

# Memorandum

Date: January 12, 2021 **Draft**

Subject: Draft Land Use Concepts and Capacity  
North Shore Subarea Plan, Phase 2

From: Nicole McDermott, WSP USA  
Emma Johnson, WSP USA

To: Robert Maul, City of Camas

---

This memorandum summarizes the draft land use concepts developed for the North Shore subarea. The memorandum provides acreages for existing and conceptual zoning, and the estimated residential capacity (dwelling units and residents) and employment capacity (jobs).

## VISION STATEMENT

The land use concepts were guided by the adopted vision statement for the North Shore subarea:

1. **Preserve the North Shore's natural beauty and environmental health.** Policies, regulations and design rules must protect significant trees, tree groves, and surrounding lakes. Identify and preserve 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 appropriate for 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 complimenting 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. **Strive to maintain Camas' small town feel.** Sustain the city's quality of life through phased and sustainable growth that contributes to community character.

## **KEY CONSIDERATIONS**

Below are some of the key findings from the Camas Housing Action Plan that provide context for employment and housing needs in the city.

- **Employment Needs.** Existing jobs in the city consist primarily of manufacturing, finance and insurance, educational services, professional, scientific, and technical services (about 73% of all jobs).
  - Manufacturing jobs have been declining (from 46% in 2002 to 26% in 2018) and are predicted to continue declining as a percentage of total jobs. Job growth is predicted to occur primarily in education and health services, leisure and hospitality, government, and professional and business services.
  - There is a high level of commuting into and out of the city by workers and residents to access employment. Data indicates that many residents with higher-paying jobs work outside of the city, while residents with lower-paying jobs work in the city.
  - Camas would benefit from increasing the number of higher-paying jobs in the city, which would allow for reduced commutes (and commuting costs) and provide additional tax revenue.
- **Population Growth.** Camas is projected to increase by approximately 11,800 residents by 2040 (a 47% increase). An estimated 4,589 dwelling units are needed to accommodate new residents.
  - A variety of housing types are needed to provide residents the ability to select housing that best meets the needs of their household (family or non-family) and their budget.
- **Aging Population.** About 85% of the population growth from 2010 to 2018 was in residents aged 40 and over. The percentage of the population ages 40 and under declined.
  - Older residents (ages 60+) need a variety of housing options in order to select appropriate housing that meets their physical abilities and budget. In addition, older residents often benefit from being located near services and transit, as driving may not be an option.
- **Affordability.** Housing is considered "affordable" when monthly housing costs do not exceed 30% of monthly income. In Camas, over 40% of renters are currently spending more than 30% of their income on housing, compared to 20% of homeowners.
  - About 40% of projected future housing needs will be for units affordable to households with low or moderate incomes, with a mix of rental and for-sale housing.

- **Housing Options.** There is a lack of diverse housing types in the city, particularly units under 2,000 square feet.
  - To accommodate the variety of new households anticipated, and to better serve existing households with difficulty affording their housing costs, Camas will need housing options diverse in type, tenure, and cost.

## EXISTING ZONING

The existing zoning in the subarea provides a baseline for comparing the conceptual land use plans and considerations around the needs for housing and employment lands/jobs. It is also important to consider existing uses and planned developments when estimating land use capacity, as the existing zoning does not reflect the current and/or planned use of some publicly owned parcels. Below, the capacity of the subarea based on the existing zoning is summarized, followed by the capacity of the subarea when the City-owned properties (Lacamas Lake Elementary and Legacy Lands) are considered.

*Note: Due to rounding, some numbers may not equal the predicted value.*

Table 1 shows the estimated developable acres under the existing zoning and the capacity for dwelling units and jobs.

**Table 1. Existing Zoning – Residential and Employment Capacity**

Zone	Developable Acres <sup>1</sup>	Max. Density (DU/Acre)	Max. Allowed DU	Jobs/Acre <sup>2</sup>	Jobs
Business Park (BP)	219	n/a	0	9	1,967
Community Commercial (CC)	67	n/a	0	20	1,339
Mixed use (MX) <sup>3</sup>	11	10	105	0	0
Multifamily Residential-18 (R-18)	42	18	758	0	0
Multifamily Residential-10 (MF-10)	25	10	250	0	0
Residential-6,000 (R-6)	2	7.2	15	0	0
Residential-7,500 (R-7.5)	126	5.8	733	0	0
Residential-10,000 (R-10)	24	4.3	103	0	0
Residential-12 (R-12)	71	3.6	256	0	0
Single Family Residential (R1-6) <sup>4</sup>	37	7.3	272	0	0
Single Family Residential (R1-10) <sup>4</sup>	28	4.4	121	0	0
<b>Total</b>	<b>651</b>	--	<b>2,613</b>	--	<b>3,306</b>

<sup>1</sup> Gross acres with a 30% deduction for infrastructure and steep slopes/critical areas.

<sup>2</sup> Employment density assumptions are consistent with Clark County's Draft 2021 Buildable Lands Report.

