

# North Shore Subarea Plan

Promote  
**Planned  
Growth**

Provide  
**Employment  
Options**

**Protect  
Natural  
Resources**

Planning Commission Workshop July 2020

[www.camasnorthshore.com](http://www.camasnorthshore.com)

# Topics

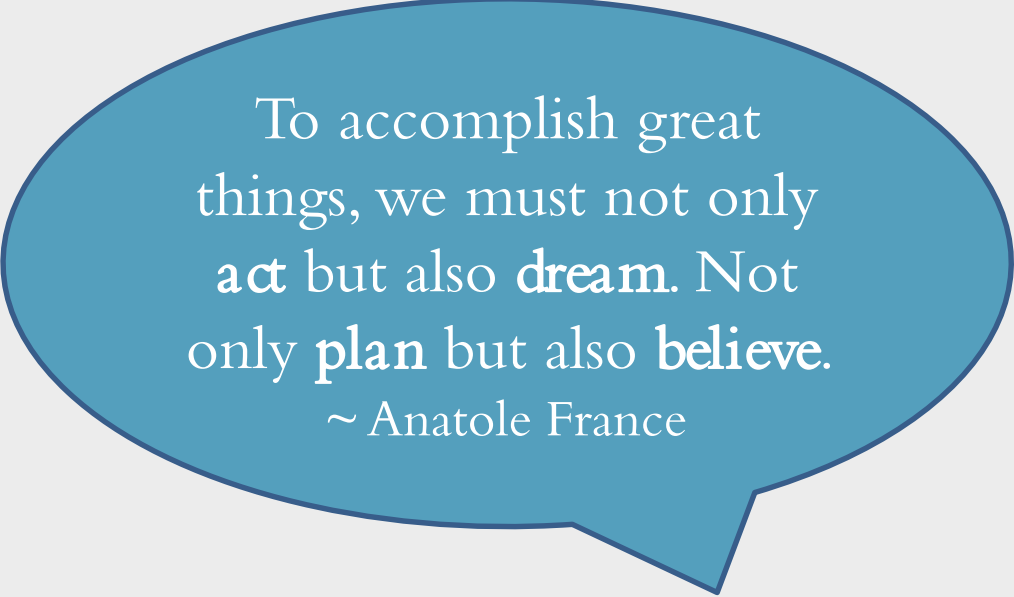
## Project Initiation

- 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

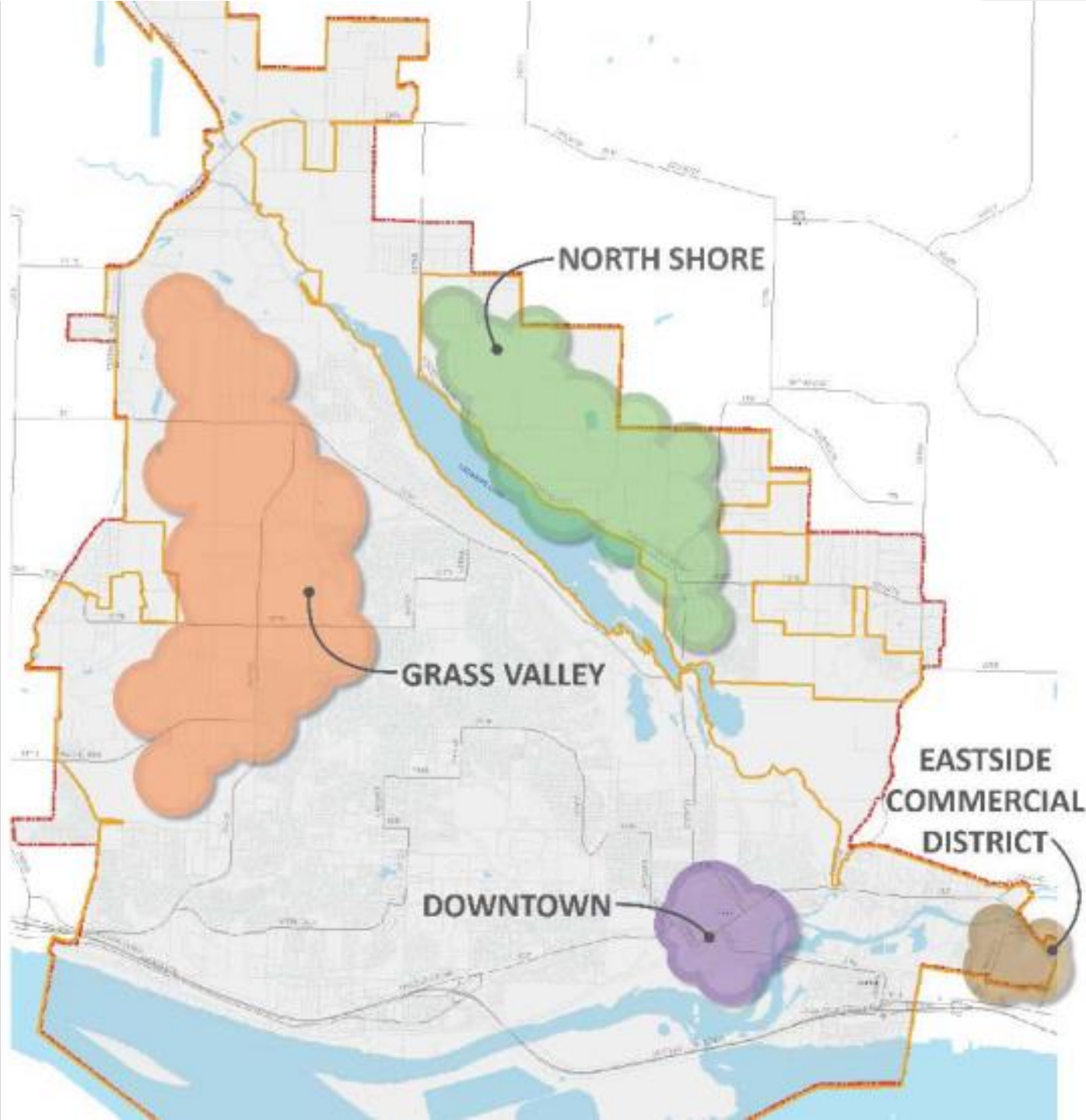


# What is the North Shore Subarea?

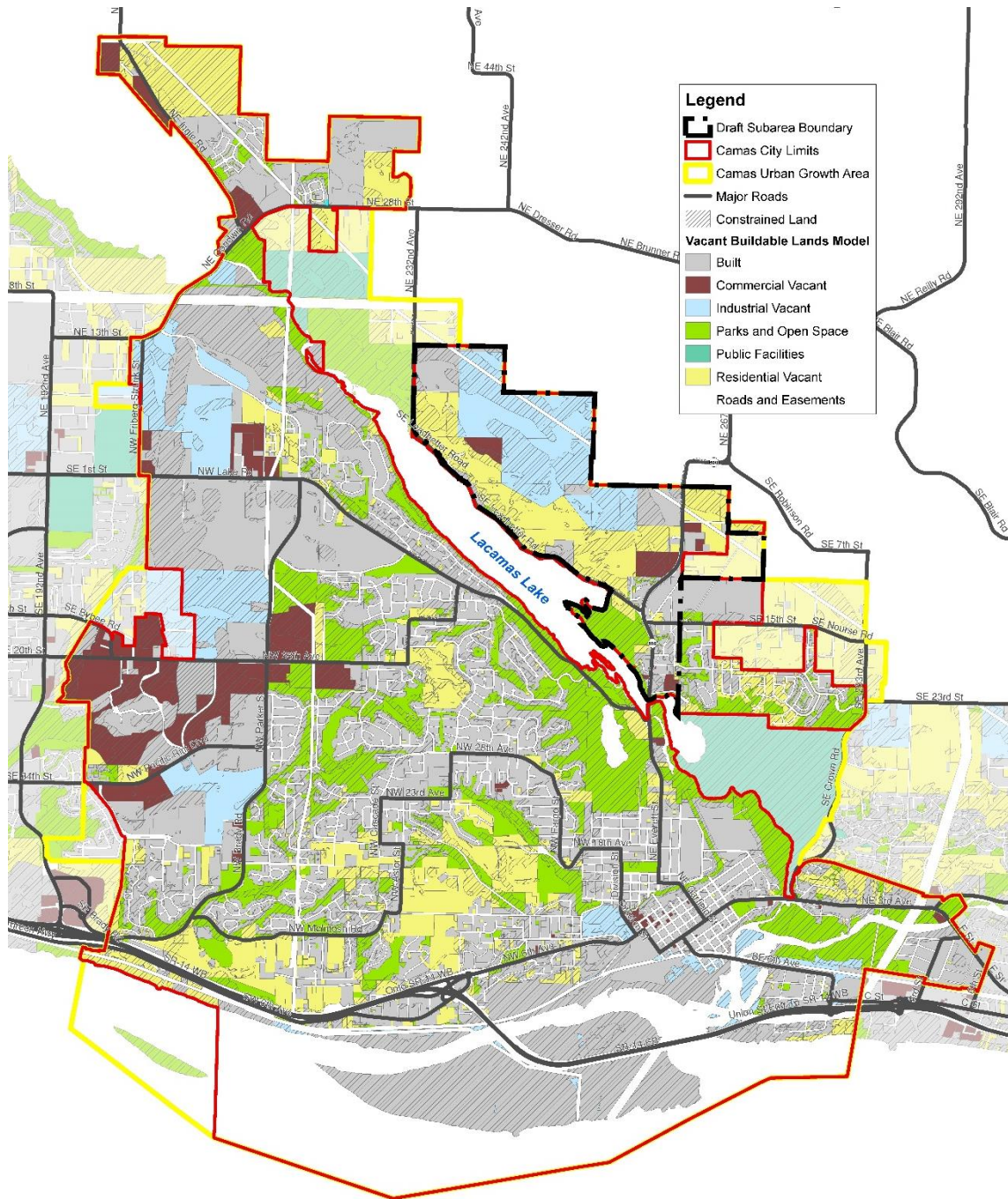
