



City Council Workshop Agenda

Tuesday, February 17, 2026, 4:30 PM
Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/5727799>

To participate in the meeting (able to public comment)

- go to <https://cityofcamas-us.zoom.us/j/84310812974>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Citywide Sports Fields Assessment Report](#)
[Presenter: Chris Witkowski, Parks & Recreation Director](#)
[Time Estimate: 30 minutes](#)
2. [Professional Services Agreement Amendment for Comprehensive Plan and Downtown Subarea Plan](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 10 minutes](#)
3. [Form of Government Discussion](#)
[Time Estimate: 45 minutes](#)
[Presenter: Doug Quinn, City Administrator](#)
4. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING



Staff Report

February 17, 2026 Council Workshop Meeting

Citywide Sports Fields Assessment Report

Presenter: Chris Witkowski, Parks & Recreation Director

Time Estimate: 30 minutes

Phone	Email
360.817.7037	cwitkowski@cityofcamas.us

BACKGROUND: In a survey conducted through the development of the City's 2022 Parks, Recreation and Open Space (PROS) Plan, 97% of community members responded that parks and recreation opportunities are important or essential to the quality of life in Camas. The survey also identified the core priorities of:

- Maintain what we have
- Develop and improve existing parks

Given these priorities, a key recommendation from the PROS Plan included sports field improvements.

With a collection of grass fields that serve youth and adult sports, residents are experiencing negative impacts due to wet spring seasons and heavy use, resulting in damaged fields, drainage issues, and unreliable playing conditions. To properly assess these negative impacts and develop a strategic approach to mitigation, the City entered into a Professional Services Agreement with MacKay Sposito to conduct a Citywide Sports Fields Assessment Report.

SUMMARY: The Citywide Sports Fields Assessment Report assessed fields across nine Camas parks and involved engagement with users across a variety of sports. Key conditions which were analyzed included:

- Drainage Limitations and Turf Wear
- Field Dimensions and Quality
- Lighting and Supporting Amenities
- Accessibility and ADA Compliance

Consistent, citywide issues were noted, as well as individual park concerns and recommendations. Maps were provided to identify specific locations for suggested improvements and a Priority Ranking Matrix was established to assist in prioritizing implementation. Primary topics covered through the report include:

- Planning Process & Community Engagement
- Existing Conditions & Field Inventory
- Priority Ranking Matrix & Methodology
- Site-Specific Improvement Recommendations

- Phasing & Implementation Strategy
- Funding Considerations
- Conclusions & Next Steps

Results from online and in-person community engagement were provided, as well as high level cost estimates for full implementation at each park.

BENEFITS TO THE COMMUNITY: This report provides recommendations to better utilize the City's existing sports fields, enhance user experience, increase accessibility, and offset operational costs through potential revenue. It aligns with several City-adopted plans:

Camas 2035 Comprehensive Plan

Section 5.7.2 Parks & Recreation Goal and Policies:

- Preserve and enhance the quality of life in Camas through the provision of parks, recreational facilities, trails, and open spaces.

2022 Parks, Recreation and Open Space (PROS) Plan

Welcoming For All:

Goal: Increase capacity for sports field users:

- Action: Implement creative design options, such as multi-use fields, upgrade field turf surfacing, and/or stall lights.

STRATEGIC PLAN: This report aligns with the strategic goals of Vibrant Community Amenities and Stewardship of City Assets. It highlights specific pieces of City Parks infrastructure that need improvement to enhance playability and quality of life for citizens and sports field users.

POTENTIAL CHALLENGES: There are no identified challenges to completing this assessment and report. However, prioritizing and funding improvements will be complex due to high user demand, competing priorities, and limited resources.

BUDGET IMPACT: The Professional Services Agreement of \$144,965 with MacKay Sposito for development of this report was previously approved by City Council and funded through the biennial budget. Though funding of recommended improvements will eventually need to be sourced, no additional funding is requested through this report update.

RECOMMENDATION: The is for Council's information only.

City of Camas – Sports Fields Assessment

Strategic Assessment and Recommendations

Planning Framework for Future Athletic Facility Investments

Project Background

- Responds to PROS Plan priorities of maintaining what we have, improve existing parks, field capacity, equitable access, and multi-use adaptability
- Aligns with City strategic goals of Stewardship of City Assets and Vibrant Community Amenities

Why this study?

- Growing demand for youth and adult sports
- Wet seasons reduce natural-grass availability
- Need for a clear, defensible framework to guide reinvestment
- Develop strategies to optimize current facilities and add new capacity where needed
- Identify priority investments with equity, accessibility, and partnership in mind



Planning Process Structure

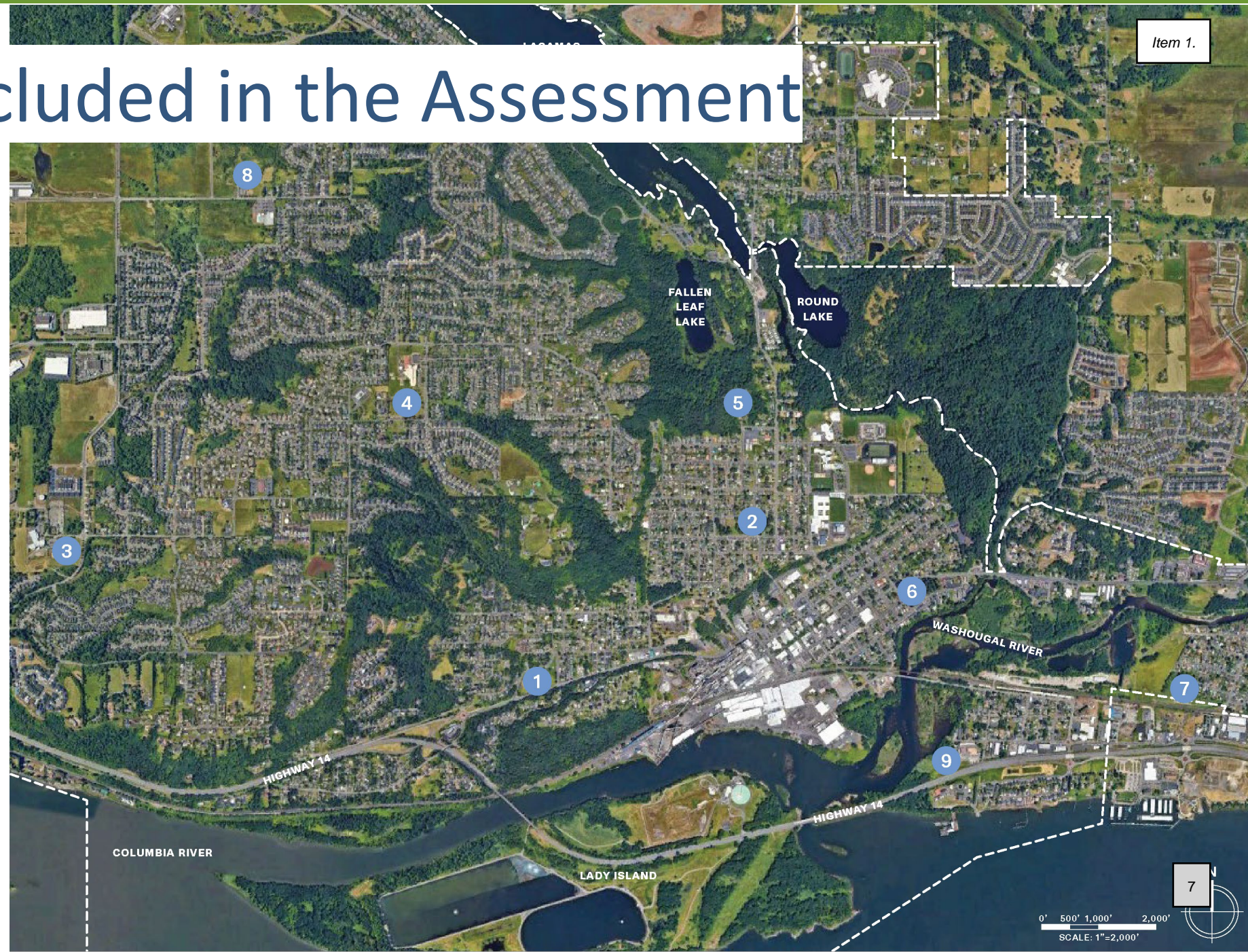
- Establish a clear understanding of existing facility conditions and operational constraints
- Document community use patterns, satisfaction, and unmet needs
- Incorporate input from organized user groups and regional partners
- Apply consistent evaluation criteria to prioritize reinvestment opportunities
- Align recommendations with City goals related to equity, accessibility, and long-term sustainability
- ***This is a planning and prioritization effort, not a construction proposal.***



Facilities Included in the Assessment

RECOMMENDED IMPROVEMENTS

- 1 Forest Home Park
- 2 Crown Park
- 3 Prune Hill Sports Park
- 4 Dorothy Fox Park
- 5 Fallen Leaf Park
- 6 Louis Bloch Park
- 7 Goot Park
- 8 Grass Valley Park
- 9 Oak Park



Methodology

- Data collection & Technical Analysis
 - Site visits and condition assessment
 - Review of existing plans and operations
 - Utilization and demand context
- Community Online Survey (385 respondents)
- Stakeholder and Agency Engagement
- Understand Operational & Maintenance Considerations
- Field and Court Limitations & Considerations
- Establish Criteria for Priority Ranking Matrix
- Develop Site-Specific Recommendations
- Identify Phasing and Implementation Strategy



Public Engagement

- Community online survey (May-June 2024)
- Stakeholder interviews (leagues, agencies, partners)
- Maintenance and Operations input

Community / Stakeholder Input

- Reliability and drainage are major concerns
- Limited lighting compresses schedules
- Accessibility barriers
- Strong interest in:
 - Synthetic turf (selectively)
 - ADA and safety Improvements
 - Equitable access across the system



System-wide Challenges

- Reliability
- Weather-related closures
- Turf wear and drainage limitations
- Aging infrastructure
- Accessibility and ADA gaps
- Parking limitations
- Maintenance capacity stretched thin

Fallen Leaf Softball Field - Drainage

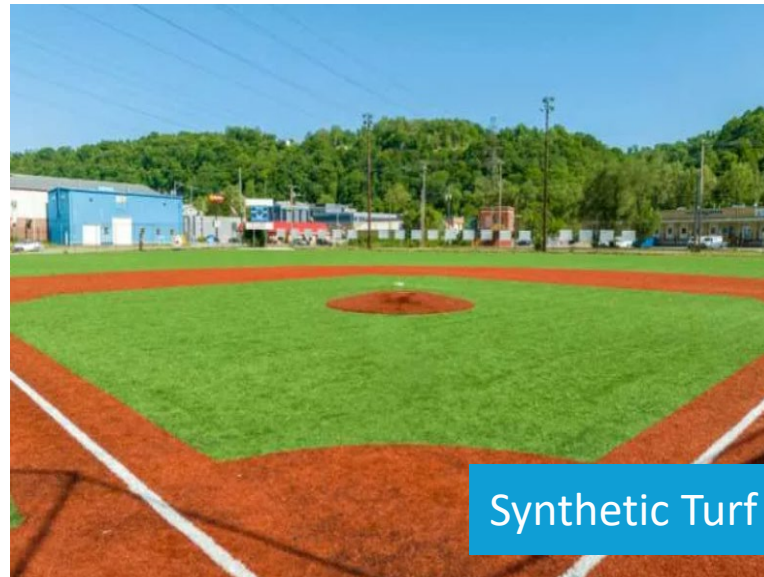


Louis Block Park - ADA



What Improves the System Most

- Synthetic Turf = more playable hours
- Drainage Improvements
- Permanent LED lighting extends usable hours
- ADA & equity improvements enhance inclusion
- Increase flexibility through multi-use design



Why Reliability Matters

- **Assumptions (youth prime-time, spring season):**
 - Weekday evening use constrained by school schedules
 - Baseline (natural grass, no lights): ~1 usable evening slot/night
 - Improved (synthetic turf + lights): ~2 usable evening slots/night
 - Weather-related cancellations reduced with turf

Result:

- Illustrates an order-of-magnitude increase in reliable youth prime-time field availability
- Provided for planning-level consideration only, not a commitment or guarantee



How Priorities Were Determined

Priority Ranking Matrix

- Evaluate and compare potential athletic field and court improvements across the park system
 - Provide consistent framework for evaluating investments
 - Incorporate technical, social, operational, and equity considerations
 - Inform phasing and funding strategies over time
- Planning tool rather than a rigid scoring system
- Final implementation decisions may also consider grant timing, partnerships, and site readiness



Projects are evaluated across multiple balanced criteria, not a single scoring factor.

Priority Matrix

Priority Ranking Matrix Scoring Example

The following criteria are used to assess and prioritize improvement needs for sports field across the City of Camas. Each criterion is scored on a scale from 1 to 3.

Criteria

Description

Scoring Guidance

1. Field Multi-User Accessibility

How accessible is the site to a wide range of users (e.g., youth leagues, casual users, organized clubs)?

1 = Limited access or seasonal use; 2 = Moderate access with shared use; 3 = Highly accessible with ADA features and broad community access

Priority Ranking Matrix (Scores 1-3 per category)

					Sports Field											Sports Court											
Site Name	Ac.	Park Type	Park Site Average	Park Site Total Score	Criteria											Criteria											
					1. Field Multi-User Accessibility	2. Sport Type Versatility	3. Revenue Potential	4. Existing Condition of Amenities	5. Drainage and Turf Condition	6. Equity and Underserved Access	7. ADA Compliance & Safety	8. Partnership Opportunity	9. Level of Community Support	10. Event and Tournament Readiness	11. Overall Cost of Improvements	1. Court Surface Conditions	2. Court Type Versatility	3. Lighting & Hours of Use	4. Fencing & Containment	5. ADA Compliance & Safety	6. Ancillary Amenities	7. Programming & Utilization	8. Revenue & Partnership Opportun	9. Equity and Underserved Access	10. Maintenance Efficiency	11. Community Support & Visibility	
PARKS																											
Forest Home Park	5.3	Neighborhood Park	1.85	21	2	1	3	2	2	2	1	2	2	2	2	2	1	3	2	2	2	1	2	2	2		
Crown Park	7.1	Neighborhood Park	2	10			2		2	1	2				3			2		2	1	2			3		
Prune Hill Sports Park		School Park	2.13	29	3	3	3	3	3	3	3	2	1	3	2	3	3	3	3	3	3	2	1	3	2		
Dorothy Fox Park	2.8	Neighborhood Park	1.45	16	1	3	1	1	1	3	2	1	1	1	1	1	3	1	1	1	3	2	1	1	1		
Fallen Leaf Park		Neighborhood Park	1.95	21	2	1	1	3	2	1	2	2	3	2	2	2	1	1	3	2	1	2	2	3	2		
Louis Bloch Park	4.9	Neighborhood Park	1.76	23	1	1	3	3	2	1	2	2	3	3	2	1	1	3	3	2	1	2	2	3	2		
Goot Park		Neighborhood Park	1.86	23	2	3	2	3	3	2	2	1	1	2	2	2	3	2	3	3	2	2	1	1	2		
Grass Valley Park	24.9	Neighborhood Park	1.67	19	2	1	1	2	2	3	2	1	1	2	2	2	1	1	2	2	3	2	1	1	2		
Oak Park	2.5	Neighborhood Park	1.75	5					2	1	2								2	1	2						

Phasing Approach

Short-Term vs. Long-Term

- Short-term:
 - High-priority and implementation-ready
 - May include higher-cost improvements
- Long-term:
 - Lower-priority sites
 - Future planning or re-programming



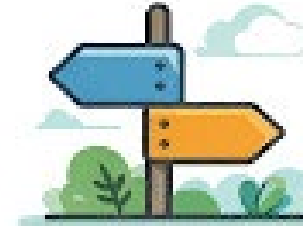
Address
urgent needs



Align with
funding cycles



Balance short
& long-term goals



Stay flexible as
needs change

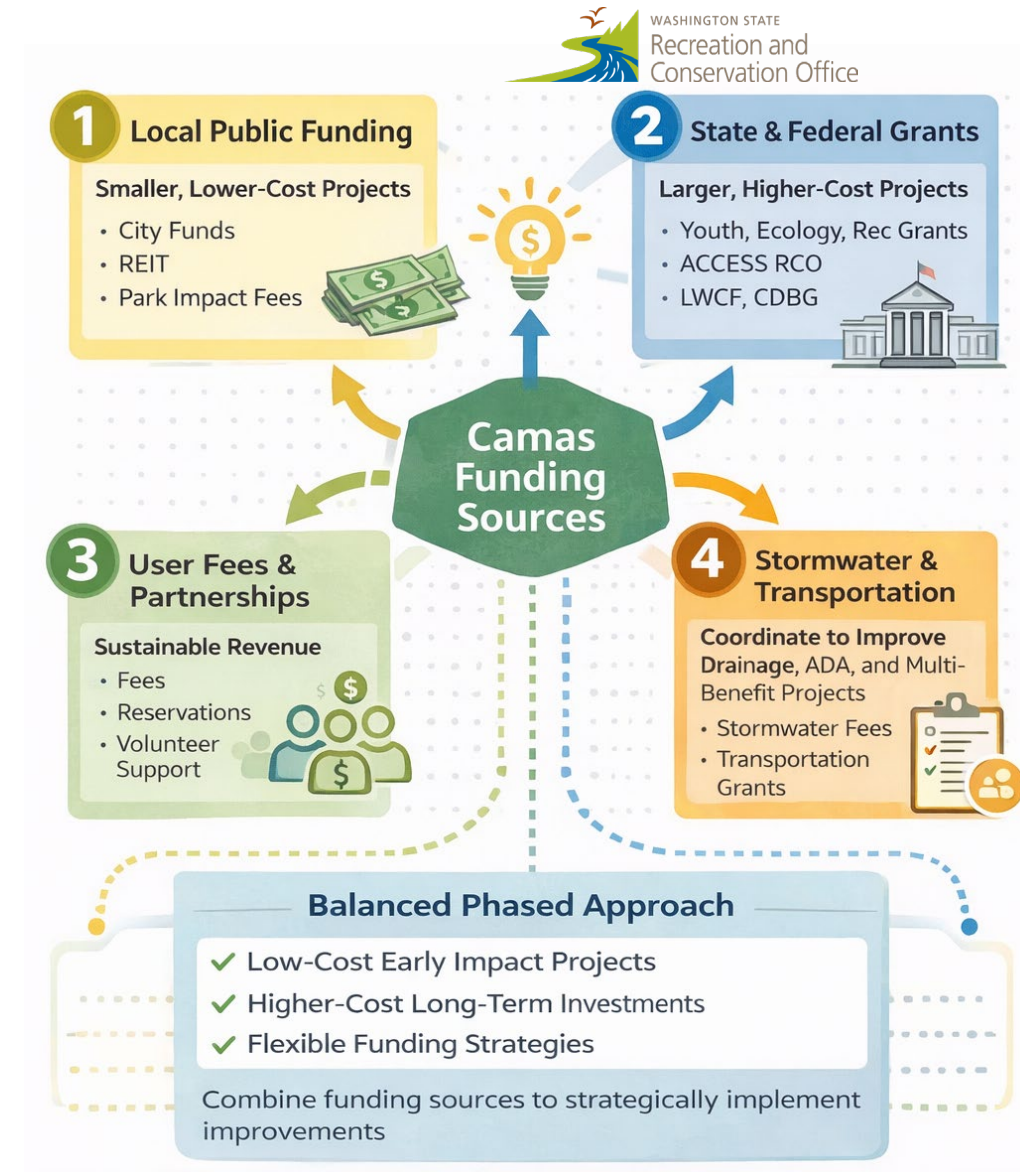


Funding Considerations

How Improvements Could Be Funded Over Time

- Existing local funding tools
- State and federal grants
- Partnerships and shared investment
- Long-term options noted, not assumed

Adoption does not commit the City to specific projects or costs



What is Council Being Asked?

Next Steps

- Receive and acknowledge the assessment
- Use it as a guiding framework for:
 - Capital planning
 - Grant applications
 - Policy discussions
- No project approvals or funding decisions tonight



Questions & Discussion



CITY OF CAMAS, WA

Athletic Fields and Courts: Strategic Assessment and Recommendations

February 10, 2026

TABLE OF CONTENTS

1. Executive Summary	3
2. Planning Process & Community Engagement	4
3. Existing Conditions & Field Inventory	6
4. Priority Ranking Matrix & Methodology	9
5. Site-Specific Improvement Recommendations	10
6. Phasing & Implementation Strategy	16
7. Funding Considerations	19
8. Conclusions & Next Steps	22

APPENDICES

Appendix A – Community Online Survey Summary
Appendix B – Stakeholder Engagement Summary
Appendix C – Site Assessment & Existing Conditions
Appendix D – Priority Ranking Matrix & Evaluation Criteria
Appendix E – Site Improvement Recommendations & Graphics
Appendix F – Planning-Level Cost Estimates

1. EXECUTIVE SUMMARY

Item 1.

The City of Camas completed a Citywide Sports Fields and Courts Assessment to evaluate the condition, capacity, and performance of its athletic facilities and to establish a prioritized, long-term strategy for reinvestment. The assessment responds to increasing demand for organized and informal sports, changing recreation trends, and growing expectations for year-round, equitable access to high-quality facilities.

The study included site assessments of City-owned athletic fields and courts, stakeholder interviews with local user groups, a community-wide survey, a review of maintenance and operations practices, and the development of a transparent prioritization framework. The outcome is a set of phased improvement recommendations supported by planning-level cost estimates and a Priority Ranking Matrix intended to guide decision-making over time.

Community engagement played a significant role in the assessment. Survey responses demonstrated strong community support for parks and recreational facilities, with 97% of respondents indicating that these amenities are essential to quality of life in Camas. Community members and stakeholders consistently emphasized the importance of maintaining and improving existing facilities before developing new ones, with particular interest in improved field conditions, enhanced lighting, additional amenities such as restrooms and seating, and expanded opportunities for court sports, including pickleball.

Key findings from the assessment include:

- The existing natural grass fields are constrained by drainage limitations, wear tolerance, and limited seasonal availability
- Demand for rectangular fields, pickleball courts, and multi-use facilities exceeds current capacity
- Stakeholders expressed strong interest in synthetic turf, field lighting, and amenities that support extended and year-round use
- Some facilities are underutilized due to condition issues, scheduling constraints, or lack of supporting amenities, indicating opportunities to improve access through targeted upgrades and operational improvements
- Investment priorities must balance equity, geographic distribution, facility condition, demand, and partnership potential
- The growth of pickleball has introduced noise and compatibility concerns, underscoring the need for thoughtful placement and design of new facilities

Based on these findings, the assessment identifies strategic recommendations focused on reinvestment in existing assets, targeted capacity expansion, operational efficiencies, and partnerships. These recommendations are intended to address immediate needs while supporting a long-term vision for sustainable growth, improved access, and enhanced user experience across the City's athletic system.

This report serves as a strategic implementation tool to support capital planning, budgeting, grant applications, and partnerships. By using this assessment to guide reinvestment decisions, the City of Camas can enhance the quality, accessibility, and resilience of its athletic fields and courts, supporting community health, recreation, and quality of life now and into the future.



2. PLANNING PROCESS & COMMUNITY ENGAGEMENT

Item 1.

2.1 Planning Process Overview

The Citywide Sports Field and Court Assessment was conducted using a multi-layered planning process designed to evaluate existing conditions, understand current and future demand, and develop defensible, implementable recommendations. The approach combined technical analysis with broad community and stakeholder engagement to ensure that recommendations reflect both on-the-ground conditions and user needs.

The planning process was structured to:

- Establish a clear understanding of existing facility conditions and operational constraints
- Document community use patterns, satisfaction, and unmet needs
- Incorporate input from organized user groups and regional partners
- Apply consistent evaluation criteria to prioritize reinvestment opportunities
- Align recommendations with City goals related to equity, accessibility, and long-term sustainability

This integrated approach ensured that recommendations are not based on a single data source, but rather on the convergence of field observations, engagement feedback, and system-wide analysis.

2.2 Data Collection & Technical Analysis

The assessment relied on multiple sources of quantitative and qualitative data, including:

- **Site Visits and Condition Assessments:** Each City-owned athletic field and court was reviewed to document surface conditions, drainage, surface evenness, lighting, supporting amenities, ADA accessibility, and overall usability. Observations focused on factors that directly affect reliability, safety, and maintenance demands.
- **Review of Existing Plans and Operations:** Relevant City plans, maintenance practices, and operational constraints were reviewed to understand how facilities are currently managed and where gaps exist between demand and capacity. Input from Public Works and Parks staff helped ground recommendations in maintenance realities.
- **Utilization and Demand Context:** Observed patterns of overuse, underutilization, and seasonal closures informed the identification of system-wide challenges, particularly related to wet-weather performance and limited evening access.

Together, these efforts established a baseline understanding of existing conditions and constraints, which informed both the Priority Ranking Matrix and site-specific recommendations.

2.3 Community Online Survey

As part of the Citywide Sports Fields and Courts Assessment, the City of Camas conducted a community-wide online survey through the Engage Camas platform to gather input on sports participation, facility use, satisfaction, and investment priorities. The survey was open between May-June 2024, allowing for input across multiple user groups.

The primary Sports Fields and Facilities Community Survey received 385 completed responses, with participation from residents across all Camas wards. Based on respondent age distribution and reported sports participation, the survey reflects strong input from residents likely to use or be affected by athletic field and court conditions, providing a relevant and credible foundation for evaluating system needs. Survey responses indicated strong participation in both field and court sports, with particularly high levels of participation in soccer, basketball, baseball/softball, and pickleball. Many respondents reported using facilities outside of Camas when local fields were unavailable due to weather-related closures, scheduling conflicts, or limited amenities.

When asked to identify barriers to use, respondents most frequently cited weather and drainage impacts, limited availability, and lack of lighting. Supporting amenities, such as restrooms, seating, and accessible pathways were also identified as factors influencing facility use, particularly for longer events and evening activities.

Community investment priorities emphasized improving the quality and reliability of existing facilities before expanding the system. Respondents expressed strong support for investments in synthetic turf, drainage improvements, field lighting, and supporting amenities, as well as expanded opportunities for pickleball and multi-use courts.

Survey responses related to scheduling and fees indicated general support for improved reservation systems and modest user fees, provided that access remains equitable and revenues are reinvested into facility maintenance and improvements. These findings informed the assessment's phased, equity-centered approach to scheduling and funding strategies.

Overall, the community survey results directly informed the assessment's focus on improving facility reliability, extending usable seasons, and prioritizing reinvestment in existing assets. ***Detailed survey findings, charts, and supporting data are provided in Appendix A – Community Online Survey Summary.***

2.4 Stakeholder & Agency Engagement

In addition to the community-wide survey, the City conducted targeted stakeholder engagement to gather sport-specific, operational, and regional perspectives that are not fully captured through general public input. Stakeholder engagement focuses on organized user groups, partner agencies, and facility managers who interact regularly with the City's athletic system.

Engagement methods included focus group interviews, written questionnaires, and coordination meetings with representatives from:

- Organized youth and adult sports organizations (soccer, rugby, baseball, softball, pickleball, and sand volleyball)
- School districts and education partners
- Regional and county agencies

Stakeholder input consistently reinforced several system-wide themes identified through site assessments and the community survey. Across sports, participants emphasized that field reliability, rather than total field count, is the primary constraint limiting participation and program growth. Poor drainage, seasonal closures, and limited lighting were cited as factors that reduce predictability, shorten seasons, and increase reliance on non-City facilities.

Stakeholders also highlighted the importance of durable, regulation-sized, multi-use facilities, particularly for rectangular field sports. Several groups noted unmet demand from sports such as rugby and adult field users that cannot be accommodated elsewhere in the system due to field dimensions, surface durability, or scheduling limitations.

Beyond field surfaces, stakeholders emphasized the role of supporting amenities—including restrooms, parking, lighting, accessible pathways, and spectator seating—in enabling extended use, tournaments, and multi-hour events. Lack of these amenities was frequently identified as a barrier to expanded programming.

Many stakeholder groups expressed interest in improved scheduling transparency and indicated a willingness to consider modest user fees, partnerships, or fundraising in exchange for higher-quality, more reliable facilities. At the same time, stakeholders emphasized the importance of maintaining equitable access for youth and community-based organizations.

Stakeholder engagement directly informed the development of Priority Ranking Matrix criteria, site-specific improvement recommendations, and the phased funding strategy described later in this report. **A detailed summary of stakeholder engagement, including meeting agendas, questionnaires, and thematic findings, is provided in Appendix B – Stakeholder Engagement Summary.**

2.5 Integration of Engagement into the Assessment

Community and stakeholder input directly informed multiple components of the assessment, including:

- Development of Priority Ranking Matrix criteria
- Identification of high-demand sports and facility types
- Evaluation of equity and geographic distribution considerations
- Refinement of site-specific improvement recommendations
- Development of implementation phasing and funding strategies

Engagement findings were not treated as standalone inputs but were evaluated alongside site assessment, technical analysis, and operational considerations to ensure that recommendations are both responsive to community needs and feasible to implement.

2.6 Limitations & Considerations

As with any planning effort, engagement and data collection are subject to limitations. Community survey participation, while robust, represents a snapshot of input from residents who chose to respond and is not intended to represent the views of the entire community. Stakeholder feedback reflects the perspectives of organized user groups and agencies that were able to participate during the study period.

These limitations were addressed by:

- Using multiple engagement methods
- Cross-referencing engagement findings with field observations and operational data
- Applying consistent evaluation criteria through the Priority Ranking Matrix

This layered approach strengthens the overall reliability of the assessment and provides a defensible foundation for the recommendations provided in this report.

3. EXISTING CONDITIONS & FIELD INVENTORY

Item 1.

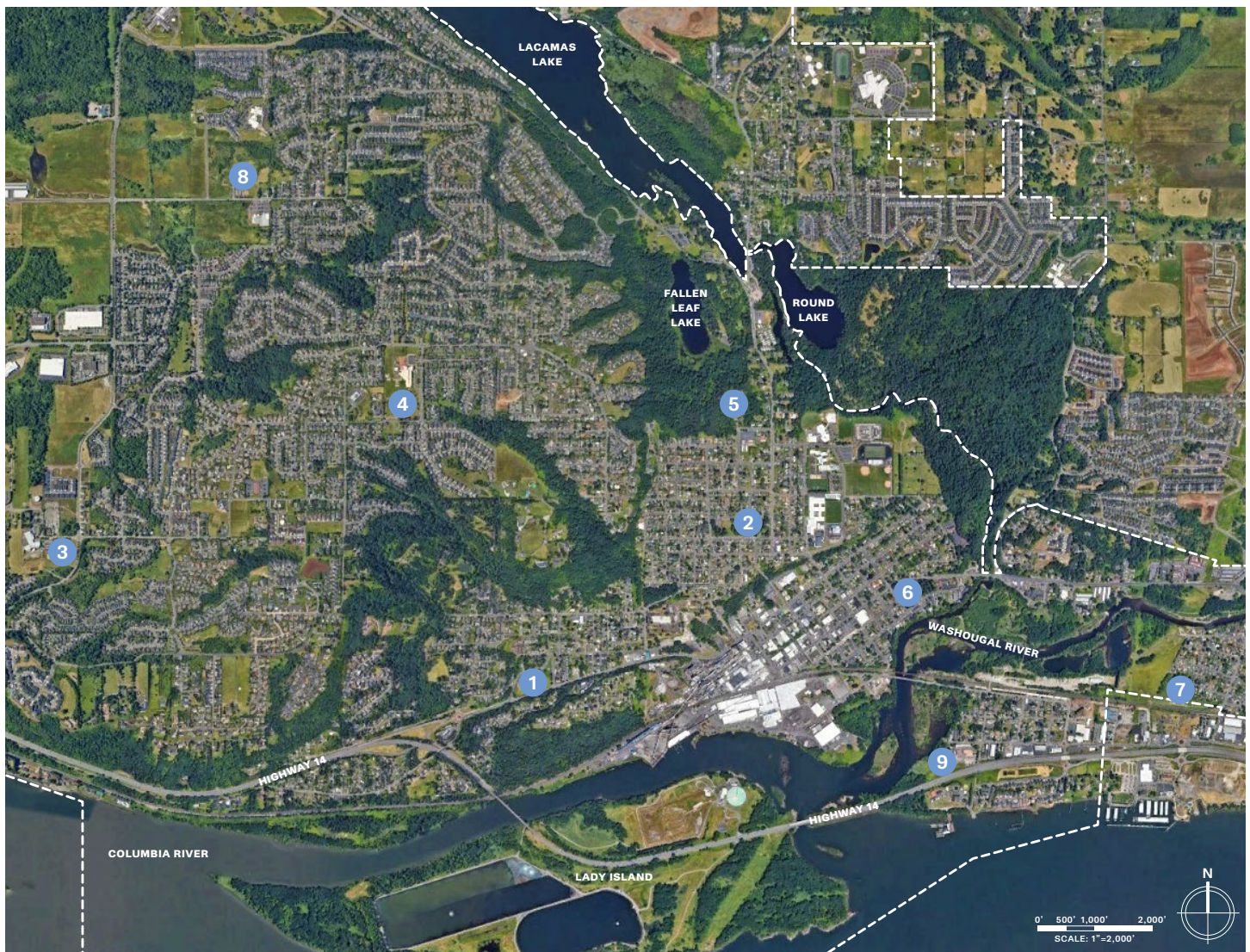
3.1 Overview of the Athletic System

The City of Camas's athletic system includes a mix of natural grass fields, multi-use open spaces, and court facilities distributed across several City-owned parks. Together, these facilities support a wide range of organized and informal recreational activities, including youth and adult sports, school-related programs, and casual community use.

While the system provides important recreational opportunities and contributes significantly to community health and quality of life, it is increasingly constrained by a combination of physical, operational, and environmental factors.

These constraints affect the reliability, capacity, and flexibility of athletic facilities across the system and limit the City's ability to meet both current and projected demand.

To understand these constraints, the assessment included park-by-park site visits, review of facility inventories, and input from Parks and Public Works staff regarding maintenance and operational challenges. The findings summarized in this section represent system-wide trends observed across multiple sites rather than isolated conditions at individual parks.



CITY WIDE SPORTS FIELD & PARKS OVERVIEW

- 1 Forest Home Park
- 2 Crown Park
- 3 Prune Hill Sports Park

- 4 Dorothy Fox Park
- 5 Fallen Leaf Park
- 6 Louis Bloch Park

- 7 Goot Park
- 8 Grass Valley Park
- 9 Oak Park

3.2 Site Assessment Approach & Documentation

Existing conditions were documented through a combination of:

- On-site field and court assessments conducted by the project team and City staff
- Visual observation of drainage performance, surface wear, lighting, amenities, and access
- Review of field layouts, dimensions, and functional adaptability
- Input from City staff regarding maintenance history and recurring operational issues

The site assessment process focused on conditions that directly affect field reliability, safety, accessibility, and maintenance intensity, rather than aesthetic considerations alone.

Detailed park-by-park site assessments and representative photographs documenting existing conditions are provided in Appendix C – Site Assessment and Existing Conditions.

This appendix serves as a factual record of observed conditions at the time of the assessment and provides additional context for the findings summarized below and the recommendations presented in Section 5.

3.3 Field & Court Conditions

Site assessments and stakeholder input identified several recurring condition-related challenges affecting City athletic facilities:

- **Drainage Limitations and Turf Wear:** Many natural grass fields experience poor drainage, particularly during the fall, winter, and spring seasons. Prolonged saturation leads to turf damage, uneven playing surfaces, and frequent closures to prevent long-term degradation. High-use areas, including infields and areas immediately in front of goals, are especially susceptible to wear.
- **Inconsistent Field Dimensions and Quality:** Field sizes, layouts, and surface quality vary across the system, limiting flexibility for different age groups and sports. These constraints are driven primarily by the prevalence of single-purpose diamond fields, which are not easily adaptable across age groups, and rectangular fields that are configured for specific user types, reducing their suitability for broader multi-sport use. In some cases, fields do not meet current standards for organized play or require temporary adaptations to accommodate multiple users.
- **Limited Lighting and Supporting Amenities:** A lack of field and court lighting at many sites restricts evening and shoulder-season use (early spring and late fall), compressing demand into limited daytime and weekend hours. Supporting amenities—such as restrooms, seating, storage, and spectator areas—are inconsistent across parks and, in some cases, do not meet current expectations or accessibility standards.

- **Accessibility and ADA Compliance:** While some facilities include accessible features, others have incomplete or outdated ADA accommodations. Gaps in accessible routes, seating, dugout access, and restrooms reduce usability for individuals with disabilities and limit equitable access. Item 1.

3.4 Relationship to System Capacity & Reliability

Collectively, the existing conditions described above reduce the number of playable days, shorten effective seasons, and constrain scheduling flexibility. These limitations indicate that overall system capacity is constrained not only by the number of facilities, but by their functional reliability, defined as the ability of a field or court to remain playable throughout the season without frequent closures or disruptions.

Facilities that are technically available but frequently closed due to drainage, surface wear, or maintenance needs do not meaningfully contribute to usable system capacity. Addressing these conditions is therefore a central focus of the assessment and informs the prioritization and site-specific improvement recommendations presented in subsequent sections.



Poor drainage and ponding reduce field reliability and increase weather-related closures.

3.5 Utilization Patterns & Capacity Constraints

The assessment identified uneven utilization patterns across the athletic system. Certain parks and fields experience high demand and frequent scheduling conflicts, particularly for rectangular field sports and emerging activities such as pickleball. Other facilities are used less intensively due to a combination of perceived condition issues, limited amenities, seasonal reliability concerns, and lack of scheduling certainty.

For organized rectangular field sports such as soccer, predictable access to fields at specific times is a critical factor in facility use. Stakeholder input indicates that first-come, first-served access and frequent weather-related closures make it difficult for some user groups to reliably schedule practices and games on City-owned fields. As a result, some groups often seek alternatives that offer guaranteed access, consistent scheduling, and more durable surfaces.

These utilization patterns further indicate that overall system capacity is constrained not only by the number of facilities, but by their functional reliability. Fields that are technically available but subject to unpredictable closures or scheduling uncertainty do not meaningfully contribute to usable system capacity.

Stakeholder feedback further reflects a preference among some user groups, particularly soccer organizations, for synthetic turf fields due to improved safety, surface consistency, and the ability to support year-round use. These factors directly influence where organized sports choose to operate and highlight the importance of durable, reliably scheduled facilities in meeting community demand.

3.6 Maintenance & Operational Considerations

Maintenance demands across the athletic system often exceed available staffing and resources, particularly during peak use seasons. Unplanned or emergency repairs, such as responding to turf damage, drainage issues, and infrastructure failures limit the City's ability to proactively improve field conditions and invest in long-term system performance.

Operational input from City staff highlights the challenge of balancing:

- Field preservation with community access
- Routine maintenance with emergency repairs
- Seasonal closures with increasing demand for year-round use

In addition to weather-related impacts, wildlife activity, including gopher damage, has affected field surfaces at several locations, creating uneven conditions and safety concerns that require frequent intervention. Managing these impacts places additional strain on maintenance resources and contributes to reactive maintenance cycles.

Item 1.

Collectively, these constraints underscore the importance of prioritizing investments that improve surface durability, reduce maintenance intensity, and increase the predictability of field availability. Improvements such as enhanced drainage systems, durable surface materials, and proactive asset management strategies can help reduce unplanned maintenance demands and support more consistent field performance over time.

3.7 Implications for System Capacity & Reliability

Collectively, existing conditions reduce the number of playable days, shorten effective seasons, and constrain scheduling flexibility. As participation in organized and informal sports continues to grow, these limitations place increasing pressure on a system that was not designed to support year-round, high-intensity use.

Addressing these challenges will require targeted reinvestment focused on:

- Improving drainage and surface durability
- Increasing flexibility through multi-use design
- Expanding lighting and supporting amenities
- Aligning maintenance capacity with facility expectations

The findings documented in this section establish the foundation for the Priority Ranking Matrix and the site-specific improvement recommendations presented in subsequent sections of this report.



Multi-use fields support more user groups such as soccer, rugby, and lacrosse, highlighting the importance of field versatility in meeting diverse athletic demand.

4. PRIORITY RANKING MATRIX & METHODOLOGY

Item 1.

4.1 Purpose of the Priority Ranking Matrix

To support transparent and defensible decision-making, the project team developed a Priority Ranking Matrix to evaluate and compare potential athletic field and court improvements across the park system. The matrix was designed to:

- Provide a consistent framework for evaluating investments
- Incorporate technical, social, operational, and equity considerations
- Inform phasing and funding strategies over time

The matrix is intended as a planning tool rather than a rigid scoring system. Final implementation decisions may also consider grant timing, partnerships, and site readiness.

4.2 Matrix Structure

Separate matrices were developed for:

- Sports Fields
- Sports Courts



Projects are evaluated across multiple balanced criteria rather than a single scoring factor.

Each matrix evaluates potential improvements using criteria that include:

- Facility condition
- Demand and utilization
- Equity and geographic distribution
- ADA accessibility
- Maintenance efficiency
- Partnership and funding potential
- Alignment with City goals

Scores were used to group projects into higher-, moderate-, and lower-priority tiers to support phased implementation.

4.3 Application of Results

Matrix results were used to:

- Establish system-wide priorities
- Inform short-, mid-, and long-term phasing
- Support justification for grant applications
- Align capital investments with documented community needs

The priority Ranking Matrix and evaluation criteria are included in Appendix D – Priority Ranking Matrix and Evaluation Criteria.



SPORTS FIELDS



SPORTS COURTS

Athletic fields and sports courts like these are an important component of the City of Camas' recreation system.

5. SITE-SPECIFIC IMPROVEMENT RECOMMENDATIONS

Based on the assessment findings and prioritization framework, several system-wide strategies were identified to improve reliability, equity, and long-term performance of Camas's athletic facilities.

5.1 Purpose & Approach

Site-specific improvement recommendations were developed to translate system-wide analysis and prioritization into actionable investments at individual parks.

Recommendations reflect a combination of observed facility conditions, community and stakeholder input, operational considerations, and Priority Ranking Matrix results.

Rather than applying a uniform set of improvements across all parks, this assessment recognizes that each site serves a distinct role within the overall athletic system. As a result, recommendations vary by each park based on:

- Existing facility condition and reliability
- Primary and potential user groups
- Demand intensity and seasonal constraints
- Equity and geographic distribution
- Feasibility, cost, and implementation readiness

Improvements are categorized as short-term or long-term to distinguish projects that address immediate operational needs from those that require additional planning, funding, or coordination.

5.2 Park-Specific Recommendation Context

The park-specific recommendations summarized below highlight key improvement opportunities identified through site assessments, community and stakeholder input, and application of the Priority Ranking Matrix. These summaries are intended to communicate the primary findings, priority actions, and implementation considerations for each park at a high level.

Existing site conditions are documented in Appendix C – Site Assessment and Existing Conditions. Recommended improvements and concept-level graphics are provided in Appendix E – Site Improvement Recommendations and Graphics, and planning-level cost estimates and assumptions are documented in Appendix F – Planning-Level Cost Estimates.

Short-term and long-term designations in the park-specific recommendations reflect relative priority and implementation readiness rather than cost alone. As a result, higher-cost improvements may be identified as short-term actions at high-priority sites, while similar improvements may be long-term goals at lower-priority locations.

5.3 Forest Home Park

Forest Home Park was identified as a **high-priority site** for reinvestment due to its role as a primary location for youth baseball and softball, particularly for Camas Little League. While the park includes two Little League fields and supporting amenities, drainage limitations, aging infrastructure, and accessibility gaps reduce reliability and increase maintenance demands.

SHORT-TERM IMPROVEMENTS

Recommended short-term improvements focus on improving field reliability, safety, and accessibility:

- Drainage improvements for both fields to reduce closures and extend seasonal use
- Conversion of infields to synthetic turf to improve durability and reduce maintenance
- Upgrades to backstops and outfield fencing to meet current safety standards
- Improvements to dugout drainage, bullpens, and batting cages
- Conversion of field lighting to LED to support evening use
- Upgrades to bleachers, scoreboards, and supporting structures
- Site circulation improvements, including new walkways connecting parking, fields, courts, and playground areas
- ADA improvements, including accessible parking, routes, dugout access, and restroom upgrades

LONG-TERM IMPROVEMENTS

Longer-term improvements may include playground upgrades, enhanced site furnishings, basketball court resurfacing, and potential parking reconfiguration to improve capacity and circulation.

Forest Home Park is well positioned for short-term funding due to its clear scope, high community benefit, and readiness for grant applications.



Poor drainage and limited sidewalk connections near the dugouts at Forest Home Park affect accessibility, user safety, and overall field usability.

5.4 Crown Park

Crown Park serves as a primary location for tennis and pickleball and was identified as a **high-priority court** facility. The park benefits from existing courts and supporting amenities but requires targeted reinvestment to maintain safety and usability. Crown Park is currently being developed in accordance with an adopted master plan, and many improvements identified through this assessment are being addressed through that ongoing project. As a result, recommendations in this assessment are intentionally limited and focused on confirming alignment with current improvements rather than identifying additional long-term capital investments.

SHORT-TERM IMPROVEMENTS

- Repair of court fencing and footings to address safety and functional concerns

LONG-TERM IMPROVEMENTS

- No major long-term capital improvements were identified at this time, as broader park planning efforts are underway separately.

Crown Park improvements are relatively low-cost and suitable for near-term implementation using local funding sources.



CROWN PARK

Fence repairs are needed to maintain safe and functional athletic facilities.

5.5 Prune Hill Sports Park

Prune Hill Sports Park supports a variety of sports, including soccer, lacrosse, baseball, and basketball, and was identified as a **moderate-priority site**. The park experiences underutilization at times due to limited infrastructure, despite its strategic location and multi-sport potential. Short-term improvements at Prune Hill Sports Park address immediate reliability and safety needs, while long-term recommendations reflect broader opportunities to reconfigure and optimize the site for multi-sport use.

SHORT-TERM IMPROVEMENTS

- Conversion of the north field to synthetic turf, marked for soccer and rugby
- Conversion of the south infield to synthetic turf for baseball and softball
- Installation of new lighting to expand evening use
- Addition of player benches and bleachers
- Conversion of the basketball court to a multi-use sport court
- ADA improvements, including compliant ramps and accessible routes

LONG-TERM IMPROVEMENTS

- Conversion of the south field to a large rectangular multi-purpose synthetic turf field
- Potential master planning to reorganize park amenities and spectator areas

Prune Hill Sports Park represents an opportunity to significantly increase system flexibility through phased investment.



PRUNE HILL SPORTS PARK

Gaps in accessible routes and amenities limit equitable access for users with disabilities and do not meet current accessibility expectations.

5.6 Dorothy Fox Park

Dorothy Fox Park was identified as a **low-priority site** due to persistent drainage challenges and limited demand relative to other parks. However, targeted improvements can enhance usability and safety. At lower-priority sites such as Dorothy Fox Park, short-term improvements focus on addressing baseline safety, access, and maintenance issues rather than expanding capacity or altering the park's role within the athletic system.

SHORT-TERM IMPROVEMENTS

- Field drainage improvements, potentially addressing subsurface water issues
- Addition of player benches, bleachers, and backstop fencing
- Soil remediation to improve turf health
- New walkways and improved access to adjacent school facilities
- ADA improvements, including detectable warnings and accessible routes

No major long-term improvements were identified at this time.



DOROTHY FOX PARK



Standing water and saturated turf following rainfall reduce field reliability and increase weather related closures.

5.7 Fallen Leaf Park (Softball Field)

Item 1.

Fallen Leaf Park was identified as a **high-priority site** due to its unique role within the City's athletic system as the only City-owned field that is currently formally scheduled for organized sports activities. Based on the Priority Ranking Matrix, Fallen Leaf Park was identified as a high-priority site for reinvestment due to its unique system role, high demand, and constrained reliability. As such, it represents a critical City-controlled asset for managing demand, coordinating access, and supporting organized use.



FALLEN LEAF PARK



Synthetic turf can improve field reliability during wet weather and support increased use at high-priority sites when pairs with appropriate drainage and lighting.