<sup>3</sup> The MX zone does not have a maximum density or a minimum requirement for commercial development. An assumption of residential-only development of 10 dwelling units per acre was made based on prior applications.

<sup>4</sup> Clark County zoning

Table 2 summarizes the acreages by zone for Lacamas Lake Elementary and the City-owned properties acquired for future parks and open space (Legacy Lands). Table 2 also shows the potential dwelling units and jobs that could have been accommodated on those parcels.

**Table 2. Lacamas Elementary and Legacy Lands – Residential and Employment Capacity**

<b>Zone</b>	<b>Developable Acres<sup>1</sup></b>	<b>Max. Density (DU/Acre)</b>	<b>Max. Allowed DU</b>	<b>Jobs/Acre<sup>2</sup></b>	<b>Estimated Jobs</b>
Business Park (BP)	4	n/a	0	9	38
Community Commercial (CC)	19	n/a	0	20	378
Multifamily Residential-18 (R-18)	20	18	353	0	0
Multifamily Residential-10 (MF-10)	15	10	147	0	0
Residential-7,500 (R-7.5)	55	5.8	317	0	0
Residential-12 (R-12)	27	3.6	98	0	0
<b>Total</b>	<b>139</b>	<b>--</b>	<b>915</b>	<b>--</b>	<b>416</b>

<sup>1</sup> Gross acres with a 30% deduction for infrastructure and steep slopes/critical areas.

<sup>2</sup> Employment density assumptions are consistent with Clark County's Draft 2021 Buildable Lands Report.

The elementary school and Legacy Lands account for about 200 acres of the subarea, of which approximately 139 acres are estimated to be developable. Approximately 23 acres of employment lands (Community Commercial and Business Park), with the potential for approximately 416 jobs, would not be developed for employment uses. Additionally, approximately 915 dwelling units would no longer be accommodated, as residential development is not anticipated on these parcels.

Table 3 summarizes the estimated capacity for dwelling units and jobs under existing zoning (Table 1), less the capacity from the school and Legacy Lands parcels (Table 2).

**Table 3. Existing Zoning, Revised for Elementary School and Legacy Lands – Residential and Employment Capacity**

<b>Zone</b>	<b>Developable Acres</b>	<b>Max. Density (DU/Acre)</b>	<b>Max. Allowed DU</b>	<b>Jobs/Acre<sup>2</sup></b>	<b>Jobs</b>
Business Park (BP)	215	n/a	0	9	1,935
Community Commercial (CC)	48	n/a	0	20	960
Mixed use (MX) <sup>3</sup>	11	10	110	0	0
Multifamily Residential-18 (R-18)	22	18	396	0	0
Multifamily Residential-10 (MF-10)	10	10	100	0	0
Residential-6,000 (R-6)	2	7.2	412	0	0
Residential-7,500 (R-7.5)	71	5.8	103	0	0
Residential-10,000 (R-10)	24	4.3	158	0	0
Residential-12 (R-12)	44	3.6	270	0	0
Single Family Residential (R1-6) <sup>4</sup>	37	7.3	123	0	0
Single Family Residential (R1-10) <sup>4</sup>	28	4.4	110	0	0
<b>Total</b>	<b>512</b>	<b>--</b>	<b>1,687</b>	<b>--</b>	<b>2,895</b>

<sup>1</sup> Developable acres from Table 1 with the reductions from Table 2.

<sup>2</sup> Employment density assumptions are consistent with Clark County's Draft 2021 Buildable Lands Report.

<sup>3</sup> The MX zone does not have a maximum density or a minimum requirement for commercial development. An assumption of residential-only development with 10 dwelling units per acre was made based on prior applications in the MX zone.

<sup>4</sup> Clark County zoning

## DRAFT LAND USE CONCEPTS

Two draft land use concepts were developed based on community input from Phase 1, the adopted vision statement, and input from the North Shore Steering Committee. Feedback on the draft land use concepts (from the City, Community Advisory Committee, Steering Committee, and public) will be used to develop a preferred land use concept.

The conceptual land use plans for the North Shore contain a mix of land uses, consisting of:

- Higher Density Residential
- Lower Density Residential
- Commercial
- Mixed Use
- Business Park

The residential and job capacity of the two draft concepts is summarized below.

### Land Use Overview

Table 4 provides a breakdown of the zoning shown on the draft concepts. Additional parks/open space would be accommodated within the other land use categories (for example, a subdivision would be required to provide open space or recreational areas). Likewise, additional school capacity would be added as the population grows and development occurs.