- Approx. 800 acres (boundaries will be determined through this process)
- 270+ are public-owned; remainder is private property.
- The city is not leading the development and is not the developer.

# Why the North Shore?

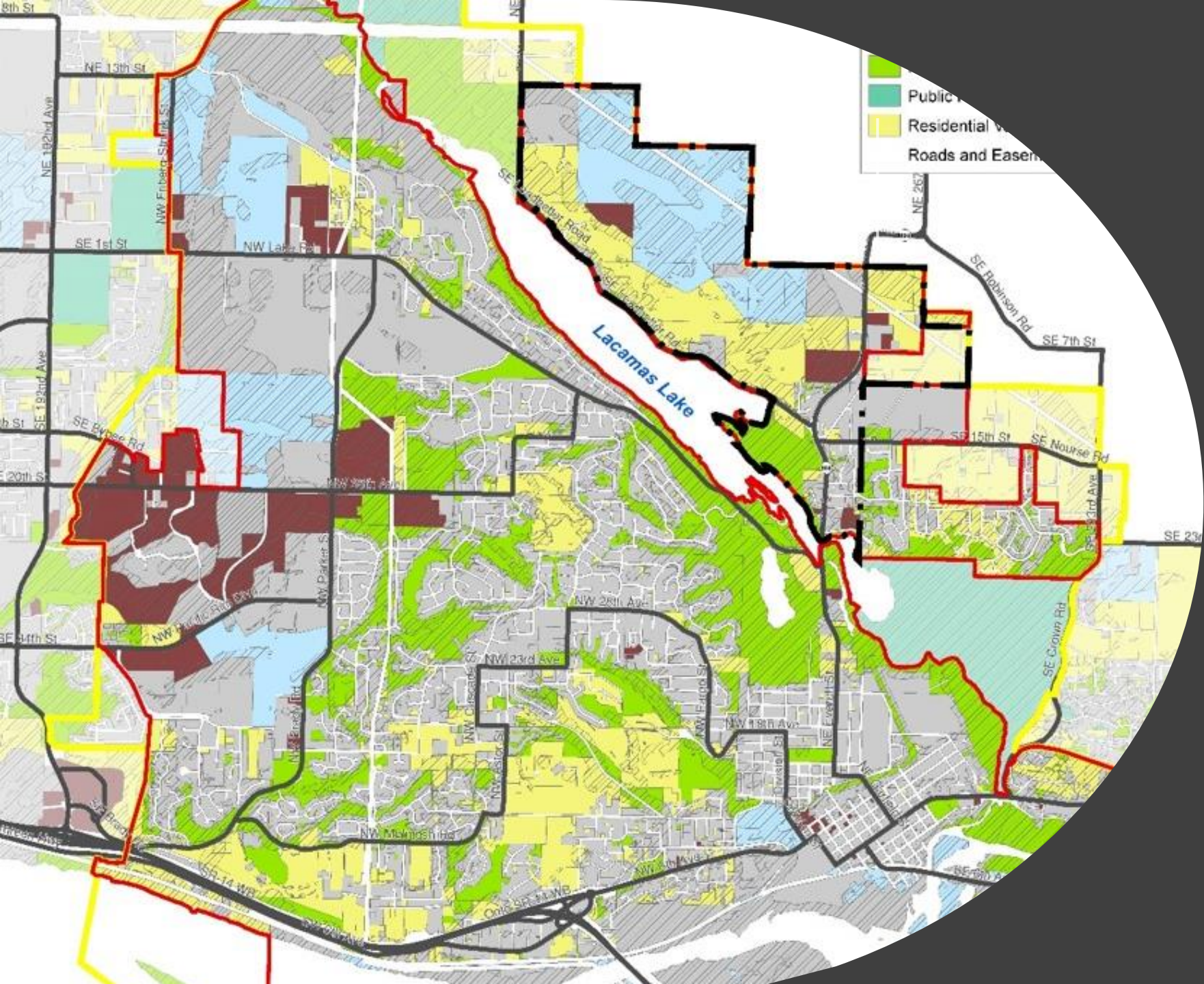
- There are four (4) subareas identified in our comp plan, Camas 2035
- All four (4) need their zoning and other regulations refined and updated.
- Council choose to start work on the North Shore subarea (Spring 2019)