While the park is actively scheduled, its overall functional capacity is constrained by field conditions, drainage limitations, and the lack of lighting. These constraints limit the range of sports that can be accommodated and reduce flexibility to respond to emerging or unmet demand from other user groups.

Stakeholder input indicates that there may be additional demand from sports such as rugby and adult field users that cannot be met elsewhere in the system due to field durability, dimensions, or scheduling limitations.

This suggests that Fallen Leaf Park has the potential to support a broader range of users if reliability and supporting infrastructure improvements are implemented.

As a result, recommendations for Fallen Leaf Park focus on improving field reliability, expanding functional capacity, and increasing flexibility to support both existing scheduled use and future programming opportunities. Improving the reliability and flexibility of Fallen Leaf Park would allow the City to better evaluate and respond to future scheduling requests from sports that are currently underserved by the system.

SHORT-TERM IMPROVEMENTS

- Drainage improvements and conversion to synthetic turf
- Installation of new lighting
- Improvements to restrooms and site circulation
- Trailhead connection enhancements and entry signage to Fallen Leaf Park
- ADA improvements to bleacher access and spectator areas
- Entry driveway improvements to improve access

LONG-TERM IMPROVEMENTS

- Expansion of the field to accommodate regulation rugby dimensions

Like other high-priority, city-serving athletic facilities identified in this assessment, Fallen Leaf Park offers strong potential for grant funding and partnership-based implementation due to its citywide role, documented demand, and the opportunity to improve reliability and year-round usability through targeted investments.

The site is not assigned to a single fixed user group; rather, it operates through a scheduled reservation system, which supports broad community access and aligns with equity-focused funding objectives.

In addition, Fallen Leaf Park has benefited from prior Recreation and Conservation Office (RCO) and Legacy Lands funding. Granting agencies often view reinvestment in previously funded sites favorably when proposed improvements build upon established public access, protect prior investments, and enhance long-term performance. Recommended improvements at Fallen Leaf Park would strengthen the return on earlier public investment while supporting multiple sports and user groups.

5.8 Louis Bloch Park

Louis Bloch Park primarily serves baseball users and was identified as a **high-priority site** for reinvestment due to facility condition and usage intensity.

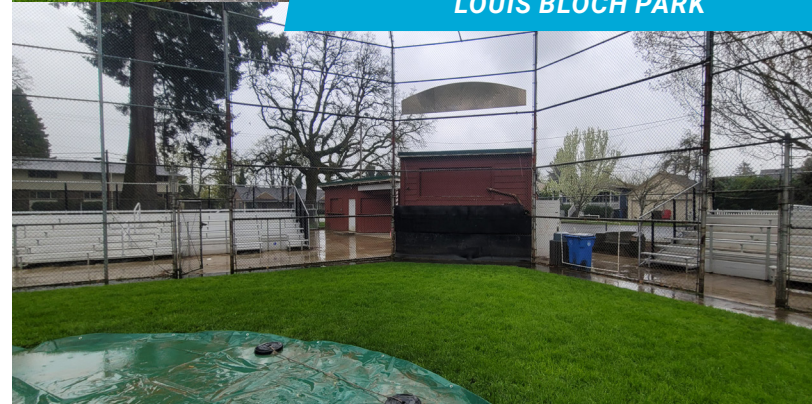
SHORT-TERM IMPROVEMENTS

- Field drainage improvements and synthetic turf infield conversion
- Flexible field markings and removable bases
- Addition of bullpens and batting cages
- Backstop fencing and net upgrades
- Upgrades to concessions, announcer box, and storage buildings
- ADA improvements to dugouts, restrooms, and spectator access
- Improved access to adjacent basketball court and walkways

Long-term improvements may be identified as facility usage evolves.



LOUIS BLOCH PARK



Ongoing fence maintenance and repair are necessary to support safe play, reduce ongoing maintenance issues and extend the life of athletic facilities.

5.9 Goot Park

Goot Park was identified as a **moderate-priority site** with both short-term capacity opportunities and long-term redevelopment potential. Long-term improvements at Goot Park reflect the need for additional planning and evaluation of the park's future role within the athletic system prior to implementation.

SHORT-TERM IMPROVEMENTS

- Drainage improvements and synthetic turf infield conversion
- New bullpens, pitching mounds, lighting, bleachers, and scoreboard
- Improved site circulation, parking, and furnishings
- ADA improvements to field and spectator access

LONG-TERM IMPROVEMENTS

- Potential addition of pickleball or other sport courts
- Consideration of broader site redevelopment to support multi-use programming



Limited accessible routes and amenities restrict safe and equitable access to athletic facilities.

5.10 Grass Valley Park

Grass Valley Park was identified as a **moderate-priority site** due to its multi-sport role and existing amenities.

SHORT-TERM IMPROVEMENTS

- Field drainage improvements and synthetic turf infield conversion
- Flexible field markings and removable bases
- Outfield aeration and topdressing
- Fencing, backstop, and bleacher upgrades

Longer-term reprogramming opportunities may be evaluated as demand evolves.

Item 1.



Drainage limitations and ponding reduce playable days and accelerate turf wear, limiting reliable field access.

5.11 Oak Park

Oak Park was identified as a **low-priority site** for field expansion due to limited parking and site constraints. However, its industrial context presents opportunities for court reprogramming with minimal noise concerns.

SHORT-TERM IMPROVEMENTS

- Repair and resurfacing of the existing basketball court
- Conversion to a multi-use court, including potential pickleball
- Site furnishing improvements and new walkways

Oak Park improvements are targeted and cost-effective, supporting incremental system enhancements.



Converting existing basketball court to multi-use courts can improve flexibility and respond to changing recreation demand without expanding the system.

5.12 Relationship to Priority Ranking & Phasing

The site-specific recommendations presented in this section are directly informed by the Priority Ranking Matrix and are aligned with the implementation phasing framework described in Section 6. The matrix was developed as a transparent, system-wide tool to evaluate and compare athletic field and court improvement needs across the City using a consistent set of criteria.

Separate ranking matrices were applied for sports fields and sports courts, with each site evaluated across multiple factors related to access, condition, demand, equity, and feasibility. Key criteria considered in the prioritization process included, but were not limited to:

- Sport type versatility and ability to support multiple uses
- Existing condition of fields, courts, and supporting amenities
- Drainage, turf resilience, and maintenance efficiency
- ADA compliance and user safety
- Equity and service to underserved areas
- Community support and visibility
- Partnership and revenue-generation potential
- Event and tournament readiness
- Relative cost and complexity of improvements

Each criterion was scored using a consistent scale, and composite scores were used to categorize sites into high-, moderate-, and lower-priority tiers. These priority tiers, in combination with site readiness and feasibility considerations, informed the designation of short-term and long-term improvements.

High-priority sites generally address system-critical needs related to reliability, capacity, safety, and equitable access and are positioned for near-term action as funding opportunities become available. Moderate- and lower-priority sites support longer-term system flexibility, targeted baseline improvements, or future planning considerations where additional analysis or programming decisions may be required.

Detailed descriptions of the Priority Ranking Matrix, including scoring criteria and methodology for both fields and courts, are provided in **Appendix D – Priority Ranking Matrix and Evaluation Criteria**. Detailed site graphics and concept-level improvement exhibits are provided in Appendix E, and planning-level cost estimates associated with recommended improvements are documented in Appendix F. A condensed summary of the Priority Ranking Matrix is provided below to illustrate how athletic facilities were evaluated and categorized into priority tiers.

Figure 5-1. Priority Ranking Matrix - Summary

Park / Facility	Priority Tier	Primary Drivers of Priority
Forest Home Park	High	Youth sports demand, field condition and drainage issues, system-wide benefit, implementation readiness
Fallen Leaf Park	High	Only formally scheduled City field, reliability constraints, equity and access, system role
Prune Hill Sports Park	Moderate	High rectangular field demand, wear and reliability issues, multi-sport use
Crown Park (Courts)	High	High court demand, safety and usability needs, alignment with adopted master plan
Louis Bloch Park	High	Ongoing use supported by volunteer effort, condition improvements needed, future flexibility
Grass Valley Park	Moderate	Field use, access and parking constraints, baseline improvements needed
Dorothy Fox Park	Low	Persistent drainage challenges, lower demand, baseline safety and access needs
Oak Park	Low	Site constraints limit expansion; targeted court improvements feasible
Goot Park	Moderate	Future programming requires additional planning and re-envisioning

Note: Priority tiers reflect relative system need and readiness rather than funding commitment.

6. PHASING & IMPLEMENTATION STRATEGY

6.1 Overview of Phasing Approach

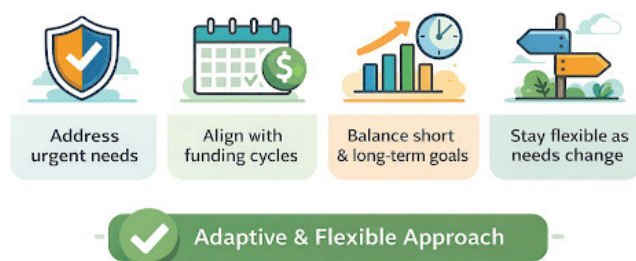
Based on site assessments, community and stakeholder input, and application of the Priority Ranking Matrix, the City identified targeted improvement opportunities at key parks across the athletic system. Recommendations are organized into short-term and long-term phases to reflect differences in priority, readiness, and implementation considerations, supporting realistic and strategic reinvestment over time given the City's finite financial and operational resources.

Several high-priority, city-serving athletic facilities identified in this assessment, including Forest Home Park, Fallen Leaf Park, and Prune Hill Sports Park are well aligned with common state and federal recreation grant criteria due to their public access, documented demand, and potential to improve system-wide reliability.

The phasing strategy is intended to:

- Address critical reliability and safety needs early
- Aligning project timing with funding availability and grant cycles
- Balance near-term improvements with long-term system goals
- Allow flexibility as conditions, demand, and funding opportunities evolve

Phasing Strategy



Phasing should be viewed as a guiding framework, not a rigid schedule. Individual projects may advance eventually depending on readiness, partnerships, and external funding.

6.2 Illustrative Field Capacity Benefits (Hypothetical Scenario) Item 1.

High-priority sites identified through this assessment address system-critical reliability and capacity constraints, particularly during peak youth sports seasons. To help illustrate how targeted field improvements could affect usable capacity, a hypothetical, planning-level scenario was developed comparing a typical natural grass field without permanent lighting to the same field upgraded with synthetic turf and permanent lighting.

Under existing conditions, natural grass fields are frequently impacted by wet-weather closures and are limited to daylight hours during much of the school year. These constraints reduce the number of reliable practice and game opportunities that can be scheduled during youth prime-time hours, which are largely confined to weekday evenings and weekends due to school schedules. As a result, even fields that are physically present may not meaningfully contribute to meeting peak demand.

In the illustrative scenario, converting a field to synthetic turf improves reliability by reducing weather-related cancellations, while permanent lighting expands the number of usable evening practice and play slots during the spring season. When considered together, these improvements can substantially increase the number of prime-time playing sessions available on a single field, improving scheduling flexibility and reducing system-wide pressure.

Using conservative assumptions that reflect realistic scheduling and operational constraints, a single upgraded field could approximately double the number of youth prime-time field slots available during a typical spring season, compared to a natural grass field without lighting. This example is intended to demonstrate the order-of-magnitude capacity benefit of reliability and lighting improvements rather than to predict exact outcomes.

This hypothetical scenario is provided for illustrative and comparative purposes only and does not represent a commitment to implement specific improvements or a guarantee of results. Actual capacity gains would vary by site and would be refined through project-level analysis using City field closure records, league scheduling practices, and detailed design considerations. While this example reflects a single athletic field, applying similar improvements at select high-priority sites could incrementally increase overall system capacity over time.

Figure 6-1. Illustrative Increase in Youth Prime-Time Field Capacity with Synthetic Turf and Lighting (Hypothetical Scenario)

Item 1.



Note: Illustrative comparison showing the relative increase in youth prime-time practice and game slots for a single athletic field under typical Camas climate and daylight conditions. Values reflect planning-level assumptions and are not guaranteed outcomes.

6.3 Typical Improvement Types

Across the system, recommended improvements focus on improving facility reliability, capacity, accessibility, and user experience while balancing maintenance demands and lifecycle costs. Typical improvements identified through this assessment include:

- Synthetic turf conversions to improve durability and extend usable seasons
- Field and court lighting to expand evening and shoulder-season access
- Drainage and grading improvements to reduce closures and turf damage
- Court expansions or reconfiguration to address emerging demand
- ADA-accessible routes, seating, and amenities to improve equity and compliance
- Supporting facilities such as restrooms, storage, scoreboards, and seating

While these improvement types are consistent across many sites, the specific combination and sequencing of improvements vary by site based on condition, demand, and role within the overall system. ***Detailed site-specific recommendations and graphics are provided in Appendix E.***

6.4 Implementation of Phasing Framework

To maintain consistency across the assessment, recommended improvements are grouped into short-term and long-term phases, which reflect differences in urgency, cost, readiness, and funding strategy. While individual projects may advance at different paces, this framework provides a clear structure for implementation at both the system and site level.

SHORT-TERM IMPROVEMENTS

Short-term improvements are those identified as high priority and implementation-ready, based on the Priority Ranking Matrix, site conditions, and community and stakeholder input. These projects address critical reliability, safety, access, or capacity needs at key sites and are positioned to advance as funding opportunities become available. Short-term improvements may include higher-cost investments, such as synthetic turf or lighting, when they are identified as urgent, system-critical, and feasible at high-priority locations.

LONG-TERM IMPROVEMENTS

Long-term improvements represent lower-priority, future, or aspirational investments that may require additional planning, policy direction, land acquisition, or re-envisioning of site programming. These improvements are often associated with lower-priority sites, broader system expansion, or locations where master planning or redevelopment would be needed before implementation.

This phasing framework supports proactive capital planning while allowing the City to remain responsive to funding opportunities, partnerships, and evolving community needs.

6.5 Scheduling Transparency & Data Collection

A recurring challenge identified during the assessment is the lack of comprehensive, system-wide data on athletic field and court use. Many facilities currently operate on a first-come, first-served basis, which supports informal access but limits the City's ability to track utilization patterns and assess equity.

As part of implementation, the City may consider introducing a no-fee reservation or registration system to:

- Improve transparency among user groups
- Reduce scheduling conflicts
- Track when and how facilities are used
- Identify underserved activities or locations

This approach provides a low-barrier method to gather data without creating financial barriers. Over time, as facility quality improves and demand increases, the City could evaluate whether a more formal reservation platform is appropriate.

6.6 Long-Term Capacity & System Flexibility

Long-term system performance will depend not only on the number of facilities, but on their adaptability and reliability. As demand continues to grow and sports participation evolves, the City should prioritize investments that increase flexibility and efficiency across the system.

Strategies that support long-term capacity include:

- Multi-use facilities that accommodate multiple sports and age groups
- Flexible field layouts and removable components
- Improvements that extend seasonal and daily use through durable surfaces and lighting
- Long-term planning for future facilities or expansions aligned with growth

Improving the functional reliability of existing facilities is often the most effective way to increase overall system capacity within constrained land and budget conditions.

6.7 Relationship to Funding & Implementation

Implementation phasing is closely tied to funding considerations described in Section 7. Lower-cost, high-impact projects are typically positioned for early implementation using local funding sources, while higher-cost projects align with state and federal grant cycles and partnership opportunities.

By pairing phased implementation with flexible funding strategies, the City can advance improvements strategically while maintaining fiscal responsibility.

Relationship to Funding & Implementation



- ✓ Early projects often funded locally
- ✓ Long-term projects align with larger grants & opportunities

7. FUNDING CONSIDERATIONS

7.1 Overview

Implementing the recommendations identified in this Citywide Sports Fields and Courts Assessment will require a coordinated and flexible strategy centered on equity, defined as fair access across neighborhoods, ages, and user groups. While user fees, partnerships, and local revenues can provide important supplemental support, they alone will not offset the significant costs associated with capital improvements, long-term maintenance, and operations.

The City of Camas is committed to maintaining broad and equitable access to athletic facilities. Any funding approach must therefore balance revenue generation with affordability, ensuring that youth leagues, volunteer-run organizations, and emerging sports are not disproportionately burdened.

This section outlines available funding tools and explains how those tools can be strategically aligned with the phased implementation framework described in Section 6.

7.2 Relationship Between Funding & Implementation Phasing

Projects identified through this assessment were grouped into short-term and long-term phases based on Priority Ranking Matrix results, facility condition, community benefit, equity considerations, partnership opportunities, and grant readiness.

Rather than functioning as a fixed schedule, phasing provides a strategic framework to align projects with appropriate funding sources. Lower-cost, high-impact projects are positioned for short-term implementation using local funding sources, while higher-cost improvements require a combination of grants, partnerships, and multi-year capital planning. Detailed phasing rationale is provided in Section 6.

7.3 Local Public Funding Sources

GENERAL FUND AND CAPITAL IMPROVEMENT PROGRAM (CIP)

Local capital funds are typically used for short-term improvements related to safety, drainage, ADA accessibility, and deferred maintenance. These investments often provide immediate operational benefits and can support readiness for future grant applications.

REAL ESTATE EXCISE TAX (REET)

REET is a flexible, voter-approved funding source commonly used by peer jurisdictions to support park and recreation capital projects. In Camas, REET represents a valuable tool for advancing higher-cost improvements, supporting grant match requirements, and improving funding predictability for priority projects.

PARK IMPACT FEES

Park impact fees provide a growth-related funding mechanism to expand athletic field and court capacity in proportion to new residential development. Camas's impact fee structure was recently updated and is aligned with peer jurisdictions. However, impact fees are legally constrained to address new demands and cannot fund existing deficiencies or ongoing maintenance. As such, impact fees should be integrated with other funding tools rather than relied upon exclusively.

7.4 State and Federal Grant Opportunities

State and federal grant programs are critical to funding higher-cost athletic facility improvements that exceed the capacity of local funding sources alone. These programs are particularly well suited for investments in synthetic turf, lighting, accessibility improvements, and multi-use facilities. Several programs are especially relevant to the recommendations identified in this assessment.

YOUTH ATHLETIC FACILITIES (YAF)

Washington State Recreation and Conservation Office (RCO)

The Youth Athletic Facilities program supports the development and improvement of facilities that serve youth sports participation. Eligible projects commonly include synthetic turf conversions, field lighting, and ADA upgrades. YAF is a competitive grant program typically offered on a biennial cycle and requires local match funding. Projects that demonstrate high community use, equity benefits, and year-round reliability are well positioned for funding consideration.

WASHINGTON WILDLIFE & RECREATION PROGRAM (WWRP)

RCO

The Washington Wildlife and Recreation Program funds a broad range of outdoor recreation projects, including multi-use parks, athletic facilities, and accessibility improvements. WWRP is highly competitive and favors projects that provide broad public benefit, improve access, and protect long-term recreational value. Athletic facility projects that emphasize multi-use design, durability, and public access can be eligible under this program.

LAND AND WATER CONSERVATION FUND (LWCF)

National Park Service / RCO

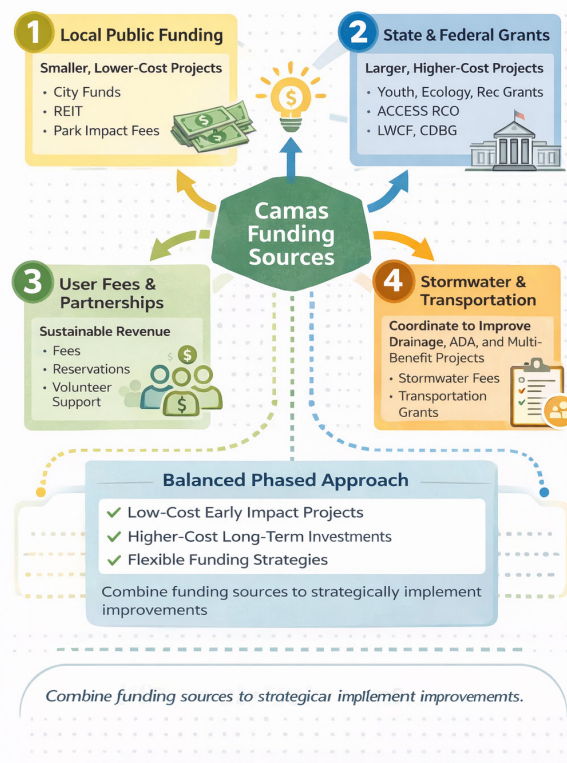
The Land and Water Conservation Fund supports outdoor recreation facilities that provide public access and long-term community benefit. LWCF funding is typically used for park development, site improvements, and accessibility upgrades. Projects funded through LWCF must remain dedicated to public recreation in perpetuity, making the program well suited for permanent athletic facility improvements at City-owned parks.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

U.S. Department of Housing and Urban Development
(administered through Clark County)

CDBG funding supports projects that primarily benefit low- and moderate-income populations or address community development needs in underserved areas. Eligible athletic facility improvements may include ADA-accessible routes, restrooms, and supporting amenities at parks serving qualifying neighborhoods. CDBG is particularly relevant for targeted improvements rather than large-scale field redevelopment.

Funding Sources for Sports Facility Improvements



Grant programs are typically offered on biennial or annual cycles and require advance project definition, cost estimates, and identification of local match sources. The prioritization framework and planning-level cost estimates developed through this assessment are intended to position the City to proactively pursue grant opportunities as funding cycles become available.

In addition to the primary grant programs described above, certain project components may align with other state or federal funding sources depending on scope, location, and eligibility. These opportunities are noted for consideration but are not assumed as part of the core funding strategy.

- **Washington State Department of Commerce – Capital Budget Programs:** May support supporting facilities such as restrooms, site circulation improvements, or accessibility upgrades that serve broad community benefit
- **Transportation Alternatives Program (TAP) / Safe Routes to School (SRTS):** May support pedestrian connections, trail links, and ADA-accessible routes to and within park sites when improvements function as transportation infrastructure
- **Aquatic Lands Enhancement Account (ALEA):** May apply to parks with shoreline or river-adjacent improvements that enhance public access to aquatic lands, subject to eligibility
- **Private Sponsorships or Foundation Grants:** May provide supplemental funding for select amenities such as scoreboards, shade structures, or small-scale enhancements, but are not assumed as primary funding sources

7.5 User Fees and Partnerships

User fees and partnerships can provide supplemental support for athletic field and court improvements; however, they are not intended to serve as primary funding sources for major capital investments.

USER FEES

Modest user fees, reservation systems, or facility surcharges can contribute to ongoing operations and maintenance (O&M) and help offset the costs associated with higher-use facilities. Peer jurisdictions frequently use tiered fee structures that reflect:

- Resident versus non-resident use
- Premium facilities (e.g., synthetic turf or lighted fields)
- Tournament or special event scheduling

Any future fee adjustments should balance revenue generation with the City's commitment to equitable access, particularly for youth and volunteer-based organizations. Implementation of new fee structures would require policy direction and further operational analysis beyond the scope of this assessment.

PARTNERSHIPS

Partnerships with community organizations, leagues, and regional entities can also support capital and operational objectives through:

- Shared-use agreements
- Volunteer labor and maintenance support
- Fundraising and sponsorships
- Grant match contributions

In some cases, privately raised funds may be used as matching contributions for state or federal grants, provided they meet grant eligibility requirements. While partnerships can enhance funding flexibility and community ownership, they are most effective when aligned with clearly defined City priorities and operational capacity.

User fees and partnerships are therefore best understood as complementary tools within a broader, diversified funding strategy, rather than stand-alone solutions.

7.6 Integration of Stormwater & Transportation Funding

In addition to traditional parks funding sources, certain recommended improvements include infrastructure elements that align with the City's stormwater and transportation programs. Where appropriate, these elements may be eligible for funding through non-parks sources when they advance broader City goals related to stormwater management, transportation, and accessibility.

Stormwater-related improvements, such as field underdrains, site drainage systems, and stormwater conveyance may align with the City's stormwater program when designed to improve runoff performance and system function.

Similarly, improvements that enhance pedestrian access, ADA compliance, trail connections, and internal circulation may align with transportation funding objectives. Coordinating these investments across departments can improve project efficiency and reduce reliance on a single funding source.

Eligibility for stormwater or transportation funding will depend on project scope, design, and consistency with adopted City policies. This integrated funding approach allows the City to advance multi-benefit projects while maintaining fiscal and regulatory accountability.

7.7 Asset Management, Lifecycle Costs, & Climate Resilience

Funding decisions should consider not only upfront capital costs, but also long-term performance, maintenance requirements, and resilience to changing climate conditions. Drainage failures, turf degradation, and weather-related closures increase operating costs and reduce predictable access.

Investments in synthetic turf, enhanced drainage, durable amenities, and energy-efficient lighting can:

- Reduce reactive maintenance
- Extend usable seasons and daily operating hours
- Improve reliability under wet-weather conditions
- Align capital investments with available staffing and maintenance capacity

Applying an asset management and lifecycle perspective strengthens the justification for higher-cost capital investments and supports long-term fiscal responsibility.

7.8 Equity-Centered Pricing, Reservations, & Partnerships

User fees and reservation systems can provide modest supplemental revenue and improve scheduling transparency, but experience from peer jurisdictions indicates that these tools are insufficient to fund major capital improvements on their own.

Any future fee or reservation program should:

- Be implemented incrementally
- Maintain equitable access for youth and community-based users
- Be informed by reliable utilization data
- Clearly communicate how revenues are reinvested into facilities

Partnerships, including shared-use agreements, sponsorships, and in-kind contributions can further supplement public funding when aligned with City goals and operational capacity.

7.9 Funding Strategy Guidance

Taken together, this assessment supports a funding strategy that:

- Use local funds to address near-term reliability and accessibility needs
- Leverage grants for higher-cost capital improvements
- Integrate impact fees as a growth-related funding tool
- Apply asset management principles to long-term investments
- Maintain an equity-centered approach to pricing and access

This flexible, multi-source approach allows the City to advance improvements strategically while remaining responsive to funding availability, community needs, and changing conditions.

7.10 Other Potential Funding Considerations

In limited circumstances, athletic facility improvements that support regional tournaments, special events, or visitor-serving activities may align with tourism-related funding sources, subject to eligibility requirements and City policy. Such funding is typically restricted to facilities that can demonstrate a clear connection to overnight visitation or economic benefit and may apply only to select improvements rather than system-wide needs.

In addition, some peer jurisdictions have utilized voter-approved funding mechanisms—such as general obligation bonds or parks and recreation levies—to fund major park and athletic facility investments. These tools are most commonly used to support higher-cost capital improvements, system-wide upgrades, or long-term reinvestment programs that exceed the capacity of annual capital budgets.

Consideration of voter-approved tools would require extensive policy evaluation, public engagement, and voter approval. They are noted here only as potential long-term options that could be evaluated in the future.

Adoption of this assessment provides a clear, defensible framework—including documented needs, priorities, and planning-level cost estimates—that could support future discussions should the City choose to explore additional funding approaches beyond existing revenue sources.

8. CONCLUSIONS & NEXT STEPS

8.1 Summary of Key Findings

The Citywide Sports Fields and Courts Assessment confirms that the City of Camas provides valuable athletic facilities that support community health, recreation, and quality of life. However, the assessment also identifies system-wide constraints that limit reliability, capacity, and equitable access, particularly during wet-weather conditions and peak demand periods.

Key findings include:

- Natural grass fields are increasingly constrained by drainage limitations, turf wear, and seasonal closures
- Demand for rectangular fields, court sports, and multi-use facilities exceeds the system's reliable capacity
- Limited lighting and inconsistent amenities restrict evening, and shoulder-season use
- Maintenance demands often exceed available staffing and resources, resulting in reactive rather than proactive investment
- Community and stakeholder input strongly supports reinvestment in existing facilities before system expansion.

Together, these findings demonstrate the need for a strategic, phased approach to reinvestment that improves reliability, flexibility, and long-term performance.

8.2 Value of the Priority-Based Planning Approach

This assessment establishes a transparent, defensible framework for decision-making. By combining site assessments, community engagement, stakeholder input, operational realities, and a Priority Ranking Matrix, the City now has a clear basis for evaluating where and when investments will deliver the greatest public benefit.

Importantly, the prioritization framework recognizes that:

- Not all facilities serve the same role within the system
- Reliability and functional capacity are as important as the number of fields
- Equity, geographic distribution, and accessibility are central considerations
- Implementation must remain flexible and responsive to funding opportunities

This approach supports consistency in future decisions while allowing the City to adapt as conditions change.

8.3 Implementation & Use of the Assessment

This assessment is intended to function as a living planning document. While it provides clear priorities and recommended actions, it is not a fixed capital schedule. Projects may advance as funding becomes available, partnerships are formed, or urgent needs arise.

City staff and decision-makers can use this document to:

- Inform Capital Improvement Program development
- Support state and federal grant applications
- Guide coordination with school districts and regional partners
- Evaluate future development-related funding needs
- Communicate priorities and rationale to the public

Periodic reviews and updates to the Priority Ranking Matrix and cost estimates are recommended to ensure continued alignment with community needs, facility conditions, and funding availability.

8.4 Relationship to Funding & Long-Term Sustainability

The assessment reinforces that no single funding source can fully address athletic facility needs. Instead, long-term success will depend on aligning multiple tools, including local capital funds, impact fees, grants, partnerships, and modest user-generated revenue, within a clear, equity-centered framework.

By applying asset management and lifecycle planning principles, the City can better align capital investments with maintenance capacity, reduce unplanned repairs, and improve predictability of facility availability. Integrating climate resilience considerations further strengthens the City's ability to provide consistent recreational opportunities under changing environmental conditions.

8.5 Path Forward

Adoption of this assessment provides the City of Camas with a strategic foundation for reinvesting in athletic fields and courts over time. The recommendations presented herein allow the City to:

- Address immediate reliability and accessibility needs
- Plan for future growth and evolving recreation trends
- Leverage external funding opportunities
- Maintain equitable access for community users

As implementation proceeds, continued coordination between City departments, user groups, and regional partners will be essential. By using this assessment as a guiding framework, the City is well positioned to make informed, defensible decisions that support a resilient and inclusive athletic system for years to come.

Adoption of this assessment does not represent a commitment by the City to construct all recommended improvements or to fund projects at the planning-level cost estimates identified in this report. The recommendations and associated cost ranges are intended to support strategic planning by helping the City understand the potential scale of investments, evaluate relative priorities, and prepare for future funding opportunities as they arise.

Cost estimates presented in this assessment are order-of-magnitude estimates based on concept-level assumptions and current market conditions. They are not intended to represent final project scopes, designs, or construction bids and will require refinement through subsequent planning, design, and public processes prior to implementation.

The City will continue to evaluate individual projects over time based on funding availability, community needs, partnerships, and policy direction. This assessment provides a defensible foundation for informed decision-making rather than a fixed capital commitment.





APPENDIX A

Community Online Survey Summary

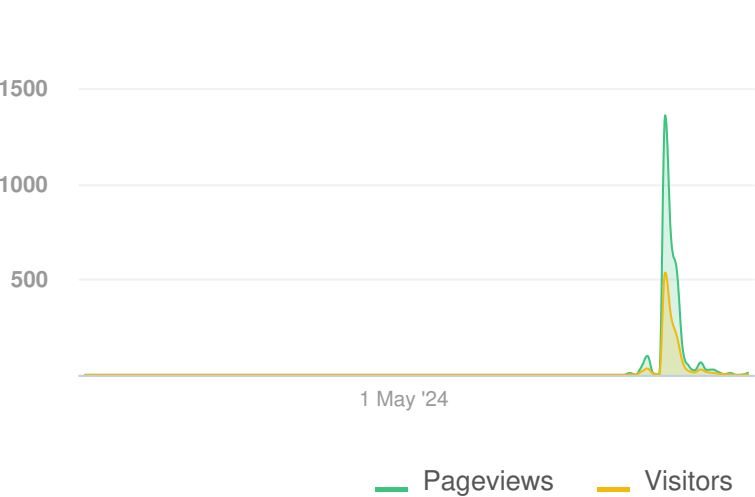
Project Report

02 April 2021 - 24 June 2024

Engage Camas Citywide Sports Fields Plan



Visitors Summary

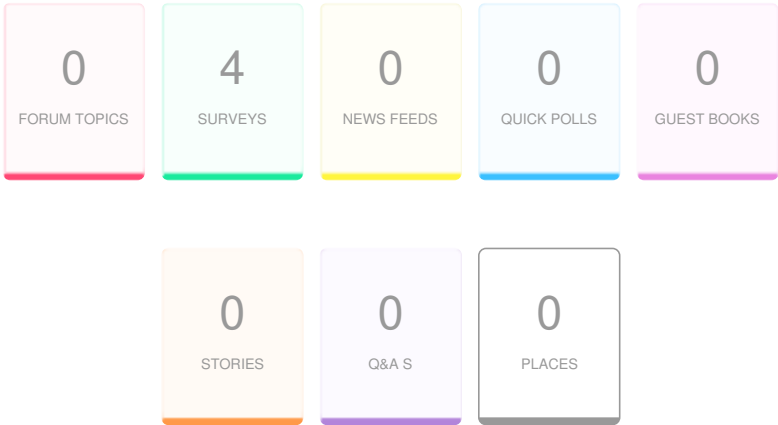


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
1.4 k	535	
NEW REGISTRATIONS		
3		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
410	658	1.1 k

Aware Participants	1,116	Engaged Participants	410
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Visited a Project or Tool Page	1,116		
Informed Participants	658	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	30407
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	0	Posted on Guestbooks	000
Visited the Key Dates page	0	Contributed to Stories	000
Visited an FAQ list Page	0	Asked Questions	000
Visited Instagram Page	0	Placed Pins on Places	000
Visited Multiple Project Pages	239	Contributed to Ideas	000
Contributed to a tool (engaged)	410		

ENGAGEMENT TOOLS SUMMARY



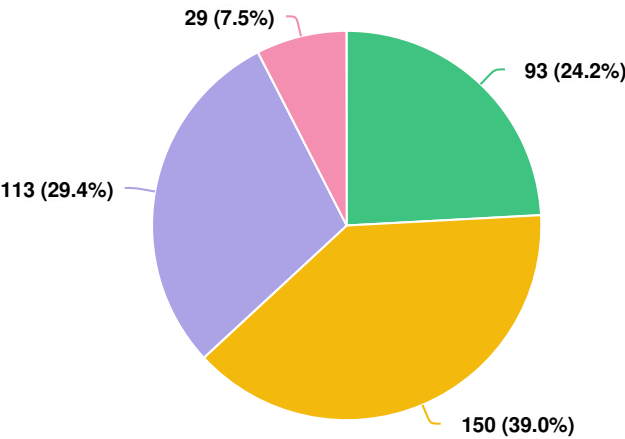
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Sports Fields/Facilities Community Survey	Archived	586	3	0	381
Survey Tool	USER GROUP SURVEY: Baseball / Softball / Kickball	Archived	89	1	0	69
Survey Tool	USER GROUP SURVEY: Soccer / Football / Lacrosse / Rugby	Archived	110	1	0	65
Survey Tool	USER GROUP SURVEY: Basketball / Tennis / Pickleball / Gra...	Archived	89	0	0	51

ENGAGEMENT TOOL: SURVEY TOOL

Sports Fields/Facilities Community Survey

Visitors	586	Contributors	384	CONTRIBUTIONS	385
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Which Camas ward do you live in?



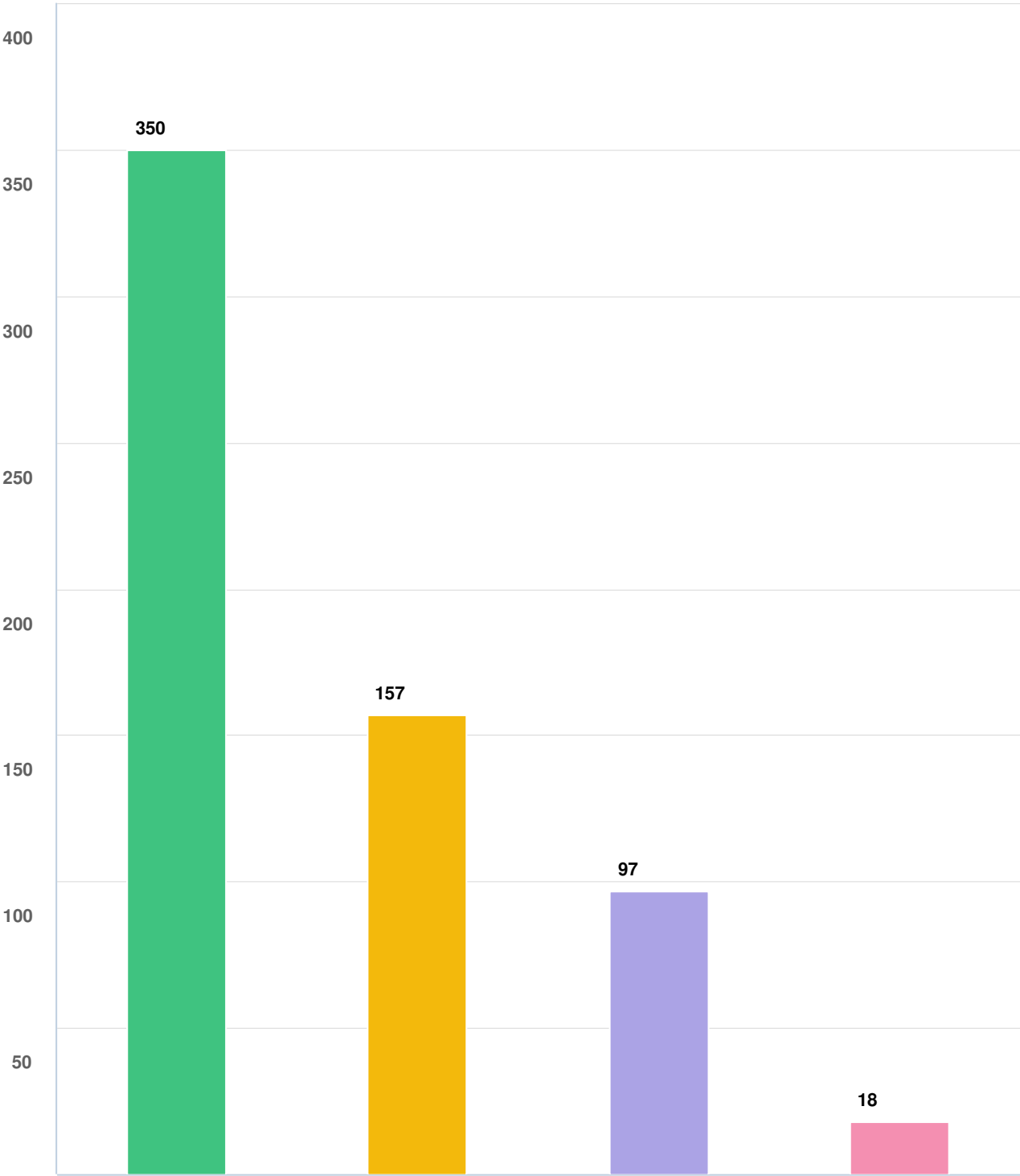
Question options

- Ward 1 - Red
- Ward 2 - Yellow
- Ward 3 - Blue
- I don't live in Camas

Mandatory Question (385 response(s))

Question type: Dropdown Question

Do you live, work and/or go to school in Camas? (Select all that apply)



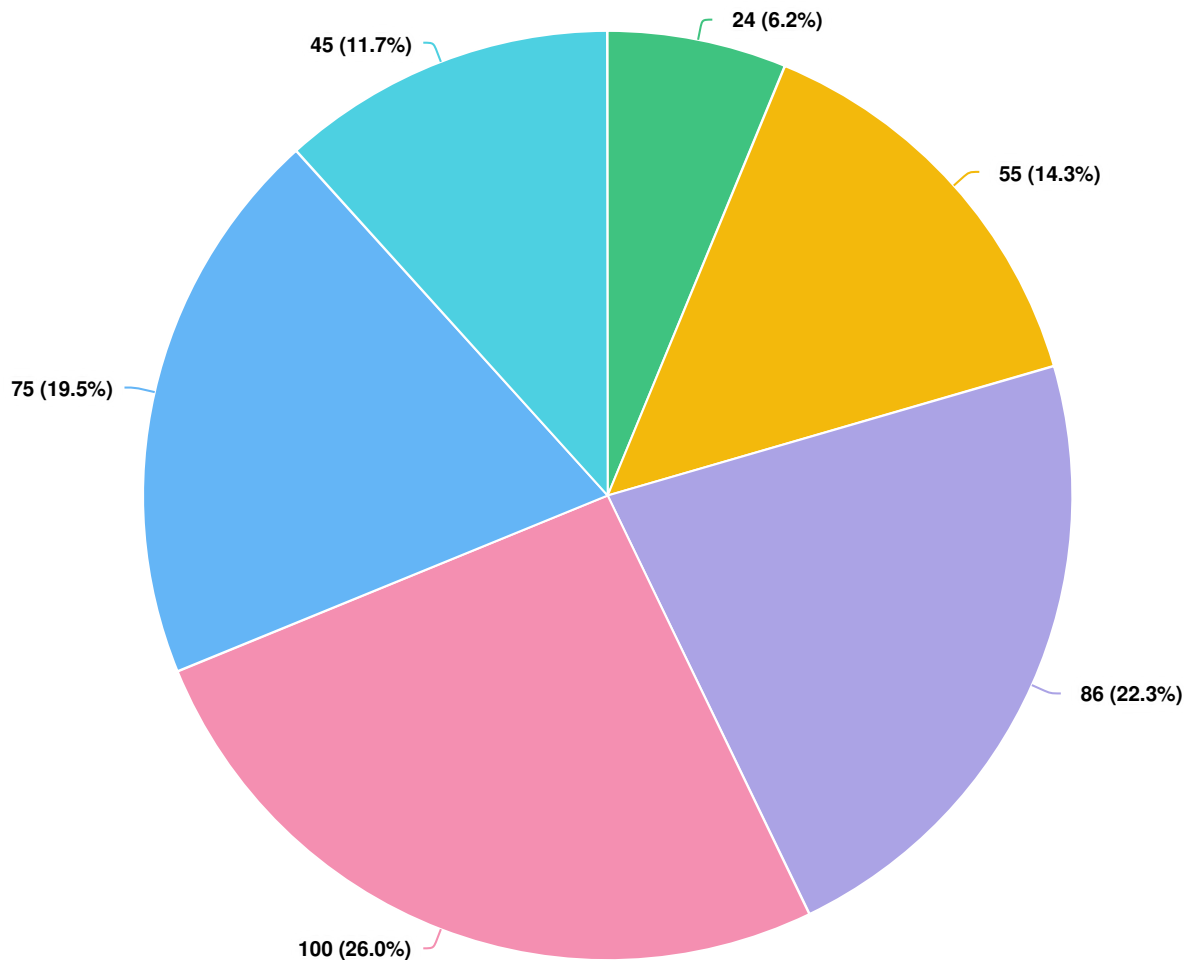
Question options

- I live in Camas ● I work in Camas ● I go to school in Camas ● Non of the above

Mandatory Question (385 response(s))

Question type: Checkbox Question

If you live in Camas, how long have you lived here?



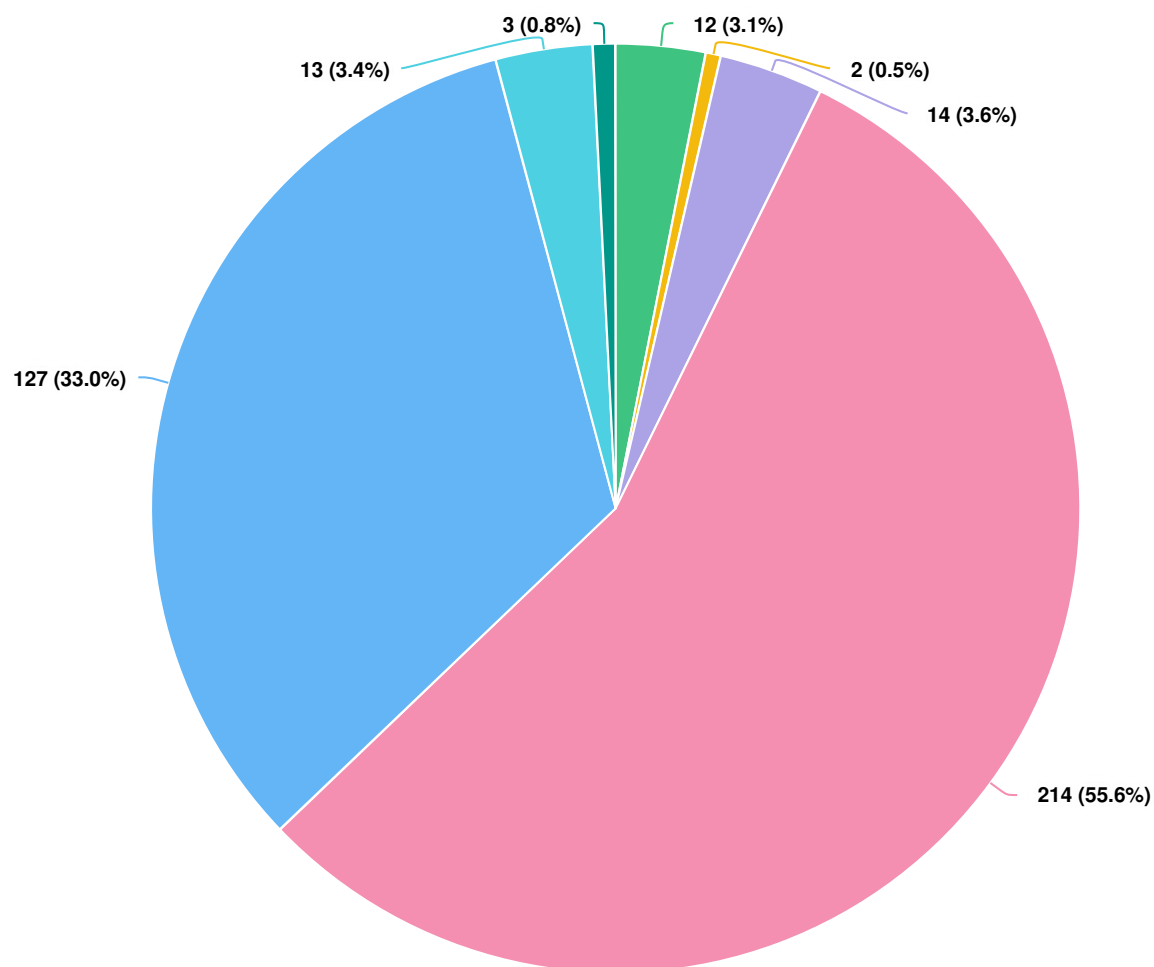
Question options

- I do not live in Camas 3 years or less 4-6 years 7-10 years 11-19 years 20+ years

Mandatory Question (385 response(s))

Question type: Dropdown Question

What is your age group?