**Table 4. Zoning Overview – Draft Land Use Concepts**

Zone	Concept A		Concept B	
	Gross Acres	Percent of Total	Gross Acres	Percent of Total
Business Park/Light Industrial	187	19%	192	19%
North Shore Mixed Use	75	8%	49	5%
North Shore Residential (Higher Density)	79	8%	125	13%
North Shore Residential (Lower Density)	132	13%	176	18%
Parks/Open Space	232	23%	160	16%
School	40	4%	40	4%
<b>Total</b>	<b>990</b>	<b>100%</b>	<b>990</b>	<b>100%</b>

### Residential Capacity

Table 5 and Table 6 provide an estimate of the maximum number of dwelling units and estimated population that could be accommodated by the conceptual land use plans. Population estimates are based on an estimated average of 2.7 people per household, which is consistent with the Camas Housing Action Plan. The residential density of the lower density residential zone was estimated as 5.8 dwelling units per acre, which is the same density as the city's existing R-7.5 zone. An example of this density is the existing single-family homes to the east of NE Everett and south of 43<sup>rd</sup> Avenue, in the North Shore subarea. The higher density residential zone was estimated to be 18 units per acre, which is the same density as the city's existing MF-18 zone. This density could accommodate 2-3 story townhouses or a 3-4 story apartment building.

**Table 5. Concept A – Residential Capacity**

Zone	Developable Acres <sup>1</sup>	Max. Density (DU/Acre)	Max. Allowed DU	Estimated Population
North Shore Mixed Use	27 <sup>2</sup>	28	770	2,078
North Shore Residential (Higher Density)	92	18	1,661	4,486
North Shore Residential (Lower Density)	162	5.8	940	2,538
<b>Total</b>	<b>282</b>	--	<b>3,371</b>	<b>9,102</b>

**Table 6. Concept B – Residential Capacity**

Zone	Developable Acres <sup>1</sup>	Max. Density (DU/Acre)	Max. Allowed DU	Estimated Population
North Shore Mixed Use	44 <sup>2</sup>	28	1,221	3,296
North Shore Residential (Higher Density)	123	18	2,220	5,994
North Shore Residential (Lower Density)	112	5.8	649	1,753
<b>Total</b>	<b>279</b>	--	<b>4,090</b>	<b>11,043</b>

<sup>1</sup> Gross acres with a 30% deduction for infrastructure and steep slopes/critical areas.

<sup>2</sup> Reflects an assumption that 50% of developable mixed use land would include residential development. The remaining 50% would accommodate commercial uses, public facilities (e.g., schools), open space/parks, etc.

## Employment Capacity

Table 7 and Table 8 provide an estimate of the number of jobs that could be accommodated by the conceptual land use plans.

**Table 7. Concept A – Employment Capacity**

Zone	Developable Acres <sup>1</sup>	Jobs/Acre <sup>2</sup>	Estimated Jobs
Business Park/Light Industrial	131	9	1,178
Commercial	53	20	1,052
North Shore Mixed Use	16 <sup>3</sup>	20	330
<b>Total</b>	<b>200</b>	--	<b>2,560</b>

**Table 8. Concept B – Employment Capacity**

Zone	Developable Acres <sup>1</sup>	Jobs/Acre <sup>2</sup>	Estimated Jobs
Business Park/Light Industrial	134	9	1,209
Commercial	34	20	680
North Shore Mixed Use	26 <sup>3</sup>	20	523
<b>Total</b>	<b>195</b>	--	<b>2,413</b>

<sup>1</sup> Gross acres with a 30% deduction for infrastructure and steep slopes/critical areas.

<sup>2</sup> Employment density assumptions are consistent with Clark County's Draft 2021 Buildable Lands Report.

<sup>3</sup> Reflects an assumption that approximately 30% of developable mixed use land would include commercial development. The remaining 70% would accommodate residential uses, public facilities (e.g., schools), open space/parks, etc.

## SUMMARY OF LAND USE CAPACITY

Table 9 summarizes the estimated land use capacity (dwelling units, residents, and jobs) of the existing zoning (current and revised) and the draft concept plans.

**Table 9. Estimated Capacity – Existing and Conceptual Zoning**

	Developable Acres <sup>1</sup>	Capacity		
		Dwelling Units	People <sup>2</sup>	Jobs <sup>3</sup>
Existing Zoning	651	2,613	7,055	3,306
Revised Existing Zoning (less school and Legacy Lands)	512	1,687	4,555	2,895
Concept A	493	3,371	9,102	2,560
Concept B	491	4,090	11,043	2,413

<sup>1</sup> Gross acres with a 30% deduction for infrastructure and steep slopes/critical areas. Concepts A and B have different developable acreages due to differences in mixed use acreage and an assumption of approximately 20% of mixed use areas being developed for public facilities, parks, and open spaces.

<sup>2</sup> Based on an estimated average of 2.7 people per household (Camas Housing Action Plan).

<sup>3</sup> Employment density assumptions are consistent with Clark County's Draft 2021 Buildable Lands Report.

Table 10 shows the changes in capacity between the draft land use plans and the existing zoning (current and revised).

**Table 10. Estimated Changes in Capacity**

	Compared to Existing Zoning			Compared to Revised Existing Zoning		
	Dwelling Units	People	Jobs	Dwelling Units	People	Jobs
Concept A	+ 758	+ 2,047	- 746	+ 1,684	+ 4,547	- 335
Concept B	+ 1,477	+ 3,988	- 893	+ 2,403	+ 6,488	- 482



# CONCEPT PLAN A

## Option A Camas North Shore





# CONCEPT PLAN B

## Option B Camas North Shore