# Why Now?



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



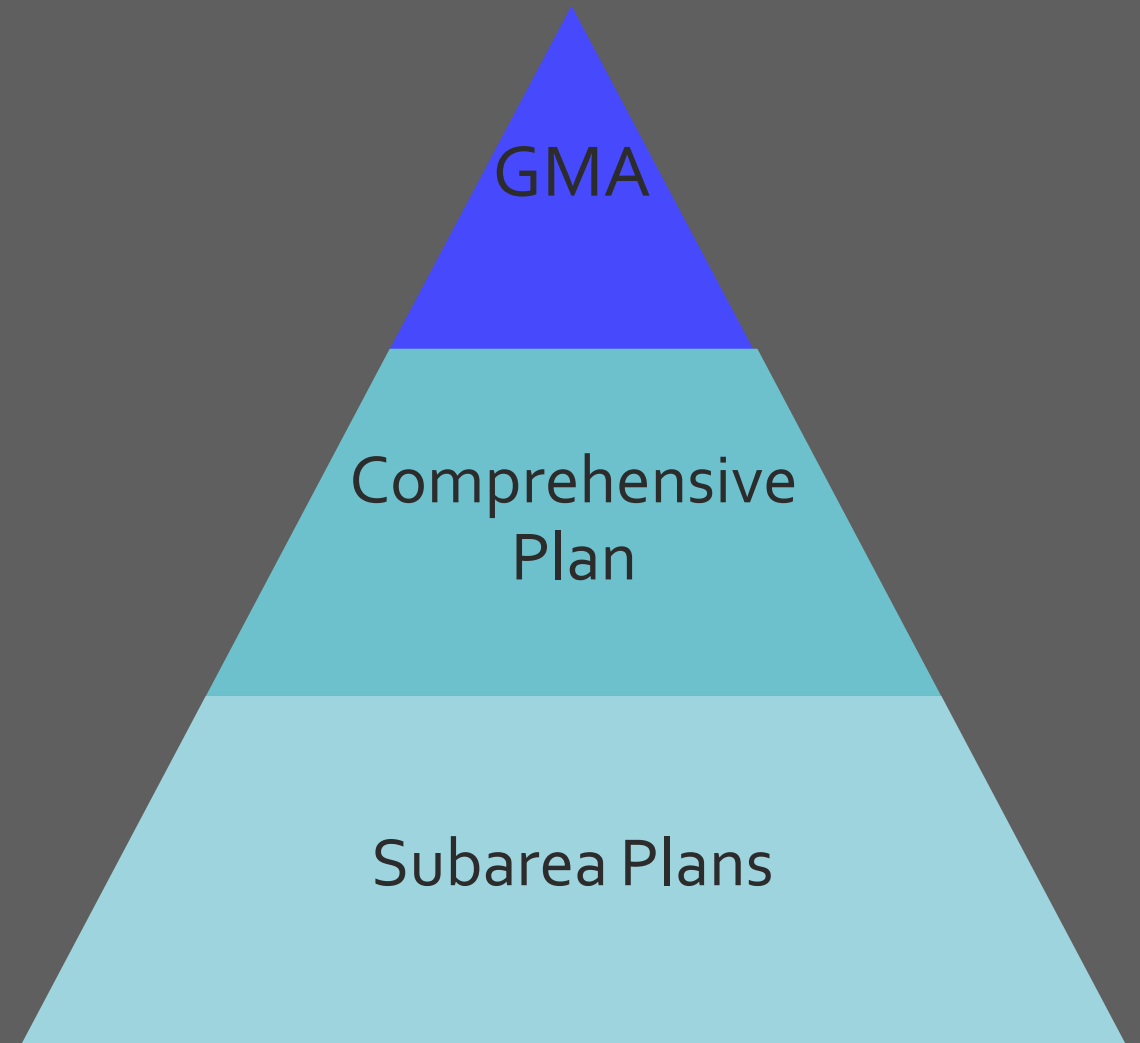
# Buildable Lands

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

# Why do we have to plan?

## Growth Management Act

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



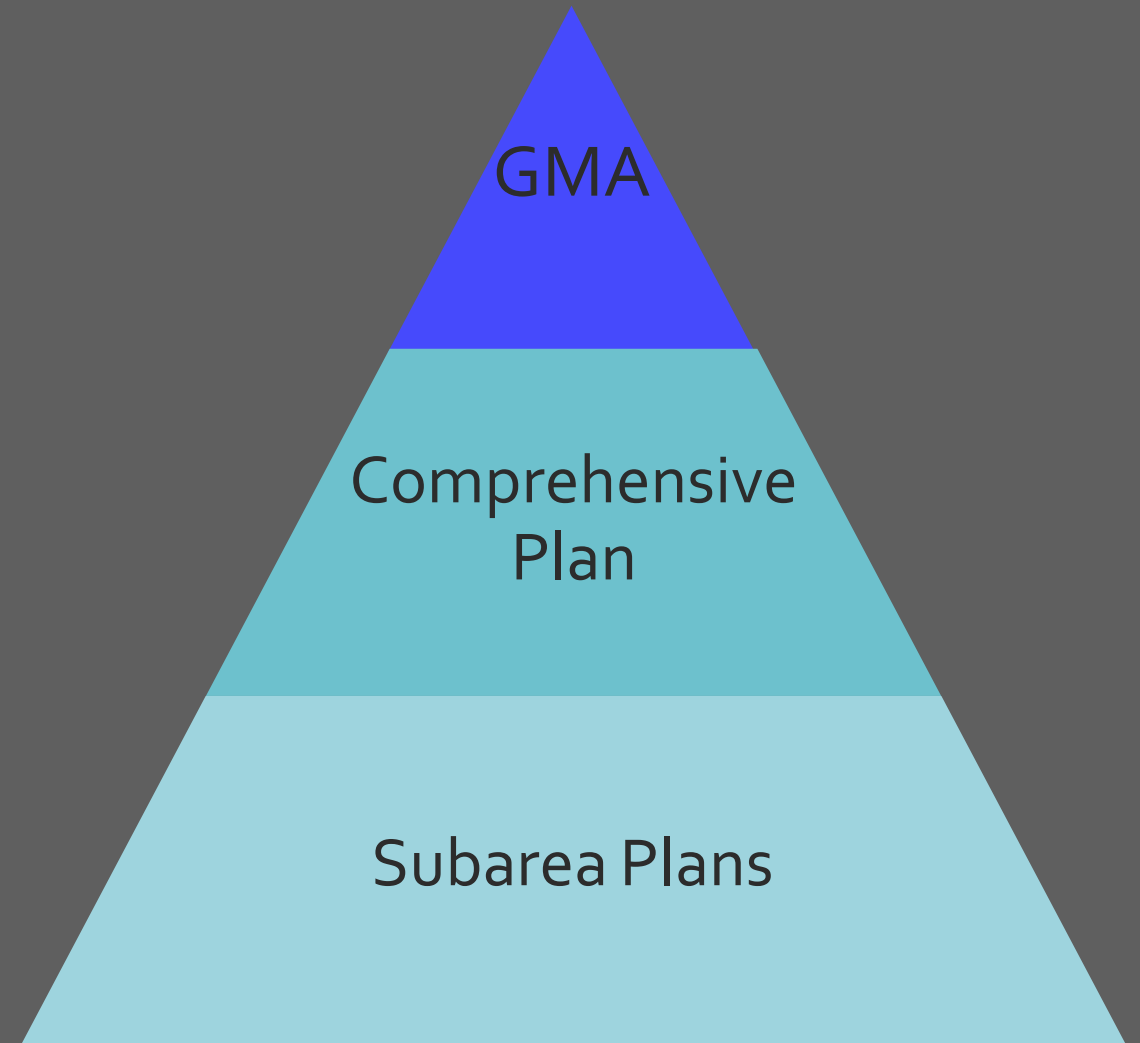


# Why do we have to plan?

## Growth Management Act

14 goals (Comp Plan page 12)