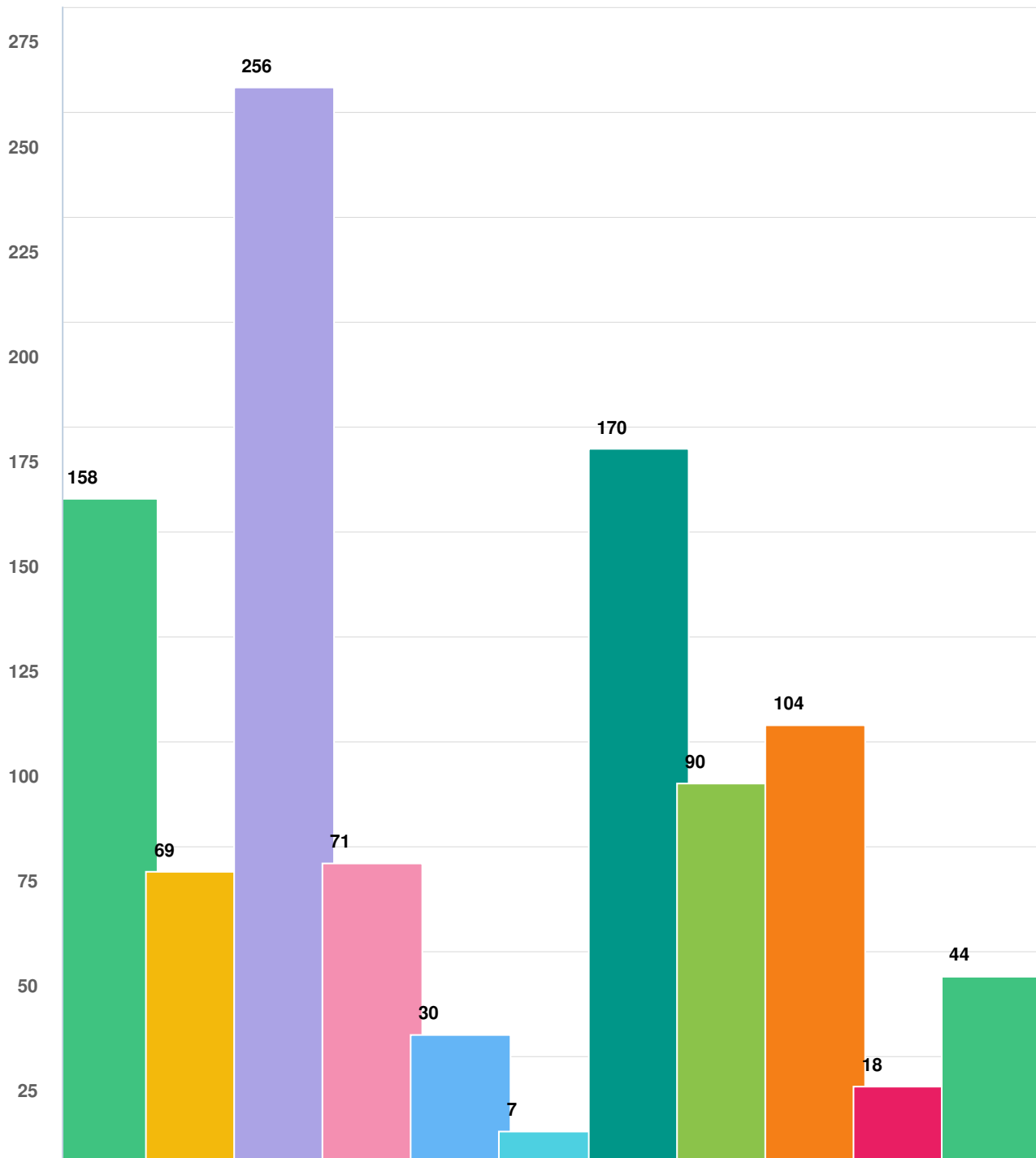
Question options

Under 18 18-24 25-34 35-44 45-54 55-64 65+

Mandatory Question (385 response(s))

Question type: Dropdown Question

What are the primary sports you or your household play at athletic facilities in Camas owned and managed by the parks department?(Select all that apply)



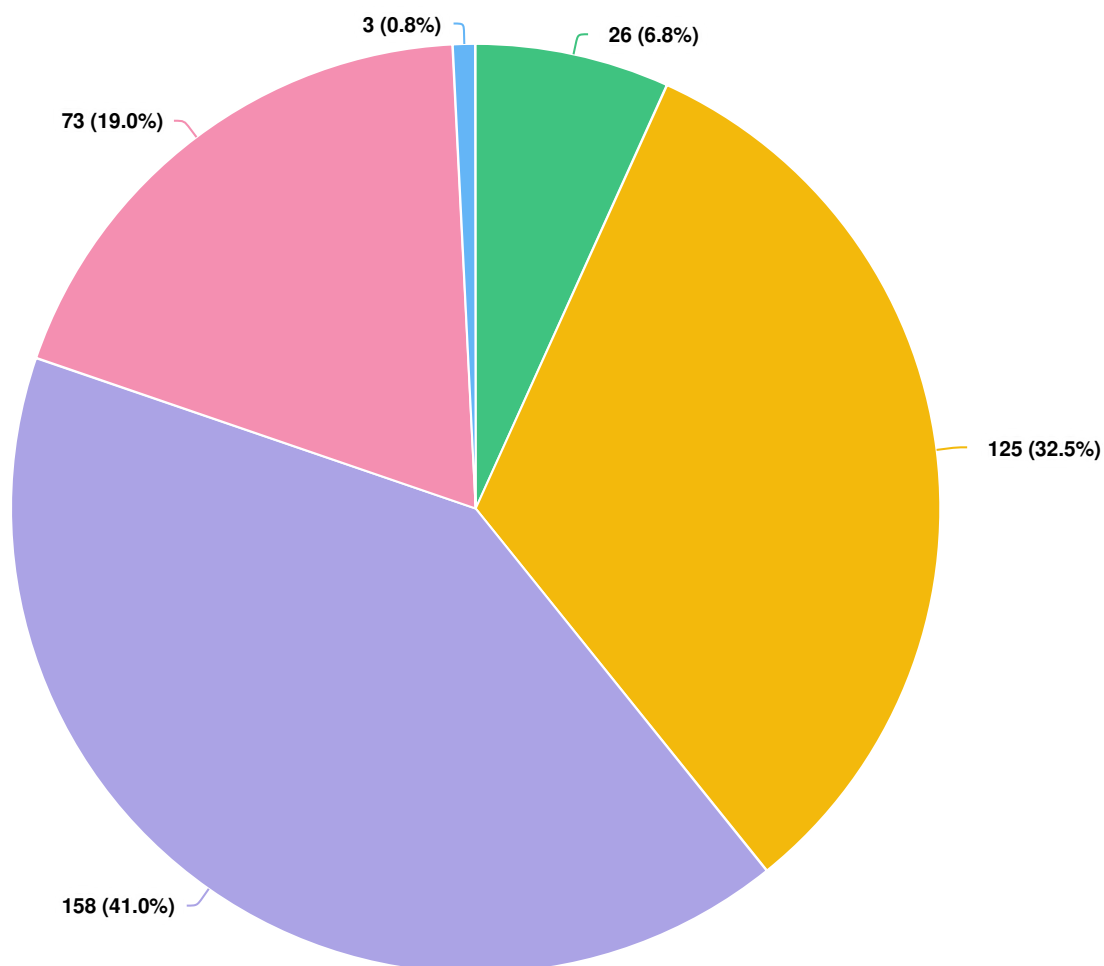
Question options

☐ Baseball
 ☐ Softball
 ☐ Soccer
 ☐ Football
 ☐ Lacrosse
 ☐ Rugby
 ☐ Basketball
 ☐ Tennis
 ☐ Pickleball
 ☐ Sand Volleyball
 ☐ Volleyball

Mandatory Question (385 response(s))

Question type: Checkbox Question

How would you rate the general upkeep and maintenance of the existing athletic facilities in Camas owned and managed by the parks department?

**Question options**

● Excellent ● Good ● Adequate ● Poor ● Not Sure / No Opinion

Mandatory Question (385 response(s))

Question type: Dropdown Question

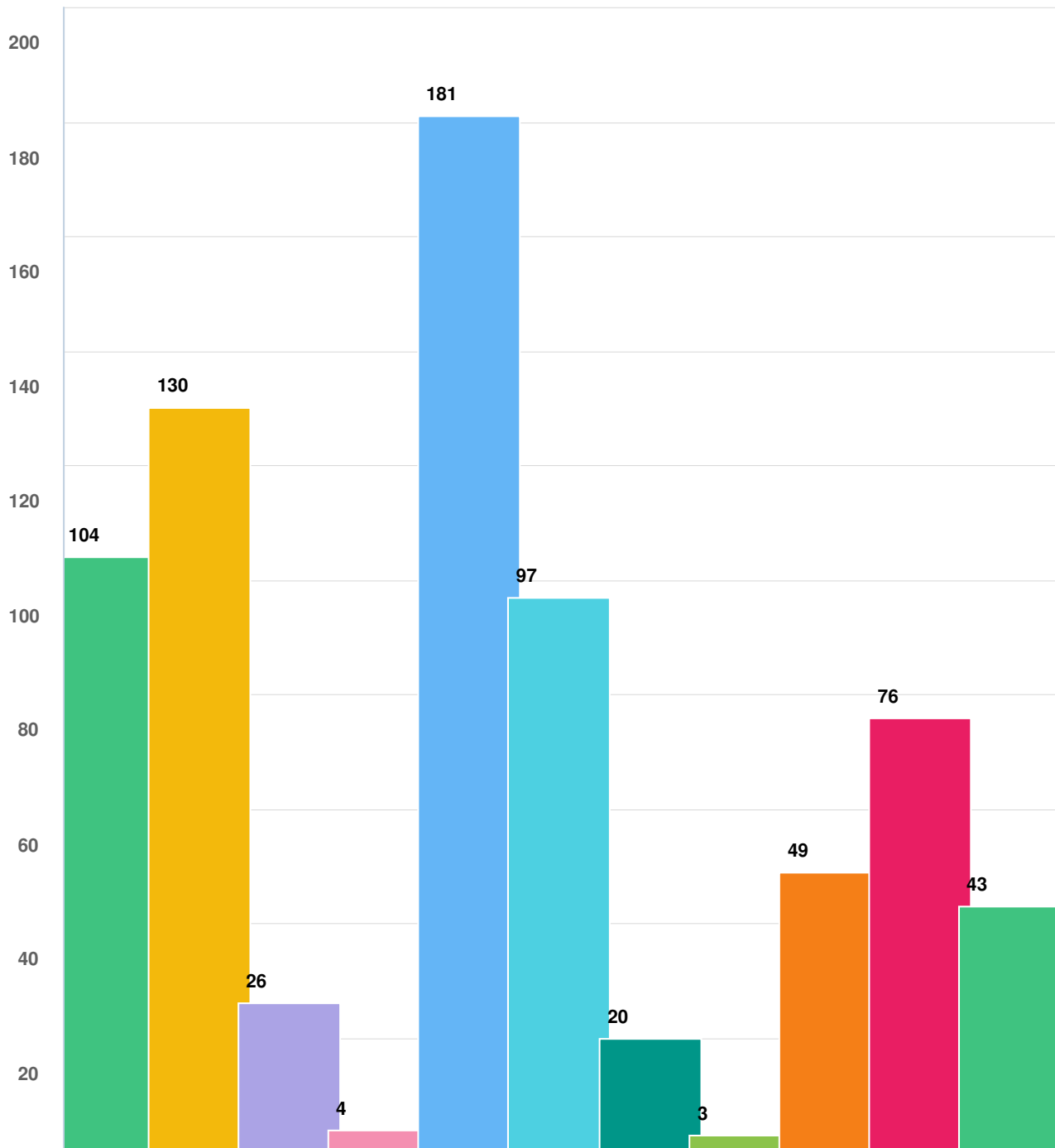
If funding were available, which of the following city-owned athletic facilities should have the highest priority for improvements? (Please rank in order of priority from 1 to 10, with 1 being highest)

OPTIONS	AVG. RANK
Soccer	3.35
Baseball	4.37
Basketball	4.50
Softball	5.15
Pickleball	5.54
Tennis	5.58
Football	6.04
Lacrosse	6.39
Volleyball / Sand Volleyball	6.41
Rugby	7.67

Mandatory Question (385 response(s))

Question type: Ranking Question

Why don't you use Camas parks athletic facilities more often?(Select top three reasons)

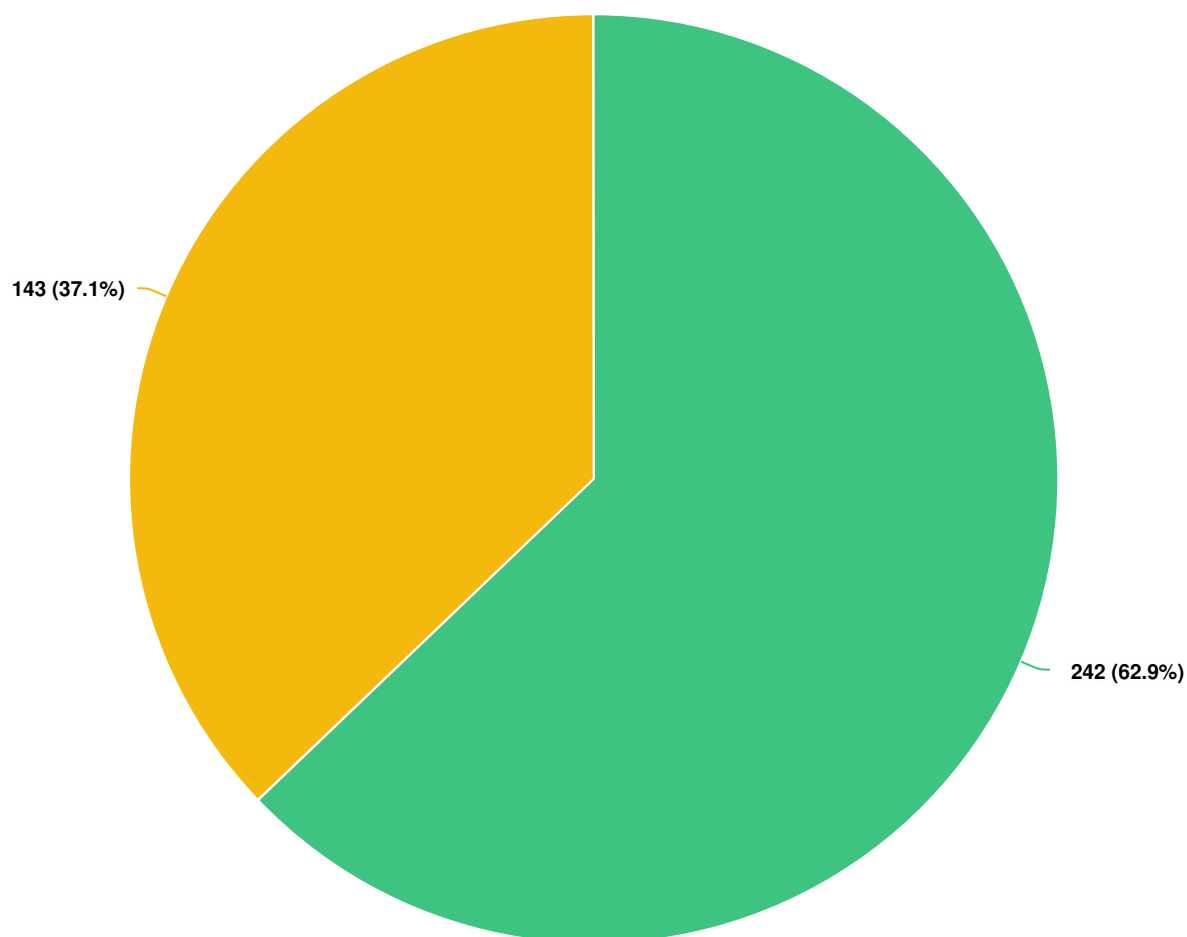


Question options

- Too crowded
 ● Not enough parking
 ● Too far from home
 ● Do not feel safe at facility
 ● Weather / Rain
- Poorly maintained
 ● Physical barriers to access
 ● No access via public transportation
- Too busy or don't have the time to go
 ● N/A - I visit athletic facilities often or does not apply to me
 ● Other

Mandatory Question (385 response(s))

Question type: Checkbox Question

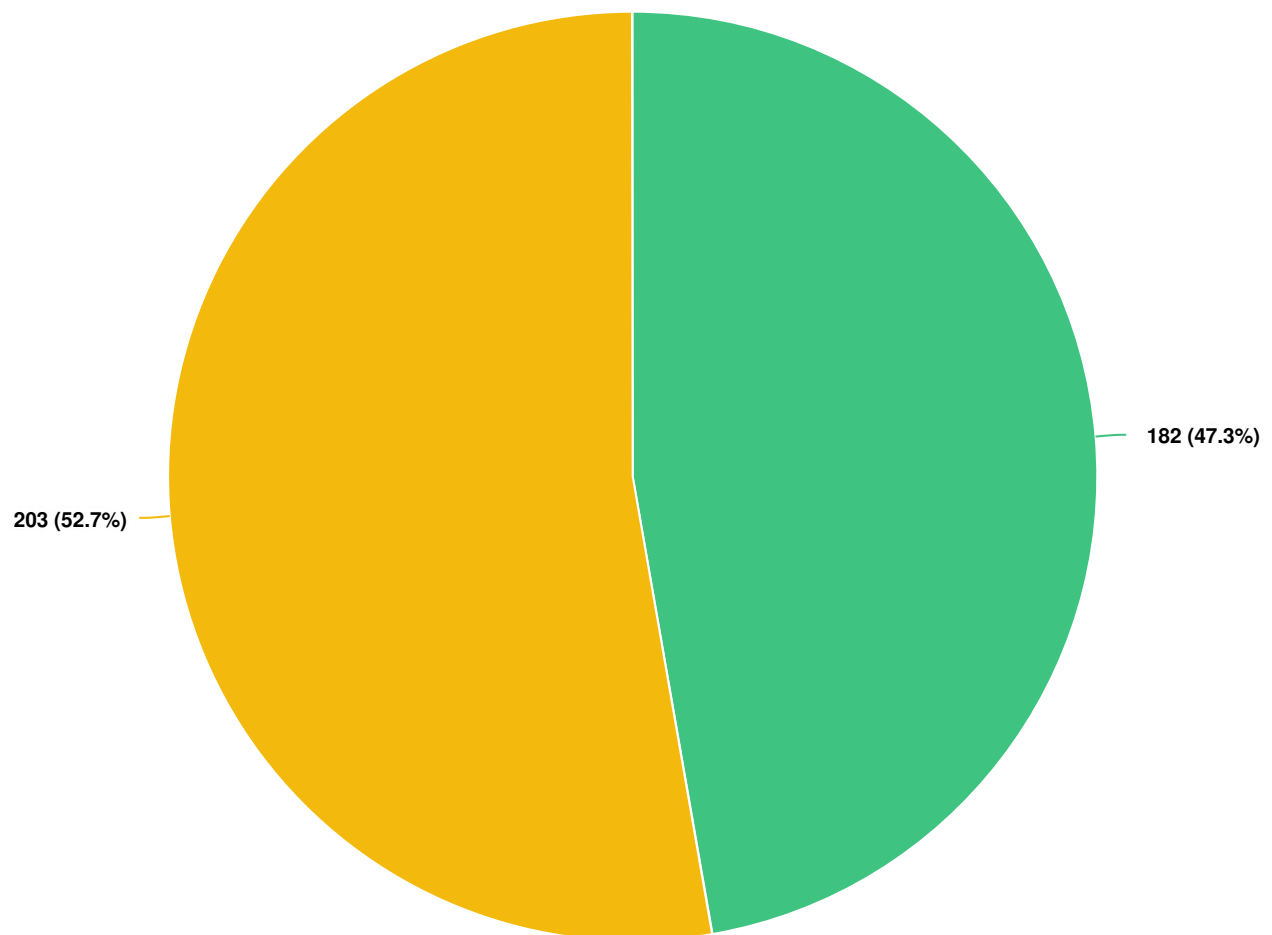
Are you involved in sports that Camas parks does not provide facilities for?**Question options**

- ☒ No ☐ If YES, what are they and are there local groups that would support the facility?

Mandatory Question (385 response(s))

Question type: Dropdown Question

Most of Camas parks athletic facilities are first-come first-serve. Would you find it beneficial to be able to reserve facilities?

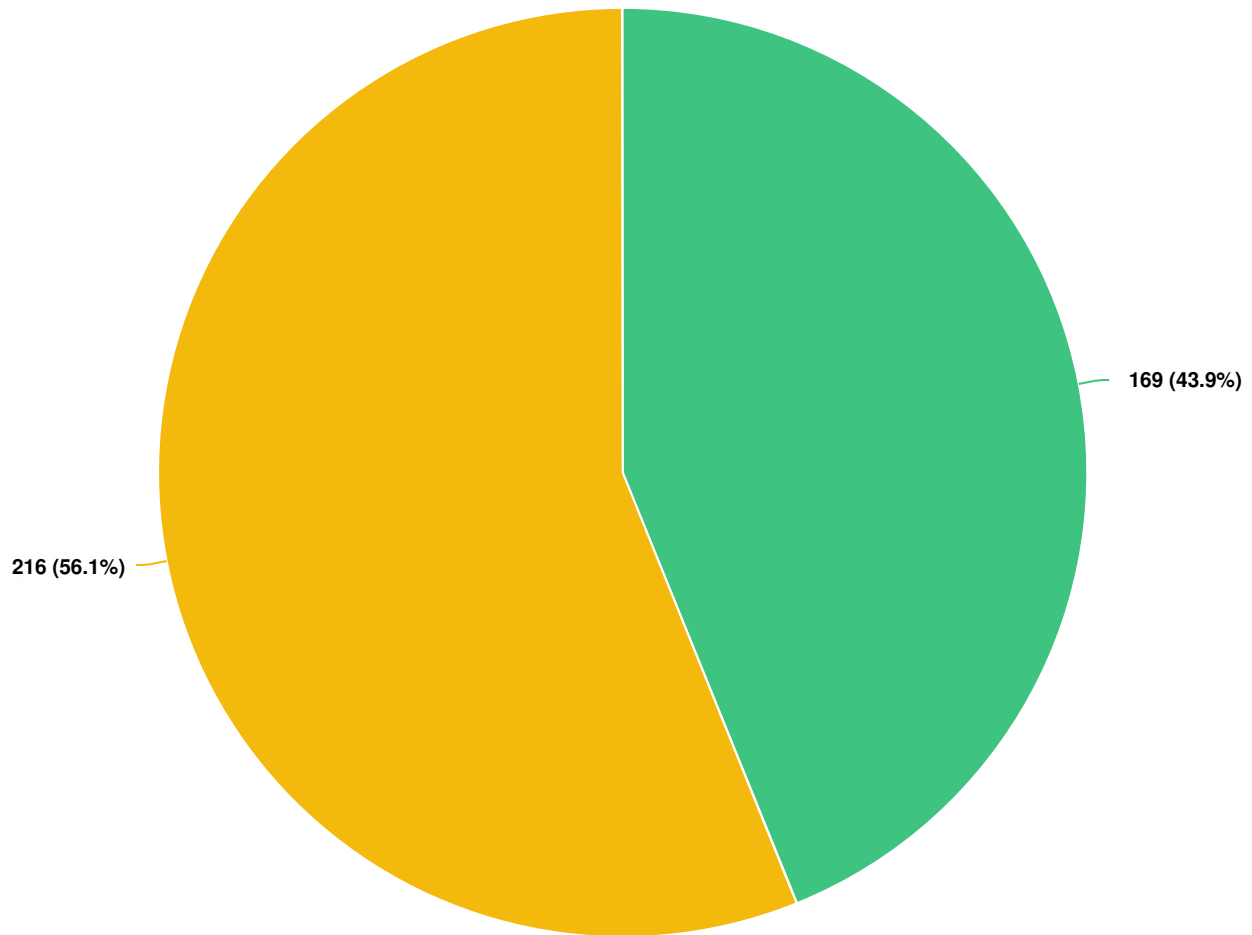
**Question options**

● NO ● YES

Mandatory Question (385 response(s))

Question type: Dropdown Question

If reservations are available, are you willing to pay a nominal fee for rental?

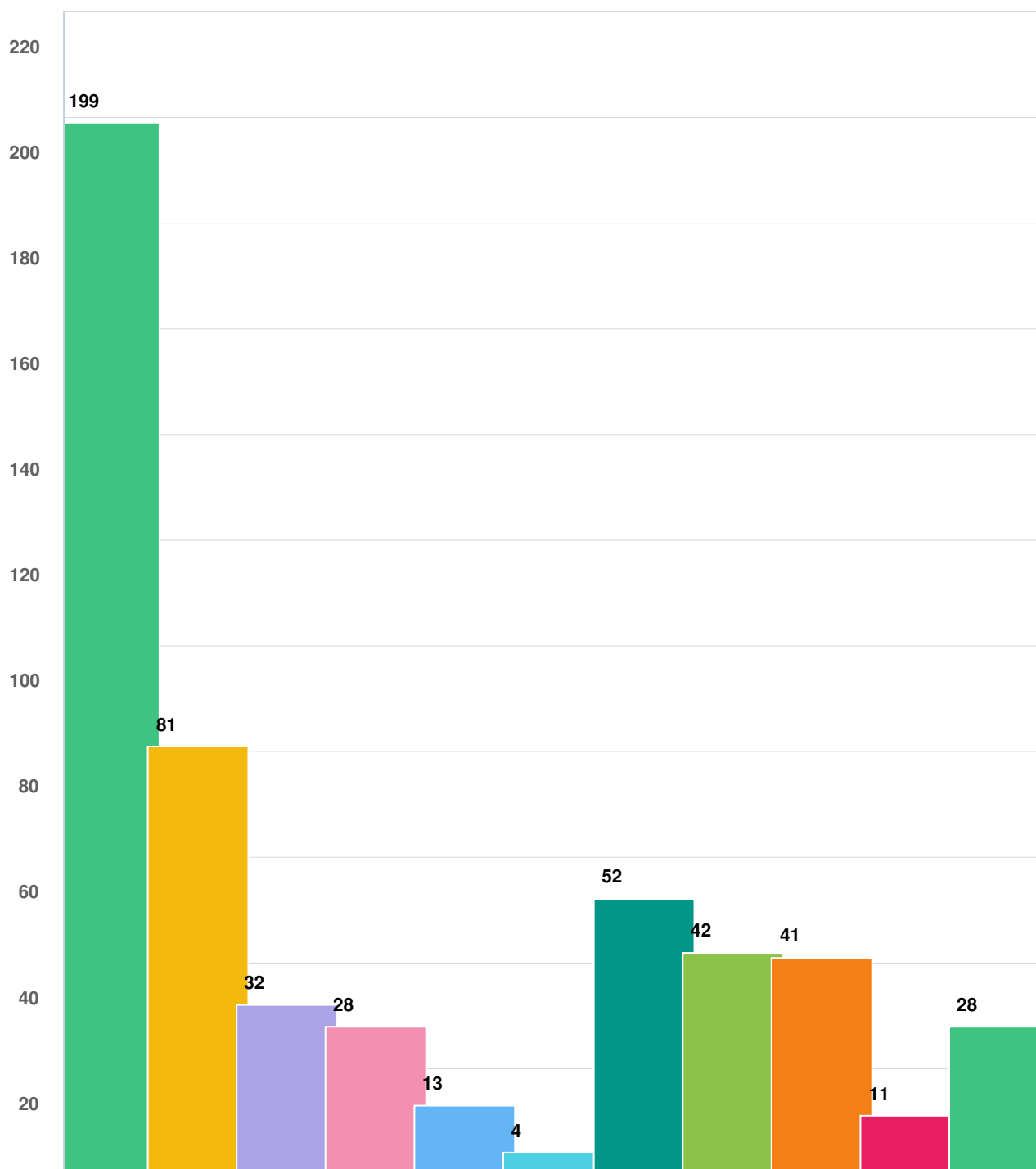
**Question options**

● NO ● YES

Mandatory Question (385 response(s))

Question type: Dropdown Question

Do you use/reserve athletic facilities outside of Camas parks? If so what types?
(Select all that apply)



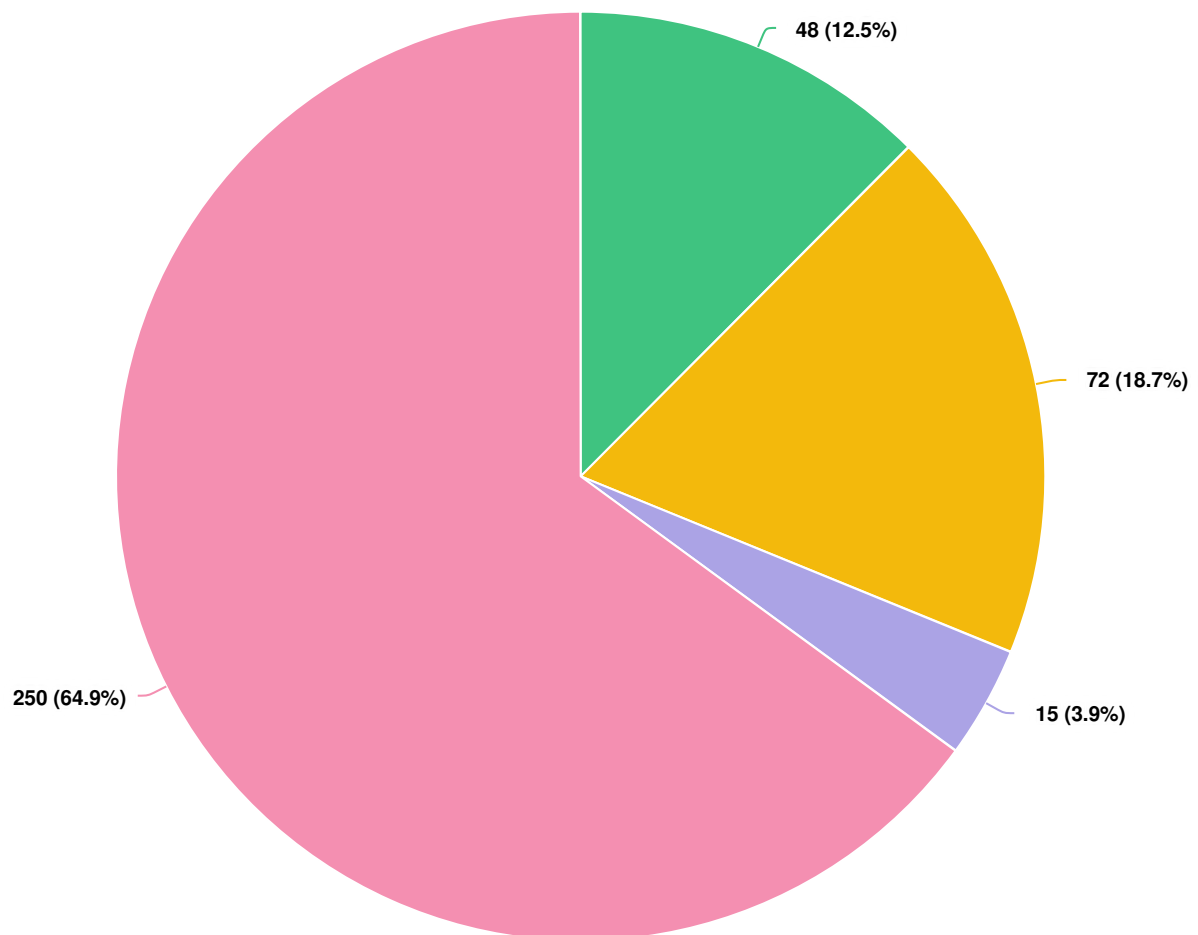
Question options

- ☐ I do not use facilities outside of Camas parks
 ☐ Baseball
 ☐ Softball
 ☐ Football
 ☐ Lacrosse
 ☐ Rugby
 ☐ Basketball
 ☐ Tennis
 ☐ Pickleball
 ☐ Sand Volleyball
 ☐ Volleyball

Mandatory Question (385 response(s))

Question type: Checkbox Question

If you reserve facilities outside of Camas parks, how would you rank the reservation process?

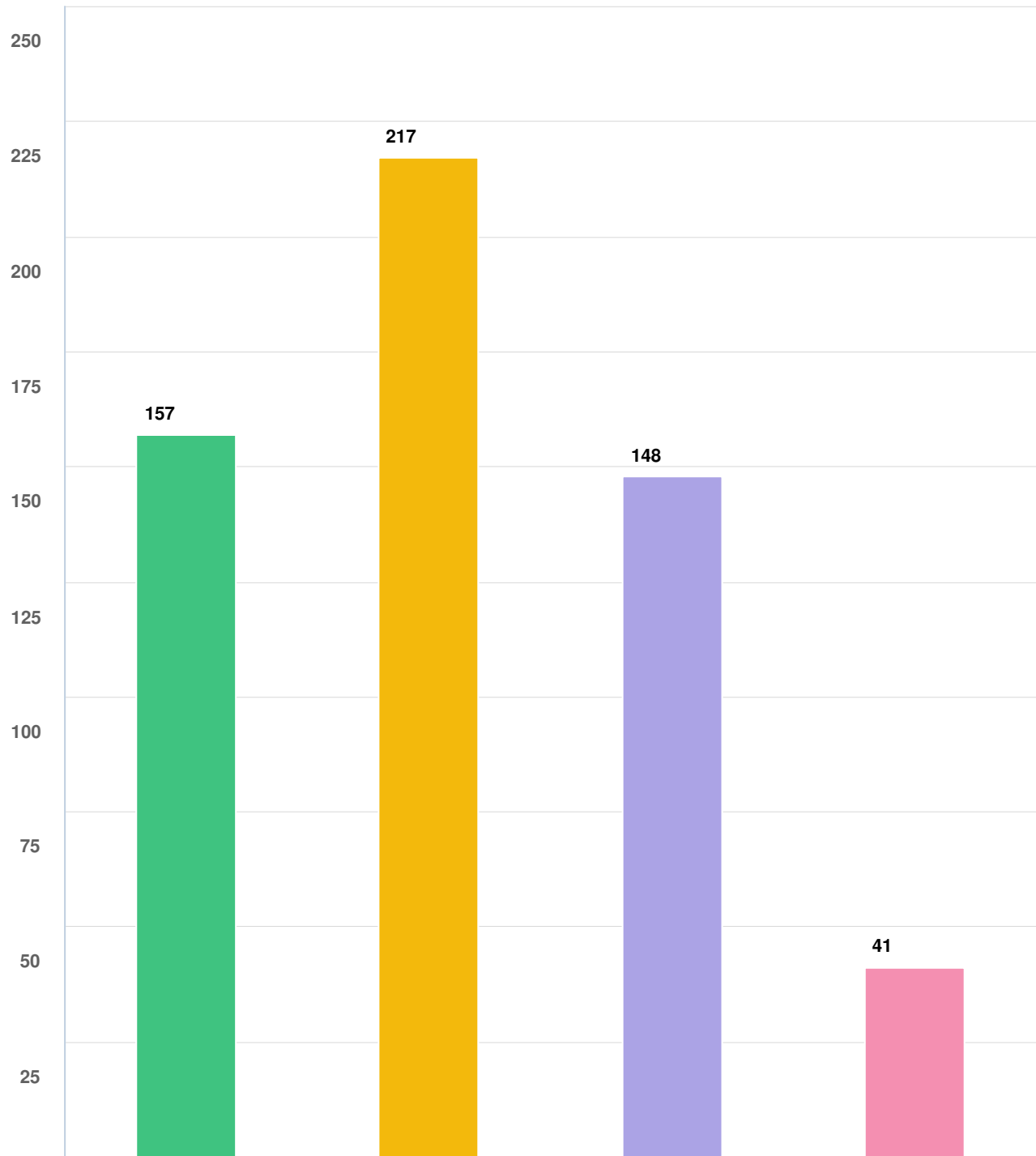
**Question options**

● Easy ● Moderately easy ● Difficult ● NA

Mandatory Question (385 response(s))

Question type: Dropdown Question

Please select the below user specific survey that applies to you or your household. If you are a user of multiple athletic facilities types, please take the time to answer the survey for all applicable sports. These surveys can be found in the surv...



Question options

- Baseball / Softball User Survey
- Soccer / Football / Lacrosse User Survey
- Courts - Basketball / Tennis / Pickleball / Volleyball / Sand Volleyball User Survey
- NA

Mandatory Question (385 response(s))

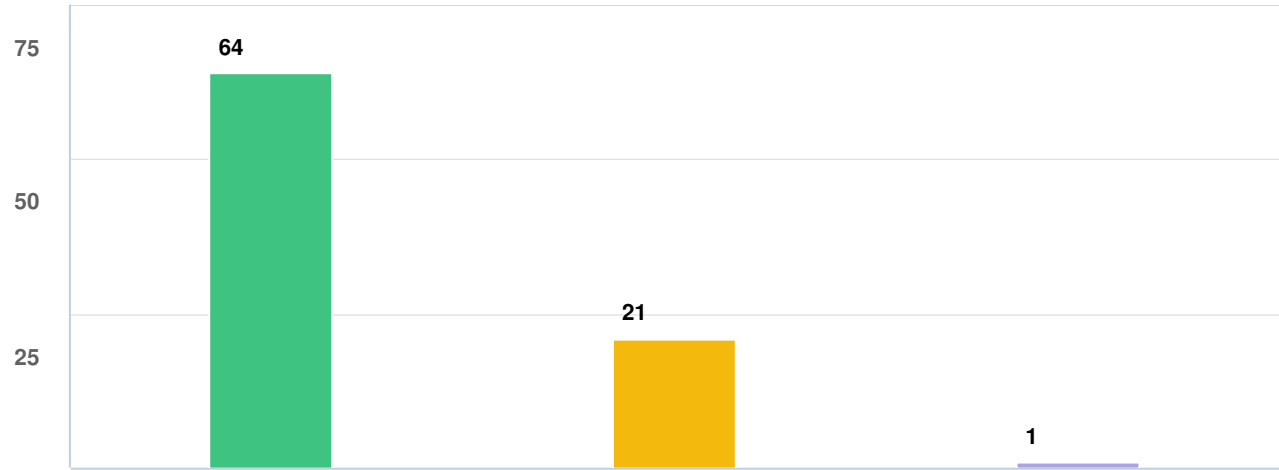
Question type: Checkbox Question

ENGAGEMENT TOOL: SURVEY TOOL

USER GROUP SURVEY: Baseball / Softball / Kickball

Visitors	89	Contributors	70	CONTRIBUTIONS	70
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What are the primary sports you or your household play in Camas parks?(select all that apply)



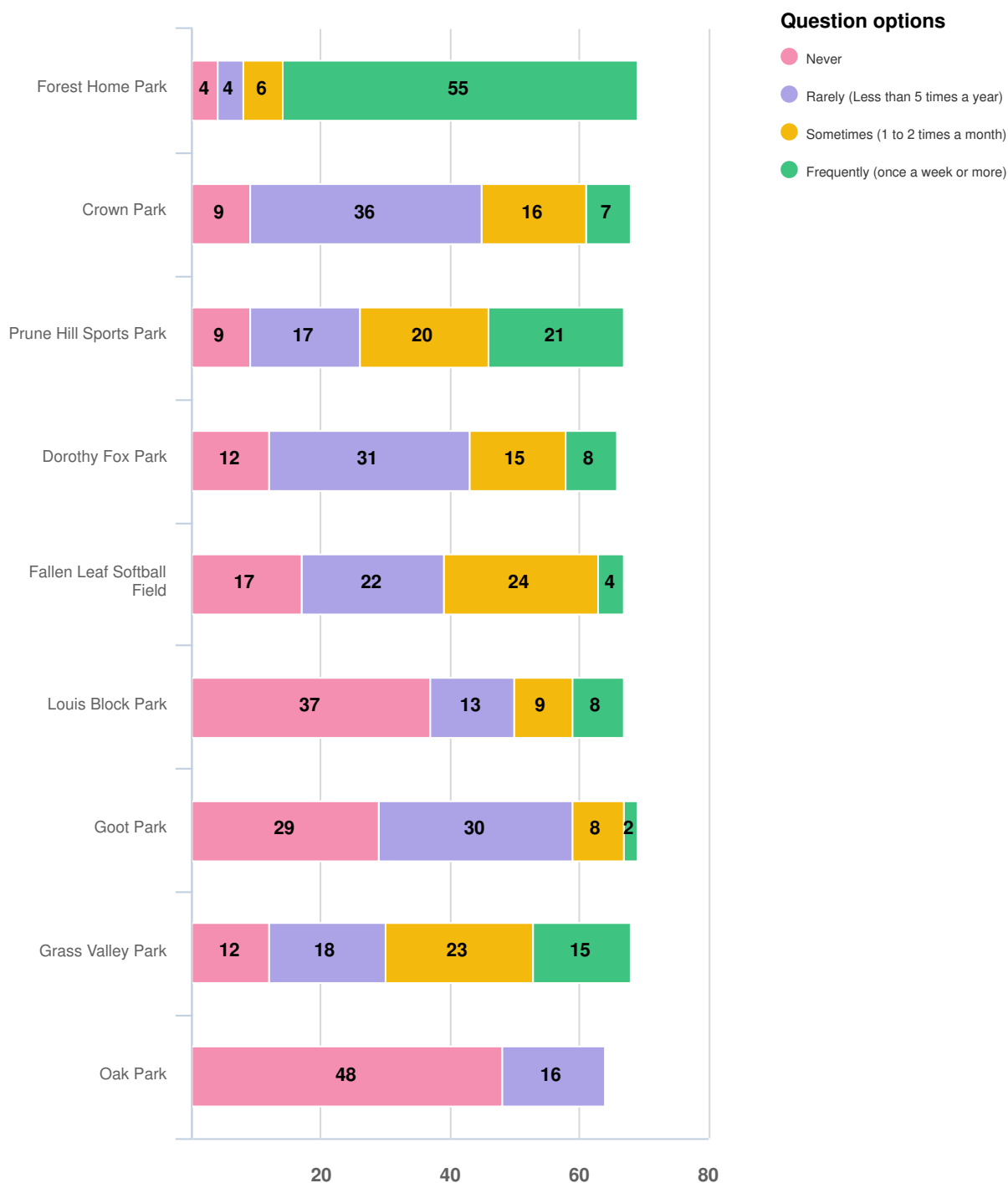
Question options

● Baseball ● Softball ● Kickball

Mandatory Question (70 response(s))

Question type: Checkbox Question

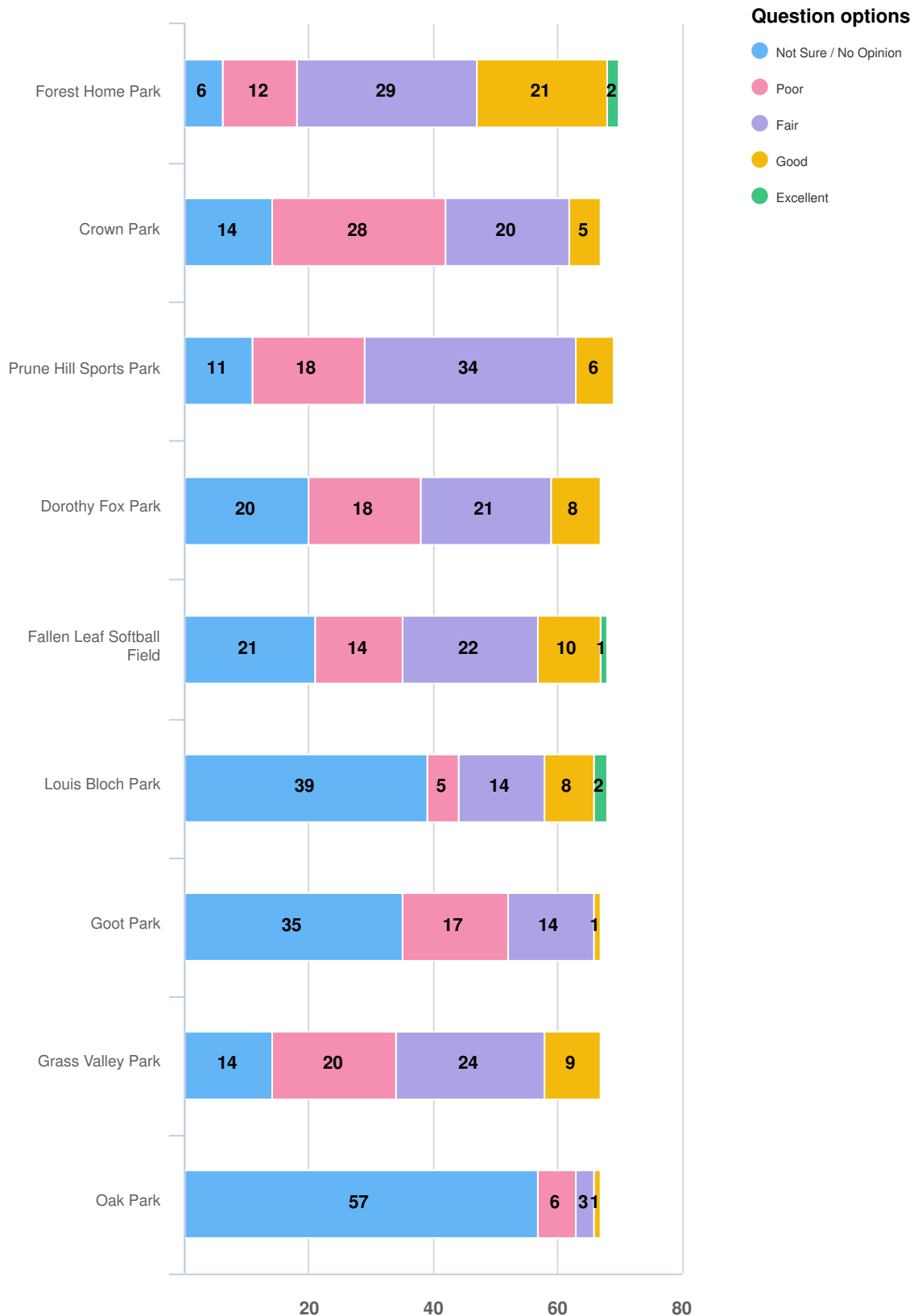
How often do you visit the following Camas athletic facilities to play or practice?



Optional question (70 response(s), 0 skipped)

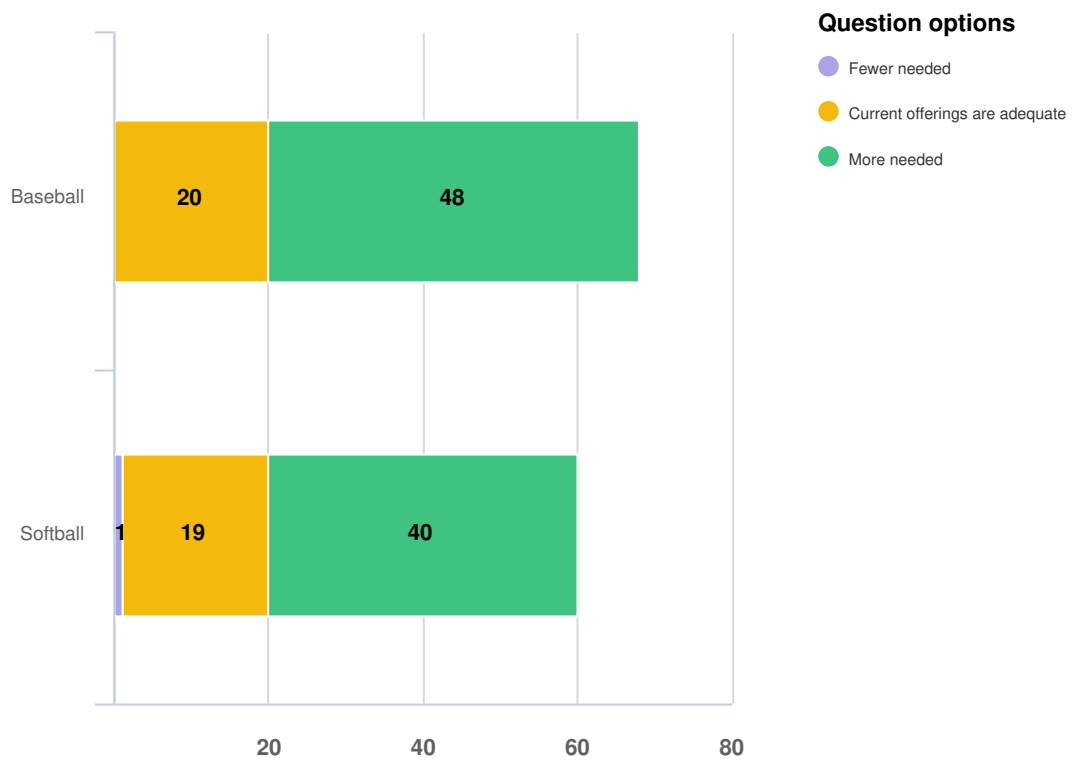
Question type: Likert Question

How would you rate the playing condition of the following Camas baseball/softball?



