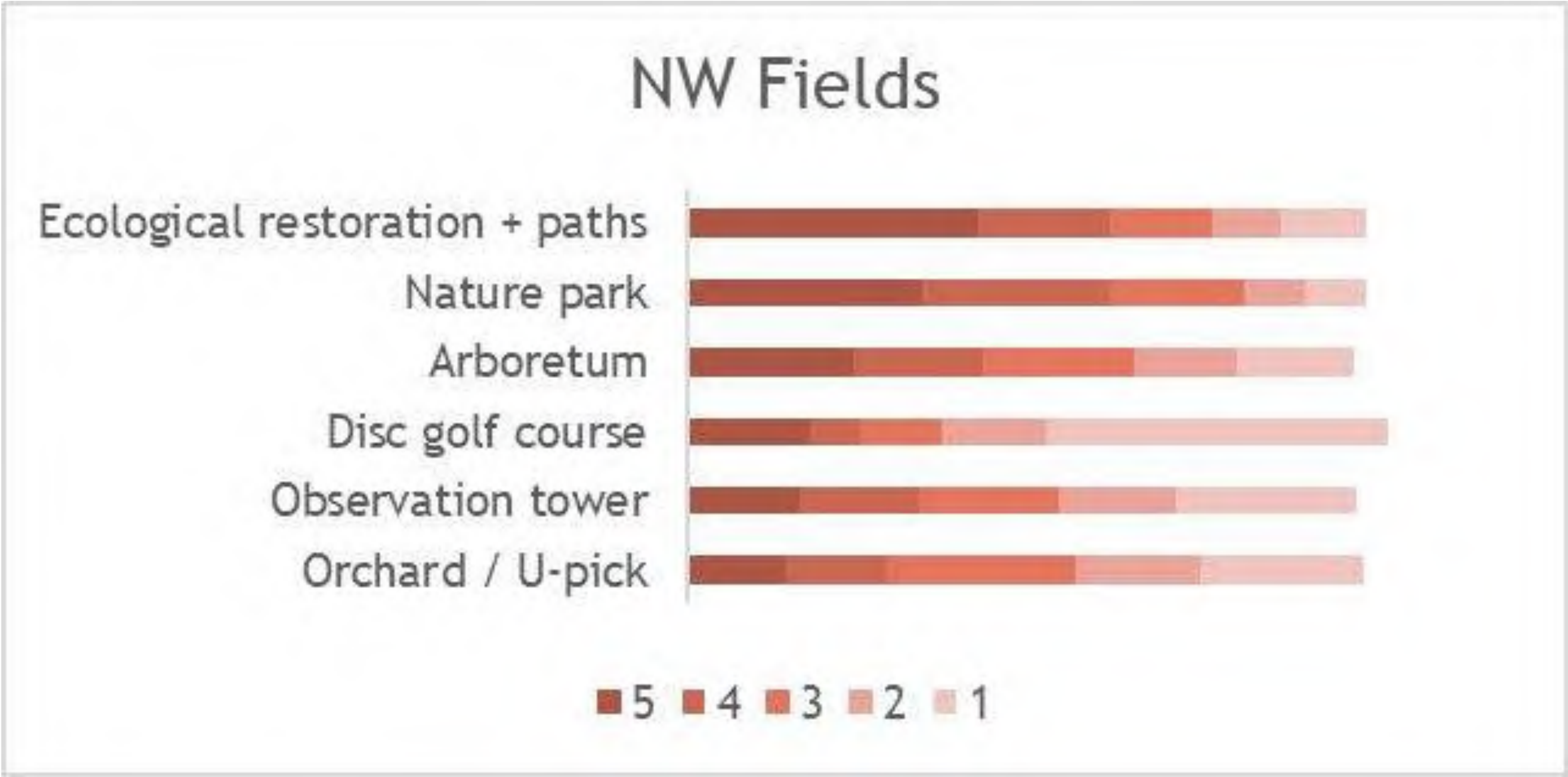
What We Shared

PROPOSED BASELINE AMENITIES

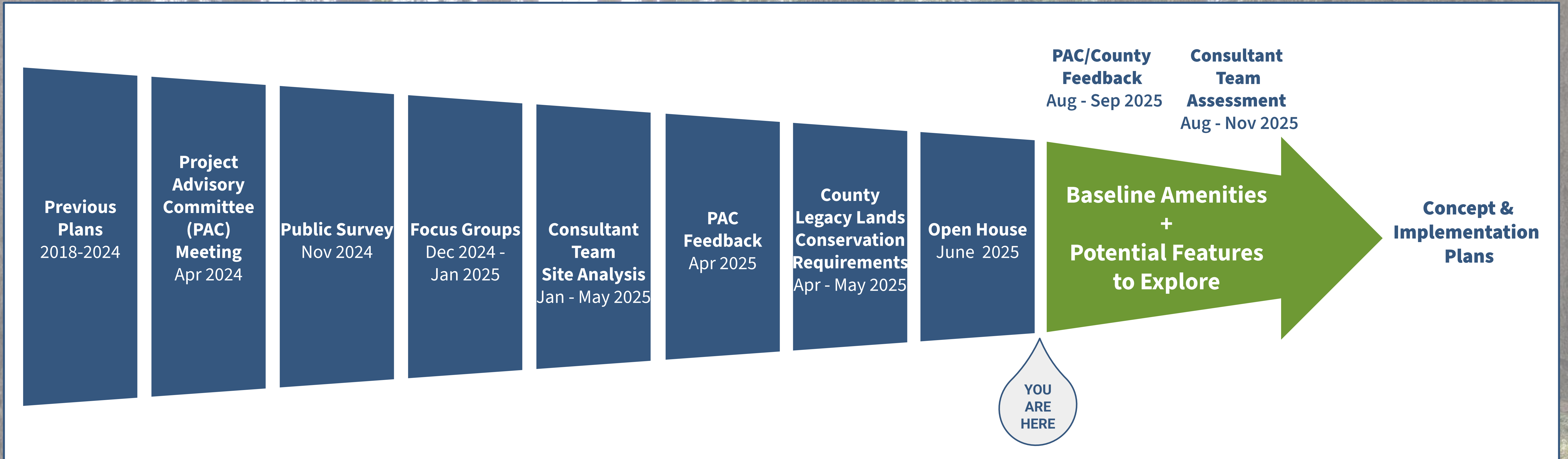
- Accessible shared use trails
- Connection to trail network to the North

What We Heard

- **Ecological restoration and paths** and **nature park** received the highest rating from both in-person and online participants.



Next Steps



KEY QUESTIONS MOVING FORWARD:

- How can the amenities address community needs?
- How can the final design comply with the Legacy Lands program?
- Can any amenities or facilities contribute positively to City of Camas revenue?
- How can the project create a welcoming outdoor recreational environment for a variety of users?



Q&A