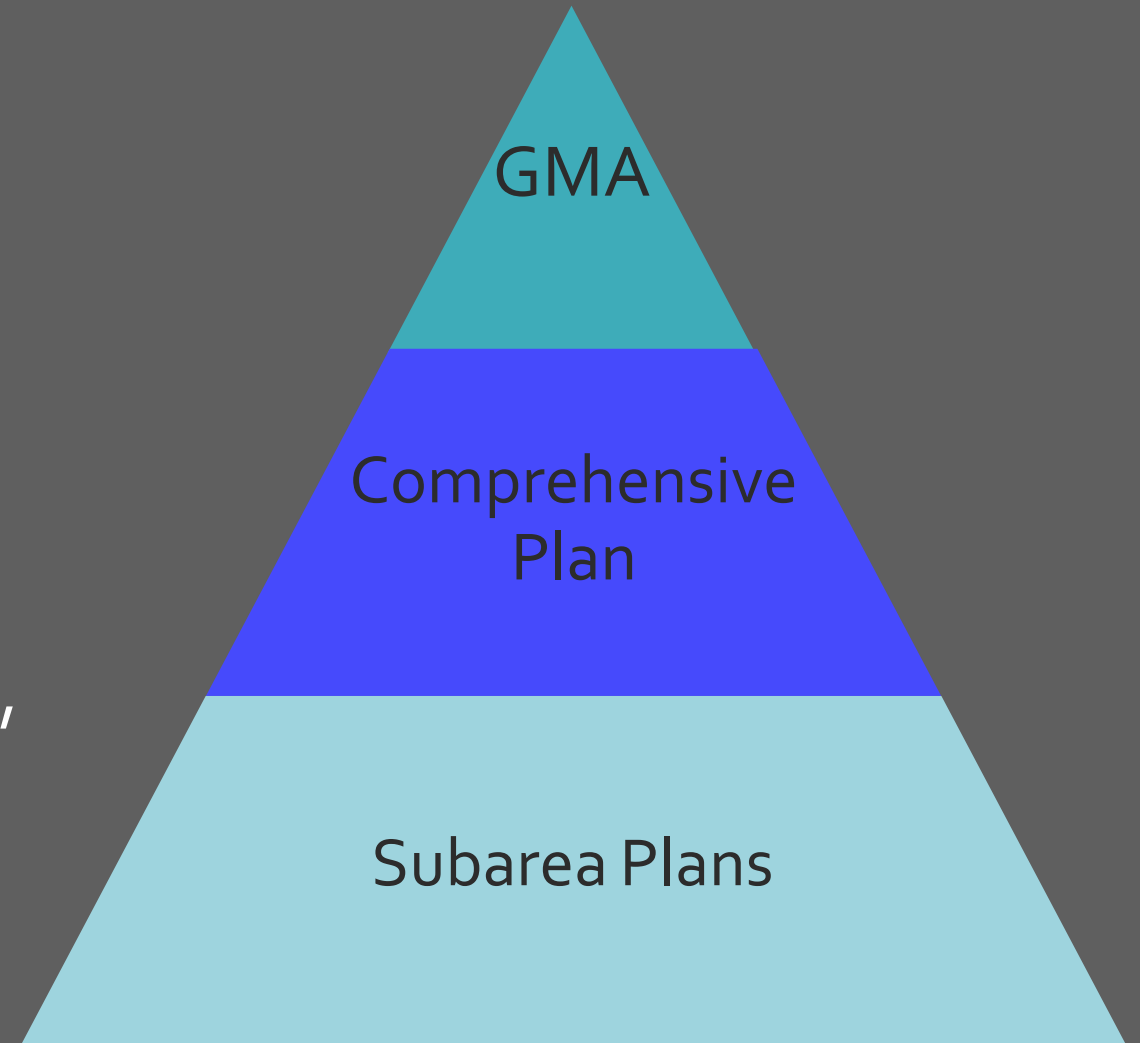
1. Urban growth.
2. Reduce sprawl.
3. Transportation.
4. Housing.
5. Economic development.
6. Property rights.
7. Permits.
8. Natural resource industries.
9. Open space and recreation.
10. Environment.
11. Citizen participation and coordination.
12. Public facilities and services
13. Historic preservation.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