Optional question (70 response(s), 0 skipped)

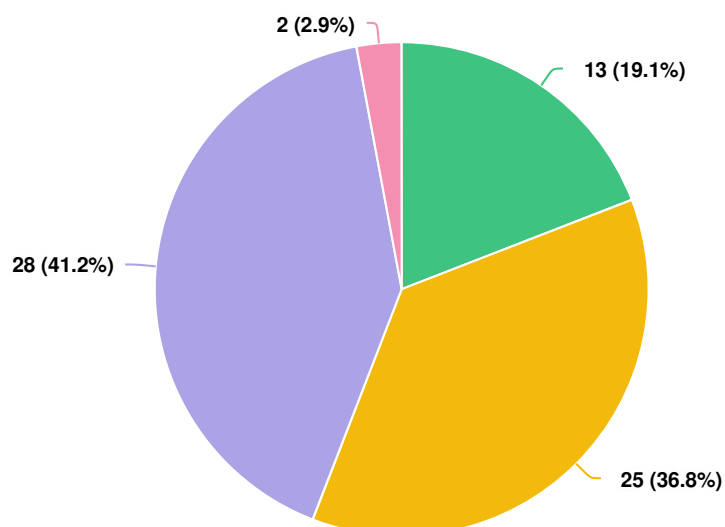
Question type: Likert Question

Indicate if the current Camas citywide baseball/softball fields offerings are adequate or not?

Optional question (69 response(s), 1 skipped)

Question type: Likert Question

How would you rate your current access to sufficient field time for practice/games within Camas parks system?



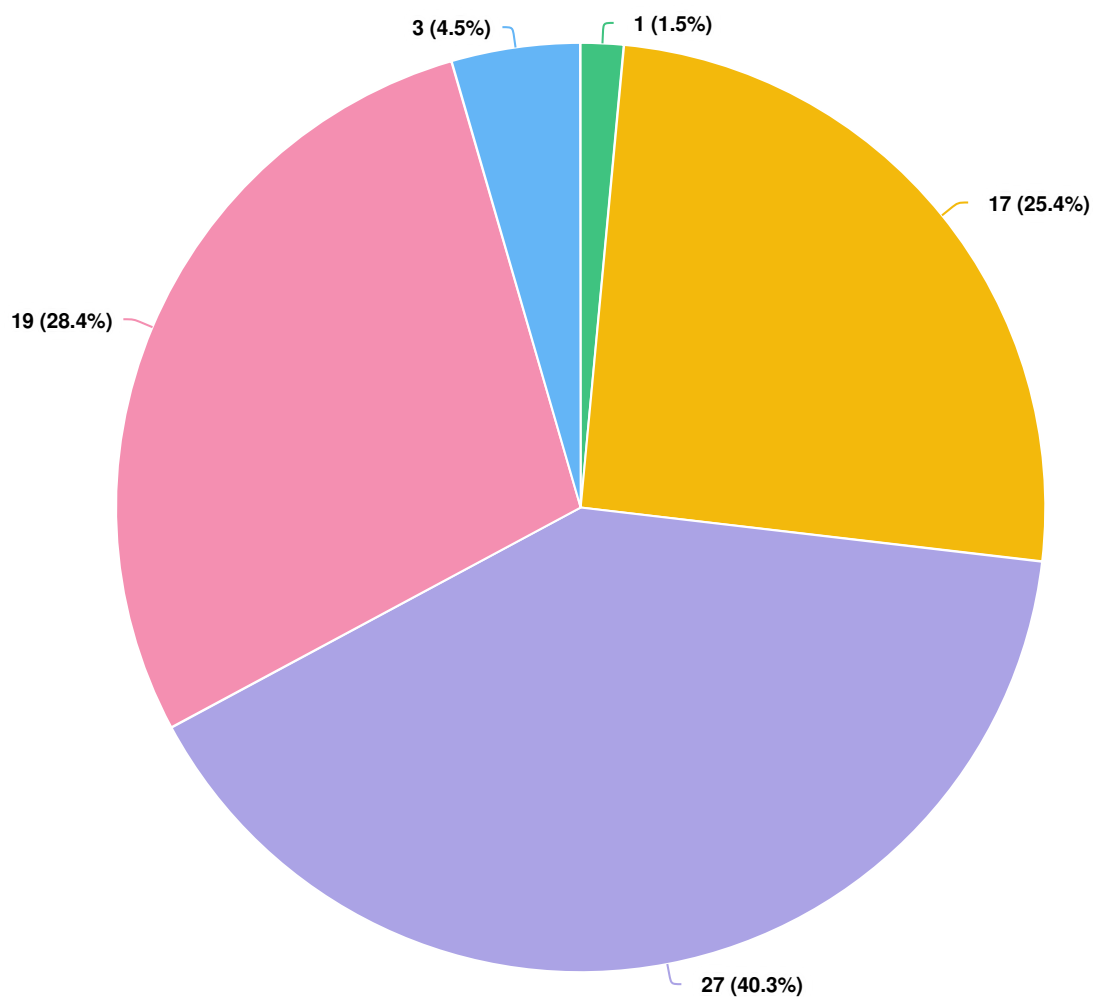
Question options

● Not sure / No opinion ● Poor ● Fair ● Good

Optional question (68 response(s), 2 skipped)

Question type: Dropdown Question

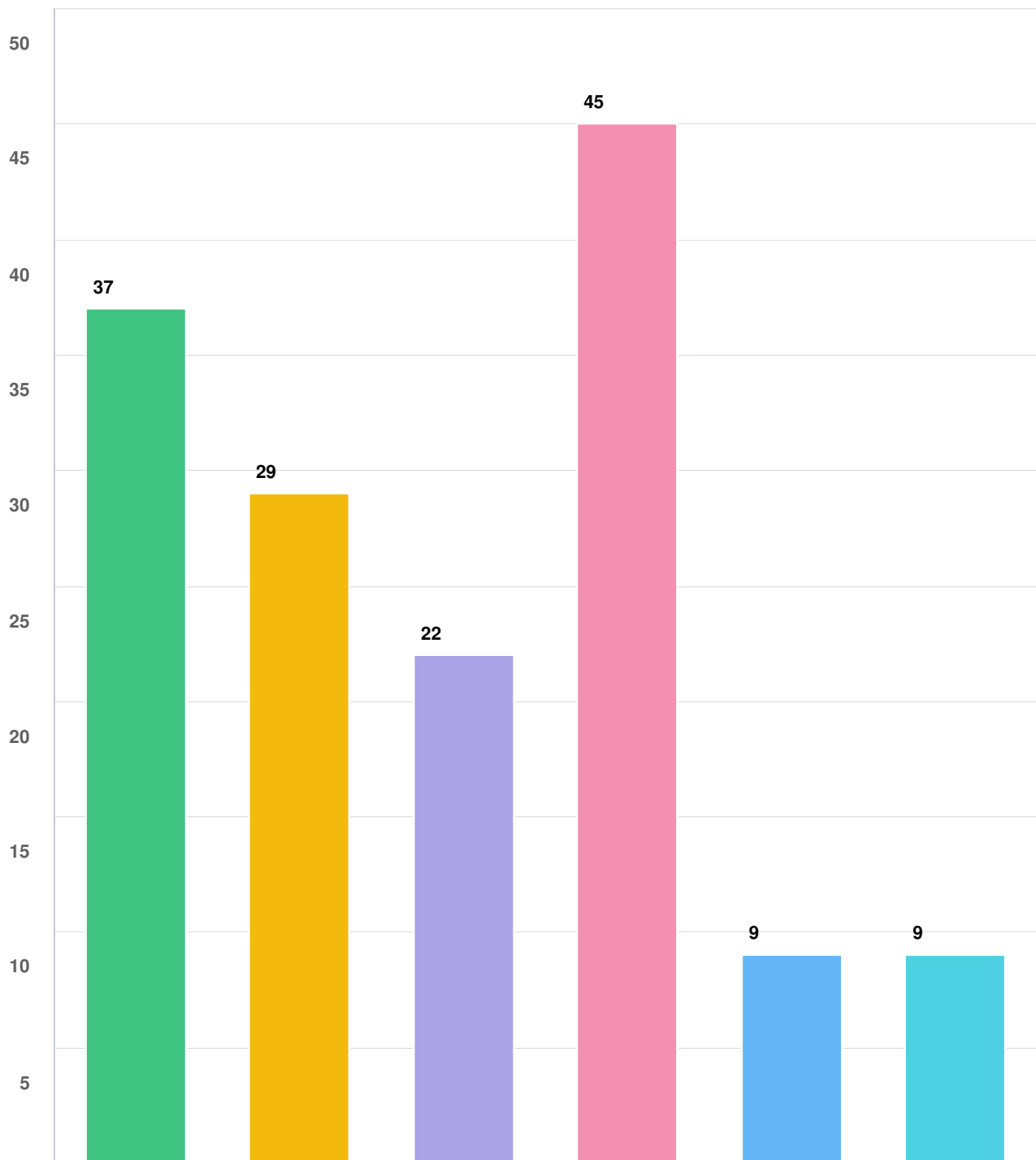
How would you rate your current access to sufficient field time for practice/games with the surrounding facilities within the region?

**Question options**

Not sure / No opinion Poor Fair Good Excellent

Optional question (67 response(s), 3 skipped)

Question type: Dropdown Question

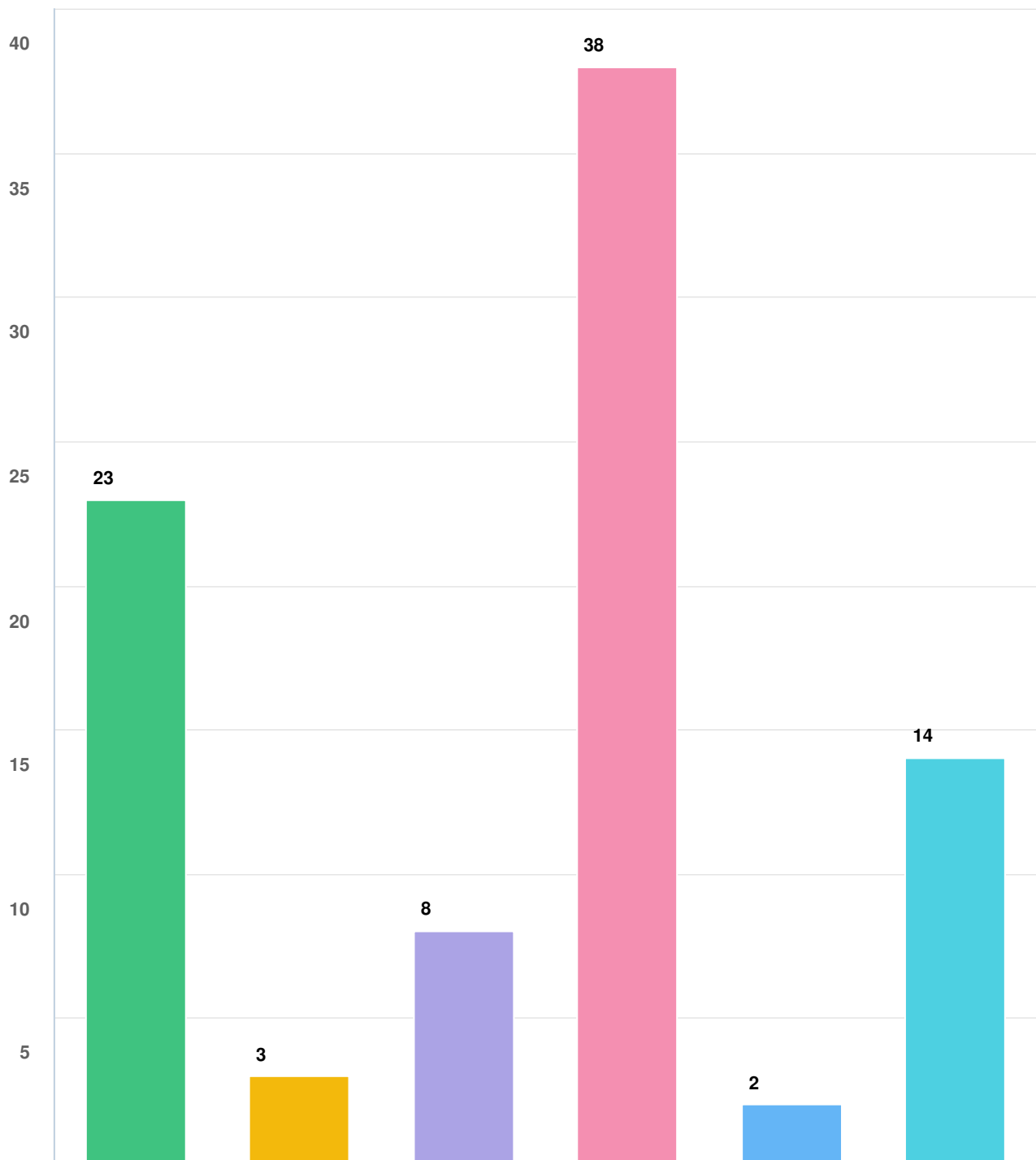
Which field system do you use outside of the Camas parks facilities?(select all that apply)**Question options**

☐ No, I only use Camas parks facilities ☐ Washougal School District ☐ Camas School District ☐ Clark County Parks
☐ City of Washougal ☐ City of Vancouver

Optional question (69 response(s), 1 skipped)

Question type: Checkbox Question

If weather constraints prevent outdoor play on Camas parks facilities, where do you go to play?(select all that apply)



Question options

● No, I only use Camas parks facilities
 ● Washougal School District
 ● Camas School District
 ● Clark County Parks
● City of Washougal
● City of Vancouver

Optional question (68 response(s), 2 skipped)

Question type: Checkbox Question

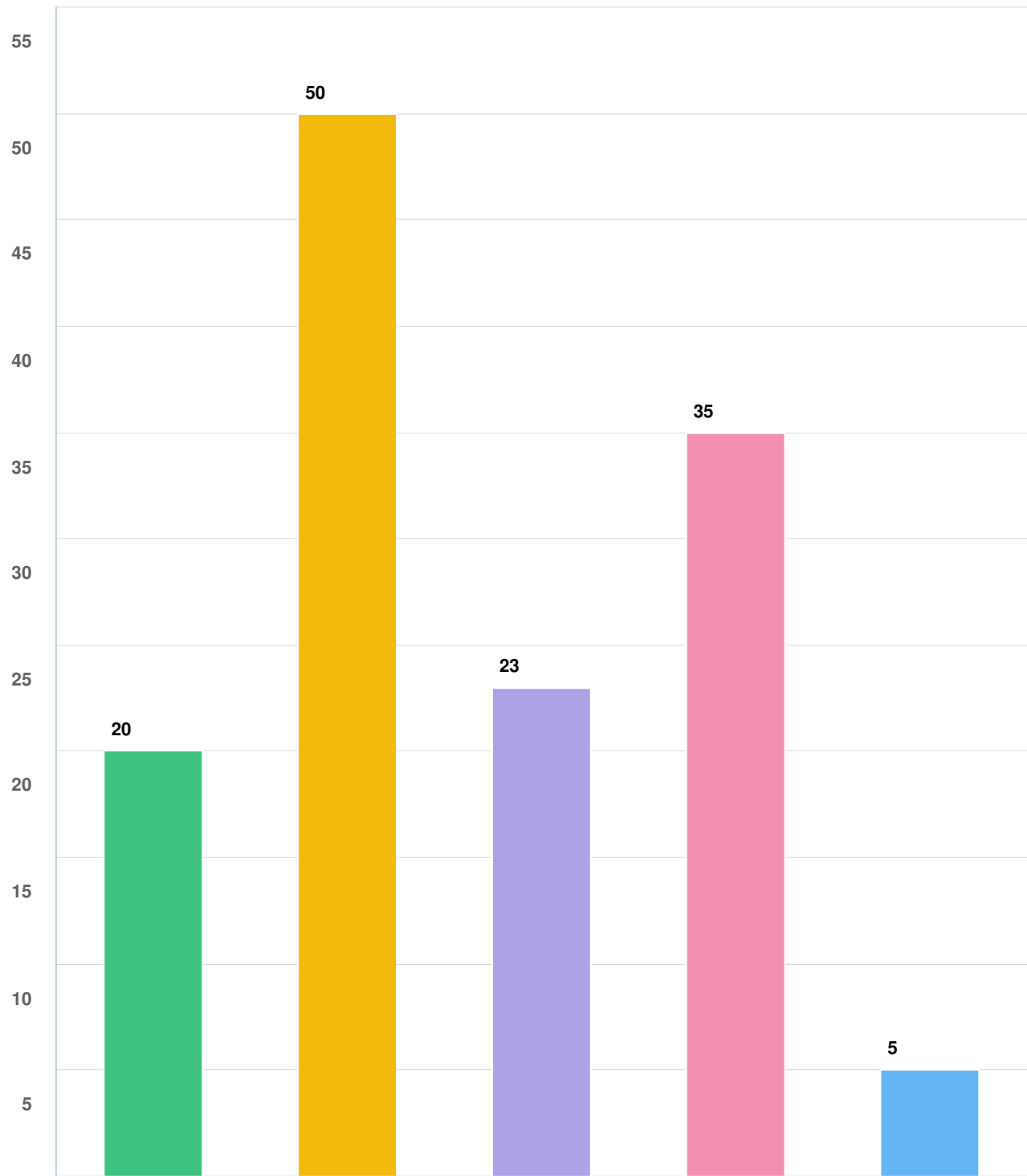
Rank the reason for using fields outside of the Camas parks facilities. (rank 1-8 with 1 being highest)

OPTIONS	AVG. RANK
Looking for synthetic turf fields	2.68
Field schedules are full	3.62
Weather related	3.62
Quality of fields	4.02
Not enough fields available with lights	4.71
Not enough amenities (restroom, playground for spectator, seating)	5.33
Not enough parking for players and spectators	5.52
Fields aren't accessible for players or spectators	6.20

Optional question (68 response(s), 2 skipped)

Question type: Ranking Question

What are the most convenient times for you and others in your household to use the athletic facilities?(select top 2 choices)



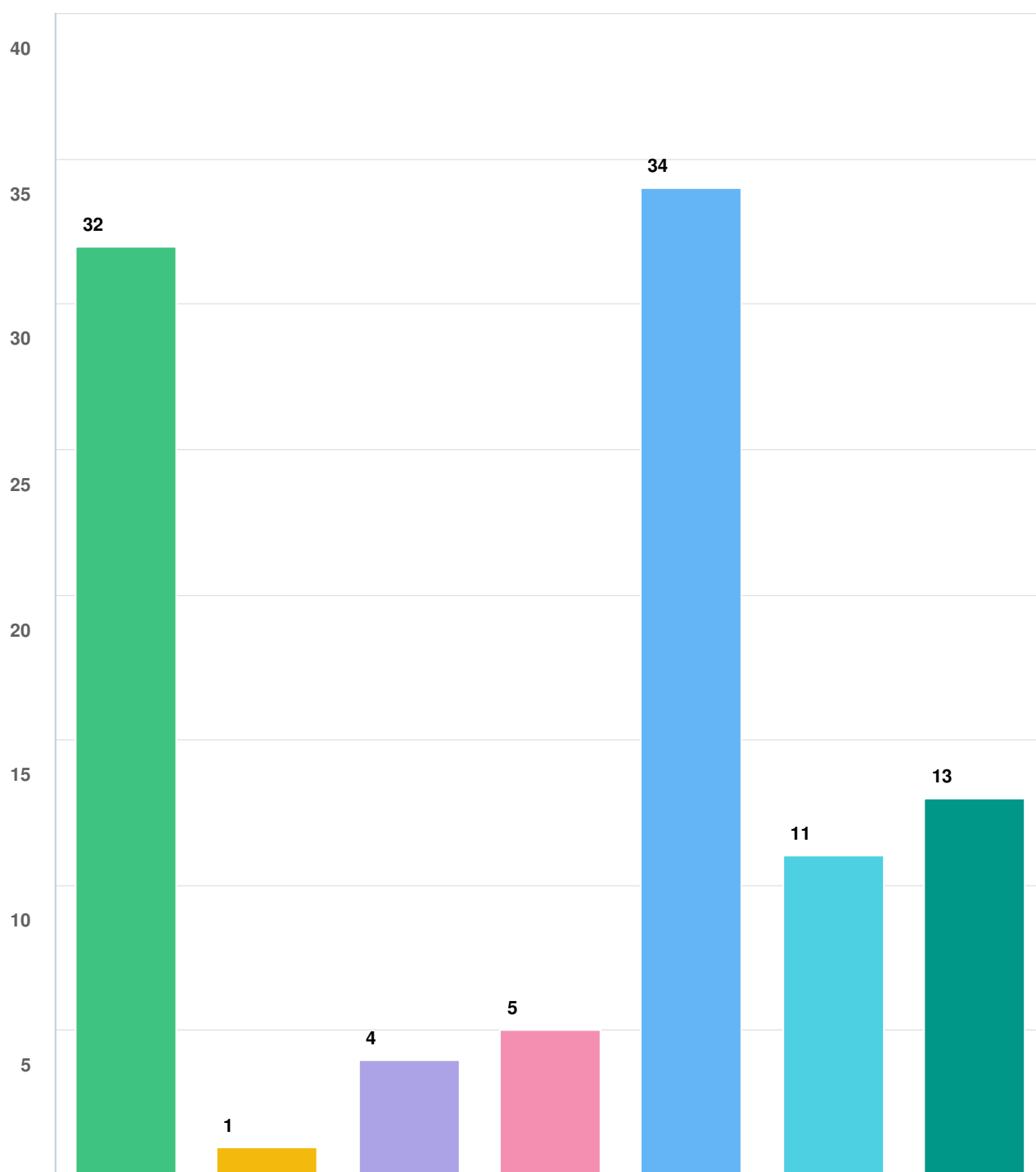
Question options

- ☐ Weekend evenings ☐ Weekend mornings ☐ Weekend afternoons ☐ Weekday evenings ☐ Weekday afternoons

Optional question (69 response(s), 1 skipped)

Question type: Checkbox Question

Are you experiencing any accessibility difficulty or issues at the athletic fields you use at Camas parks?(select up to 2 choices)



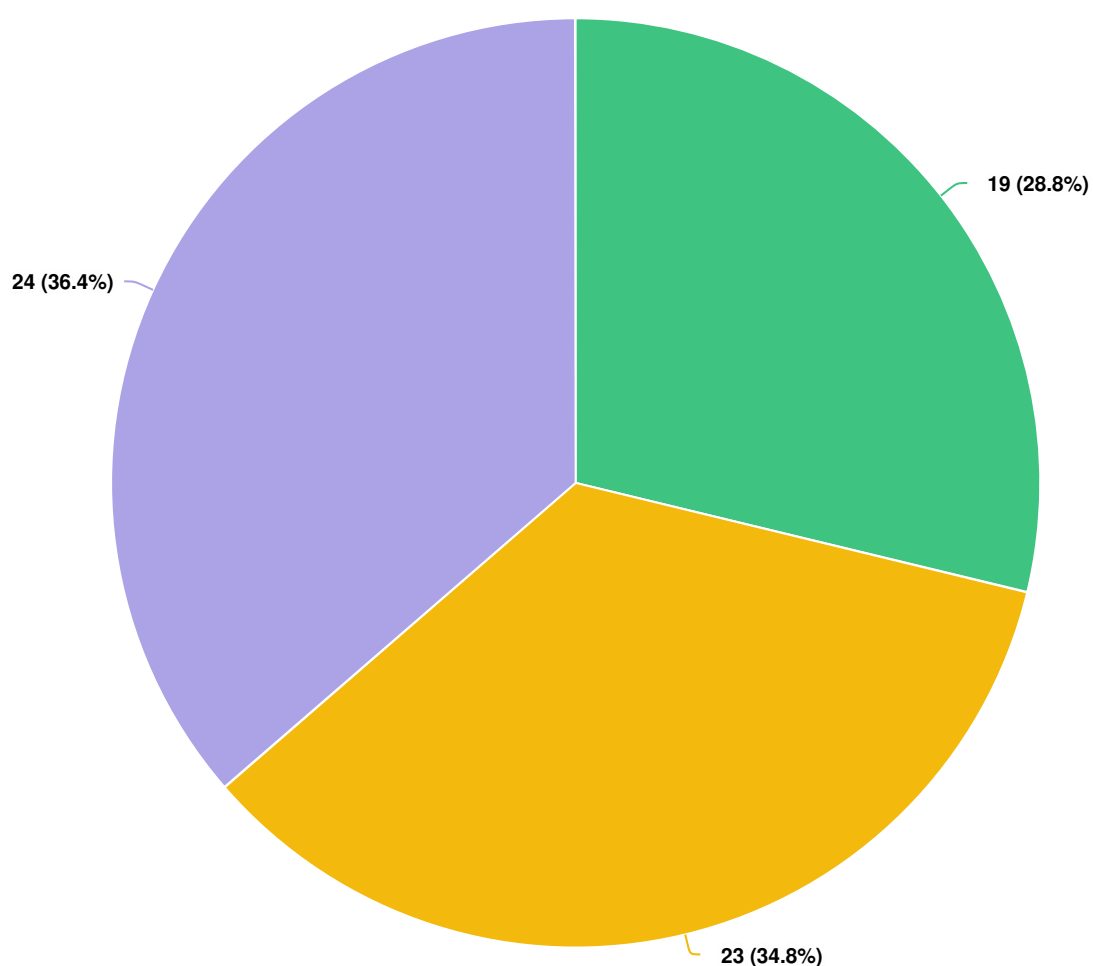
Question options

☒ No problems
 ☐ All of the above
 ☐ Restrooms
 ☐ Access to spectator seating
 ☐ Sidewalks
 ☐ Ramps
 ☒ Parking

Optional question (68 response(s), 2 skipped)

Question type: Checkbox Question

How would you rate the equitability and allocation of the fields for boys vs girls, including dates, times, amenities and locations?

**Question options**

☐ Not sure / no opinion ☐ Fair, boys and girls have equal access ☐ Not equal, boys have more access

Optional question (66 response(s), 4 skipped)

Question type: Dropdown Question

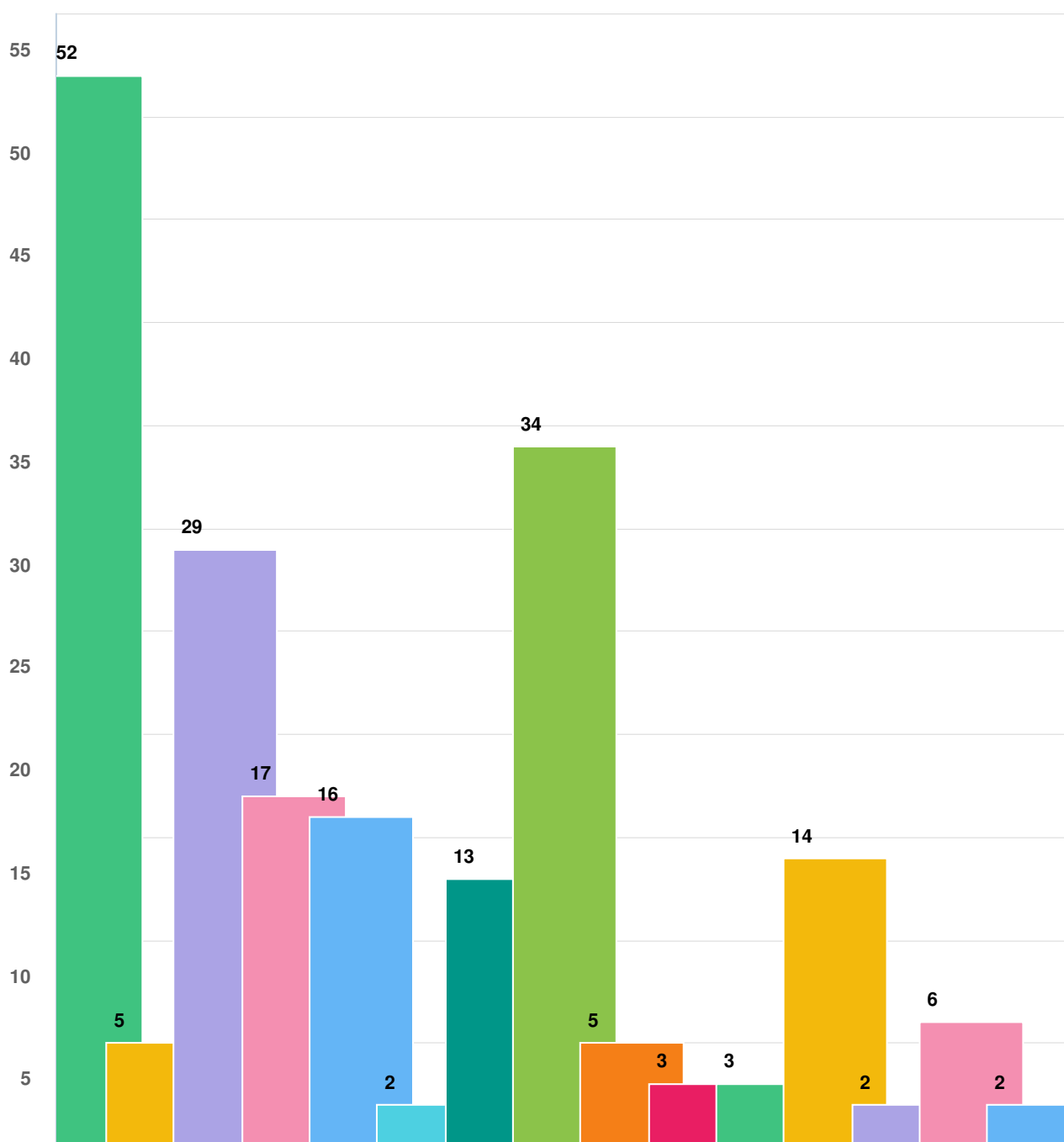
Please rank the following sports fields improvements by priority. (rank from 1-7 with 1 being highest)

OPTIONS	AVG. RANK
Prioritizing sport fields that can be used year-round in all weather conditions	1.70
Prioritize improving the quality of existing sports fields before adding new fields	3.05
Prioritize partnership opportunities with other jurisdictions, such as the school district, to improve or build new fields	4.02
Addressing gaps where some areas of the city are lacking some types of sports fields	4.16
Prioritizing improvements in areas of the city experiencing growth	4.75
Prioritizing fields that are cheaper to operate and maintain	4.85
Prioritize fields that are cheaper to improve and build	5.21

Optional question (68 response(s), 2 skipped)

Question type: Ranking Question

Which top three (3) amenities at Camas athletic facilities would you like to prioritize for funding?



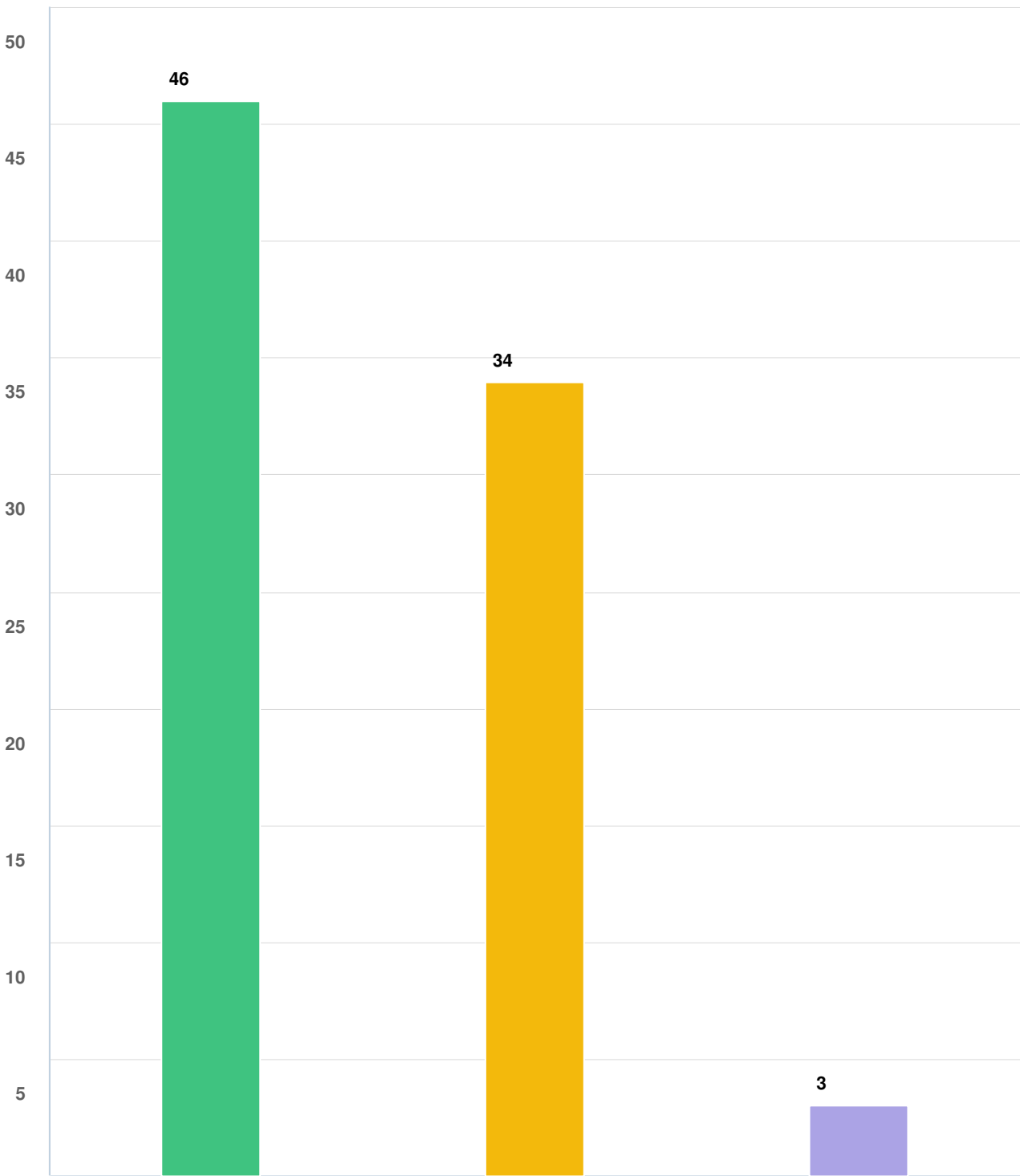
Question options

- Other (please specify)
 ● ADA improvements
 ● Site furnishings (i.e. picnic tables, benches, bike racks, etc.)
- Adjacent playground
 ● Walking trails
 ● Picnic shelter
 ● Practice pitching areas
 ● Batting cage
- Practice/warm up areas
 ● Scoreboard
 ● Shaded spectator seating
 ● Field lights
 ● Restroom
- Concessions facility
 ● Artificial Turf

Optional question (69 response(s), 1 skipped)

Question type: Checkbox Question

In what ways would you consider supporting the Camas parks system?(select all that apply)



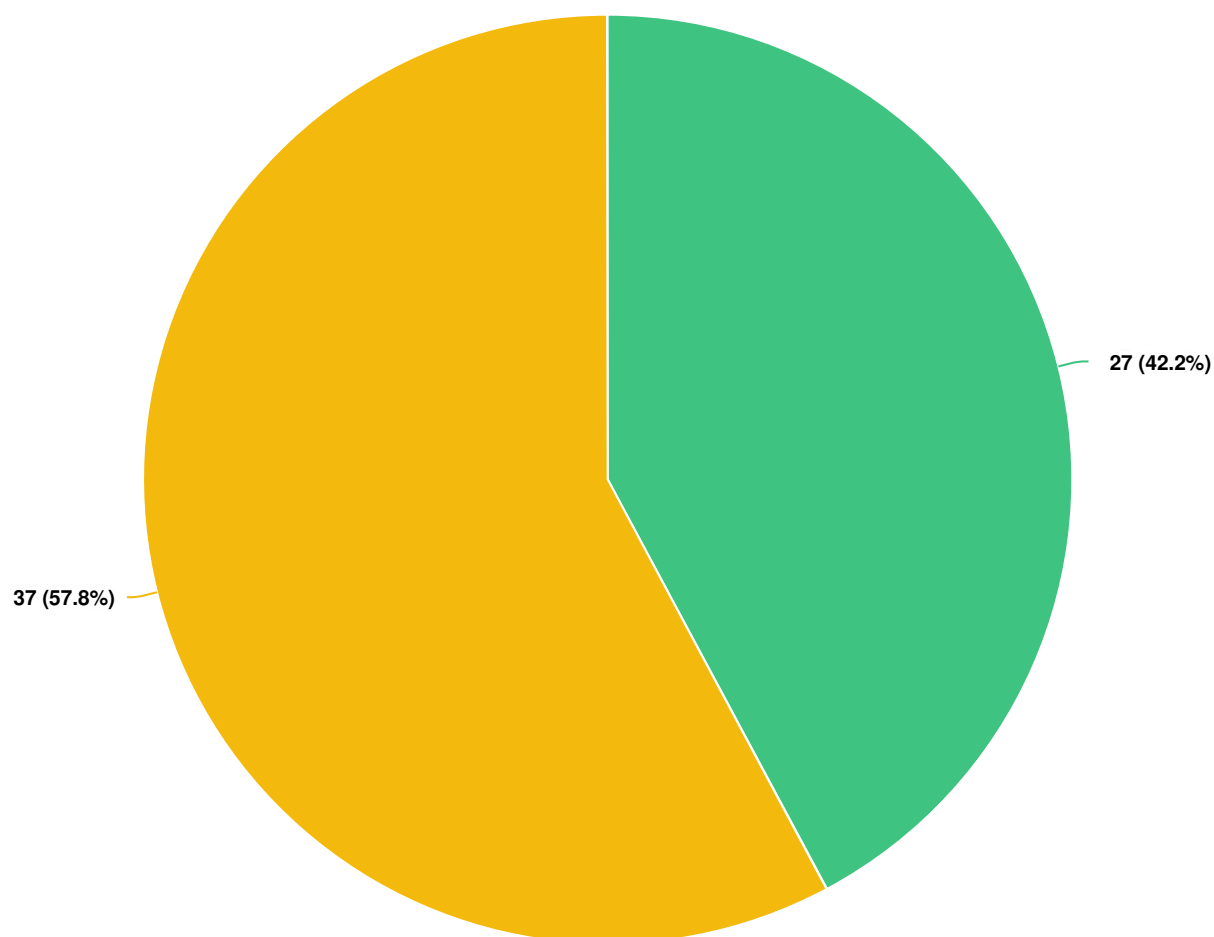
Question options

☐ Other (please specify) ☐ Donating / Sponsoring ☐ Volunteering

Optional question (60 response(s), 10 skipped)

Question type: Checkbox Question

Camas parks system currently does not schedule all fields. Would you support a scheduling system? If yes, would you support a fee to help offset cost of field scheduling and maintenance?

**Question options**

● If yes, please tell us if you support a fee for booking a facility. Share your answer below.

● NO

Optional question (64 response(s), 6 skipped)

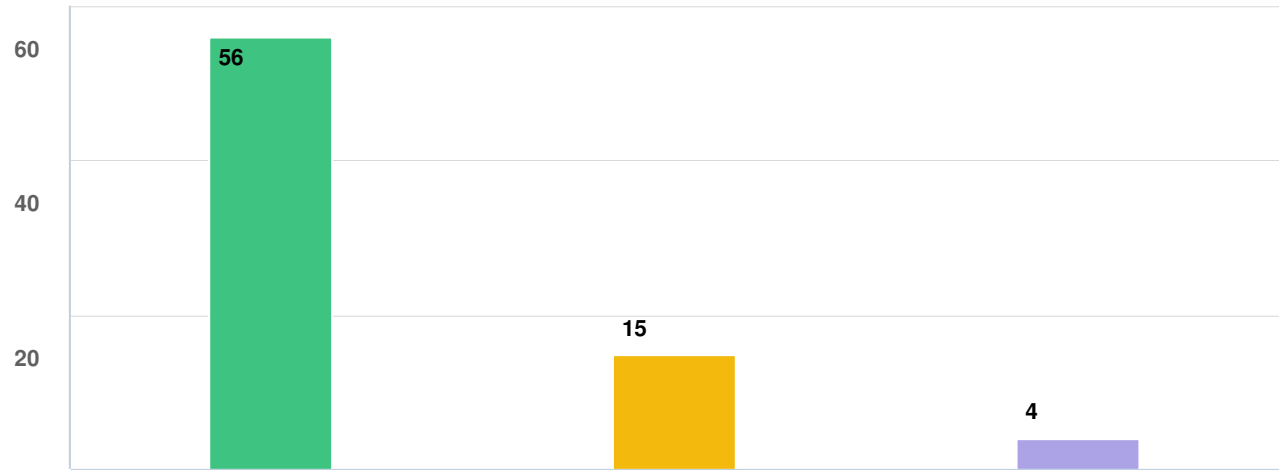
Question type: Dropdown Question

ENGAGEMENT TOOL: SURVEY TOOL

USER GROUP SURVEY: Soccer / Football / Lacrosse / Rugby

Visitors	110	Contributors	66	CONTRIBUTIONS	66
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What are the primary sports you or your household play in Camas parks?(select all that apply)



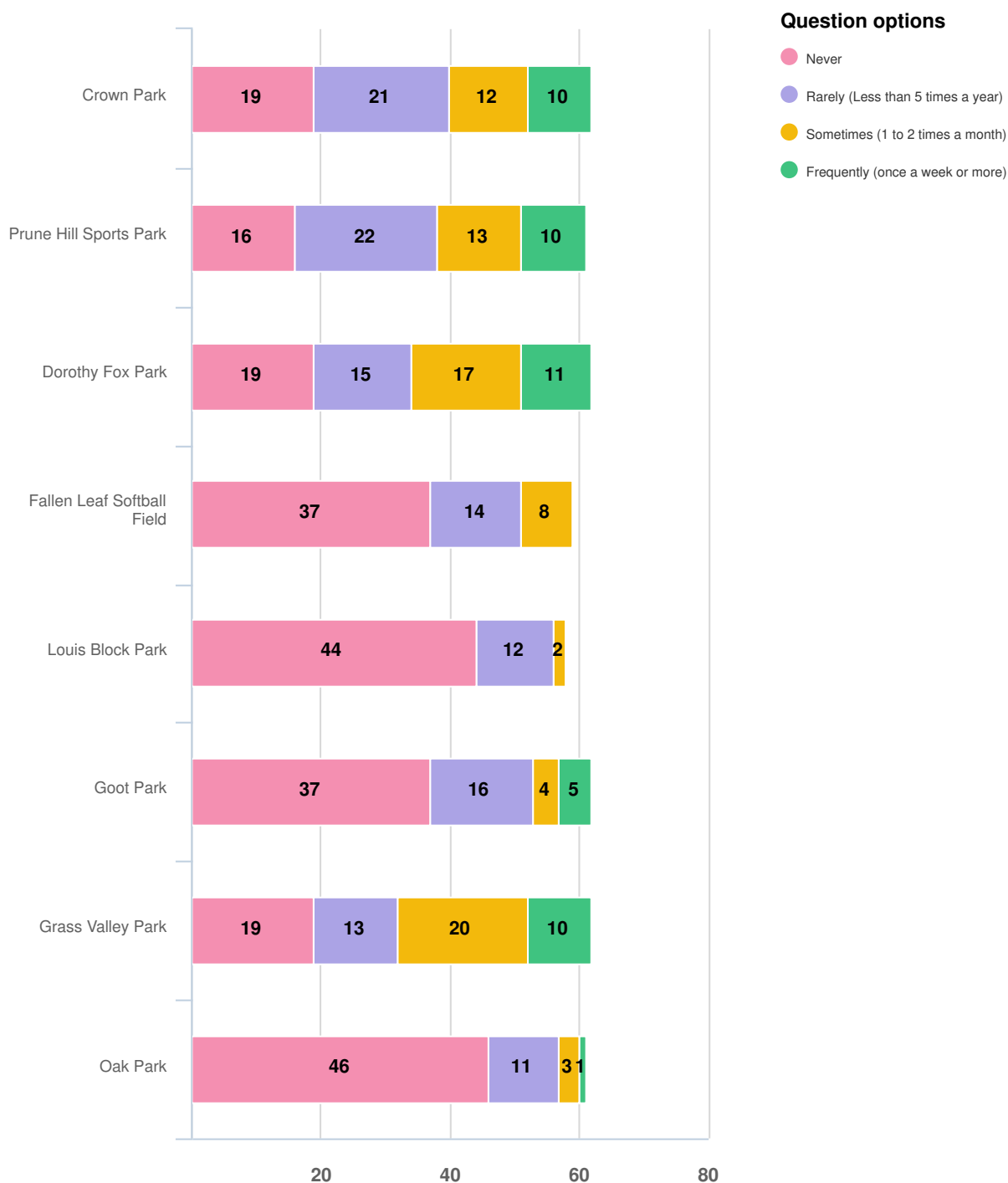
Question options

☐ Lacrosse ☐ Football ☒ Soccer

Mandatory Question (66 response(s))

Question type: Checkbox Question

How often do you visit the following Camas athletic facilities to play or practice?



Optional question (65 response(s), 1 skipped)

Question type: Likert Question

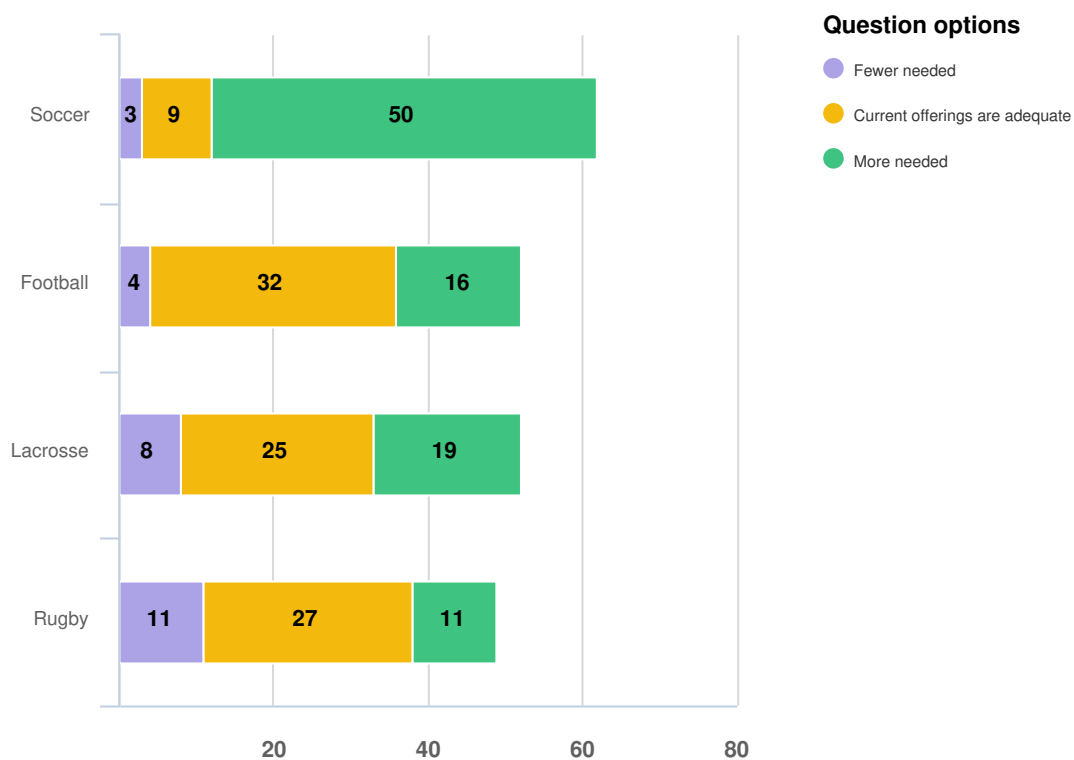
How would you rate the playing condition of the following Camas park fields?



Optional question (64 response(s), 2 skipped)

Question type: Likert Question

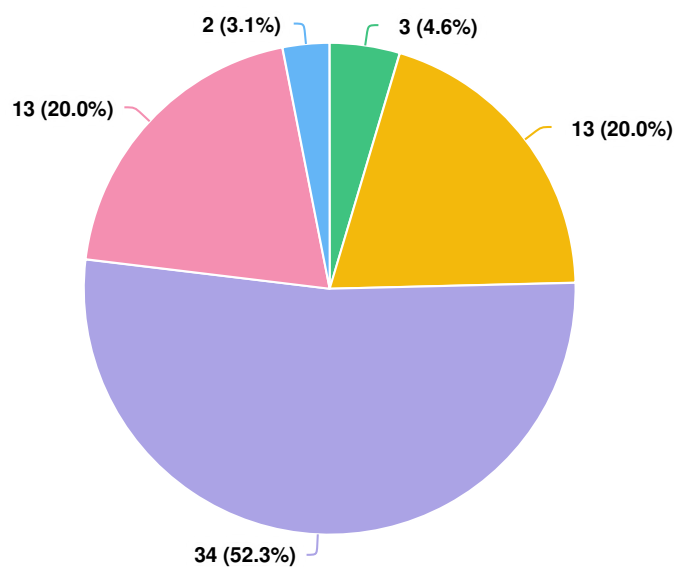
Indicate if the current Camas citywide fields offerings are adequate or not?



Optional question (64 response(s), 2 skipped)

Question type: Likert Question

How would you rate your current access to sufficient field time for practice/games within Camas parks system?

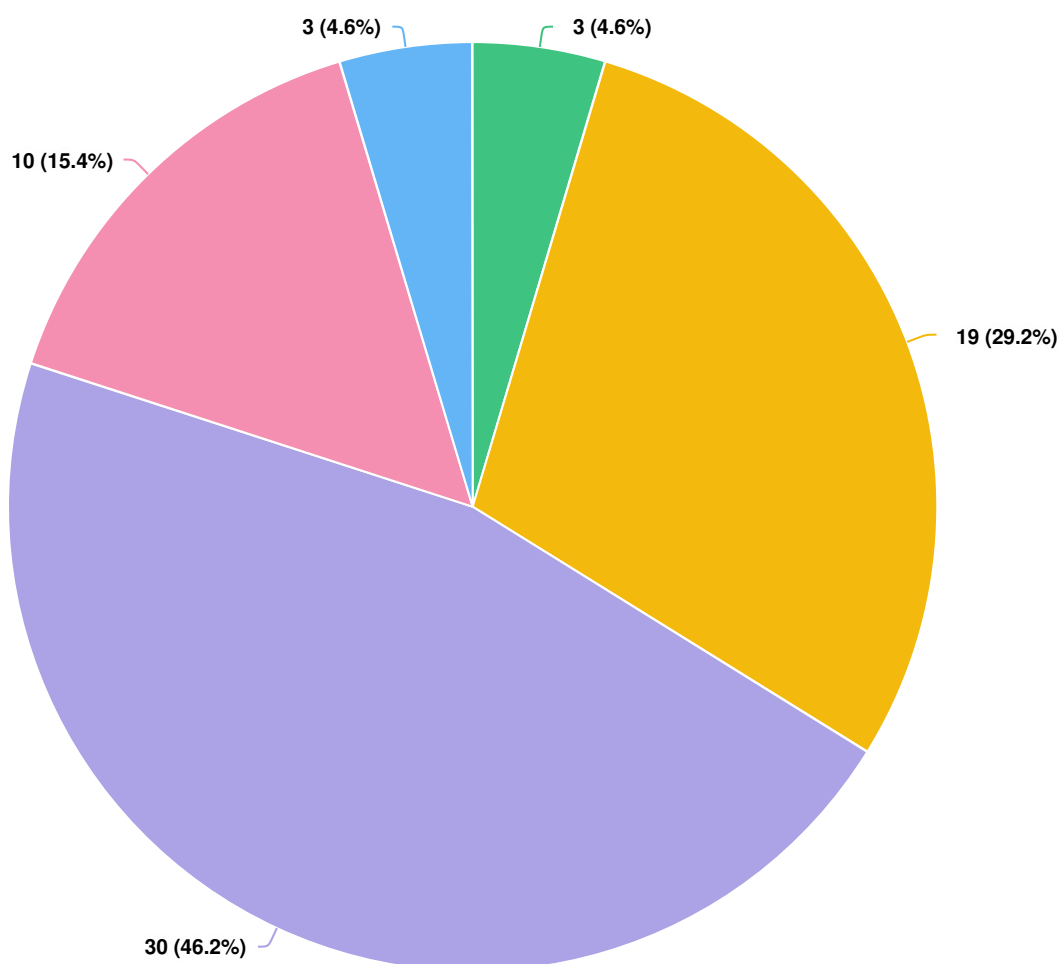
**Question options**

☐ Not sure / No opinion ☐ Poor ☐ Fair ☐ Good ☐ Excellent

Optional question (65 response(s), 1 skipped)

Question type: Dropdown Question

How would you rate your current access to sufficient field time for practice/games with the surrounding facilities within the region?

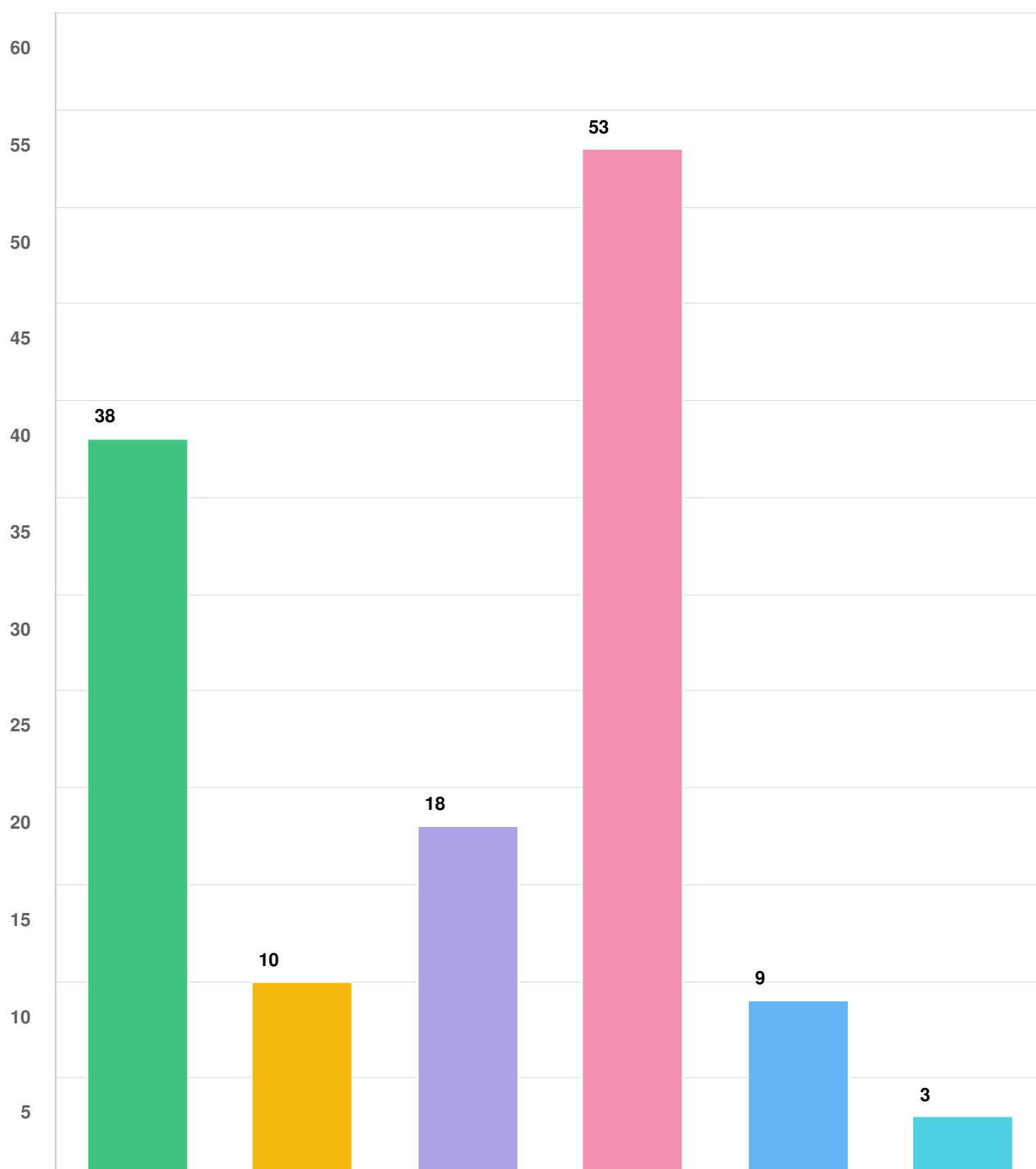
**Question options**

● Not sure / No opinion ● Poor ● Fair ● Good ● Excellent

Optional question (65 response(s), 1 skipped)

Question type: Dropdown Question

Which field system do you use outside of the Camas parks facilities?(select all that apply)



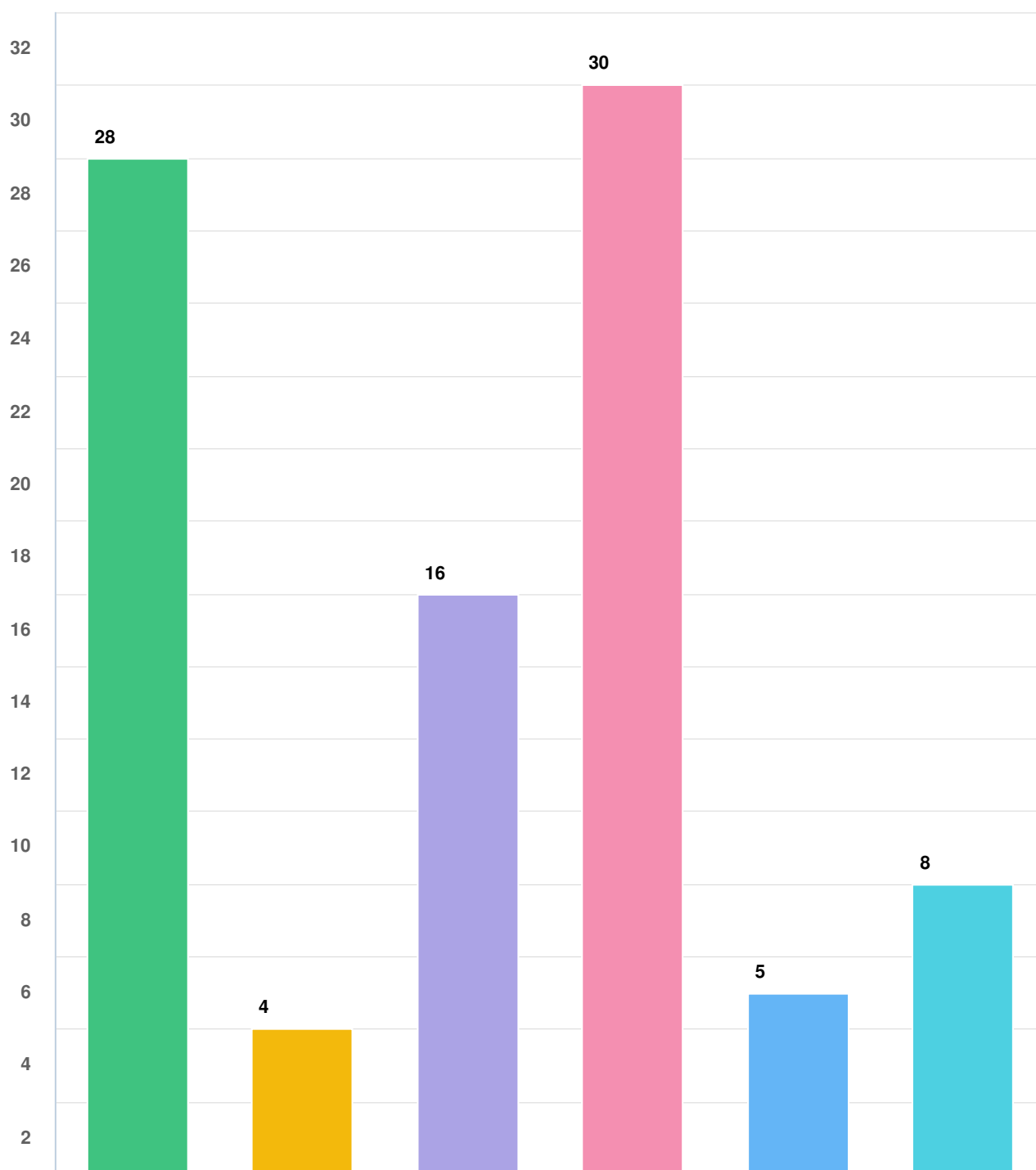
Question options

☐ No, I only use Camas parks facilities
 ☐ Washougal School District
 ☐ Camas School District
 ☐ Clark County Parks
 ☐ City of Washougal
 ☐ City of Vancouver

Optional question (65 response(s), 1 skipped)

Question type: Checkbox Question

If weather constraints prevent outdoor play on Camas parks facilities, where do you go to play?(select all that apply)



Question options

☐ No, I only use Camas parks facilities
 ☐ Washougal School District
 ☐ Camas School District
 ☐ Clark County Parks
 ☐ City of Washougal
 ☐ City of Vancouver

Optional question (57 response(s), 9 skipped)

Question type: Checkbox Question

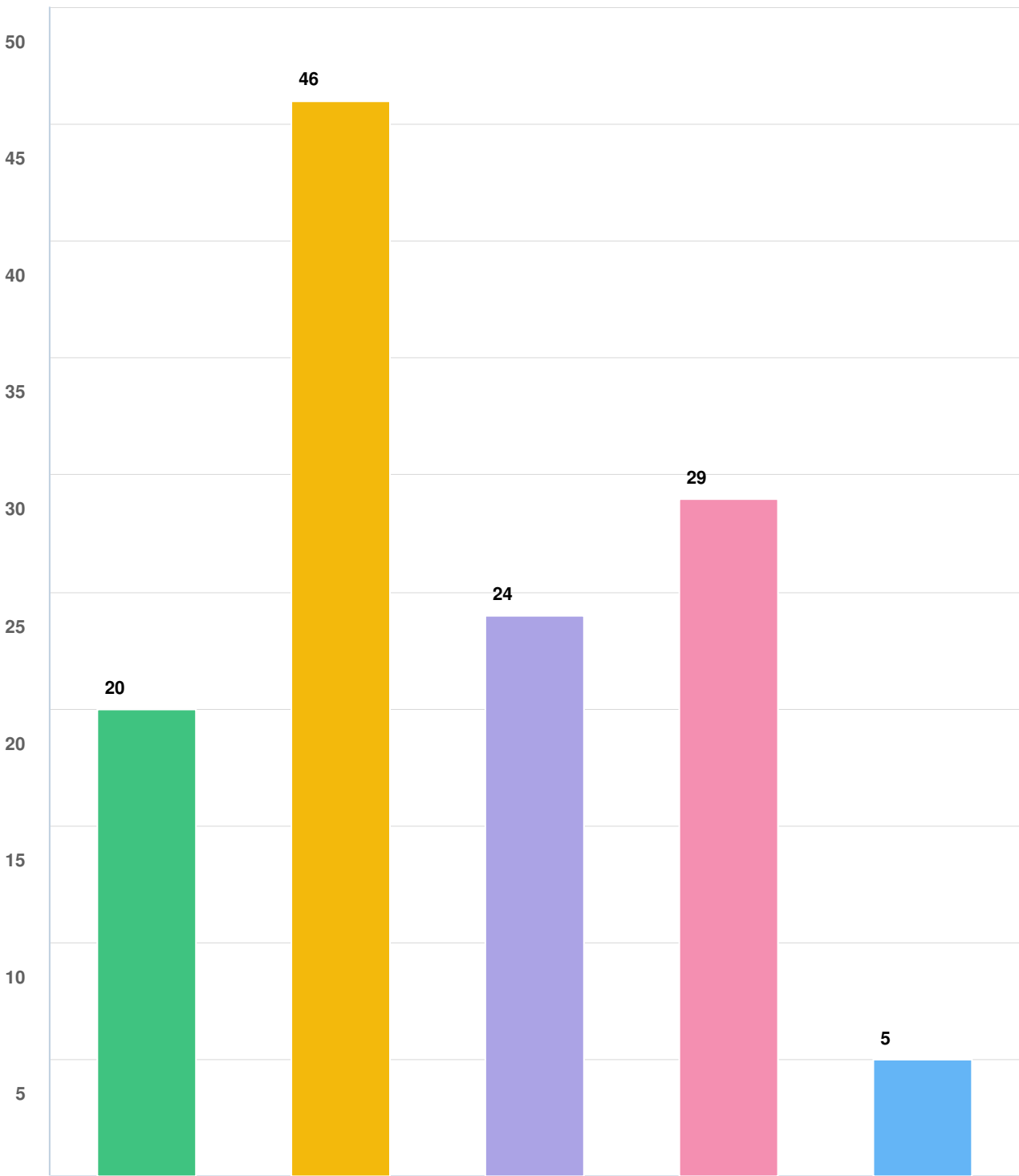
Rank the reason for using fields outside of the Camas parks facilities. (rank 1-8 with 1 being highest)

OPTIONS	AVG. RANK
Looking for synthetic turf fields	3.28
Field schedules are full	3.72
Quality of fields	3.80
Not enough fields available with lights	4.12
Not enough amenities (restroom, playground for spectator, seating)	4.58
Weather related	4.63
Not enough parking for players and spectators	5.13
Fields aren't accessible for players or spectators	6.16

Optional question (63 response(s), 3 skipped)

Question type: Ranking Question

What are the most convenient times for you and others in your household to use the athletic facilities?(select top 2 choices)



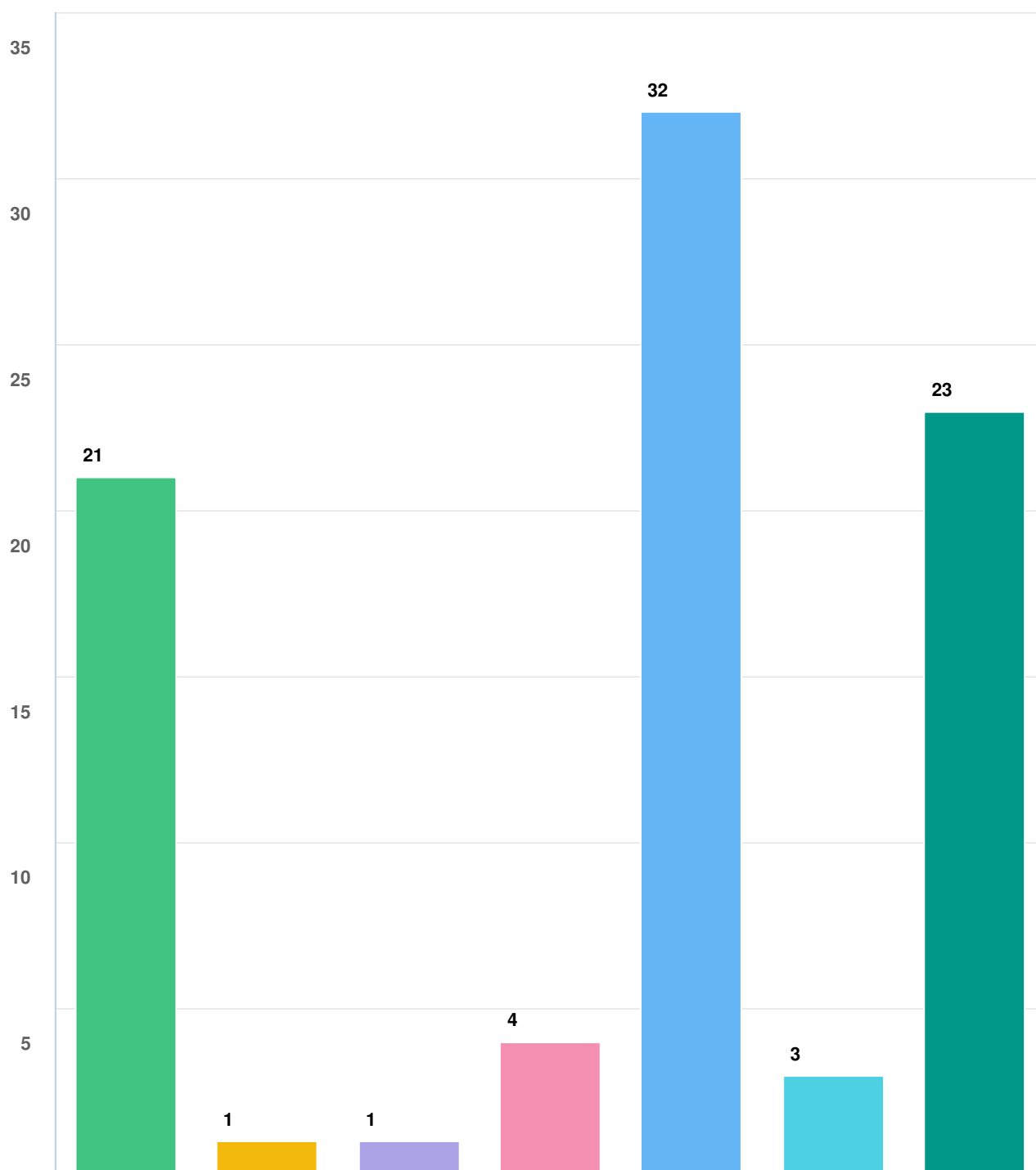
Question options

Weekend evenings Weekend mornings Weekend afternoons Weekday evenings Weekday afternoons

Optional question (66 response(s), 0 skipped)

Question type: Checkbox Question

Are you experiencing any accessibility difficulty or issues at the athletic fields you use at Camas parks?(select up to 2 choices)



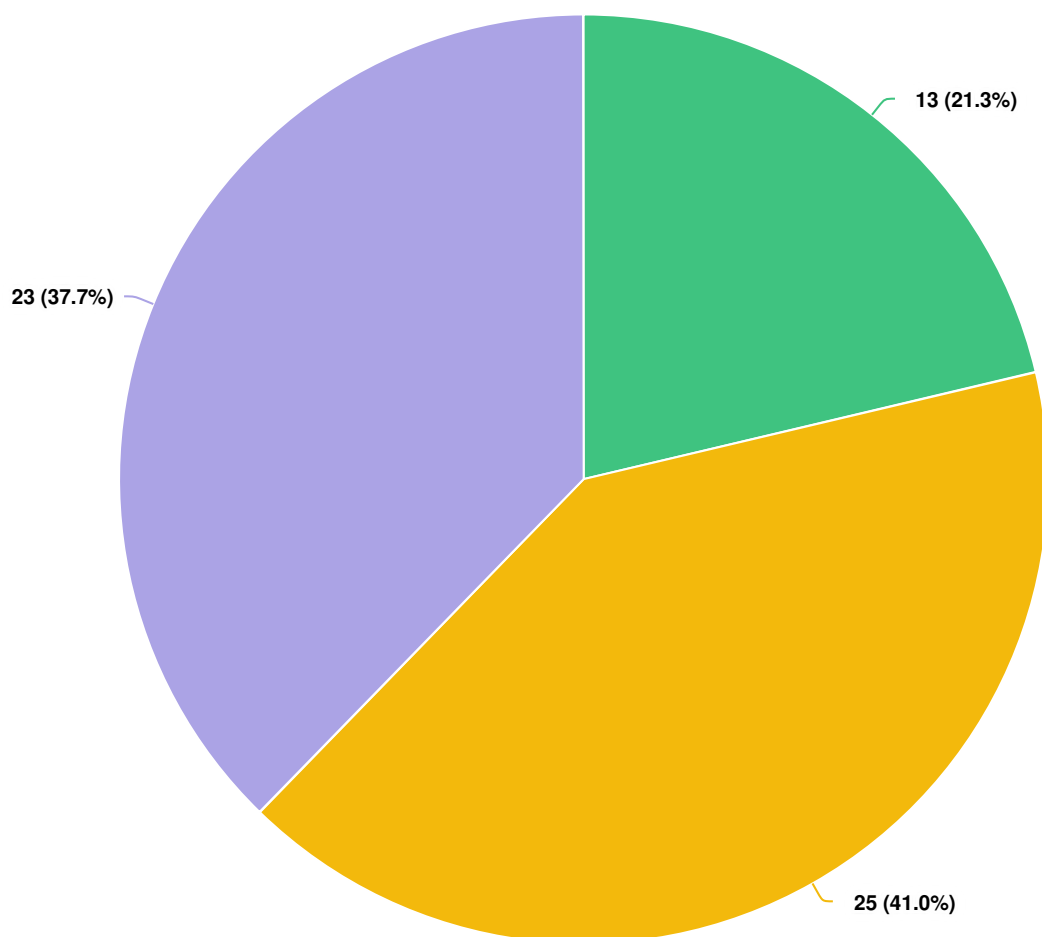
Question options

☒ No problems
 ☐ All of the above
 ☐ Restrooms
 ☐ Access to spectator seating
 ☐ Sidewalks
 ☐ Ramps
 ☒ Parking

Optional question (63 response(s), 3 skipped)

Question type: Checkbox Question

How would you rate the equitability and allocation of the fields for boys vs girls, including dates, times, amenities and locations?

**Question options**

☐ Not sure / no opinion ☐ Fair, boys and girls have equal access ☐ Not equal, boys have more access

Optional question (61 response(s), 5 skipped)

Question type: Dropdown Question

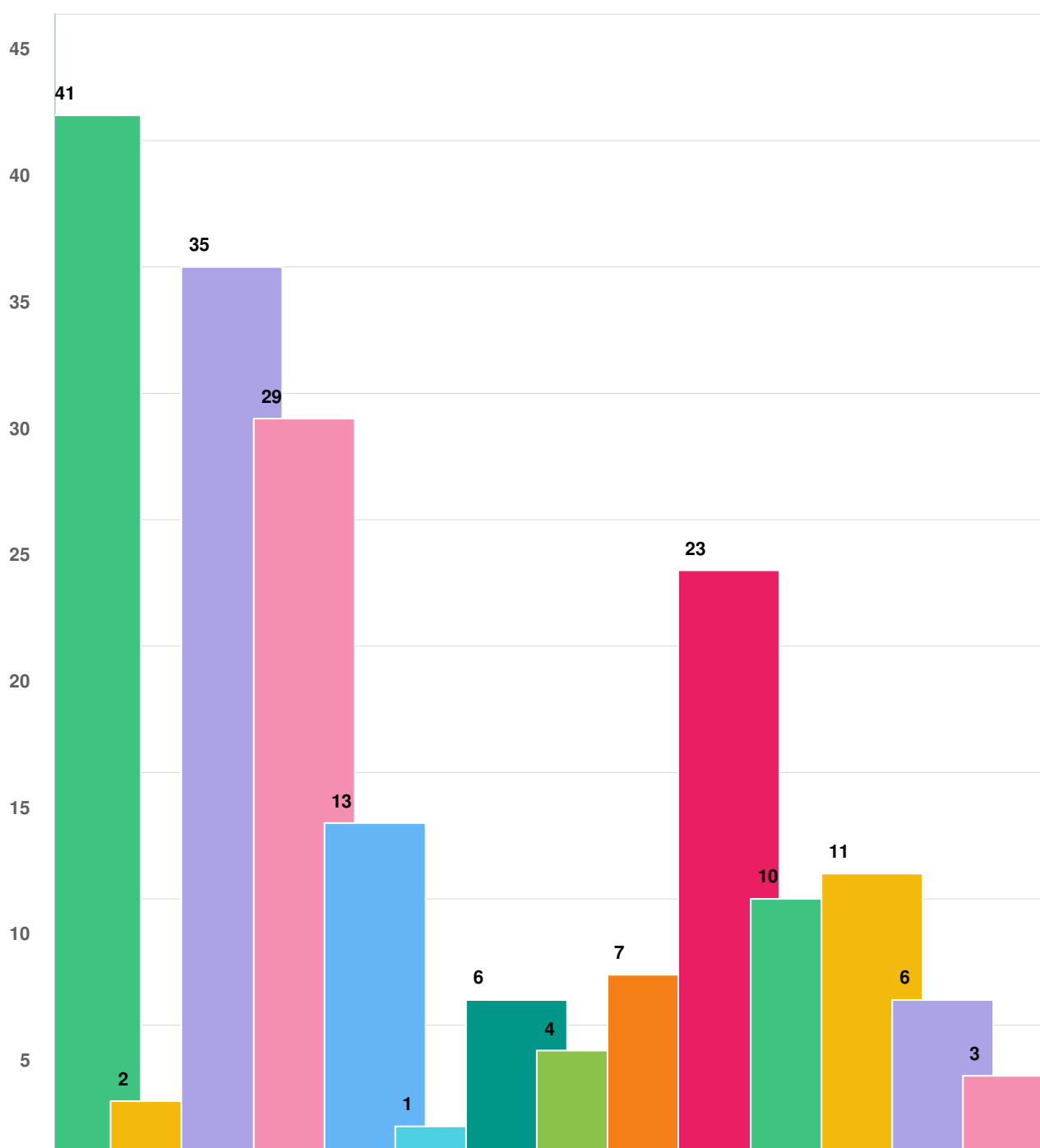
Please rank the following sports fields improvements by priority. (rank from 1-7 with 1 being highest)

OPTIONS	AVG. RANK
Prioritizing sport fields that can be used year-round in all weather conditions	2.06
Prioritize improving the quality of existing sports fields before adding new fields	3.50
Prioritize partnership opportunities with other jurisdictions, such as the school district, to improve or build new fields	3.59
Addressing gaps where some areas of the city are lacking some types of sports fields	4.13
Prioritizing improvements in areas of the city experiencing growth	4.79
Prioritizing fields that are cheaper to operate and maintain	4.89
Prioritize fields that are cheaper to improve and build	4.95

Optional question (65 response(s), 1 skipped)

Question type: Ranking Question

Which top three (3) amenities at Camas athletic facilities would you like to prioritize for funding?



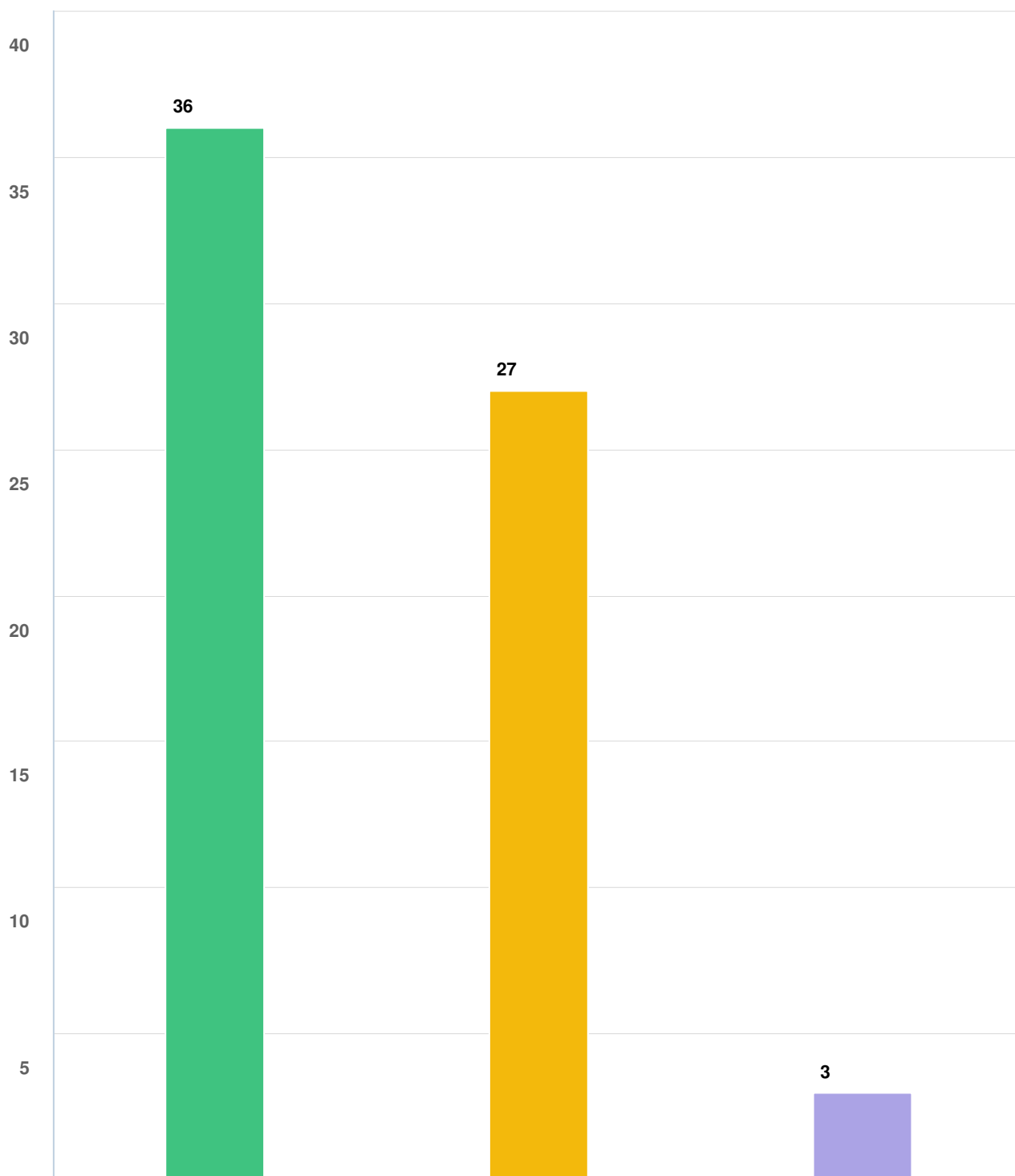
Question options

- Other (please specify) ADA improvements Site furnishings (i.e. picnic tables, benches, bike racks, etc.)
- Adjacent playground Walking trails Picnic shelter Batting cage Practice/warm up areas
- Scoreboard Shaded spectator seating Field lights Restroom Concessions facility Artificial Turf

Optional question (65 response(s), 1 skipped)

Question type: Checkbox Question

In what ways would you consider supporting the Camas parks system?(select all that apply)



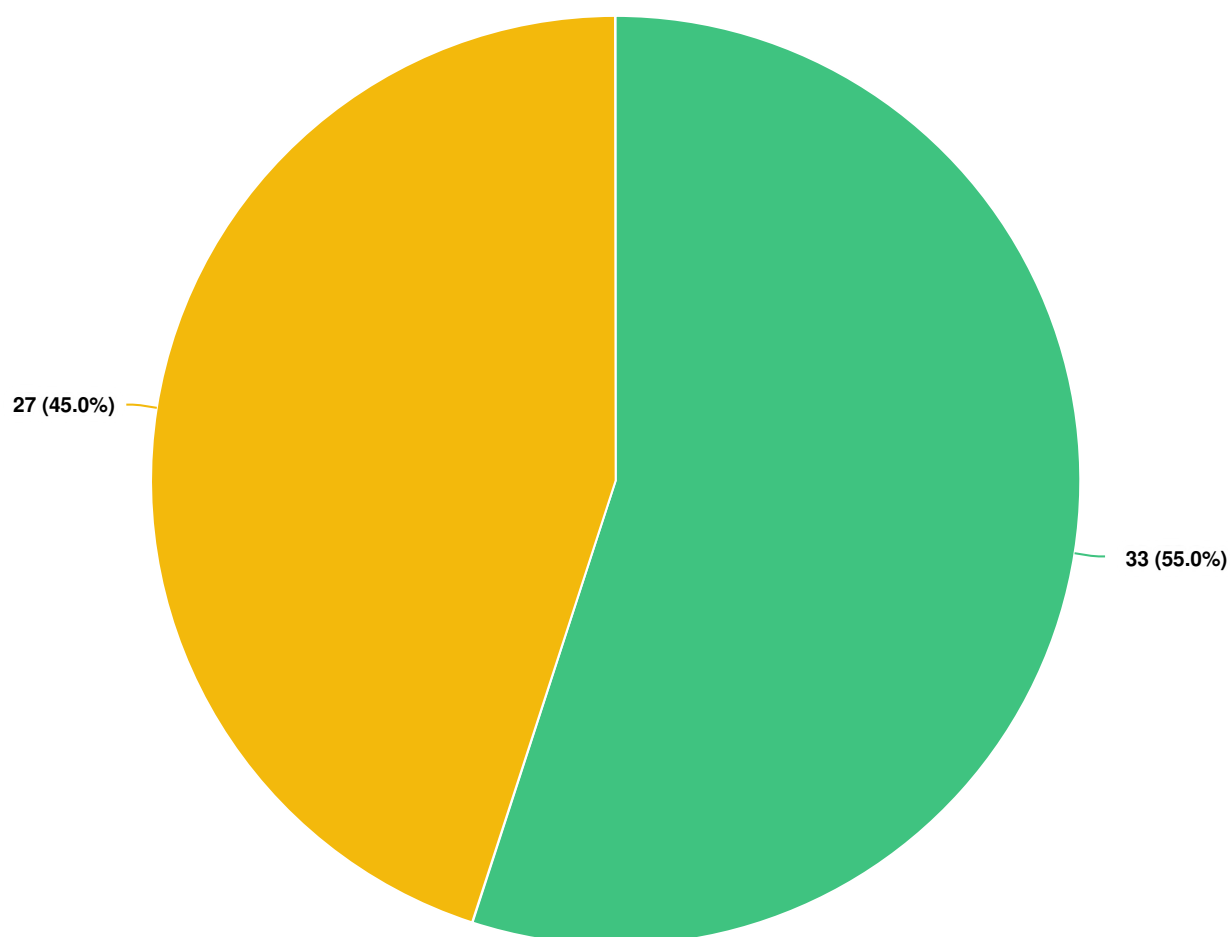
Question options

☐ Other (please specify) ☐ Donating / Sponsoring ☐ Volunteering

Optional question (52 response(s), 14 skipped)

Question type: Checkbox Question

Camas parks system currently does not schedule all fields. Would you support a scheduling system? If yes, would you support a fee to help offset cost of field scheduling and maintenance?

**Question options**

☒ If yes, please tell us if you support a fee for booking a facility. Share your answer below. ☐ NO

Optional question (60 response(s), 6 skipped)

Question type: Dropdown Question

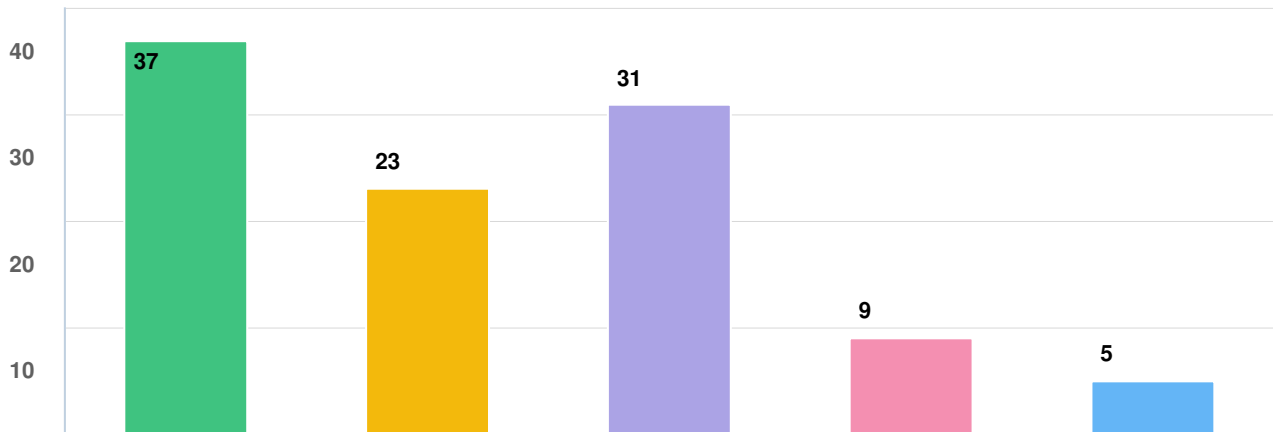
ENGAGEMENT TOOL: SURVEY TOOL

Item 1.

USER GROUP SURVEY: Basketball / Tennis / Pickleball / Grass & Sand Volleyball

Visitors 89	Contributors 51	CONTRIBUTIONS 51
--------------------	------------------------	-------------------------

What are the primary sports you or your household play in Camas parks?(select all that apply)



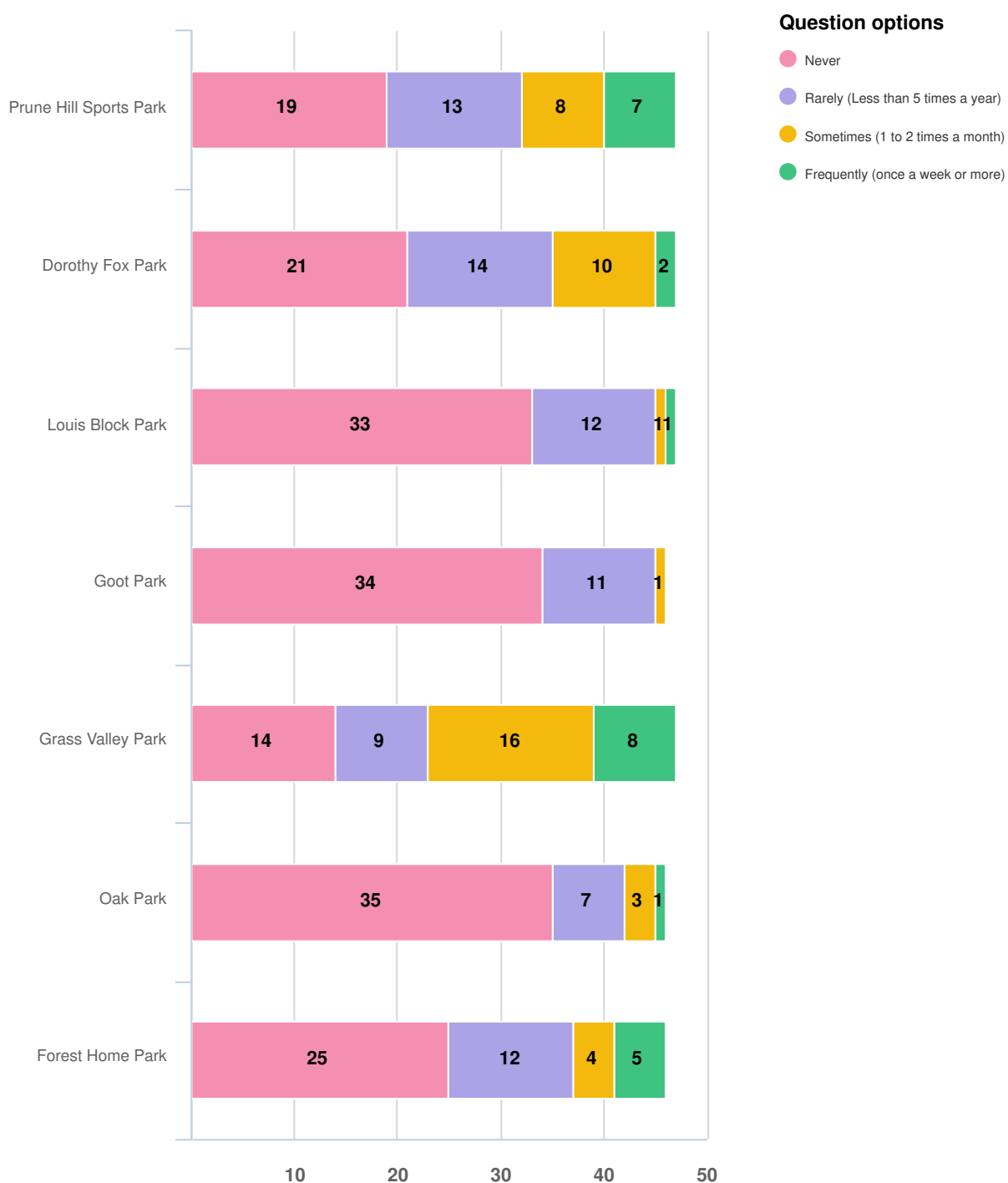
Question options

- ☐ Sand Volleyball (note that City facilities does not have sand courts) ☐ Grass Volleyball ☐ Pickleball ☐ Tennis ☐ Basketball

Mandatory Question (51 response(s))

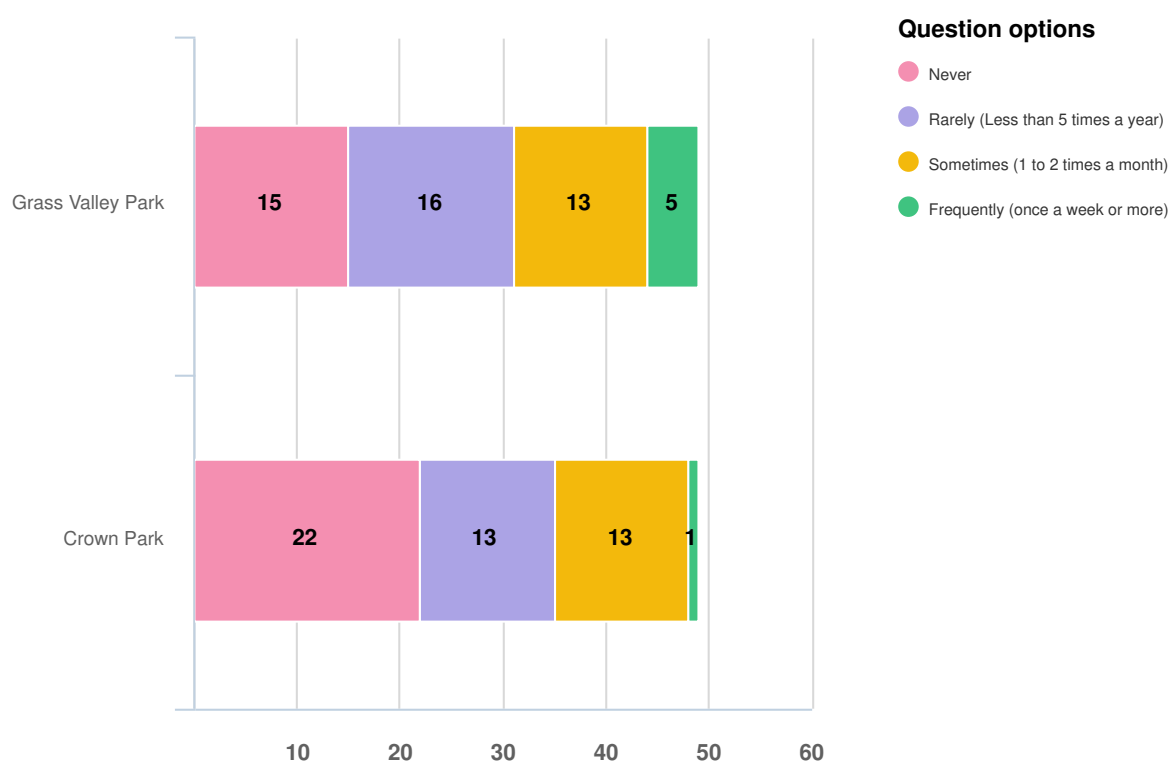
Question type: Checkbox Question

How often do you visit the following Camas basketball facilities to play or practice?