# Comprehensive Plan - Camas 2035

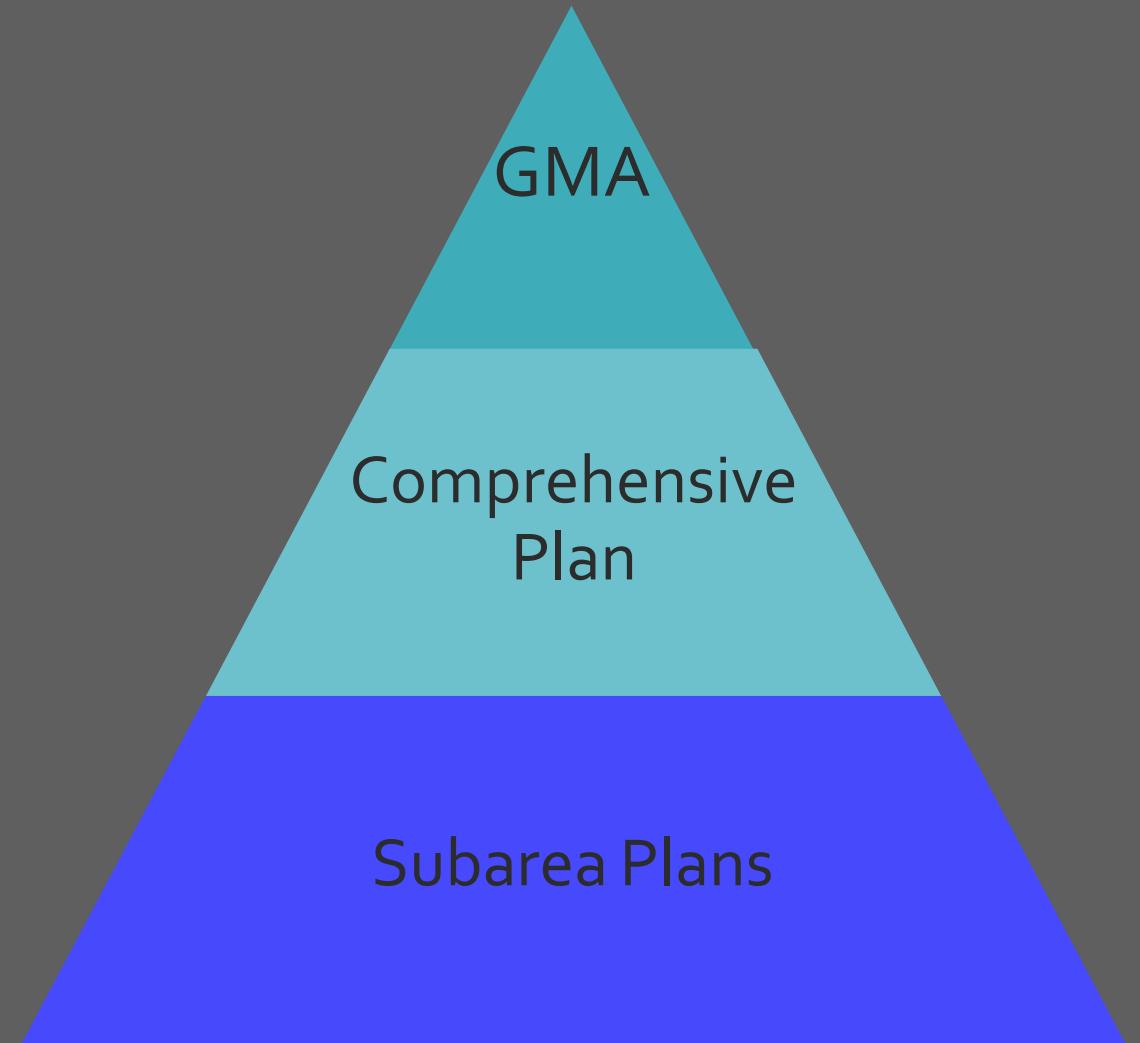
## *North Shore Economic Development Goal*

"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."