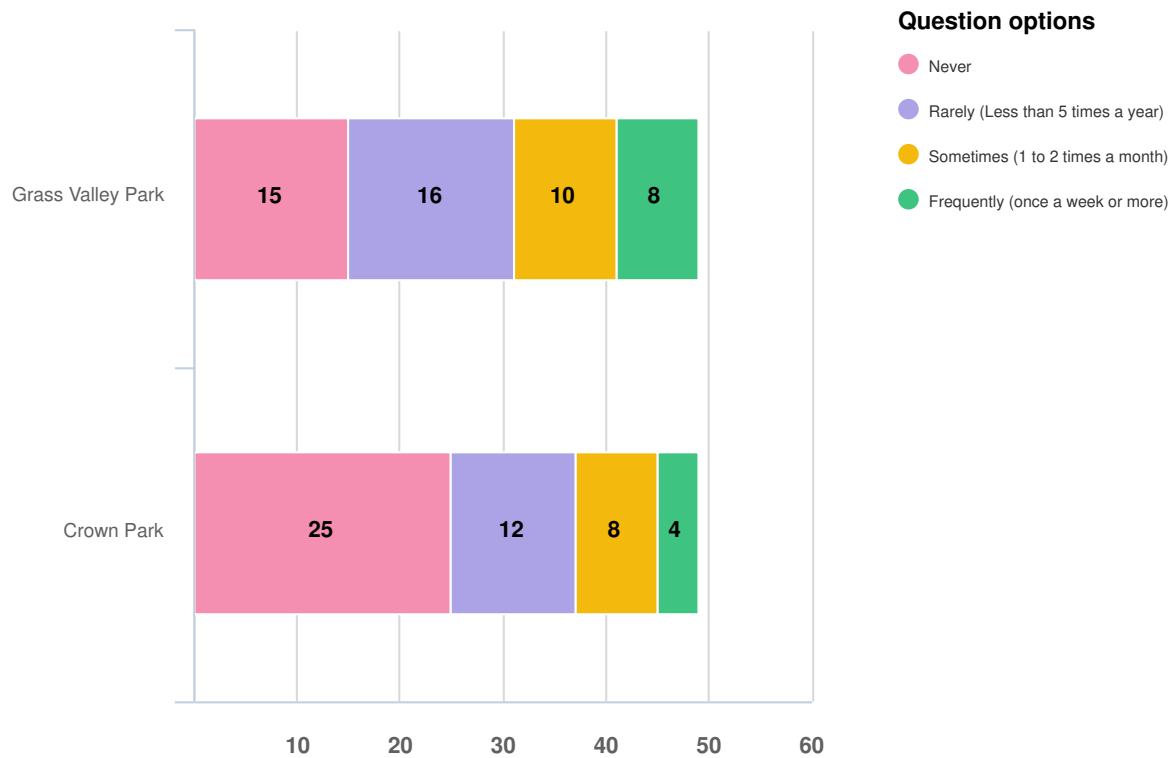
Optional question (49 response(s), 2 skipped)

Question type: Likert Question

How often do you visit the following Camas tennis facilities to play or practice?

Optional question (49 response(s), 2 skipped)

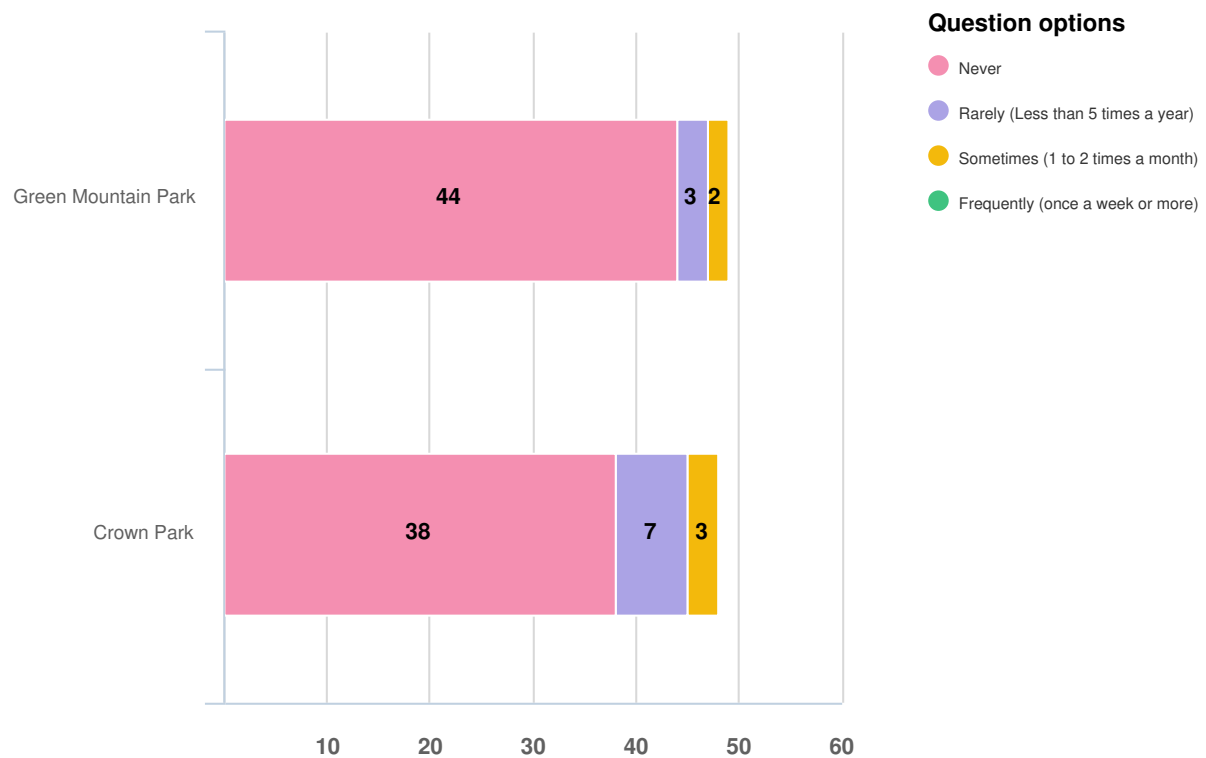
Question type: Likert Question

How often do you visit the following Camas pickleball facilities to play or practice?

Optional question (49 response(s), 2 skipped)

Question type: Likert Question

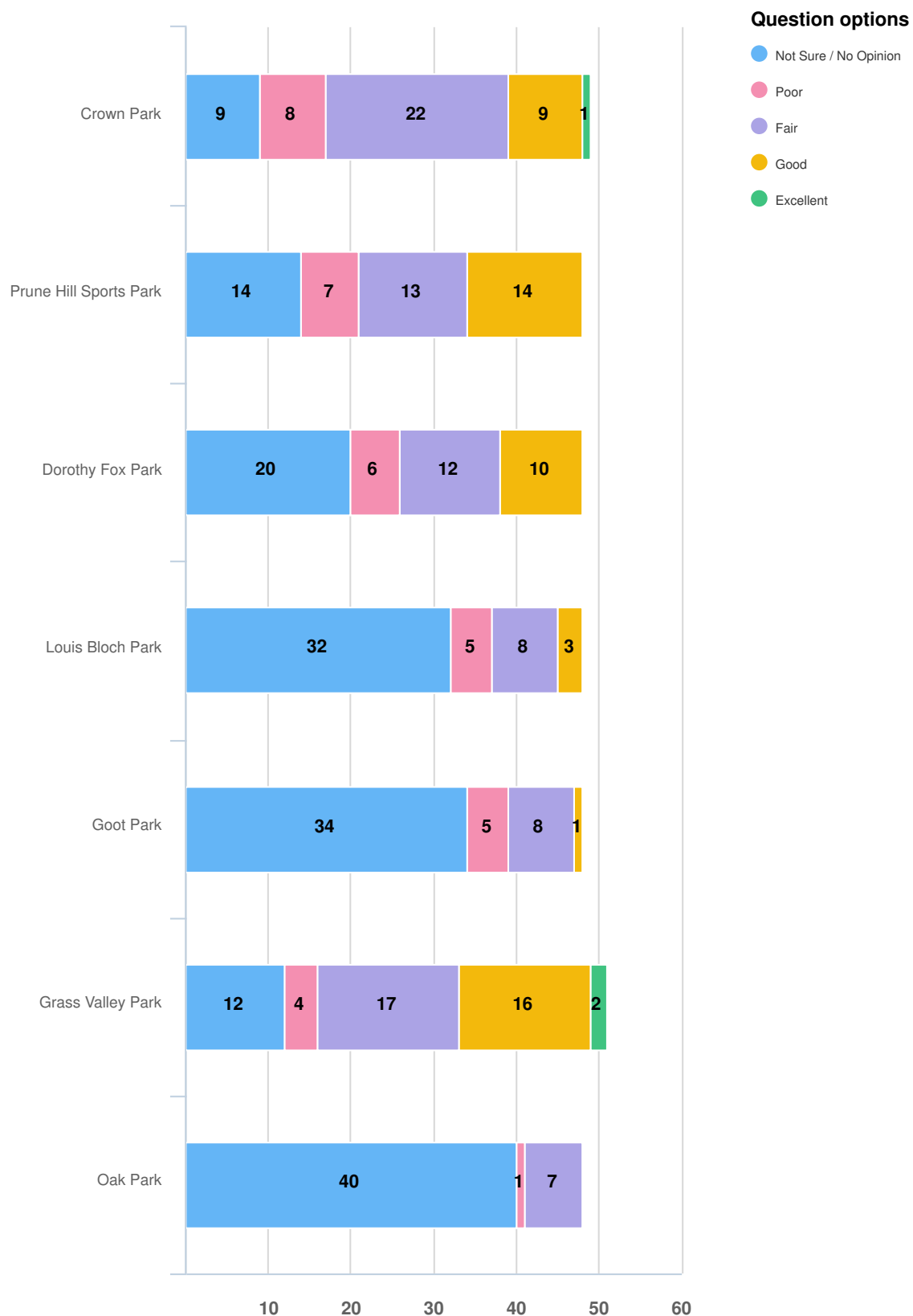
How often do you visit the following Camas grass volleyball facilities to play or practice?



Optional question (49 response(s), 2 skipped)

Question type: Likert Question

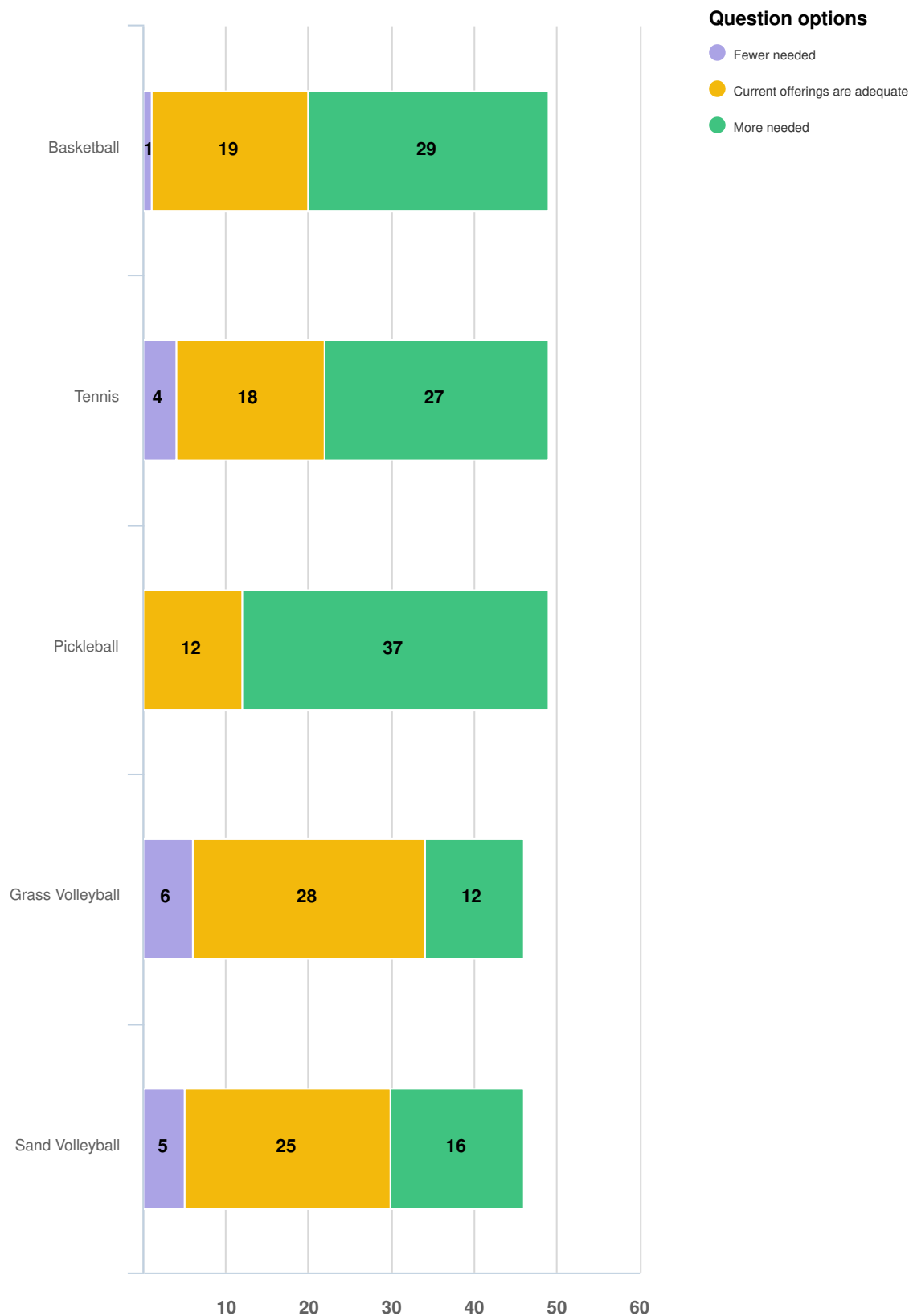
How would you rate the playing condition of the following Camas park fields?



Optional question (51 response(s), 0 skipped)

Question type: Likert Question

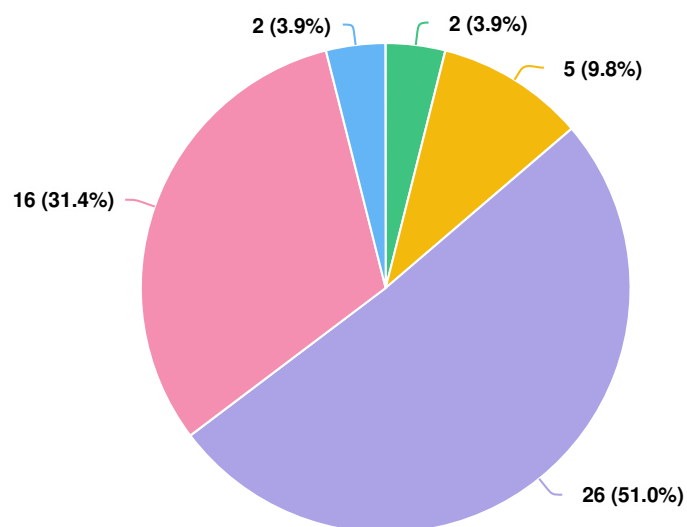
Indicate if the current Camas citywide fields offerings are adequate or not?



Optional question (51 response(s), 0 skipped)

Question type: Likert Question

How would you rate your current access to court time for practice/games within Camas parks system?



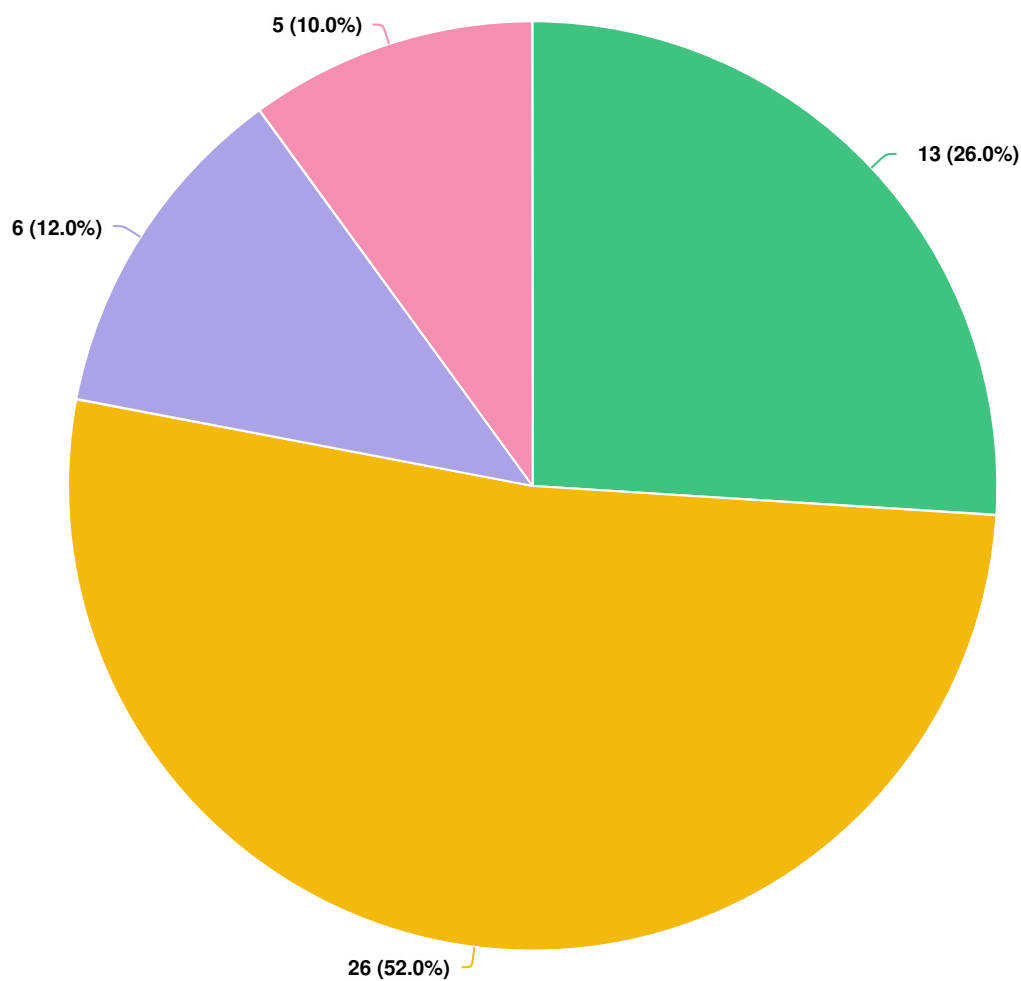
Question options

● Not sure / No opinion ● Poor ● Fair ● Good ● Excellent

Optional question (51 response(s), 0 skipped)

Question type: Dropdown Question

How would you rate your current access to sufficient field time for practice/games with the surrounding facilities within the region?

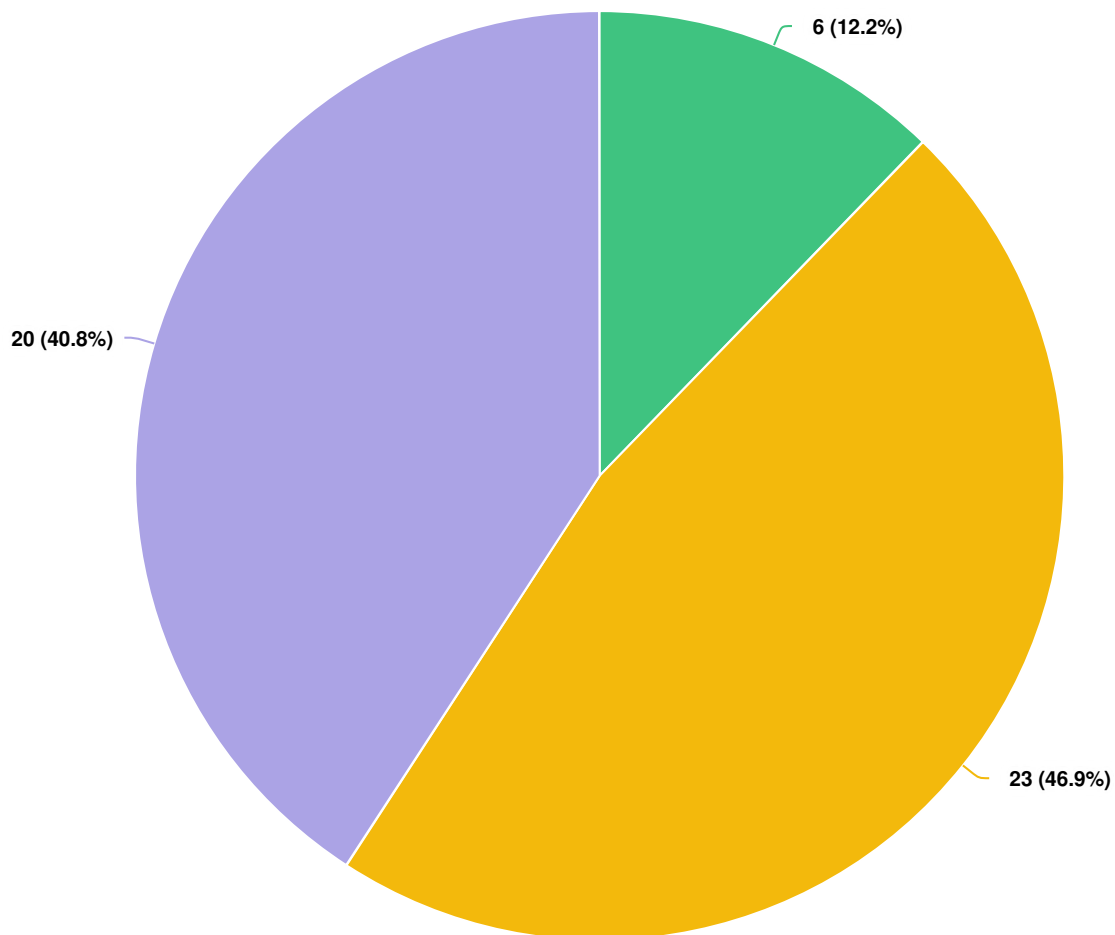
**Question options**

● Not sure / No opinion ● Poor ● Fair ● Good

Optional question (50 response(s), 1 skipped)

Question type: Dropdown Question

How would you rate the equitability and allocation of the athletic facilities for boys vs girls, including dates, times, amenities and locations?

**Question options**

☐ Not sure / no opinion ☐ Fair, boys and girls have equal access ☐ Not equal, boys have more access

Optional question (49 response(s), 2 skipped)

Question type: Dropdown Question

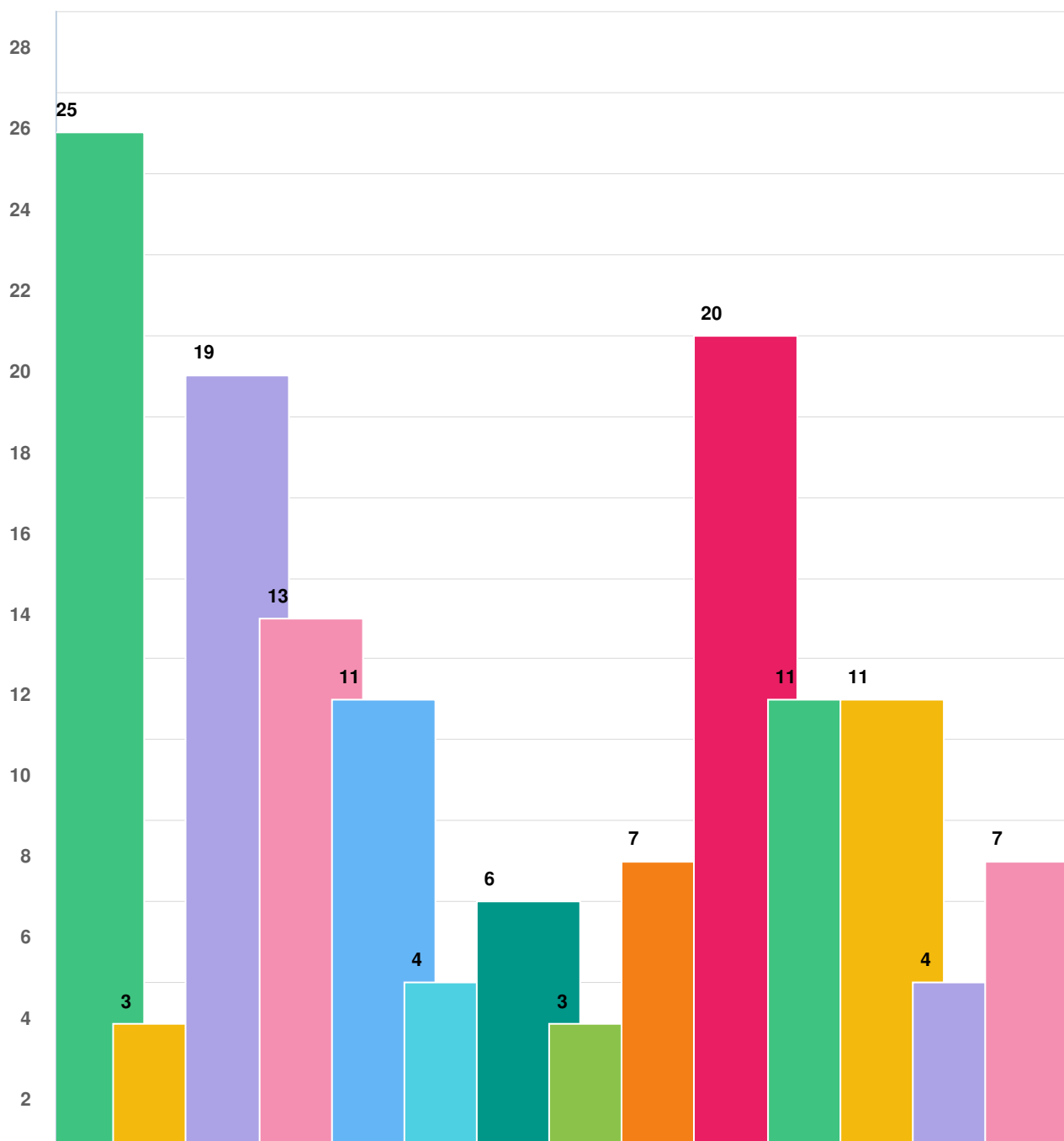
Please rank the following athletic facilities improvements by priority. (rank from 1-7 with 1 being highest)

OPTIONS	AVG. RANK
Prioritizing athletic facilities that can be used year-round in all weather conditions	1.82
Prioritize partnership opportunities with other jurisdictions, such as the school district, to improve or build new athletic facilities	3.20
Prioritize improving the quality of existing athletic facilities before adding new fields	3.52
Addressing gaps where some areas of the city are lacking some types of athletic facilities	3.66
Prioritizing improvements in areas of the city experiencing growth	4.96
Prioritizing athletic facilities that are cheaper to operate and maintain	5.22
Prioritize athletic facilities that are cheaper to improve and build	5.52

Optional question (51 response(s), 0 skipped)

Question type: Ranking Question

Which top three (3) amenities at Camas athletic facilities would you like to prioritize for funding?



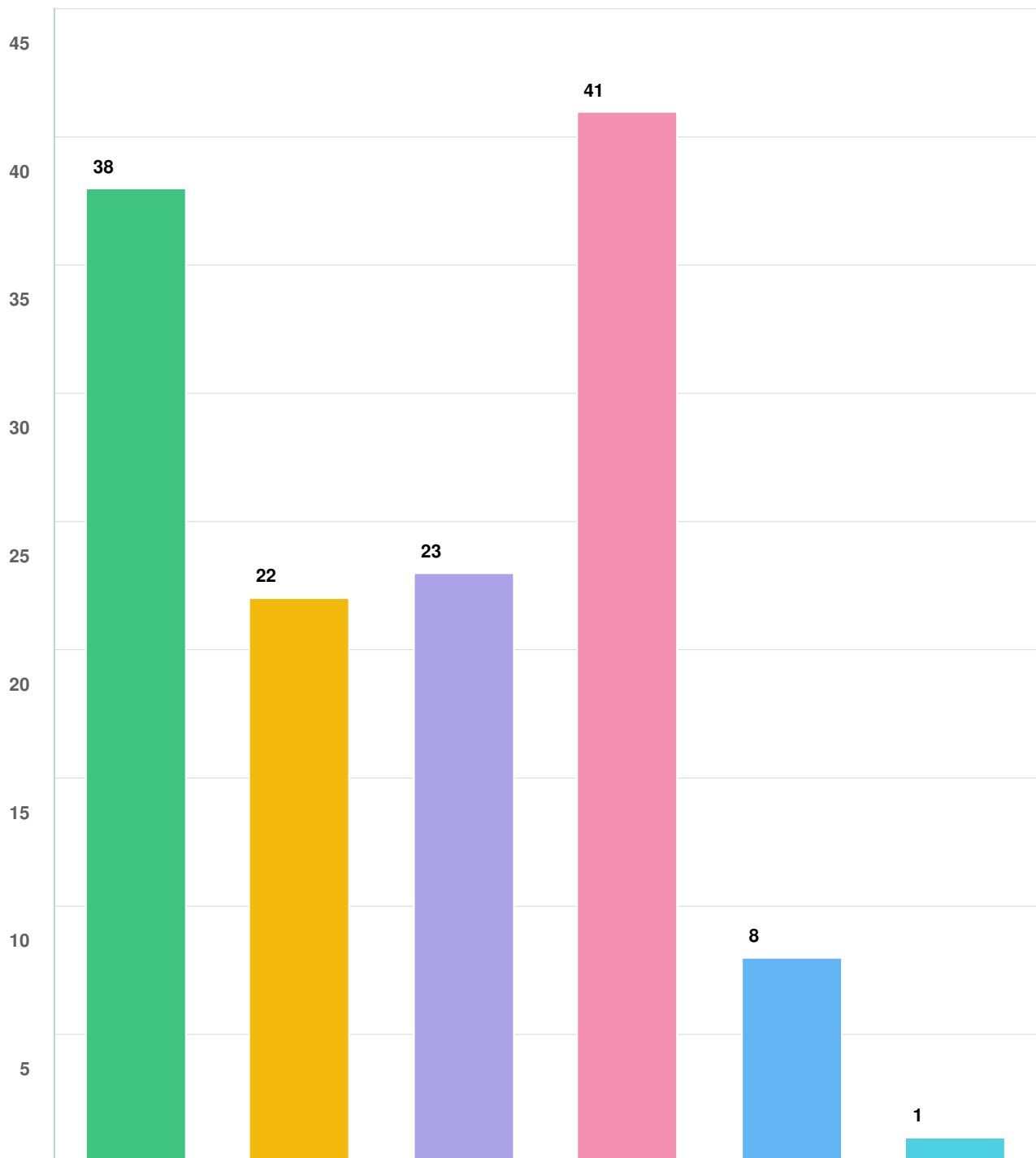
Question options

- Other (please specify) ADA improvements Site furnishings (i.e. picnic tables, benches, bike racks, etc.)
- Adjacent playground Walking trails Picnic shelter Practice pitching areas Batting cage
- Practice/warm up areas Shaded spectator seating Field lights Restroom Concessions facility
- Artificial Turf

Optional question (51 response(s), 0 skipped)

Question type: Checkbox Question

Which field system do you use outside of the Camas parks facilities?(select all that apply)



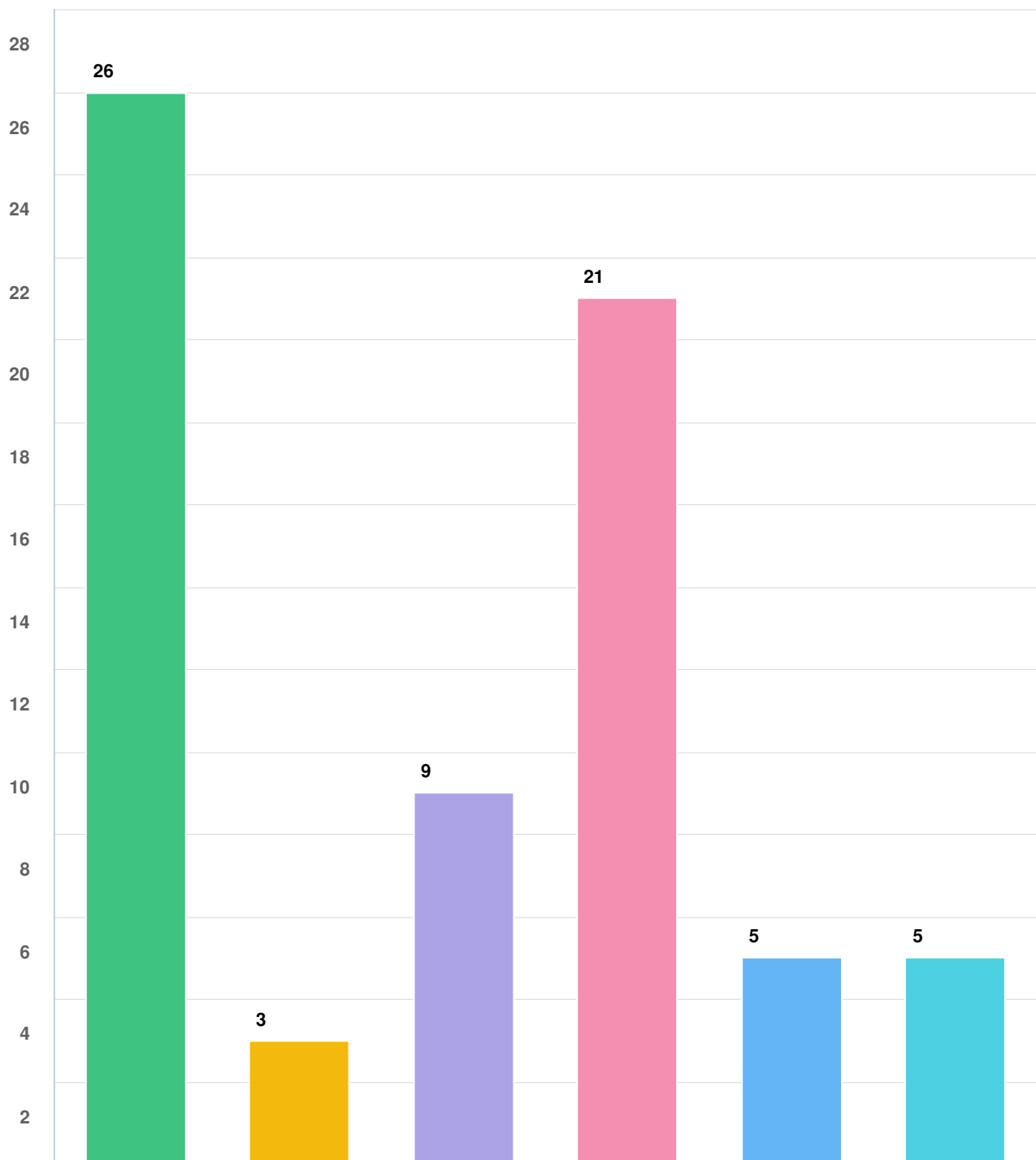
Question options

☐ No, I only use Camas parks facilities ☐ Washougal School District ☐ Camas School District ☐ Clark County Parks
☐ City of Washougal ☐ City of Vancouver

Optional question (51 response(s), 0 skipped)

Question type: Checkbox Question

If weather constraints prevent outdoor play on Camas parks facilities, where do you go to play?(select all that apply)



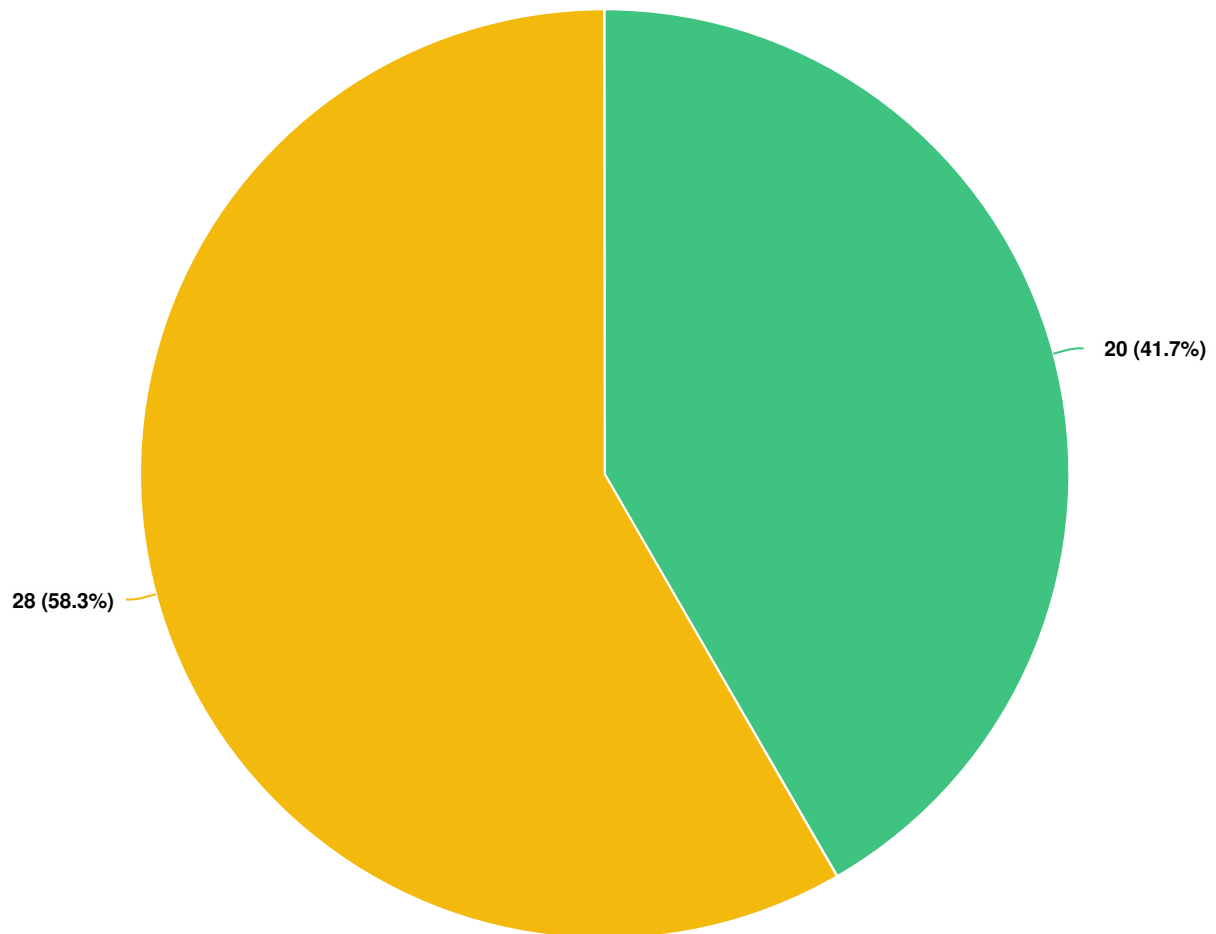
Question options

☐ No, I only use Camas parks facilities
 ☐ Washougal School District
 ☐ Camas School District
 ☐ Clark County Parks
☐ City of Washougal
 ☐ City of Vancouver

Optional question (48 response(s), 3 skipped)

Question type: Checkbox Question

Camas parks system currently does not schedule all athletic facilities. Would you support a scheduling system? If yes, would you support a fee to help offset cost of field scheduling and maintenance?

**Question options**

- ☒ If yes, please tell us if you support a fee for booking a facility. Share your answer below. ☐ NO

Optional question (48 response(s), 3 skipped)

Question type: Dropdown Question

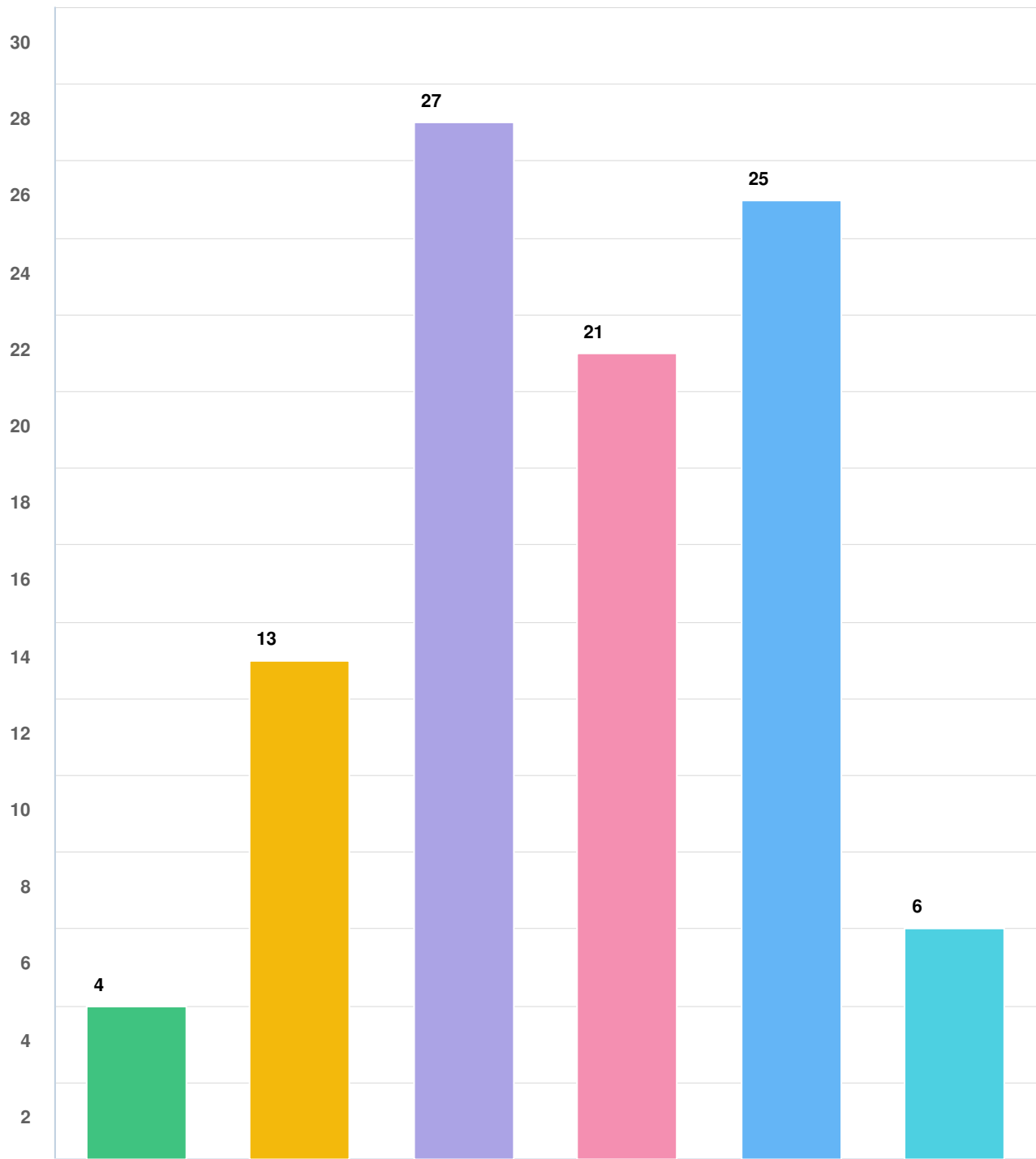
Rank the reason for using fields outside of the Camas parks facilities. (rank 1-8 with 1 being highest)

OPTIONS	AVG. RANK
Field schedules are full	3.29
Weather related	3.46
Quality of fields	3.47
Looking for synthetic turf fields	4.08
Not enough amenities (restroom, playground for spectator, seating)	4.42
Not enough fields available with lights	4.56
Not enough parking for players and spectators	5.70
Fields aren't accessible for players or spectators	6.38

Optional question (43 response(s), 8 skipped)

Question type: Ranking Question

What are the most convenient times for you and others in your household to use the athletic facilities?(select top 2 choices)



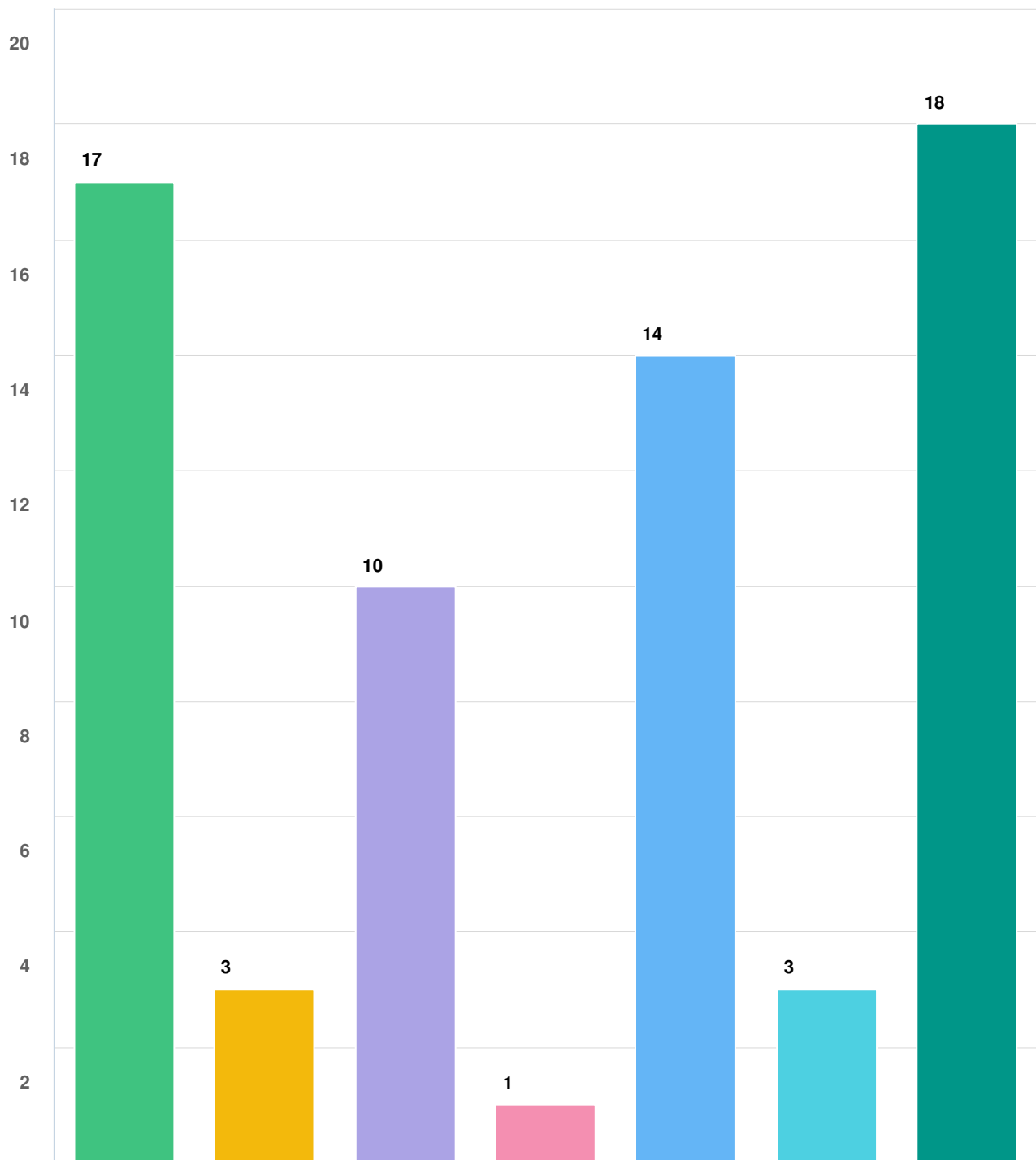
Question options

- Weekend evenings
- Weekend mornings
- Weekend afternoons
- Weekday evenings
- Weekday afternoons
- Weekday mornings

Optional question (50 response(s), 1 skipped)

Question type: Checkbox Question

Are you experiencing any accessibility difficulty or issues at the athletic fields you use at Camas parks?(select up to 2 choices)



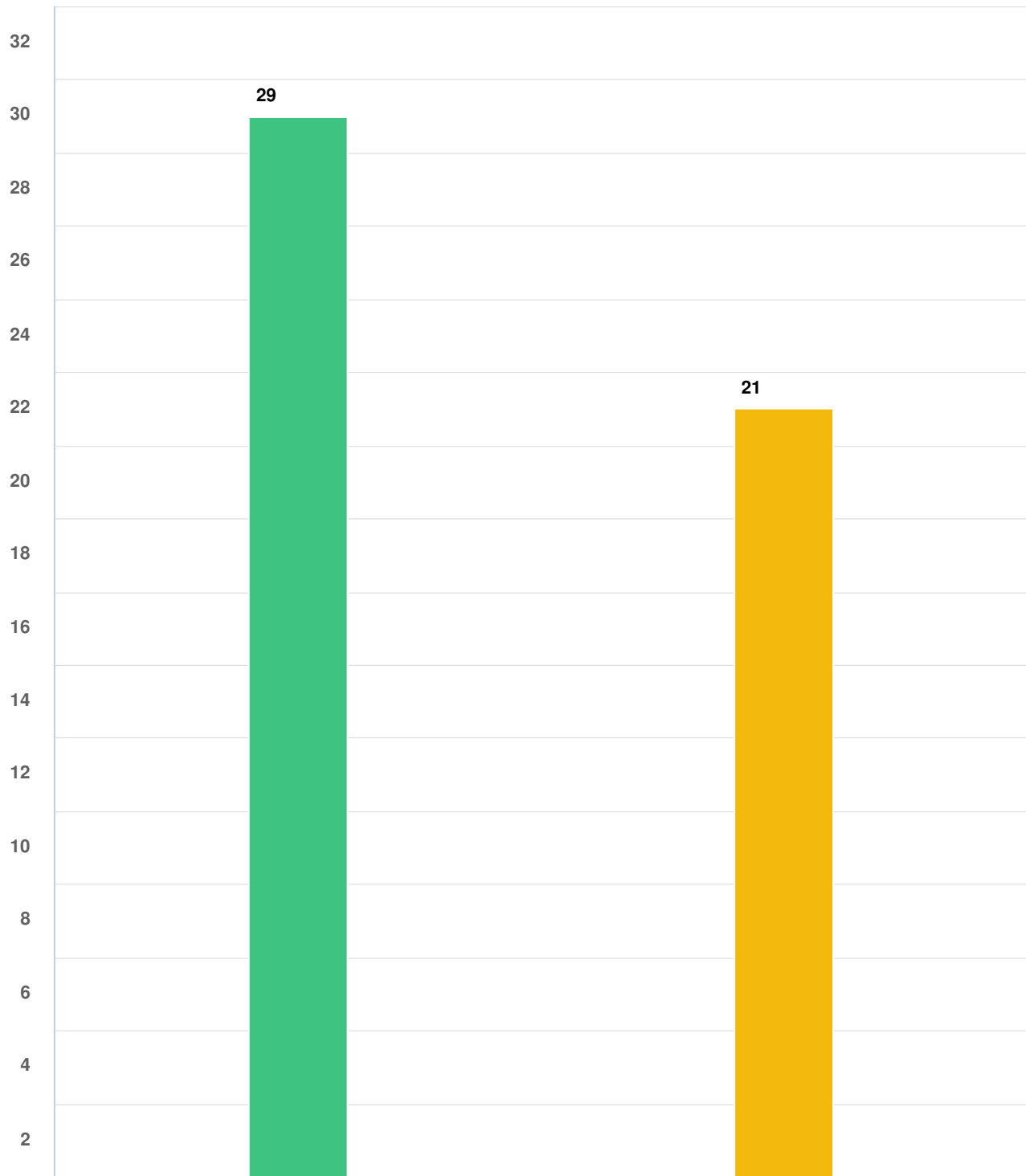
Question options

☒ No problems
 ☐ All of the above
 ☐ Restrooms
 ☐ Access to spectator seating
 ☐ Sidewalks
 ☐ Ramps
 ☒ Parking

Optional question (47 response(s), 4 skipped)

Question type: Checkbox Question

In what ways would you consider supporting the Camas parks system?(select all that apply)



Question options

- Donating / Sponsoring
- Volunteering

Optional question (41 response(s), 10 skipped)

Question type: Checkbox Question



APPENDIX B

Stakeholder Engagement Summary

Appendix B – Stakeholder Engagement Summary

Purpose of Stakeholder Engagement

Stakeholder engagement was conducted as part of the Citywide Sports Fields and Courts Assessment to supplement community survey findings with detailed, sport-specific and operational perspectives. The purpose of this outreach was to understand how organized user groups and partner agencies experience the City’s athletic facilities, identify unmet needs and operational constraints, and explore opportunities for coordination, shared investment, and improved system performance.