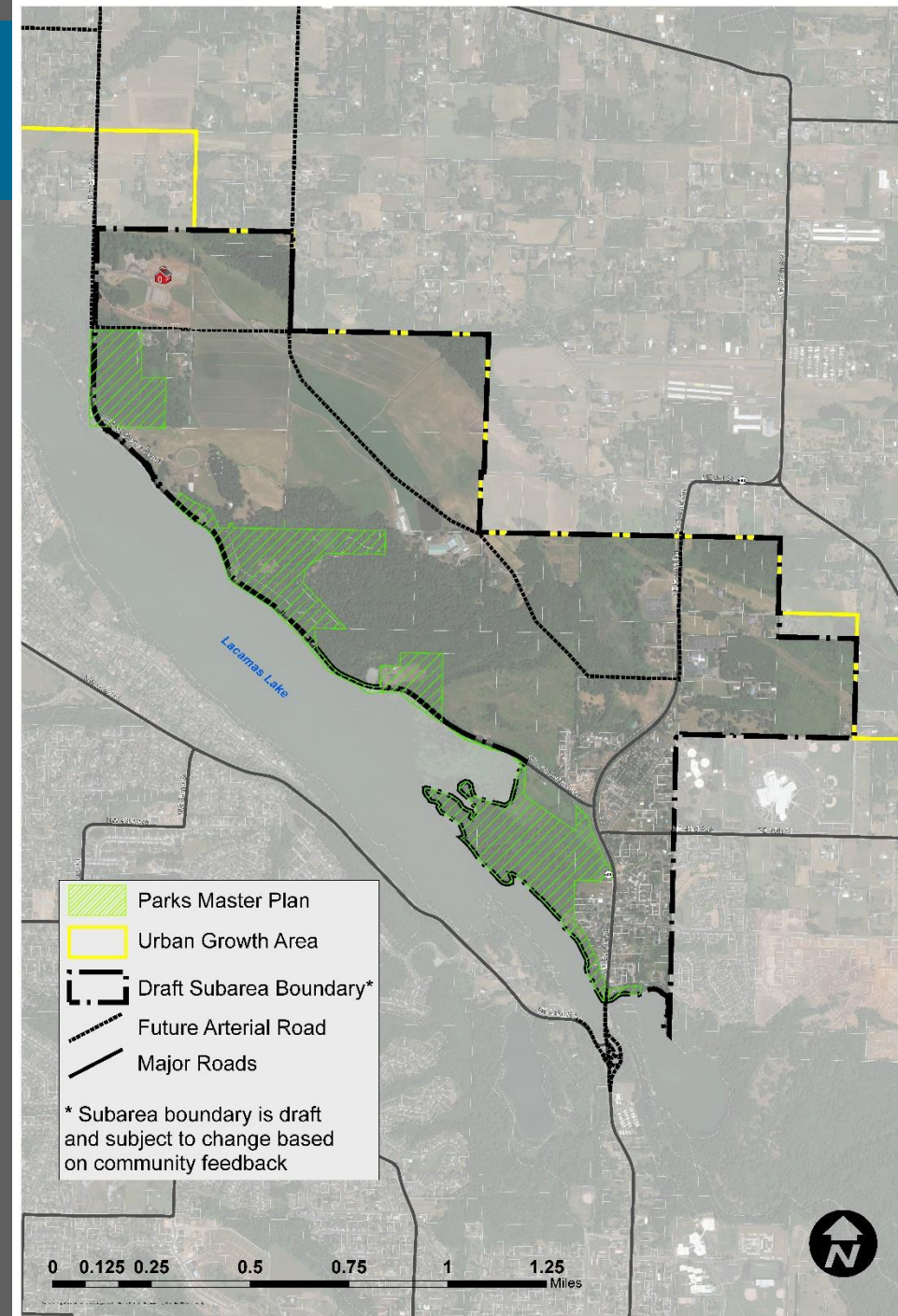
# Subarea Plan

- 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



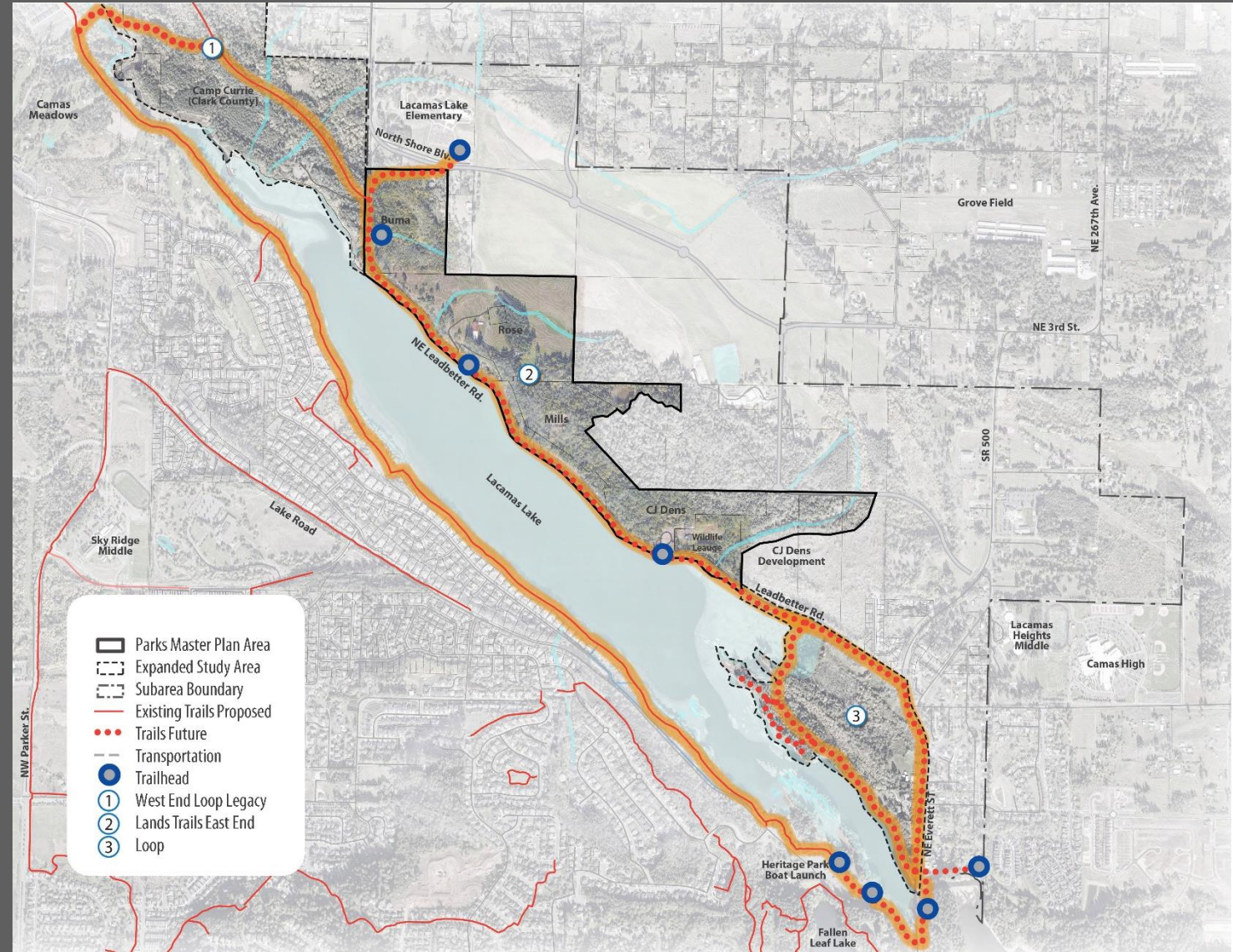
# Why do we want to plan?

- 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



# North Shore Parks Master Plan

- Since annexing the area in 2007, the city has steadily acquired over 150 acres and welcomes more!
- 25x size of Heritage Park
- 15x size of Crown Park



# 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

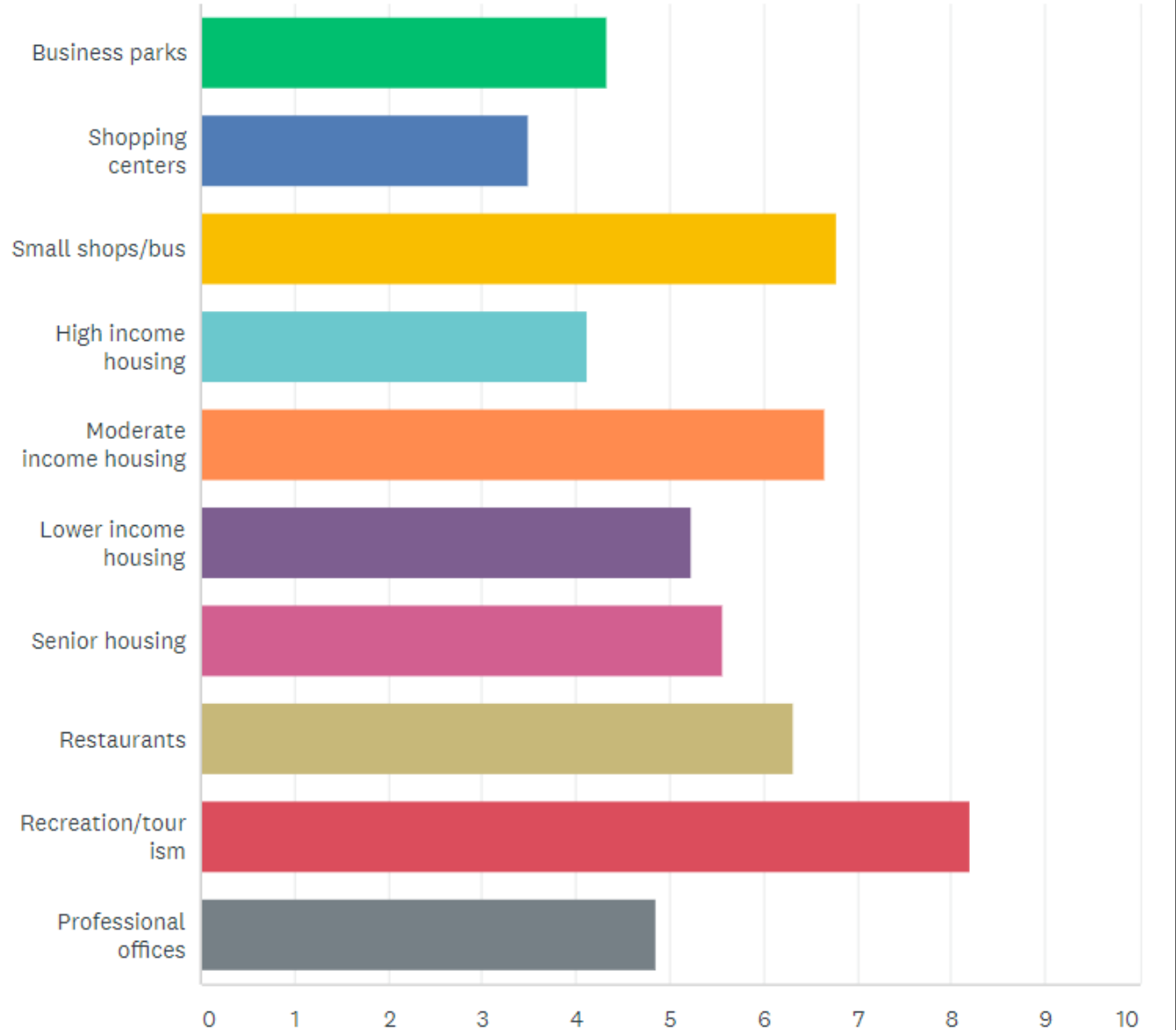




# Survey #2 - Land Uses

657 of 678 respondents

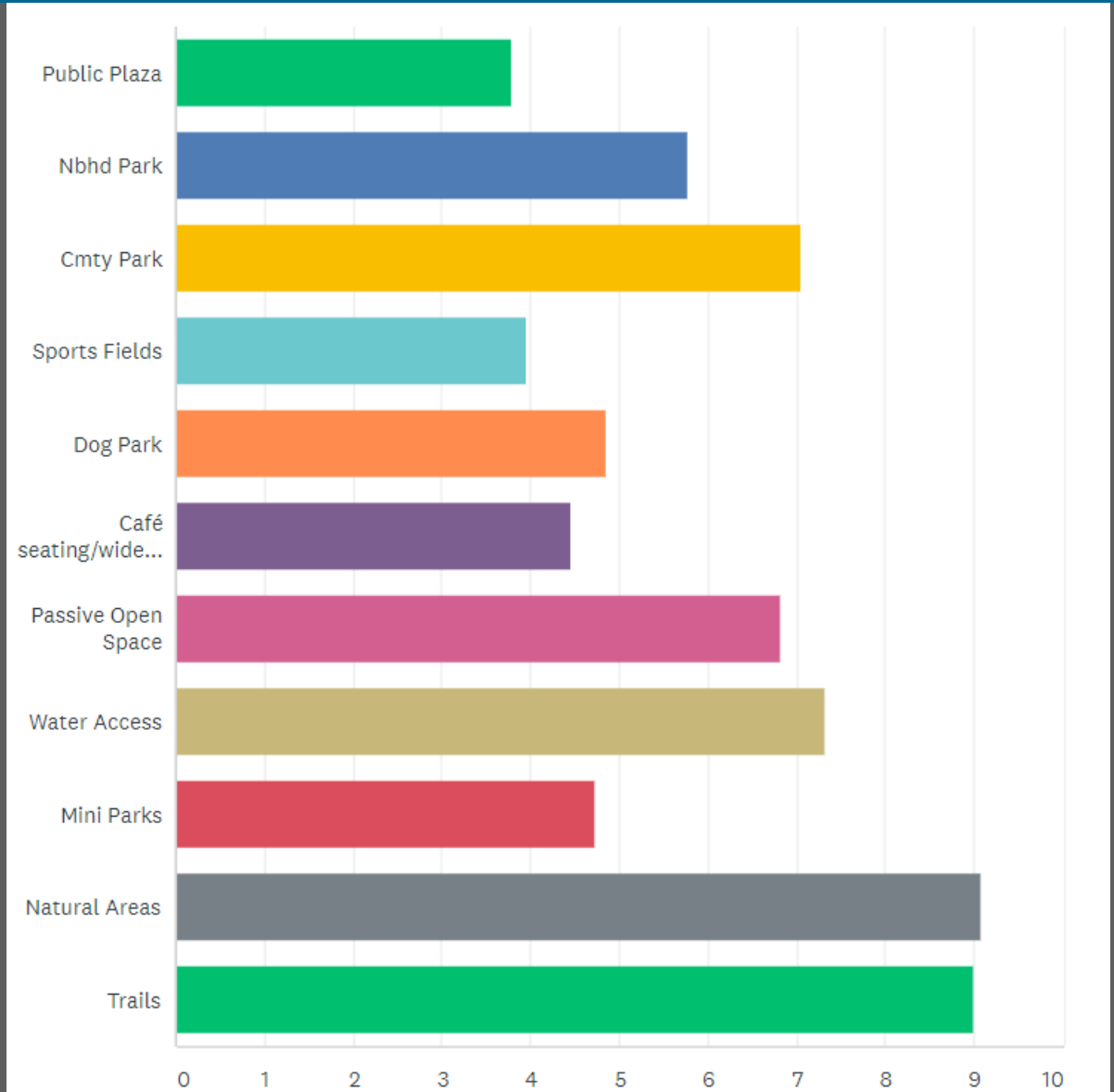
What land uses are most important to provide in the North Shore?