Stakeholder input provides qualitative context that complements site assessments and survey data, particularly related to facility reliability, scheduling limitations, and the feasibility of future improvements.

Stakeholder Groups Engaged

Stakeholder engagement included focus group interviews, written questionnaires, and agency coordination meetings with representatives from the following groups:

Organized Sports and Recreation Groups

- Soccer (youth instructional, recreational, and competitive programs)
- Rugby (youth and high school)
- Baseball and softball (Little League and competitive programs)
- Pickleball (recreational and organized play)
- Sand / beach volleyball (youth and adult)

Agency and Regional Partners

- City of Camas
- City of Washougal
- Clark County Parks
- Washougal School District
- Camas School District

Key Themes Identified Across Stakeholders

Despite differences in sport type and scale, several consistent themes emerged across stakeholder input.

Field Reliability and Drainage Constraints

Stakeholders across nearly all field sports identified field reliability as the most significant limitation in the City’s athletic system. Poor drainage and wet-weather saturation were repeatedly cited as causes of:

- Frequent field closures and cancellations
- Unsafe or uneven playing conditions
- Shortened seasons and delayed openings
- Increased wear on already stressed fields

Softball, soccer, and rugby groups emphasized that condition, not just availability, limits participation, particularly for early-season practices and shoulder-season play.

Limited Access to Durable, Regulation-Sized Fields

Stakeholders identified a shortage of durable, regulation-sized, multi-use fields, particularly for rectangular field sports. Rugby and soccer organizations noted that existing fields often lack:

- Adequate dimensions and run-out areas
- Surfaces capable of supporting high-impact play
- Lighting to extend evening use

This limitation restricts program growth and forces organizations to rely on facilities outside of Camas.

Dependence on School District and Regional Facilities

Many organized groups rely heavily on school district or regional facilities to meet their field needs. While these partnerships are valued, stakeholders identified significant constraints, including:

- Limited availability outside school hours
- Frequent displacement due to school priorities
- Inconsistent maintenance and recovery time
- Rental costs and administrative complexity

Stakeholders expressed a strong desire to reduce reliance on non-City facilities by improving the reliability and capacity of City-owned parks.

Scheduling, Reservations, and Predictability

Stakeholders reported that the current first-come, first-served approach limits predictability and long-term planning. Common concerns included:

- Difficulty securing consistent practice times
- Lack of transparency in availability
- Compression of demand into limited evening and weekend hours
- Inefficient use of available space during peak periods

While opinions varied by organization, many stakeholders expressed support for a transparent reservation or scheduling system, provided it maintains equitable access and does not eliminate informal community use.

Amenities, Parking, and Accessibility

Across all sports, stakeholders emphasized that supporting amenities are critical to expanded and sustained use. Commonly cited needs included:

- Restrooms (many groups currently pay for portable toilets)
- Adequate parking
- Lighting
- Safe and accessible pedestrian routes
- Spectator seating and shaded areas

Lack of these amenities was frequently identified as a barrier to hosting games, tournaments, and multi-hour events.

Willingness to Partner and Share Costs

Many organizations expressed a willingness to:

- Participating in grant applications
- Fundraise or provide financial contributions
- Assist with limited maintenance or stewardship
- Pay modest user or reservation fees in exchange for higher-quality, reliable facilities

At the same time, stakeholders emphasized the importance of:

- Clear expectations and roles
- Predictable scheduling
- Equity for youth-serving and volunteer-based organizations

Agency and Regional Perspectives

Agency partners identified challenges consistent with those expressed by user groups, including:

- Drainage and turf durability issues
- Overscheduling of high-quality fields
- Balancing organized use with community access
- Rising maintenance and capital costs

School district partners noted that school facilities are not designed to serve as a primary substitute for City parks, and availability is limited by school schedules and maintenance capacity. County partners highlighted increasing demand for synthetic turf, lighting, and multi-use design to manage system-wide pressure.

Role of Stakeholder Input in the Assessment

Stakeholder engagement directly informed multiple components of this assessment, including:

- Development of Priority Ranking Matrix criteria
- Identification of high-demand sports and facility types
- Emphasis on improving reliability rather than increasing field count
- Site-specific improvement recommendations
- Phasing and funding strategies that reflect readiness and partnership potential

Stakeholder input was synthesized thematically rather than documented verbatim, which is appropriate for a planning-level assessment. Detailed notes, questionnaires, and agency inventories are included in the remainder of this appendix for reference.

Use of Stakeholder Input Moving Forward

Stakeholder engagement established a foundation for continued collaboration as improvements are implemented. As projects advance, ongoing coordination with user groups and agency partners will help the City:

- Refine project scopes
- Identify partnership and cost-sharing opportunities
- Improve scheduling transparency
- Strengthen grant competitiveness

This assessment provides a framework for integrating stakeholder perspectives into future capital planning and implementation decisions.



APPENDIX C

Site Assessment & Existing Conditions

		Size		Grading and Drainage				Accessibility				Equipment				Park Amenities												Sports Amenities																		
		Width (ft)	Length (ft)	Classification	Excellent (flat with no ponding, cracking, or deterioration)	Good (slopes and surface condition don't affect play, ponding evaporation within 24 hours)	Fair (slopes and pavement condition have some impact on play, ponding lasts more than 24 hours)	Poor (slopes and pavement conditions prevent safe/effective play)	Notes	Excellent (meets all requirements and BMPs)	Good (minimally accessible)	Fair (not all areas accessible)	Poor (no access to court or spectator area)	Court Accessibility for Players (y/n)	Court Accessibility for Spectators (y/n)	Excellent (like new and > 3/4 useful life)	Good (little/no damage, half useful life or less)	Fair (loss of function but safe, 1/4 useful life)	Poor (damaged/unsafe, at/past useful life)	Field Orientation	Multi-Use Court (y/n)	Court (asphalt, concrete, acrylic, etc)	Restrooms	Concessions/Vending	Shelter	Parking	Playground	Pool	Splash Pad	Landscape	Shade Trees	Playground Benches	Drinking Fountains	Site Lighting	Benches/Bleachers	Nets	Hoops/Goals	Perimeter Fence	Windscreen	Sports Lighting	Practice Wall/Backboard	Drinking Fountain/Bottle Filler	Equipment Storage	Field Safety with run outs and lack of obstructions (y/n)	Striped (y/n)	Revenue Generation (Yes/No)
Athletic Court Assessment					4	3	2	1		4	3	2	1			4	3	2	1																											
Forest Home Park																																														
Court ID	Description																						X	X		X	X			X	X		X					X								
FH-C-B1	Basketball			half-court		3							1	N	N			2		N	N	C				X	X					X	X					X							N	
Crown Park																																														
Court ID	Description																									X	X	X			X	X	X				X									
CP-C-T1	Tennis (2 Courts)					3							1	N	N		3			N	Y	A				X	X				X	X	X				X				X		Y			
CP-C-P2	Pickleball (2 Courts)					3							1	N	N		3			N	Y	A															X		X			X		Y		
CP-C-W3	Wall ball (Double Sided)					3							1	N	N		3			EW	N	C																								
CP-C-V4	Volleyball (No Visible Court)																																													
Prune Hill Sports Park																																														
Court ID	Description																						X			X	X											X						N		
PH-C-B1	NE Basketball			half-court		3						2	Y	N			2		NE	N	C					X											X							N		
PH-C-B2	SW Basketball			half-court		3						2	Y	N					SW	N	C																X							N		
Dorothy Fox Park																																														
Court ID	Description																						X		X	X	X			X	X	X						X								
DF-C-B1	Basketball			half-court		3					3		Y	N				1	E	N	C				X		X	X			X	X	X				X							N		
Fallen Leaf Park																																														
Field ID	Description																						X	X		X																				
	No Courts																																												N	
Louis Bloch Park																																														
Court ID	Description																						X	X		X	X					X		X	X				X							
LB-C-B1	Basketball			half-court		3							1	N	N		2		S	N	C				X												X							N		
Goot Park																																														
Court ID	Description																						X			X	X				X	X	X													
GP-C-B1	Basketball			half-court			2						1	N	N		3		E	N	C				X							X	X	X				X						Y		

		Size			Grading and Drainage			Accessibility			Equipment					Park Amenities										Sports Amenities																				
		Width (ft)	Length (ft)	Classification	Excellent (flat with no ponding, cracking, or deterioration)	Good (slopes and surface condition don't affect play, ponding evaporation within 24 hours)	Fair (slopes and pavement condition have some impact on play, ponding lasts more than 24 hours)	Poor (slopes and pavement conditions prevent safe/effective play)	Notes	Excellent (meets all requirements and BMPs)	Good (minimally accessible)	Fair (not all areas accessible)	Poor (no access to court or spectator area)	Court Accessibility for Players (y/n)	Court Accessibility for Spectators (y/n)	Excellent (like new and > 3/4 useful life)	Good (little/no damage, half useful life or less)	Fair (loss of function but safe, 1/4 useful life)	Poor (damaged/unsafe, at/past useful life)	Field Orientation	Multi-Use Court (y/n)	Court (asphalt, concrete, acrylic, etc)	Restrooms	Concessions/Vending	Shelter	Parking	Playground	Pool	Splash Pad	Landscape	Shade Trees	Playground Benches	Drinking Fountains	Site Lighting	Benches/Bleachers	Nets	Hoops/Goals	Perimeter Fence	Windscreen	Sports Lighting	Practice Wall/Backboard	Drinking Fountain/Bottle Filler	Equipment Storage	Field Safety with run outs and lack of obstructions (y/n)	Striped (y/n)	Revenue Generation (Yes/No)
Athletic Court Assessment					4	3	2	1		4	3	2	1			4	3	2	1																											
Grass Valley Park																																														
Court ID	Description			half-court	4						3						3			S	N	A	X		X	X	X			X	X	X	X				X							N		
GV-C-B1	Basketball			half-court	4												3			S	N	A			X	X	X				X	X	X	X			X							N		
GV-C-T2	Tennis (2 Courts)					3				4						4				N	N	C													X	X					X		Y			
Oak Park																																														
Court ID	Description																									X	X			X	X	X					X									
OP-C-B1	Basketball			half-court		3							1	N	N		3			N	N	C									X	X	X				X							Y		

[illegible]

[illegible]

Forest Home Park Evaluation Data Sheet

General Site Summary (Engineers Review)

Facility Name:

Date of Evaluation

Thursday April 4th 2024 - RWP

Address

640 NW Logan St, Camas, WA 98607

Field Type

Baseball

Softball

Football

Soccer

Lacrosse

Court

Other

Quantity

2

1

General Comments

Field 1:

Baseball field FH-B1 located at west end of facility. Turf condition is good.

Field 2:

Baseball field FH-B3 located at east end of facility. Turf condition is good.

Court 1:

Basketball court FH-C-B1 located at northeast end of facility. Concrete court condition is fair. Minor cracks in the concrete.

Land Use/Environment Site Descriptions

1. Describe general site conditions.

Parallel parking is located Logan Street frontage with angled parking stalls to the north of the park site and along Ivy St. frontage to the east. Parking on the Logan St. site frontage includes two ADA stalls, one ADA loading area, and 22 standard parking stalls all connected with sidewalk access. Parking on the Ivy St. frontage includes 19 standard parking stalls all connected with sidewalk access.

2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.

There are no wetlands within or adjacent to the site.

3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.

Site is bordered to the south by NW 6th Ave., to the north and west by NW Logan St., and to the east by NW Ivy St. There are existing residential properties surrounding the site to the north, west, east, and south.

Evaluation of Fields

1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?

There is no drainage system within the existing play fields, however, there are two existing inlets located at the south end of the site. One is in the middle and the other is near the south east corner of the site. Both of these inlets are connected to an existing storm main running along the south property boundary. Runoff drains from the fields toward the south where it is intercepted by an existing swale/ditch running along the south end of the site. The existing ditches along the south and a wide swale through the middle of the site between the fields conveys the runoff to the existing inlet locations. There is no area drain and drainage system for the dugout on the west field but there is an area drain and drainage system for the dugout on the east field.

2. General Drainage Condition/Effectiveness:

The overall grass condition of the fields is good but the areas in between the fields is poor. The grass and the grades in the middle area are not sufficient for a playing field in the current condition. The baseball field on the west side (FS-B1) is soft on the east side. The rest of the fields are relatively firm and appear to be sufficiently drained by sheet flow to the exiting ditches/swales. The groundwater elevation within the site is high. The central area between the baseball fields is lower in elevation and receives some runoff from both fields. This area does not appear to drain well since runoff accumulates there and then flows to the south where the existing storm sewer inlets are located. The existing storm sewer system appears to be functioning but was quite full at the time of site inspection, likely due to recent flows in addition to high ground water. There is no drainage system for the dugout on the west field but there is a drainage system for the dugout on the east field. There are broken CMU units in the dugout block walls on ground level that appear to be letting drainage water enter the wall from the adjacent paved areas. Damaged CMU units in dugout walls should be replaced or patched with concrete.

3. Recommendations:

Implement a shallow french drain and/or panel drains through the low area between the fields to pick up runoff and keep ground surface within the area more dry. The drains could be connected directly to the existing inlet at the south end of the site. This area could also be regraded to raise it slightly and provide a more level and usable area. The drainage within the existing sport fields could be improved with aeration if artificial turf fields with subdrainage systems are not implemented. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand. This would also help minimize surface flows to the lower area between the fields and would likely improve the softer/soggy areas within the fields. A drainage system should be added for the dugouts on the west field.

Public Right-of-Way and ADA Access (Camas Engineering Manager)

ADA Parking Spaces

- Asphalt roughness.
- Apparent non-compliant ramp
- More spaces needed? (verify ratio of ADA spaces required)

Field Evaluation Summary

1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements

Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Geometry / Solar Orientation	<i>S Facing both fields</i>				
Turf Condition	<i>Natural grass in good shape, core aerify/topdress</i>			x	
Infield Condition	<i>Flat, natural grass, infield mix w turf</i>			x	
Planarity	<i>Radius needs to be adjusted, will go with turf infield</i>		x		
Drainage	<i>No field Drainage - Left field is soggy/holds water</i>	x			
Pitcher mound and rubber	<i>Turf Pitching Mound</i>				x
Bases and home plate	<i>Home plate in turf, bases good</i>				x
Scoreboards	<i>in outfield, usable and operable</i>		x		
Backstop	<i>Older fencing - however not in poor shape, its usable.</i>		x		
Dugouts	<i>Need ADA access, drainage issues,</i>	x			
Batting Cages	<i>No cages on site</i>				
Irrigation	<i>Irrigation on site, old clock, old style, not smart</i>		x		
Field Lighting	<i>Musco SC-2 Metal Halide lights,</i>			x	
Site Lighting					
Fencing	<i>Outfield and Foul territory fence ASTM review</i>				
PA system					
Spectator seating	<i>Needs to be brought current</i>	x			
Flag pole					

Player benches	<i>Potential to upgrade with dugouts confirm ADA</i>				
Goals/goal posts					
Field marking/stripping	<i>Foul pole locations to confirm when going to carpet</i> <i>Confirm Foul pole locations with infield turf install</i>				
Parking facilities	<i>See Civil comments</i>				
Site accessibility / ADA compliance	<i>Dugouts need to be revised to meet ADA</i> <i>Additional ADA paths would be beneficial for the</i>				
Site safety (run-outs, lack of obstructions, etc.)	<i>Safety zones appear fine and within standard</i>				
Site buildings	(i.e. Snack shack, fair condition, appears to be adequate)				
Site Landscape	(i.e. shade trees, general condition, non-field grass areas, etc.)				
Overall Score					

Additional comments

Dugouts have broken CMU block on lower ground level rows. Doors need to be widened for ADA, and ramps to dugouts for ADA. potential to use bullpens for ramps

Addition of softball with turf addition can expand use of the fields since they have lighting installed on site. Extend radius of infield and add base pegs for distance for additional usage

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial: 640 NW Logan St, Camas, WA 98607



Existing Conditions - Forest Home Park



Existing Conditions - Forest Home Park



Item 1.



Existing Conditions - Forest Home Park



Existing Conditions - Forest Home Park

Crown Park Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Friday April 5th 2024						
Address	120 NE 17th Ave., Camas, WA. 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity		1				1	
General Comments							
Field 1:	Park has a non-regulation backstop for recreation baseball. however the field is not sized for organized play						
Field 2:	Park has a graded field with no markings						
Court 1:	Tennis court with two courts						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
Crown Park is a large recreational park that is mostly grassed with large mature trees. It consists of approximately four blocks, and has onstreet angled parking along its southern property line. A tennis court is located to the northwest of the property. A gazebo and playground in the center of the property. A softball batting area, small building and wall ball structures are located to the east of the site. There is an open level field to the immediate east of the tennis courts that appears to have been graded for field sports.							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
The site has no wetlands or environmentally sensitive areas based on a Clark County GIS survey.							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
The park is located in the middle of residential area with N Everett Street to the east with commercial uses.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
The park has two open fields, an east open area, and a west open area, that are not delineated for organized sports. No area drains were visible. The park seemed to primarily utilize surface infiltrating & sheet flowing to convey runoff to subsurface soils. The tennis court utilized a trench drain along its internal west perimeter. Runoff collected by the trench drain outflows to another earthen portion of the park.							
2. General Drainage Condition/Effectiveness:							
Ponding was observed in various portions of the park and tennis courts. Scouring was observed at the outfall of the tennis court's trench drain pipe.							
3. Recommendations:							
The drainage appears adequate but could be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
City project pending construction.							
Field Evaluation Summary							
Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	SW						
Turf Condition	Good condition			x			
Infield Condition	decent grades appear 2 % or so, but not		x				
Planarity							
Drainage	Drainage is Ok, infield sheet flows off infield						
Pitcher mound and rubber	NA						
Bases and home plate	NA						
Scoreboards	NA						
Backstop	old short, not really functional for T ball						
Dugouts	NA						
Batting Cages	NA						
Irrigation	older clock, on site						
Field Lighting	NA						
Site Lighting	NA						
Fencing	older		x				
PA system	NA						
Spectator seating	NA						
Flag pole	NA						

Player benches	<i>Needs ADA onto field</i>				
Goals/goal posts	<i>NA</i>				
Field marking/stripping	<i>NA</i>				
Parking facilities	<i>Parking is side street surrounding site, some</i>				
Site accessibility / ADA compliance	<i>adjacent and on concrete accessible</i>				
Site safety (run-outs, lack of obstructions, etc.)	<i>NA</i>				
Site buildings	<i>Shelters, splash pad to be installed,</i>				
Site Landscape	<i>new with park</i>				
Overall Score					

Additional comments

Older Tball style field, but not actively scheduled or used for field Little League etc.
Existing paved walkways were of varying widths
Existing paved walkways noticeably heaved and were unlevel in places

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial: 120 NE 17th Ave., Camas, WA. 98607



Existing Conditions - Crown Park



Existing Conditions - Crown Park

Prune Hill Sport Fields Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Friday April 5th 2024						
Address	4270 NW 16th Ave., Camas, WA. 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity	1			1	1	1	
General Comments							
Field 1:	NW Baseball Field - turf mostly stable.						
Field 2:	NE Baseball Field -						
Field 3:	Lacrosse Field - Saturated						
Field 4:	South Baseball Field -						
Field 5:	South Soccer -						
Court 1:	Basketball Court - good condition						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
The park is supplemented by a 47 stall paved parking lot that requires steps or an ADA accessible ramp to access from the sports fields- which are located at a lower elevation. Two of the parking stalls are designated for ADA use. A paved walk path circulates from the parking lot to each field, as well as around the lacrosse field, and to the street to the East. The Baseball field has no dugouts.							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
The site has no wetlands or environmentally sensitive areas based on a Clark County GIS survey.							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
Prune Hill park consists of a lacrosse field and a baseball field. The park is located to the west of the Prune Hill Elementary School, and fronts 16th Ave. Residential properties are to the east of the subject park, and a vacant lot is to the north of the park.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
The Lacrosse field itself does not have a drainage system, and instead relies on direct infiltration from surface runoff. A system of field inlets outside of the circulatory walk path around the lacrosse field. collects excess runoff.							
2. General Drainage Condition/Effectiveness:							
The lacrosse field was found to be saturated with water. The soils were stable, with a degree of softness. The soils and grades of the infield of the baseball field seemed to drain and maintain soil stability for use. However, the grassed outfield was highly saturated, and noticeably more saturated with water.							
3. Recommendations:							
The drainage within the existing field, particularly the outfield, could be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand. If needed, a subsurface drainage system such as a panel drain system could be implemented.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
Field Evaluation Summary							
1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	E/W both fields						
Turf Condition	natural grass in decent shape, soggy soils			x			
Infield Condition	Natural clay, soggy, but decent condition			x			
Planarity	Moles and sunken from moles		x				
Drainage	Soccer, apparent drainage, softball none						
Pitcher mound and rubber	rubber installed						
Bases and home plate	60' base paths						
Scoreboards	NA						
Backstop	existing powder coated, decent condition			x			
Dugouts	benches only	x					
Batting Cages	NA						
Irrigation	existing style clock, could use ET based clocks		x				

Field Lighting	NA				
Site Lighting	NA				
Fencing	fence on softball decent shape			x	
PA system	NA				
Spectator seating	small set behind backstop				
Flag pole	NA				
Player benches	NA				
Goals/goal posts	Soccer/Lacrosse Goals				
Field marking/stripping	NA				
Parking facilities	street parking				
Site accessibility / ADA compliance	appears to be close to standards				
Site safety (run-outs, lack of obstructions, etc.)	NA				
Site buildings	Gazebo existing				
Site Landscape	new with park				
Overall Score					

Additional comments

Soccer is good field for potential conversion, decent for lighting for both fields
 Drainage will be needed for both fields

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial: 4270 NW 16th Ave., Camas, WA. 98607



Existing Conditions - Prune Hill



Existing Conditions - Prune Hill



Existing Conditions - Prune Hill

Dorothy Fox Park Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Friday April 5th 2024						
Address	2121 NW 23rd Ave., Camas, WA. 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity				1		1	
General Comments							
Field 1:	Soccer Field						
Court 1:	1/2 Basketball						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
<p>The park supports a soccer field and playground area to the east. A visual treeline screens the soccer field from the recovery building to the west. A chain link fence lines the property line between the park and the elementary school. trees and vegetated areas separate the playground from the soccer field. The soccer field is graded higher than its perimeter, where there is a visible swale that water is designed to drain towards. The park is supplemented by 15 angled parking stalls within a paved parking area - two stalls are ada accessible.</p>							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
The site has no wetlands or environmentally sensitive areas based on a Clark County GIS survey.							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
Dorothy Fox Park is located east of a recovery clinic, and south of the Dorothy Fox Elementary School. Residential properties are located south of the property. Dorothy Fox Park fronts NW 23rd Avenue.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
A series of connected field inlets run along the west property line. The rest of the park utilizes surface infiltration & sheet flow to disperse runoff.							
2. General Drainage Condition/Effectiveness:							
The Soccer field was saturated with water & was noticeably soft. Ponding was observed in multiple locations despite the field being elevated from its perimeter - this is likely due to an unlevelled field and poor draining soils. The field drains were observed to be clean and well drained. The soil within the swale was also noticeably saturated and a non factor.							
3. Recommendations:							
The drainage within the existing field could be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand. If needed, a subsurface drainage system such as a panel drain system could be implemented.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
Foot entrance to park path just east of the parking lot on 23rd is not ADA accessible.							
Apparent non-compliant ADA ramp near the restrooms							
Field Evaluation Summary							
Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	N/S						
Turf Condition	natural grass in decent shape, soggy soils			x			
Infield Condition	NA			x			
Planarity	Moles and sunken from moles		x				
Drainage	drainage is in poor condition	x					
Pitcher mound and rubber	NA						
Bases and home plate	NA						
Scoreboards	NA						
Backstop	NA			x			
Dugouts	NA	x					
Batting Cages	NA						
Irrigation	existing style clock, could use ET based clocks		x				
Field Lighting	NA						
Site Lighting	NA						
Fencing	fence on softball decent shape			x			
PA system	NA						
Spectator seating	NA						
Flag pole	NA						
Player benches	NA						
Goals/goal posts	Soccer Goals						

Field marking/stripping	NA				
Parking facilities	on site/school/street parking all three				x
Site accessibility / ADA compliance	appears to be close to standards				
Site safety (run-outs, lack of obstructions, etc.)	NA				
Site buildings	Restroom is excellent condition				x
Site Landscape	new with park			x	
Overall Score					

Additional comments

Soccer goals out of alignment, soggy standing puddled water on field moving water in swale below the upper field

Often August before they can get mower on the field

Some of the ADA ramps are noncompliant & may need upgrading.

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial: 2121 NW 23rd Ave., Camas, WA. 98607



Existing Conditions - Dorothy Fox Park



Fallen Leaf Softball Field Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Friday April 5th 2024						
Address	325 NE 23rd Ave., Camas, WA. 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity		1					
General Comments							
Field 1:	Softball Field						
Field 2:							
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
<i>It is surrounded by woods of the Fallen Leaf Park to the north east and west. A Church is located to the South. The Field has 40 angled parking spaces - two of which are ADA designated. A water service station building is located to the southwest of the field. The driveway and parking area are entirely asphalt paved.</i>							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
<i>The site has no wetlands or environmentally sensitive areas based on a Clark County GIS survey.</i>							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
<i>Fallen Leaf Softball field is a gated softball field that is closed off to public access. The Field's entrance fronts at the corner of NE 23rd Ave and NE Birch Street.</i>							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
<i>The softball field has no drainage infrastructure, and relies entirely on surface infiltration.</i>							
2. General Drainage Condition/Effectiveness:							
<i>An earthen swale runs between the east side of the softball field and driveway. A significant amount of ponding water was observed in the swale opposite where a culvert pipe was located within the swale. Additionally, the culvert pipe leading from the swale to the wooded areas was blocked by vegetative debris.</i>							
3. Recommendations:							
<i>The drainage appears adequate but could be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand.</i>							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
Field Evaluation Summary							
1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	SW						
Turf Condition	Excellent condition				x		
Infield Condition	Soggy, but grades good, drainage onto conc				x		
Planarity	warning track radius has small lip			x			
Drainage	Drainage is Ok, infield sheet flows off infield			x			
Pitcher mound and rubber	Portable			x			
Bases and home plate	installed on site				x		
Scoreboards	NA						
Backstop	Great shape, tall adult and upper softball				x		
Dugouts	update potential if conversion, needs ADA			x			
Batting Cages	NA						
Irrigation	existing style clock, could use ET based clocks			x			
Field Lighting	NA						
Site Lighting	NA						
Fencing	Good shape, needs ADA access to field			x			
PA system	NA						
Spectator seating	NA						
Flag pole	NA						
Player benches	Needs ADA onto field			x			
Goals/goal posts	Foul poles and signage on fences				x		

Field marking/stripping	NA				
Parking facilities	excellent on site and adjacent				x
Site accessibility / ADA compliance	adjacent and on concrete accessible			x	
Site safety (run-outs, lack of obstructions, etc.)	NA				x
Site buildings	Restroom is excellent condition				x
Site Landscape	new with park			x	
Overall Score					

Additional comments

This field is in excellent condition and a top candidate for upgrade to carpet and lighting moving water in swale below the upper field
Restrooms in good shape and on site

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map



Google Site Aerial: 325 NE 23rd Ave., Camas, WA, 98607



Existing Conditions - Fallen Leaf Park





Existing Conditions - Fallen Leaf Park



Existing Conditions - Fallen Leaf Park

Louis Bloch Park Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Thursday April 4th 2024 - RWP						
Address	160 NE JOY ST, CAMAS, WA 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity	1			2		1	
General Comments							
Field 1:	Soccer field LB-S1 located at north end of facility within B3 outfield. Turf condition is good.						
Field 2:	Soccer field LB-S2 located at east end of facility within B3 outfield. Turf condition is good.						
Field 3:	Baseball field LB-B3 located in middle of facility. Turf condition is good						
Court 1:	Basketball court LB-C-B1 located at south end of facility. Concrete court condition is fair.						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
There are angled parking stalls on Joy St. frontage to the west and 1st Ave. frontage to the south. Parking on the Joy St. site frontage includes two ADA stalls, one ADA loading area, and 34 standard parking stalls all connected with sidewalk access. Parking on the 1st Ave. frontage includes four ADA stalls, two ADA loading areas, and 12 standard parking stalls all connected with sidewalk access.							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
There are no wetlands within or adjacent to the site.☐							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
Site is bordered to the south by 1st Ave., to the west by Joy St., to the north by NE 3rd Ave., and to the east by the Northwest Gospel Church. There are existing residential properties surrounding the site to the north, west, and south with the existing church to the east.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
There is no existing drainage system within the playing field(s). There is an existing storm sewer drainage system within the sidewalk areas at the south end of the site that conveys stormwater to the storm sewer in 1st Ave. to the south. Some of the existing area drains in landscape areas around the buildings are not located in low areas and therefore did not appear to be functioning properly. Both of the dugouts include drainage systems although the location of the inlets is at the end of the dugout and not conducive to collecting all of the runoff from the area efficiently. The existing electrical lines for the field lighting run through the field at the southwest end behind the home plate.							
2. General Drainage Condition/Effectiveness:							
The overall grass condition of the field is good. The field was relatively firm with the exception of the south infield and the south east outfield where the conditions were soggy. Ponding was observed by the 1st base.							
3. Recommendations:							
The existing storm sewer could be extended to the south end of the field and a subsurface drain such as a panel drain could be added to dry out that area if an artificial turf field with subdrainage system is not implemented. The drainage within the existing sport fields could also be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand. This would also help minimize surface flows to the lower area at the south end of the field and would likely improve the softer/soggy areas within the field. May also relocate and possibly add a few inlets in and around the sidewalk areas to improve the drainage in those areas.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
- Potential aging sidewalk issues on East First frontage							
- Non-compliant ADA curb ramp at SE corner of 3rd and Joy							
Field Evaluation Summary							
1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	NE - orientation - slope is in play					x	
Turf Condition	Grass is in good shape, core aerify, overseed			x			
Infield Condition	Clay materials, slopes to first base. Grass is good			x			
Planarity	(i.e. playing surface - lack of dips, heaves, holes, etc.)						
Drainage	Right field has some soft spots @ 1st and down line		x				
Pitcher mound and rubber	Natural and tarped			x			
Bases and home plate	90' Base path					x	

Scoreboards	<i>located in Center Field</i>		x		x
Backstop	<i>Needs to be replaced, older/welded/add ons</i>	x			
Dugouts	<i>Need ADA access provided. width may meet</i>	x			
Batting Cages	<i>Non existing - bullpens may be an upgrade option</i>				
Irrigation	<i>Existing, old clock on restroom</i>				
Field Lighting	<i>Musco Light Green - 2015 Installation</i>			x	
Site Lighting					
Fencing	<i>Backstop should be replaced, welded/adds, 50's</i>		x		
PA system					
Spectator seating	<i>New bleachers and ADA access sidewalks</i>				x
Flag pole	<i>Center Field, Existing</i>			x	
Player benches	<i>Consider new with ADA upgrades</i>		x		
Goals/goal posts					
Field marking/stripping	<i>Natural Chalk/Paint, adequate.</i>				
Parking facilities	<i>See Civil</i>				
Site accessibility / ADA compliance	<i>dugouts need ADA access</i>				
Site safety (run-outs, lack of obstructions, etc.)	<i>Seem safe and adequate</i>				
Site buildings	<i>Some rot from water off roofs, no gutters.</i>		x		
Site Landscape	<i>(i.e. shade trees, general condition, non-field grass</i>			x	
Overall Score					

Additional comments

Outfield has slope in play above warning track
Fencing should be considered to replace, lots of older welded sections, some strapped together, consider replacement of backstop as safety upgrade, and Restrooms may need to be upgraded to ADA access, for turn radius and proper stall size.
bullpens could be considered upgrades and might need to be considered to meet ADA for dugouts if sidewalk to restrooms is effected with a ramp - 1st Ponding was observed in the basketball court & around the bathroom structure.

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial - 160 NE Joy Street, Camas, WA 98607



Existing Conditions - Louis Bloch Park



Existing Conditions - Louis Bloch Park



Existing Conditions - Louis Bloch Park



Existing Conditions - Louis Bloch Park

Goot Park Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Thursday April 4th 2024 - RWP						
Address	303 SE Zenith Street, Camas, WA. 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity	2			2		1	
General Comments							
Field 1:	Baseball field GP-B1 located at west end of facility. Turf condition is good.						
Field 2:	Baseball field GP-B2 located at east end of facility. Turf condition is good.						
Field 3:	Soccer field GP-S3 located at west end of facility. Turf condition is good.						
Field 4:	Soccer field GP-S4 located at east end of facility. Turf condition is good.						
Court 1:	Basketball court GP-C-B1 located at east end of facility. Concrete court condition is fair. Minor cracks in the concrete.						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
At the end of Zenith Street there is a parking lot that includes two ADA stalls, one ADA loading area, and 4 standard parking stalls all connected with sidewalk access.							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
The Washougal River Greenway is located approximately 760 feet to the north west of the existing sport fields.							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
Site is bordered to the south by a City of Washougal utility, to the west by a City of Camas open space property with BPA powerline easement, to the east by SE Zenith Street and a residential subdivision called Sunset Terrace Addition, and to the north by a residential subdivision called Sunset Terrace Annex. The access to the park is from SE Zenith Street east of the site.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
There is no existing drainage system within the playing field(s). There is an existing storm sewer drainage system within the parking and sidewalk areas at the east end of the site that conveys stormwater to the storm sewer in SE Zenith Street.							
2. General Drainage Condition/Effectiveness:							
The overall grass condition of the field is good. Runoff appears to naturally infiltrate or sheet flow to the existing open space area to the west.							
3. Recommendations:							
The drainage within the existing sport fields could be improved with aeration if artificial turf fields with subdrainage systems are not implemented. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
Field Evaluation Summary							
1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	SW - but mature shade trees along N/W			x			
Turf Condition	excellent stand, core aerify topdress				x		
Infield Condition	firm w moisture, good for softball			x			
Planarity	excellent condition				x		
Drainage	No apparent or obvious conditions, field firm			x			
Pitcher mound and rubber	None on site						
Bases and home plate	None on site						
Scoreboards	NA						
Backstop	good condition, low for foul balls			x			
Dugouts	bench behind backstop, none in place						
Batting Cages	none in place						
Irrigation	installed, works, old style clock			x			

Field Lighting	<i>Non on site</i>				
Site Lighting	<i>None on site</i>				
Fencing	<i>Backstops are low for foul balls, but in good</i>			x	
PA system	<i>NA</i>				
Spectator seating	<i>needs to be replaced</i>	x			
Flag pole	<i>None on site</i>				
Player benches	<i>good condition, low for foul balls</i>		x		
Goals/goal posts	<i>NA</i>				
Field marking/stripping	<i>NA</i>				
Parking facilities	<i>few stalls, improvement to surface would</i>			x	
Site accessibility / ADA compliance	<i>(i.e. No accessible routes , no spectator seating, gravel driveway)</i>				
Site safety (run-outs, lack of obstructions, etc.)	<i>(i.e. Appears to be adequate. Recommend walking paths to avoid spectator use of</i>				
Site buildings	<i>(i.e. Snack shack, fair condition, appears to</i>				
Site Landscape	<i>(i.e. shade trees, general condition, non-field</i>				
Overall Score					

Additional comments

great large mature trees nice to keep and remain, makes for great place for tournament fields. Consider large multi purpose, parking is an
Parking stall count is short/small if field is improved, additional parking would need to be considered
Minor ponding observed in the basketball court

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial: 303 SE Zenith Street, Camas, WA. 98607



Existing Conditions - Goot Park



Existing Conditions - Goot Park

Grass Valley Park Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Friday April 5th 2024						
Address	3211 NW 38th Ave., Camas, WA. 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity		1				2	1
General Comments							
Field 1:	Softball/baseball field with backstop. no dugout						
Field 2:	open field for general use						
Court 1:	Tennis area with two courts.						
Court 2:	Half wall ball court						
Court 3:	Half Basketball court						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
The developed portions of the park consist of a playground, softball field, and open field, as well as tennis courts and a half basketball court and gazebo. The park is supplemented by 39 paved parking stalls - two of the spaces are dedicated to ADA access. A small elongated basin runs along the west boundary of the playground. A paved circulatory walking path connects the parking lots to the softball field, and encompasses the border of both fields.							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
Based on a Clark County GIS survey, this site has wetlands along the north portion of the baseball field, as well as within the wooded areas in the north portions of the site.							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
Grass Valley Park fronts NW 38th Ave and NW Inglewood Street. Residential subdivisions are located to the east and north of the property. A commercial gym is located to the south of the park. A vacant lot is to the west of the site. The west and north portions of the property are entirely undeveloped with woods and vegetation.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
The active softball field has no drainage structures and instead relies on direct surface infiltration and sheet flowing runoff to the north. The hardscaped portions of the site have drainage structures that convey water beneath the parking lot to the small stream on the west side of the playground.							
2. General Drainage Condition/Effectiveness:							
Ponding was observed in the infield of the softball field. The outfield of the softball field was saturated, but stable. The extreme north and east portions of the outfield that were located closer to the circulating paved path however was noticeably more saturated with water, and was softer to stand in. Ponding was noticed in the paved walk path between the two fields. The park representative stated that runoff during high storm events flows to the west over the tennis courts.							
3. Recommendations:							
The drainage within the existing field could be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand. If needed, a subsurface drainage system such as a panel drain system could be implemented.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
Looks okay and City is improving 38th in 2024-2025							
Field Evaluation Summary							
1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	NE		x				
Turf Condition	good condition, till soggy near trail			x			
Infield Condition	Soggy, but grades good, drainage onto conc		x				
Planarity	NA						
Drainage	Outfield is soggy, and wet, infield sheets off	x					
Pitcher mound and rubber	Portable n- softball field						
Bases and home plate	installed on site						
Scoreboards	NA						
Backstop	Basket type backstop,		x				
Dugouts	update potential if conversion, needs ADA	x					

Batting Cages	NA				
Irrigation	existing style clock, could use ET based clocks		x		
Field Lighting	NA				
Site Lighting	NA				
Fencing	Good shape, needs ADA access to field		x		
PA system	NA				
Spectator seating	NA				
Flag pole	NA				
Player benches	Needs ADA onto field	x			
Goals/goal posts					
Field marking/stripping	NA				
Parking facilities	excellent on site and adjacent				
Site accessibility / ADA compliance	adjacent and on concrete accessible				
Site safety (run-outs, lack of obstructions, etc.)	NA				
Site buildings	Restroom is excellent condition				
Site Landscape	new with park				
Overall Score					

Additional comments

Tennis courts in decent condition, some infield runoff from infield to courts needs to be addressed.
The representative stated that the secondary field had no plans to be improved for organized sports
Playground was observed to be eroded down & require upkeep/additional mulch surfacing

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map

Google Site Aerial: 3211 NW 38th Ave., Camas, WA. 98607



Existing Conditions - Grass Valley



Existing Conditions - Grass Valley



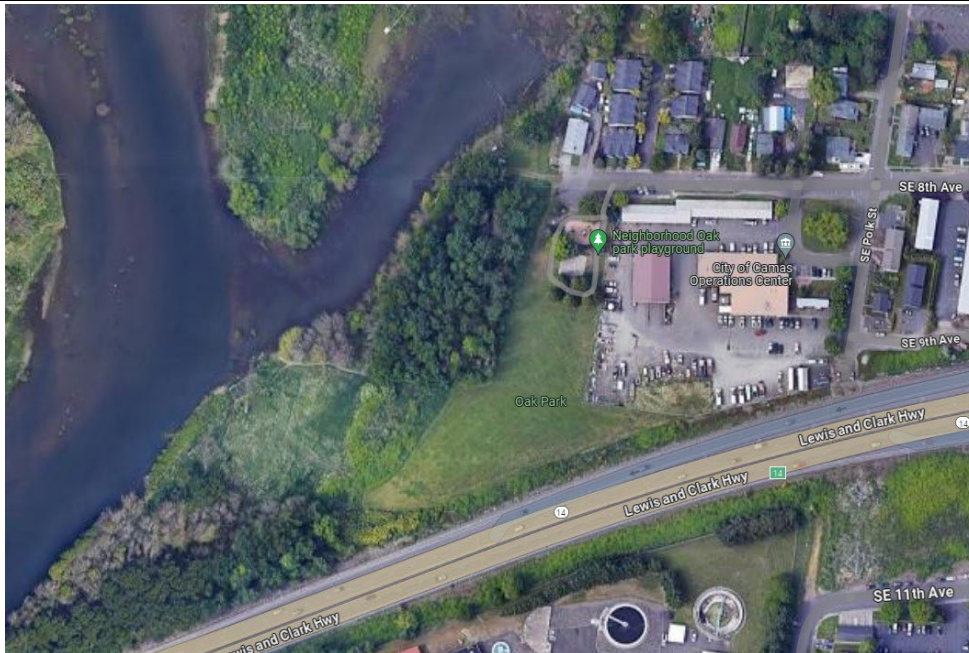
Oak Park Evaluation Data Sheet							
General Site Summary (Engineers Review)							
Facility Name:							
Date of Evaluation	Thursday April 4th 2024 - RWP						
Address	1606 SE 8th Avenue, Camas, WA 98607						
Field Type	Baseball	Softball	Football	Soccer	Lacrosse	Court	Other
Quantity	1			1		1	
General Comments							
Field 1:	Baseball field OP-B1 located at middle of facility. Turf condition is fair due to being wet and soggy / moles.						
Field 2:	Soccer field OP-Ss located at middle of facility. Turf condition is fair due to being wet and soggy / moles.						
Court 1:	Basketball court OP-C-B1 located at north end of facility. Concrete court condition is good.						
Land Use/Environment Site Descriptions							
1. Describe general site conditions.							
At the end of SE 8th Ave. there is a cul-de-sac and parking lot that includes approximately 8 standard parking stalls all connected with sidewalk access. There is no visible striping for the parking stalls and no indication of ADA parking stalls, loading areas, or associated signage. Existing ADA ramp at park entrance is not ADA compliant and needs to be replaced. There are two ADA ramps at the east end of the parking that appear to have been replaced relatively recently and look to be ADA compliant.							
2. Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance.							
The Washougal River is located approximately 320 feet to the north west of the existing park.							
3. Describe proximity of abutters and adjacent land use to this field. Comment on type of use, views, noise buffers, and other potential impacts.							
Site is bordered to the south by Highway 14, to the west by the Washougal River, to the east by a City of Camas facility, and to the north by SE 8th Ave. The access to the park is from SE 8th Ave. north of the site.							
Evaluation of Fields							
1. Does the field have existing drainage? If yes, what is the depth, spacing, size, backfill, and sleeved?							
There is no existing drainage system within the playing field(s). There is an existing storm sewer drainage system within the street and parking areas at the north end of the site that conveys stormwater to the storm sewer in SE 8th Ave.							
2. General Drainage Condition/Effectiveness:							
The overall grass condition of the field is fair. The turf is wet and soggy with moles hills. Runoff appears to naturally infiltrate (minimal) or sheet flow to the existing open space area to the west. Moles appear to be a problem within this site.							
3. Recommendations:							
The drainage within the existing sport fields could be improved with aeration. Specifically 1" cores, sweep and remove cored material, and backfill holes with sand. The moles will need to be exterminated and hills leveled and seeded.							
Public Right-of-Way and ADA Access (Camas Engineering Manager)							
Comments							
Field Evaluation Summary							
1 - Poor: Marginally meets intended purpose 2 - Fair: Several deficiencies 3 - Good: Minor deficiencies 4 - Excellent: field meets/exceeds all requirements							
Athletic Fields & Site Conditions	Describe General Conditions	Poor (1)	Fair (2)	Good (3)	Excellent (4)		
Geometry / Solar Orientation	N/S but no real field here						
Turf Condition	moles, very wet/soggy, decent condition		x				
Infield Condition	NA						
Planarity	Some ups and downs, if used for field could		x				
Drainage	soggy, holds water, topdress/core aerify		x				
Pitcher mound and rubber	NA						
Bases and home plate	NA						
Scoreboards	NA						
Backstop	NA						
Dugouts	NA						
Batting Cages	NA						
Irrigation	Exists, old style clock.						
Field Lighting	NA						
Site Lighting	NA						
Fencing	NA						

PA system	NA				
Spectator seating	NA				
Flag pole	NA				
Player benches	NA				
Goals/goal posts	NA				
Field marking/stripping	NA				
Parking facilities	<i>few stalls, no ADA appeared delineated</i>				
Site accessibility / ADA compliance	<i>May need upgraded</i>				
Site safety (run-outs, lack of obstructions, etc.)	NA				
Site buildings	NA				
Site Landscape	<i>Existing trees at parking and in natural area</i>				
Overall Score					
Additional comments					

STAKEHOLDER FEEDBACK

Stakeholder Group	Field or Court Description	Comment

Site Location Map



Google Site Aerial: 1606 SE 8th Avenue, Camas, WA 98607



Existing Conditions - Oak Park





APPENDIX D

Priority Ranking Matrix & Evaluation Criteria

Camas Sports Field and Court Assessment 2025

Priority Ranking Matrix (Scores 1-3 per category)

					Sports Field											Sports Court											
Site Name	Ac.	Park Type	Park Site Average	Park Site Total Score	Criteria											Criteria											Comments
					1. Field Multi-User Accessibility	2. Sport Type Versatility	3. Revenue Potential	4. Existing Condition of Amenities	5. Drainage and Turf Condition	6. Equity and Underserved Access	7. ADA Compliance & Safety	8. Partnership Opportunity	9. Level of Community Support	10. Event and Tournament Readiness	11. Overall Cost of Improvements	1. Court Surface Conditions	2. Court Type Versatility	3. Lighting & Hours of Use	4. Fencing & Containment	5. ADA Compliance & Safety	6. Ancillary Amenities	7. Programming & Utilization	8. Revenue & Partnership Opportun	9. Equity and Underserved Access	10. Maintenance Efficiency	11. Community Support & Visibility	
PARKS																											
Forest Home Park	5.3	Neighborhood Park	1.85	21	2	1	3	2	2	2	1	2	2	2	2	2	1	3	2	2	2	1	2	2	2	2	
Crown Park	7.1	Neighborhood Park	2	10			2		2	1	2				3			2		2	1	2				3	
Prune Hill Sports Park		School Park	2.13	29	3	3	3	3	3	3	3	2	1	3	2	3	3	3	3	3	3	3	2	1	3	2	
Dorothy Fox Park	2.8	Neighborhood Park	1.45	16	1	3	1	1	1	3	2	1	1	1	1	1	3	1	1	1	3	2	1	1	1	1	
Fallen Leaf Park		Neighborhood Park	1.95	21	2	1	1	3	2	1	2	2	3	2	2	2	1	1	3	2	1	2	2	3	2	2	
Louis Bloch Park	4.9	Neighborhood Park	1.76	23	1	1	3	3	2	1	2	2	3	3	2	1	1	3	3	2	1	2	2	3	3	2	
Goot Park		Neighborhood Park	1.86	23	2	3	2	3	3	2	2	1	1	2	2	2	3	2	3	3	2	2	1	1	2	2	
Grass Valley Park	24.9	Neighborhood Park	1.67	19	2	1	1	2	2	3	2	1	1	2	2	2	1	1	2	2	3	2	1	1	2	2	
Oak Park	2.5	Neighborhood Park	1.75	5					2	1	2								2	1	2						

Camas Sports Field Priority Ranking Matrix (Score 1–3 per category)

The following criteria are used to assess and prioritize improvement needs for sports field across the City of Camas. Each criterion is scored on a scale from 1 to 3.