# Survey #2 – Parks and Public Spaces

661 of 678 respondents

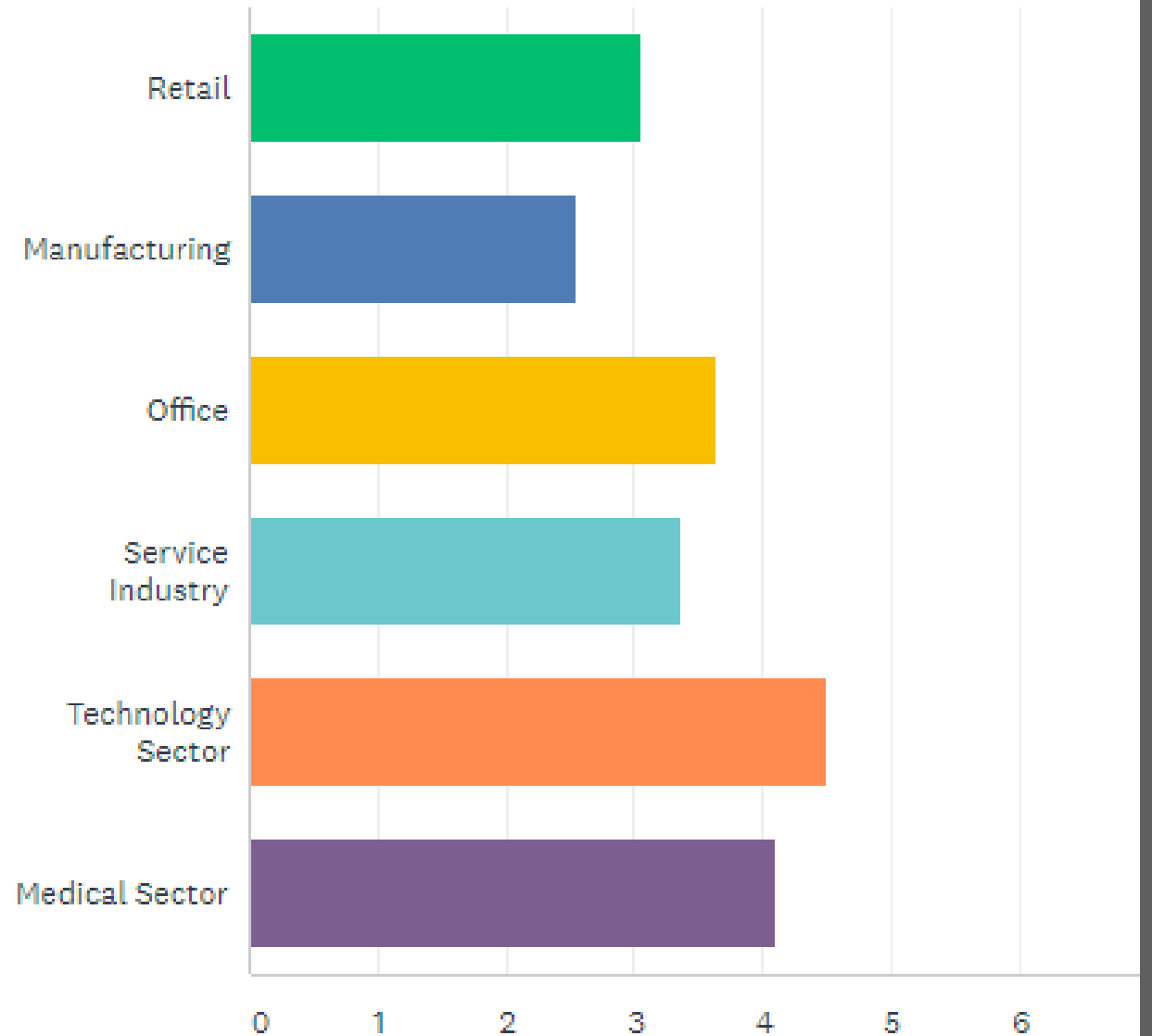
What types of parks and other public spaces are needed in the North Shore area?



# Survey #2 – Employment (Jobs)

595 of 678 respondents

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



# Survey #2 – Other Comments

374 of 678 respondents



# Vision Outreach Themes

- Do not develop; keep it rural or 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

# Vision Outreach Themes

- Incorporate bike paths, wider sidewalks and trails
- Favor local-serving businesses, such as restaurants, cafes and grocers
- Pursue employers that do not impact the environmental or aesthetic qualities of the area
- Pace development to maintain Camas' small town feel



# Next Steps

## Phase 1



- Present draft vision to Planning Commission and conduct a public hearing.
- Forward public testimony and a recommendation to City Council.
- Present draft vision to City Council for refinement and adoption.



The final vision will be adopted by Council by resolution.