Criteria	Description	Scoring Guidance
1. Field Multi-User Accessibility	How accessible is the site to a wide range of users (e.g., youth leagues, casual users, organized clubs)?	1 = Limited access or seasonal use; 2 = Moderate access with shared use; 3 = Highly accessible with ADA features and broad community access
2. Sport Type Versatility	Can the site support multiple sport types (e.g., both diamond and rectangular)?	1 = Single sport only; 2 = Two compatible sports; 3 = Multiple compatible sports (e.g., baseball, soccer, rugby, etc.)
3. Revenue Potential	Can the site be rented or used for tournaments and generate rental income?	1 = Low revenue potential; 2 = Moderate (occasional league use); 3 = High (year-round use or tournament hosting)
4. Existing Condition of Amenities	What is the current condition of the site's infrastructure (fields, lighting, drainage, amenities)?	1 = Fair or poor, needing major investment; 2 = Usable but needs improvements; 3 = Good condition, minor upgrades needed
5. Drainage and Turf Condition	Does the site drain well and support frequent use?	1 = Frequent closures or flooding; 2 = Moderate issues; 3 = Well-drained and resilient surface
6. Equity and Underserved Access	Does the site serve an underserved or geographically isolated part of the city?	1 = Already well-served area; 2 = Somewhat underserved; 3 = High-priority for equity/access goals
7. ADA Compliance & Safety	Are paths, restrooms, and amenities ADA-compliant and safe for users?	1 = Major deficiencies; 2 = Partial compliance; 3 = Accessible and safe

8. Partnership Opportunity	Is there an active or potential partner (school district, sports organization) that could co-invest or maintain?	1 = None; 2 = Possible partner; 3 = Active or confirmed partner
9. Level of Community Support	Has the site been identified as a priority in planning documents and/or community engagement activities?	1 = Limited/no mention; 2 = Moderate mention; 3 = Frequently cited priority
10. Event and Tournament Readiness	Can the site host tournaments or large events? Does it have restrooms, parking, and lighting?	1 = Not viable; 2 = Needs upgrades; 3 = Tournament-ready or highly suitable
11. Overall Costs of Improvements	What is the anticipated total cost to implement the necessary improvements at the site (fields, courts, amenities, infrastructure)?	1 = High Cost – Requires extensive infrastructure upgrades or full replacement. Exceeds return on investment; 2 = Moderate Cost – Some improvements required. May need phased implementation or mid-level investment; 3 = Low Cost – Minor upgrades or enhancements needed.

Prioritize based on highest composite scores and alignment with implementation phasing (short/medium/long-term).

Camas Sports Court Priority Ranking Matrix (Score 1–3 per category)

The following criteria are used to assess and prioritize improvement needs for sports courts (e.g., tennis, pickleball, basketball, multi-use courts) across the City of Camas. Each criterion is scored on a scale from 1 to 3.

Criteria	Description	Scoring Guidance
1. Court Surface Condition	Evaluates quality, evenness, cracking, ponding, and overall safety of the playing surface.	1 = Poor (major cracks or ponding) 2 = Fair (playable with repairs) 3 = Excellent or recently resurfaced
2. Court Type Versatility	Ability to support multiple sports or configurations (e.g., dual-lined tennis/pickleball, basketball/futsal).	1 = Single sport only 2 = Convertible/shared use 3 = Multi-use or modular
3. Lighting & Hours of Use	Presence and quality of lighting to extend safe playtime.	1 = None 2 = Limited/obsolete 3 = Modern LED/event-ready lighting
4. Fencing & Containment	Condition and adequacy of fencing or containment for safe and functional play.	1 = Missing/damaged 2 = Serviceable/aging 3 = Meets standards
5. ADA Compliance & Safety	Safe & Accessible routes, clearances, and companion seating as required for ADA compliance.	1 = Major deficiencies 2 = Partial compliance 3 = Fully compliant and accessible
6. Ancillary Amenities	Availability and quality of benches, shade, drinking fountains, and signage.	1 = None or poor 2 = Some amenities 3 = Comprehensive amenities
7. Programming & Utilization	Current use levels and unmet demand for community or league play.	1 = Low use 2 = Moderate use 3 = High demand or overbooked

8. Revenue & Partnership Opportunity	Ability to host lessons, leagues, or tournaments, or maintain partnerships.	1 = None 2 = Some potential 3 = Active/strong partnership or revenue opportunity
9. Equity and Underserved Access	Serves an underserved or court-deficient neighborhood.	1 = Well-served area 2 = Somewhat underserved 3 = High priority for equitable access
10. Maintenance Efficiency	Ease and cost efficiency of maintaining surface, nets, and fencing.	1 = High maintenance/frequent repairs 2 = Moderate maintenance 3 = Low cost/sustainable
11. Community Support & Visibility	Extent of public or planning support for the facility improvements.	1 = Minimal/no support 2 = Some mentions in engagement or plans 3 = High visibility and strong support

Prioritize based on highest composite scores and alignment with implementation phasing (short/medium/long-term).



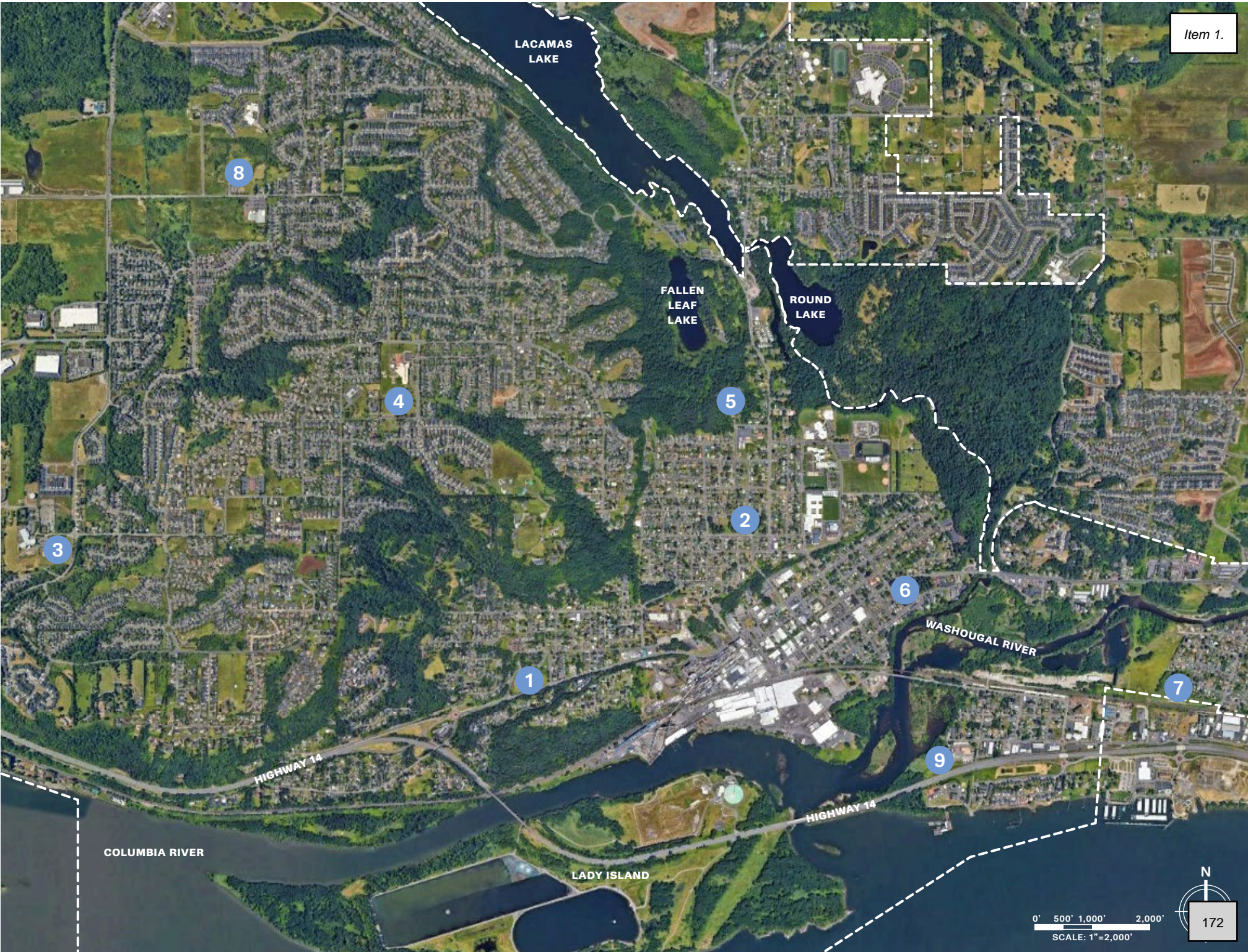
APPENDIX E

Site Improvement Recommendations & Graphics

CITY WIDE SPORTS FIELD & PARKS OVERVIEW

RECOMMENDED IMPROVEMENTS

- 1 Forest Home Park
- 2 Crown Park
- 3 Prune Hill Sports Park
- 4 Dorothy Fox Park
- 5 Fallen Leaf Park
- 6 Louis Bloch Park
- 7 Goot Park
- 8 Grass Valley Park
- 9 Oak Park



Forest Home Park – priority for City for improvements & has a budget request this year

Primary User: Camas Little League

Priority Rating: High

Existing features: 2 little league fields, parking, concessions/bathroom, storage building, playground, basketball, score keeper buildings, dugouts, pitching mounds

Recommended Improvements

Field Improvements

1. Field Drainage (both fields)
2. Infield conversion to synthetic turf
 - a. Marked for both baseball & softball
 - b. Removable bases for field spacing for different age groups
3. Upgrade Backstops & Outfield Fencing. Updates to outfield fencing and foul territory fence are necessary to meet ASTM standard.
4. Upgrade Dugout Drainage
5. Upgrade Bullpens
6. New Batting Cages
7. Upgrade Lighting to LED
8. Upgrade Bleachers
9. Upgrade Scoreboard

Site Improvements

10. Relocate trash dumpsters and chain-link fence enclosure with privacy slats. Place near the roadway off of the driveway on the opposite side of the parking area to prevent the need for trucks to enter the site.
11. Site Drainage
12. New walkways connecting parking along Ivy St and Logan St to the east baseball field and basketball court. Install a new walkway to the existing playground.
13. Replace asphalt ramp with concrete stairs and handrail
14. Accessory Building Upgrades to exterior (announcer box, maintenance building and concessions building)

ADA Improvements

15. Improve and Increase ADA Parking (Restriping)

16. Repair existing asphalt walkway deficiencies throughout the park (Patch and overlay asphalt and widen to minimum width of 3')
17. ROW ADA Improvements (Ramps & sidewalks)
18. Improve Dugout access to meet current ADA standards (companion spaces next to benches and wider entry and ramps into dugouts)
19. Upgrade the inside of the restroom. Improve the entrance and internal amenities and layout to meet ADA standards.

Long Term Recommended Improvements:

- Upgrade playground equipment including rubberized surfacing.
- Upgrade site furnishings and provide ADA access.
- Improvements to clean up, repair cracks, and restripe the basketball court
- Parking Reconfiguration (consider reconfiguration on roadway to convert to one-way to increase parking)

CITY OF CAMAS, WASHINGTON

FOREST HOME PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 Infield Conversion to Synthetic Turf
- 3 Upgrade Backstops & Outfield Fencing
- 4 Upgrade Dugout
- 5 Upgrade Bullpens
- 6 New Batting Cages
- 7 Upgrade Lighting to LED
- 8 Upgrade Bleachers
- 9 Upgrade Scoreboard

SITE IMPROVEMENTS

- 10 Relocate Trash Dumpsters
- 11 Site Drainage
- 12 New Walkways
- 13 Replace Ramp with Stairs
- 14 Building Upgrades

ADA IMPROVEMENTS

- 15 Increase ADA Parking
- 16 Repair Existing Walkway Deficiencies
- 17 ROW ADA Improvements (Ramps and Sidewalks)
- 18 Improve Dugout Access
- 19 Upgrade Restroom

Note: This plan is not an official ADA or playground assessment.



Crown Park

Primary User: Tennis, pickleball,

Priority Rating: High

Existing features: Tennis and pickleball courts, playground, open fields, parking, and shelter. Changes to existing site conditions don't include master plan updates currently under development.

Recommended ImprovementsCourt Improvements

1. Repair Court Fencing/Footings

Long Term Recommended Improvements:

- None

COURT IMPROVEMENTS

- 1 Repair Court Fencing & Footings

Note: Changes to existing site conditions do not include master plan updates currently under development.



Item 1.

Prune Hill Park – underutilized (unable to identify or talk to users currently using site)

Primary User: soccer, lacrosse, little league, basketball

Priority Rating: Moderate

Existing features: adjacent to existing school, parking, bathroom, playground, basketball, multi-purpose grass fields and pathways

Recommended Improvements

Field Improvements

1. Field Drainage
2. North Field conversion to synthetic turf
 - a. Marked for both soccer and rugby.
3. South Infield conversion to synthetic turf
 - a. South field marked for both baseball & softball
 - b. Removable bases for field spacing for different age groups-South field only
4. New Lighting
5. Player Benches and Bleachers

Site Improvements

6. Convert & relocate basketball/sport court to multi-use court
7. Relocate and replace playground
8. New Walkways

ADA Improvements

9. Upgrade ADA Ramp to have Compliant Slopes

Long Term Recommended Improvements:

- Consider converting the Basketball court to a multi-use court to include pickleball.
- Convert south field to large rectangular multi-purpose synthetic turf field to accommodate multiple users
- Consider master planning the park to reorganize playground, sport court and spectator opportunities.

CITY OF CAMAS, WASHINGTON

PRUNE HILL SPORTS PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 North Field Conversion to Synthetic Turf
- 3 South Field Conversion to Synthetic Turf
- 4 New Lighting
- 5 Player Benches and Bleachers

SITE IMPROVEMENTS

- 6 Convert & Relocate Court to Multi-Use Court
- 7 Relocate & Replace Playground
- 8 New Walkways

ADA REVIEW

- 9 Upgrade ADA Ramp to Have Compliant Slopes



Dorothy Fox Park – soccer field with major drainage issues, underutilized.

Primary User: No designated user

Priority Rating: Low

Existing features: Soccer field, parking, bathroom, playground, basketball court, limited parking (2 ADA & 13 standard stalls), open lawn area, adjacent to school.

Recommended Improvements

Field Improvements

1. Field Drainage (potential underground springs)
2. Player Benches and Bleachers
3. Backstop Fencing

Site Improvements

4. Soil Remediation that includes aerating the lawn and adding a top dressing of sand.
5. New Walkways. Access improvements for the pathway to school parking.
6. Site Drainage
7. Site Furnishings (trash receptacle, dog waste station and benches)
8. Upgrade Entrance Sign

ADA Improvements

9. ROW ADA Improvements (Detectable Warning)

Long Term Recommended Improvements:

- None

DOROTHY FOX PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 Player Benches and Bleachers
- 3 Backstop Fencing

SITE IMPROVEMENTS

- 4 Soil Remediation
- 5 New Walkways
- 6 Site Drainage
- 7 Site Furnishings
- 8 Upgrade Entrance Sign

ADA IMPROVEMENTS

- 9 ROW ADA Improvements (Detectable Warning)



Fallen Leaf Park – softball field underutilized (Rugby user would love this to be their primary field) – good field for adult user groups

Primary User: Often closed and has no dedicated user, only park the city manages and usually locked gates

Priority Rating: High

Existing features: Baseball field, parking, concessions/bathroom, storage building, score keeper buildings, dugouts, adjacent park and trails

Recommended Improvements

Field Improvements

1. Field Drainage
2. Conversion to synthetic turf
 - a. Marked for both baseball & rugby
 - b. Removable bases for field spacing for different age groups
3. New Lighting

Site Improvements

4. Automatic Access Gate at Entrance, with Traffic Teeth at Exit
5. Upgrade Restroom
6. New Walkways
7. Improve Trailhead Connections (potential tie into existing forest trail system)
8. Entry Sign

ADA Improvements

9. Improve Bleacher access to meet current ADA standards (companion spaces next to bleachers)

Long Term Recommended Improvements:

- Consider reconfiguration of parking to increase the quantity of stalls.
- Expand existing field to accommodate a 94m x 70m Rugby Field, with 10m In-Goal Area with Synthetic Turf.

CITY OF CAMAS, WASHINGTON

FALLEN LEAF PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 Infield Conversion to Synthetic Turf
- 3 New Lighting

SITE IMPROVEMENTS

- 4 Automatic Access Gate at Entrance, with Traffic Teeth at Exit
- 5 Upgrade Restroom
- 6 New Walkways
- 7 Improve Trailhead Connection
- 8 Entry Sign

ADA IMPROVEMENTS

- 9 Improve Bleacher Access



Louis Bloch Park – baseball fields primarily used by Babe Ruth.

Primary User: Babe Ruth

Priority Rating: High

Existing features: Baseball field, parking, concessions/bathroom, storage building, score keeper buildings, dugouts, and basketball.

Recommended Improvements

Field and Court Improvements

1. Field Drainage
2. Infield conversion to synthetic turf
 - a. Marked for both baseball & softball
 - b. Removable bases for field spacing for different age groups
 - c. Include bull pen area
3. Upgrade/Replace Backstop Fencing and Nets
4. New Batting Cages with Fencing

Site Improvements

5. Upgrade Concessions, Announcer Box and Storage Building
6. Site Drainage

ADA Improvements

7. Improve Dugout access to meet current ADA standards (wider entry and ramps into dugouts). Dugouts will be raised to be at grade with the field.
8. Upgrade the inside of the restroom. Improve the entrance and internal amenities and layout to meet ADA standards.
9. Access to basketball court
10. Improve frontage walkways

Long Term Recommended Improvements:

- None

CITY OF CAMAS, WASHINGTON

LOUIS BLOCH PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 Conversion to Synthetic Turf
- 3 Upgrade Backstop Fencing & Nets

- 4 New Batting Cages with Fencing

SITE IMPROVEMENTS

- 5 Upgrade Concession, Announcer Box & Storage Building
- 6 Site Drainage

ADA IMPROVEMENTS

- 7 Improve Dugout Access
- 8 Upgrade Restroom
- 9 Access to Basketball Court
- 10 Improve Frontage Walkways



Goot Park – underutilized baseball/softball field – long term consideration for a multi-use sport plex, short term to increase current field capacity.

Primary User: baseball/soccer as a practice field, no designated user

Priority Rating: Moderate

Existing features: softball field, bathroom, playground, basketball, storage building, limited parking, full mature trees, flat area below for field with upper section for park.

Recommended Improvements (Short-term)

Field Improvements

1. Field Drainage
2. Infield Conversion to synthetic turf
 - a. Marked for both soccer and baseball.
 - b. Portable mounds for baseball.
3. New Bullpens and Pitching Mounds
4. New Lighting
5. Upgrade and New Bleachers
6. New Scoreboard

Site Improvements

7. New Walkways and Trail Connections
8. Add Parking
9. Upgrade site furnishings
10. Relocate Basketball Court

ADA Improvements

11. Provide Access to the Bleachers and Field. Repair asphalt to fields and install concrete pads for new bleachers.

Long Term Recommended Improvements:

- Consider pickleball or other sport courts at the west side of the site.

CITY OF CAMAS, WASHINGTON

GOOT PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 Infield Conversion to Synthetic Turf
- 3 New Bullpens & Pitching Mounds
- 4 New Lighting
- 5 Upgrade & New Bleachers
- 6 New Scoreboard

SITE IMPROVEMENTS

- 7 New Walkway & Trail Connections
- 8 Add Parking
- 9 Upgrade Site Furnishings
- 10 Improve Basketball Court

ADA IMPROVEMENTS

- 11 ADA Access to Bleachers and Field



Grass Valley Park – underutilized baseball/softball field – long term consideration for a multi-use sport plex, short term to increase current field capacity.

Primary User: baseball/softball, tennis, basketball

Priority Rating: High

Existing features: baseball/softball, playground, restroom, parking, tennis courts, basketball, wall ball, shelter, trails.

Recommended Improvements

Field Improvements

1. Field Drainage
2. Infield conversion to synthetic turf
 - a. Marked for both baseball & softball
 - b. Removable bases for field spacing for different age groups
3. Topdress/Core Aerify (Outfield)
4. Upgrade Fencing
5. Upgrade Backstop
6. Upgrade Bleachers

Recommended Improvements for Reprogramming:

- None

CITY OF CAMAS, WASHINGTON

GRASS VALLEY PARK

FIELD IMPROVEMENTS

- 1 Field Drainage
- 2 Infield Conversion to Synthetic Turf
- 3 Topdress/Core Aerify
- 4 Upgrade Fencing
- 5 Upgrade Backstops
- 6 Upgrade Bleachers



Oak Park – Minimal parking limits utilization of open lawn area for sports field use.

Primary User: No designated users

Priority Rating:

Existing features: Playground and half-basketball court

Recommended Improvements

Site Improvements

1. Improve Basketball Court (clean up, repair cracks and re-stripe)
2. Site Furnishing Improvements
3. New Walkways to access water (5' wide asphalt path)

Recommended Improvements for Reprogramming:

- None

CITY OF CAMAS, WASHINGTON

OAK PARK

SITE IMPROVEMENTS

- 1 Basketball Court Improvements
- 2 Site Furnishing Improvements
- 3 New Walkways - - - - -



APPENDIX F

Planning-Level Cost Estimates

FOREST HOME PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$18,500.00	LS	\$18,500
Construction Entrance	1	\$3,500.00	EA	\$3,500
Parking lot temp fence	1	\$3,500.00	EA	\$3,500
Sanican	5	\$1,000.00	EA	\$5,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$5,000.00	LS	\$5,000
				\$40,500

FIELD IMPROVEMENTS

1 Field Drainage				\$65,600
Collector drainage	700	\$28.00	CYDS	\$19,600
Type 1 CBs	4	\$4,500.00	EA	\$18,000
Lateral drainage pipe 4"	1200	\$18.00	LF	\$21,600
Sod restoration	1600	\$1.50	SF	\$2,400
Irrigation adjustments	2	\$2,000.00	EA	\$4,000
2 Infield Conversion to Synthetic Turf				\$271,630
Remove and dispose of sod	70	\$28.00	CYDS	\$1,960
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	21000	\$0.15	SF	\$3,150
Roll compact subgrade	21000	\$0.12	SF	\$2,520
Mirafi fabric on subgrade of field	21000	\$0.35	SF	\$7,350
Permeable base aggregate - 6" depth	800	\$75.00	TON	\$60,000
Permeable top rock	225	\$80.00	TON	\$18,000
Synthetic Turf - Infill	21000	\$5.65	SF	\$118,650
Nailer	400	\$35.00	LF	\$14,000
Concrete curbing	600	\$65.00	LF	\$39,000
3 Upgrade backstops & outfield fencing				\$144,900
Backstop	2	\$45,000.00	EA	\$90,000
Outfield fencing	1220	\$45.00	LF	\$54,900
4 Upgrade Dugout Drainage	2	\$3,500.00	EA	\$7,000
5 Upgrade Bullpens	2	\$3,500.00	EA	\$7,000
6 New Batting Cages	2	\$20,000.00	EA	\$40,000
7 Upgrade Lighting to LED				\$163,000
Remove and dispose of light fixtures	1	\$6,500.00	LS	\$6,500
New fixtures and installation	1	\$145,000.00	EA	\$145,000
New controller panels	1	\$7,500.00	EA	\$7,500
Restoration from equipment	1	\$4,000.00	EA	\$4,000
8 Upgrade Bleachers	4	\$30,000.00	EA	\$120,000
9 Upgrade Scoreboard	2	\$7,500.00	EA	\$15,000

SITE IMPROVEMENTS

10 Relocate Trash Dumpsters	1	\$1,500.00	LS	\$1,500
11 Site Drainage	1			\$134,210
Connect to Exist. Manhole	1	\$2,200.00	EA	\$2,200
Area Drains (18")	6	\$1,500.00	EA	\$9,000
6" Corrugated Polyethylene Pipe	348	\$45.00	LF	\$15,660
French Drain (6")	120	\$80.00	LF	\$9,600
Restore Paved Surfaces	1	\$5,000.00	LS	\$5,000
Sod restoration	58500	\$1.50	SF	\$87,750
Irrigation adjustments	1	\$5,000.00	LS	\$5,000
12 New Walkways				\$11,253
Asphalt-5' Width	1607.5	\$7.00	SF	\$11,252.50
13 Replace Ramp with Stairs	1	\$5,000.00	LS	\$5,000
14 Building Upgrades	1	\$50,000.00	LS	\$50,000

ADA IMPROVEMENTS

15 Increase Parking				\$1,000
Restriping	1	\$1,000.00	LS	\$1,000
16 Repair Existing Asphalt Walkways				\$30,000
Remove and Replace Asphalt	3000	\$10.00	SF	\$30,000
17 ROW improvements (Ramps & Sidewalks)	3	\$1,000.00	EA	\$3,000
18 Improve Dugout access	4	\$30,000.00	EA	\$120,000
19 Upgrade Restroom	1	\$40,000.00	LS	\$40,000

Subtotal	\$1,270,593
Sales Tax - 8.5%	\$108,000
Project Subtotal	\$1,378,593

Project Contingency (20%)	\$275,718.6
Soft Costs - Consultant Design Fee/permit (20%)	\$275,718.6

Total	\$1,930,030
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CROWN PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$5,000.00	LS	\$5,000
Sanican	3	\$1,000.00	EA	\$3,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$2,000.00	LS	\$2,000

\$15,000**COURT IMPROVEMENTS**

1 Repair Court Fencing/Footings	220	\$45.00	SQFT	\$9,900
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Subtotal	\$24,900
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Sales Tax - 8.5%	\$2,117
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Project Subtotal	\$27,017
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Project Contingency (20%)	\$5,403.3
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Soft Costs - Consultant Design Fee/permit (20%)	\$5,403.3
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Total	\$37,823
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PRUNE HILL SPORTS PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$25,000.00	LS	\$25,000
Construction Entrance	1	\$3,500.00	EA	\$3,500
Parking Lot Temp Fence	1	\$3,500.00	EA	\$3,500
Sanican	3	\$1,000.00	EA	\$3,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$5,000.00	LS	\$5,000
				\$45,000

FIELD IMPROVEMENTS

1 Field Drainage				\$382,200
Collector drainage	900	\$28.00	LF	\$25,200
Type 1 CBs	4	\$4,500.00	EA	\$18,000
Lateral drainage pipe 4"	3600	\$36.00	LF	\$129,600
turf secondary treatment	1	\$200,000.00	LS	\$200,000
Sod restoration	1600	\$1.50	SF	\$2,400
Irrigation adjustments	2	\$3,500.00	EA	\$7,000
2 North Field Conversion to Synthetic Turf				\$900,600
Remove and dispose of sod	1050	\$28.00	CYDS	\$29,400
excavation of soils to subgrade	2250	\$28.00	CYDS	\$63,000
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	85000	\$0.15	SF	\$12,750
Roll compact subgrade	85000	\$0.12	SF	\$10,200
Mirafi fabric on subgrade of field	85000	\$0.35	SF	\$29,750
Permeable base aggregate - 6" depth	800	\$75.00	TON	\$60,000
Permeable top rock	225	\$80.00	TON	\$18,000
Synthetic Turf - Infill	85000	\$5.65	SF	\$480,250
Padded System	85000	\$1.65	SF	\$140,250
Nailer	400	\$15.00	LF	\$6,000
Concrete curbing	800	\$55.00	LF	\$44,000
3 South Infield Conversion to Synthetic Turf				\$333,720
Remove and dispose of sod	1050	\$28.00	CYDS	\$29,400
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	21000	\$0.15	SF	\$3,150
Roll compact subgrade	21000	\$0.12	SF	\$2,520
Mirafi fabric on subgrade of field	21000	\$0.35	SF	\$7,350
Permeable base aggregate - 6" depth	800	\$75.00	TON	\$60,000
Permeable top rock	225	\$80.00	TON	\$18,000
Synthetic Turf - Infill	21000	\$5.65	SF	\$118,650
Pad system	21000	\$1.65	SF	\$34,650
Nailer	400	\$35.00	LF	\$14,000
Concrete curbing	600	\$65.00	LF	\$39,000
4 New Lighting	1	\$650,000.00	LS	\$650,000
5 Player Benches and Bleachers	1	\$70,000.00	LS	\$70,000

SITE IMPROVEMENTS

Convert & Relocate Basketball Court to Multi-Use

6 Court				\$73,778
Remove and dispose of existing court	3821	\$3.50	SF	\$13,374
Concrete	3821	\$14.50	SF	\$55,405
Basketball hoops	2	\$2,500.00	EA	\$5,000
7 Relocate and Replace Playground				\$233,710
Remove and dispose of existing playground equipment and Concrete curb	1	\$15,000.00	LS	\$15,000
New playground equipment	1	\$200,000.00	LS	\$200,000
Concrete curbing	148	\$65.00	LF	\$9,620
Safety surfacing	1515	\$6.00	SF	\$9,090
8 New Walkways				\$81,600
Asphalt, 10' Wide	10200	\$8.00	SF	\$81,600

ADA IMPROVEMENTS

9 Upgrade ADA Ramp to have Compliant Slopes				\$35,000
Demolish Existing Ramp	1	\$5,000.00	LS	\$5,000
Install New Ramp	1	\$30,000.00	LS	\$30,000

Subtotal	\$2,805,608
Sales Tax - 8.5%	\$238,477
Project Subtotal	\$3,044,085

Project Contingency (20%)	\$608,816.9
Soft Costs - Consultant Design Fee/permit (20%)	\$608,816.9

Total	\$4,261,719
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DOROTHY FOX PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$18,500.00	LS	\$18,500
Construction Entrance	1	\$3,500.00	EA	\$3,500
Parking lot temp fence	1	\$3,500.00	EA	\$3,500
Sanican	3	\$1,000.00	EA	\$3,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$5,000.00	LS	\$5,000
				\$38,500

FIELD IMPROVEMENTS

1 Field Drainage				\$84,400
Collector drainage	700	\$36.00	LF	\$25,200
Type 1 CBs	4	\$4,500.00	EA	\$18,000
Lateral drainage pipe 4"	1200	\$24.00	LF	\$28,800
Sod restoration	1600	\$1.50	SF	\$2,400
Irrigation adjustments	2	\$5,000.00	EA	\$10,000
2 Player Benches and Bleachers	1	\$70,000.00	LS	\$70,000
3 Backstop Fencing	1	\$35,000.00	EA	\$35,000

SITE IMPROVEMENTS

4 Soil Remediation				\$25,489
Aeration	110820	\$0.08	SF	\$8,866
Sand Topdressing (1/4" depth)	110820	\$0.15	SF	\$16,623
5 New Walkways				\$14,350
Asphalt-5' Width	2050	\$7.00	LF	\$14,350
6 Site Drainage				\$199,000
Type 1 CBs	5	\$4,500.00	EA	\$22,500
Connections to Existing System	5	\$2,400.00	EA	\$12,000
Cleanouts	5	\$1,000.00	EA	\$5,000
Lateral drainage pipe 4"	1500	\$24.00	LF	\$36,000
Sod restoration	79000	\$1.50	SF	\$118,500
Irrigation adjustments	1	\$5,000.00	LS	\$5,000
7 Site Furnishings	1	\$25,000.00	LS	\$25,000
8 Upgrade Entrance Sign	1	\$8,000.00	LS	\$8,000

ADA IMPROVEMENTS

9 ROW ADA Improvements (Detectable Warning)	1	\$300.00	LS	\$300
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Subtotal	\$500,039
Sales Tax - 8.5%	\$42,503
Project Subtotal	\$542,542
Project Contingency (20%)	\$108,508.4
Soft Costs - Consultant Design Fee/permit (20%)	\$108,508.4
Total	\$759,559

FALLEN LEAF PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$35,000.00	LS	\$35,000
Construction Entrance	1	\$3,500.00	EA	\$3,500
Parking lot temp fence	1	\$3,500.00	EA	\$3,500
Sanican	3	\$1,000.00	EA	\$3,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$2,000.00	LS	\$2,000
				\$52,000

FIELD IMPROVEMENTS

1 Field Drainage				\$520,000
Collector drainage	700	\$36.00	LF	\$25,200
Type 1 CBs	4	\$4,500.00	EA	\$18,000
Storm Retention	1	\$250,000.00	LS	\$250,000
Lateral drainage pipe 4"	2600	\$24.00	LF	\$62,400
storm treatment	1	\$150,000.00	LS	\$150,000
Sod restoration	1600	\$1.50	SF	\$2,400
Type 2 Structure	1	\$12,000.00	EA	\$12,000
2 Conversion to Synthetic Turf				\$1,902,950
Remove and dispose of sod	2250	\$28.00	CYDS	\$63,000
excavation of soils to subgrade	6750	\$28.00	CYDS	\$189,000
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	135000	\$0.12	SF	\$16,200
Roll compact subgrade	135000	\$0.08	SF	\$10,800
Mirafi fabric on subgrade of field	135000	\$0.32	SF	\$43,200
Permeable base aggregate - 6" depth	4750	\$75.00	TON	\$356,250
Permeable top rock 2"	1850	\$80.00	TON	\$148,000
Synthetic Turf - Infill	135000	\$5.65	SF	\$762,750
pad - per IRB regulations for Rugby	135000	\$1.65	SF	\$222,750
Nailer	1200	\$15.00	LF	\$18,000
Concrete curbing	1200	\$55.00	LF	\$66,000
3 New Lighting	1	\$500,000.00	LS	\$500,000

SITE IMPROVEMENTS

4 Automatic Access Gate	1	\$20,000.00	LS	\$20,000
5 Upgrade Restroom	1	\$20,000.00	LS	\$20,000
6 New Walkways				\$21,600
Asphalt-5' Width	2700	\$8.00	SF	\$21,600
7 Improve Trailhead Connections	1	\$2,000.00	LS	\$2,000
8 Entry Sign	1	\$8,000.00	LS	\$65,200

ADA IMPROVEMENTS

9 Improve Bleacher Access	1			\$0
Concrete	250	\$20.00	SF	\$5,000

Subtotal	\$3,103,750
Sales Tax - 8.5%	\$263,819
Project Subtotal	\$3,367,569
Project Contingency (20%)	\$673,513.8
Soft Costs - Consultant Design Fee/permit (20%)	\$673,513.8
Total	\$4,714,596

LOUIS BLOCH PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$25,000.00	LS	\$25,000
Construction Entrance	1	\$6,500.00	EA	\$6,500
Temp Job Shack/Sanican	4	\$800.00	EA	\$3,200
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$3,500.00	LS	\$3,500
				\$43,200

FIELD IMPROVEMENTS

1 Field Drainage				\$160,695
Collector drainage	240	\$28.00	LF	\$6,720
Storm Retention	1	\$100,000.00	LS	\$100,000
Type 1 CBs	4	\$4,500.00	EA	\$18,000
Type 2 CBs	1	\$12,500.00	EA	\$12,500
Lateral drainage pipe 4"	1200	\$18.00	LF	\$21,600
Sod restoration	1250	\$1.50	SF	\$1,875
2 Infield Conversion to Synthetic Turf				\$254,050
Remove and dispose of sod	400	\$28.00	CYDS	\$11,200
Soils to subgrade	800	\$28.00	CYDS	\$22,400
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	25000	\$0.12	SF	\$3,000
Roll compact subgrade	25000	\$0.08	SF	\$2,000
Mirafi fabric on subgrade of field	25000	\$0.32	SF	\$8,000
Permeable base aggregate - 6" depth	800	\$75.00	TON	\$60,000
Permeable top rock	225	\$80.00	TON	\$18,000
Synthetic Turf - Infill	25000	\$5.65	SF	\$141,250
Nailer	400	\$15.00	LF	\$6,000
Concrete curbing	160	\$55.00	LF	\$8,800
3 Upgrade Backstops Fencing and Nets	1	\$85,000.00	LS	\$85,000
4 New Batting Cages with Fencing	1	\$20,000.00	LS	\$20,000

SITE IMPROVEMENTS

Upgrade Concession, Announcer Box and Storage

5 Building	1	\$75,000.00	LS	\$75,000
6 Site Drainage				\$50,975
Connect to Exist. Pipe	1	\$1,200.00	EA	\$1,200
Area Drains (18")	4	\$1,500.00	EA	\$6,000
6" Corrugated Polyethylene Pipe	295	\$45.00	LF	\$13,275
Restore Paved Surfaces	1	\$7,500.00	LS	\$7,500
Sod restoration	12,000	\$1.50	SF	\$18,000
Irrigation adjustments	1	\$5,000.00	LS	\$5,000

ADA IMPROVEMENTS

7 Improve Dugout Access	2	\$30,000.00	EA	\$60,000
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8 Upgrade Restroom	1	\$25,000.00	LS	\$25,000
9 Access to Basketball Court				\$1,740
Concrete	120	\$14.50	SF	\$1,740
10 Improve Frontage Walkways	2500	\$14.50	SF	\$36,250

Subtotal	\$811,910
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Sales Tax - 8.5%	\$69,012
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Project Subtotal	\$880,922
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Project Contingency (20%)	\$176,184.5
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Soft Costs - Consultant Design Fee/permit (20%)	\$176,184.5
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Total	\$1,233,291
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GOOT PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$12,500.00	LS	\$12,500
Construction Entrance	1	\$2,500.00	EA	\$2,500
Track Protection Steel plate	1	\$3,500.00	EA	\$3,500
Sanican	3	\$1,000.00	EA	\$3,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$3,500.00	LS	\$3,500
				\$30,000

FIELD IMPROVEMENTS

1 Field Drainage				\$515,450
Collector drainage	1850	\$36.00	CYDS	\$66,600
Type 1 CBs	8	\$4,500.00	EA	\$36,000
Type 2 CBs	4	\$12,000.00	EA	\$48,000
Storm Retention	1	\$250,000.00	LS	\$250,000
Lateral drainage pipe 4"	4400	\$24.00	LF	\$105,600
Sod restoration	3500	\$1.50	SF	\$5,250
Irrigation adjustments	2	\$2,000.00	EA	\$4,000
2 Synthetic Turf				\$1,507,950
Remove and dispose of sod	4650	\$28.00	CYDS	\$130,200
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	125000	\$0.12	SF	\$15,000
Roll compact subgrade	125000	\$0.08	SF	\$10,000
Mirafi fabric on subgrade of field	125000	\$0.32	SF	\$40,000
Permeable base aggregate - 6" depth	4500	\$75.00	TON	\$337,500
Permeable top rock	1750	\$80.00	TON	\$140,000
Synthetic Turf - Infill	125000	\$5.65	SF	\$706,250
Nailer	1220	\$35.00	LF	\$42,700
Concrete curbing	1220	\$65.00	LF	\$79,300
3 New Bullpens and Pitching Mounds	1	\$20,000.00	LS	\$20,000
4 New Backstop w Dugouts	1	\$95,000.00	LS	\$95,000
5 New Lighting	1	\$425,000.00	LS	\$425,000
6 Upgrade and New Bleachers	2	\$30,000.00	EA	\$60,000
7 New Scoreboard	1	\$8,500.00	LS	\$8,500

SITE IMPROVEMENTS

8 New Walkway and Trail Connections				\$17,500
Asphalt-5' Width	2500	\$7.00	LF	\$17,500
9 Add Parking				\$76,510
Restriping	1	\$1,000.00	LS	\$1,000
Asphalt (20 stalls)	7000	\$8.00	SF	\$56,000
Concrete Sidewalk	380	\$14.50	SF	\$5,510
Concrete Curb	400	\$35.00	LF	\$14,000
10 Upgrade Site Furnishings	1	\$25,000.00	LS	\$25,000

11 Relocate Basketball Court				\$86,800
Concrete	5400	\$14.50	SF	\$78,300
Striping	1	\$3,500.00	EA	\$3,500
Basketball Equipment	2	\$2,500.00	EA	\$5,000

ADA IMPROVEMENTS

12 Access to Bleachers and Field				\$33,280
Remove Asphalt	450	\$5.00	SF	\$2,250
Replace Asphalt with Concrete Pavement	450	\$14.50	SF	\$6,525
Concrete Pads at Bleachers	1690	\$14.50	SF	\$24,505

Subtotal				\$2,805,990
Sales Tax - 8.5%				\$238,509
Project Subtotal				\$3,044,499

Project Contingency (20%)				\$608,899.8
Soft Costs - Consultant Design Fee/permit (20%)				\$608,899.8

Total				\$4,262,299
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GRASS VALLEY PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$18,500.00	LS	\$18,500
Construction Entrance	1	\$5,500.00	EA	\$5,500
sidewalk protection/access	1	\$3,500.00	EA	\$3,500
Sanican	3	\$350.00	Month	\$1,050
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$3,500.00	LS	\$3,500
				\$37,050

FIELD IMPROVEMENTS

1 Field Drainage				\$333,175
Collector drainage	1200	\$36.00	LF	\$43,200
Type 1 CBs	4	\$4,500.00	EA	\$18,000
Storm Retention	1	\$200,000.00	LS	\$200,000
Lateral drainage pipe 4"	3600	\$18.00	LF	\$64,800
Sod restoration	1450	\$1.50	SF	\$2,175
Irrigation adjustments	1	\$5,000.00	EA	\$5,000
2 Infield Conversion to Synthetic Turf				\$299,200
Remove and dispose of sod	250	\$28.00	CYDS	\$7,000
Infield soils removal for turf	800	\$28.00	CYDS	\$22,400
demo/cap irrigation	2	\$3,500.00	EA	\$7,000
Rough grade infield	25000	\$0.15	SF	\$3,750
Roll compact subgrade	2500	\$0.12	SF	\$300
Mirafi fabric on subgrade of field	25000	\$0.35	SF	\$8,750
Permeable base aggregate - 6" depth	800	\$75.00	TON	\$60,000
Permeable top rock	250	\$80.00	TON	\$20,000
Synthetic Turf - Infill	25000	\$5.65	SF	\$141,250
Nailer	450	\$35.00	LF	\$15,750
Concrete curbing	200	\$65.00	LF	\$13,000
3 Topdress/Core Aerify (Outfield)				\$5,200
Aeration	40000	\$0.05	SF	\$2,000
Sand Topdressing (1/4" depth)	40000	\$0.08	SF	\$3,200
4 Upgrade Fencing	400	\$45.00	LF	\$18,000
5 Upgrade Backstop	1	\$65,000.00	LS	\$65,000
6 Upgrade Bleachers	2	\$30,000.00	EA	\$60,000

Subtotal	\$817,625
Sales Tax - 8.5%	\$69,498
Project Subtotal	\$887,123
Project Contingency (20%)	\$177,424.6
Soft Costs - Consultant Design Fee/permit (20%)	\$177,424.6
Total	\$1,241,972

OAK PARK**PROJECT ITEMS**

	Quantity	Unit Price	Unit	Cost
Mob/Demob	1	\$12,500.00	LS	\$12,500
Construction Entrance	1	\$2,500.00	EA	\$2,500
Track Protection Steel plate	1	\$3,500.00	EA	\$3,500
Sanican	3	\$1,000.00	EA	\$3,000
TESC Items/Filter Socks	1	\$5,000.00	LS	\$5,000
Cleanup/Disposal	1	\$3,500.00	LS	\$3,500
				\$30,000

SITE IMPROVEMENTS

1 Improve Basketball Court	1	\$35,000.00		\$35,000
2 Site Furnishing Improvements	1	\$25,000.00	LS	\$25,000
3 New Walkway and Trail Connections				\$25,550
Asphalt-5' Width	3650	\$7.00	SF	\$25,550

Subtotal	\$115,550
Sales Tax - 8.5%	\$9,822
Project Subtotal	\$125,372

Project Contingency (20%)	\$25,074.4
Soft Costs - Consultant Design Fee/permit (20%)	\$25,074.4

Total	\$175,520
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18405 SE Mill Plain Blvd., Suite 100
Vancouver, WA 98683

www.mackaysposito.com



Staff Report

February 17, 2026 Council Workshop Meeting

Professional Services Agreement Amendment for Comprehensive Plan and
Downtown Subarea Plan

Presenter: Alan Peters, Community Development Director

Time Estimate: 10 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: The City is completing an update to its Comprehensive Plan and developing a Downtown Subarea Plan. The *Our Camas 2045* Comprehensive Plan will establish a vision and articulate goals and policies to guide growth and development through 2045. The *Our Downtown Camas 2045* Subarea Plan will provide a more detailed vision and updated zoning and design standards for the downtown area.

The City has been under contract with WSP USA (with subcontractors SERA Architects, 3J Consulting, DKS Associates, and ECONorthwest) since October 2023 to assist with this project. At the time of the original contract, the project deadline was June 30, 2025. This deadline was later extended by the Legislature to December 31, 2025. Currently we anticipate completion this summer.

SUMMARY: The City's comprehensive plan update and downtown subarea plan processes are aligned with the Growth Management Act's periodic update timeline. One of the objectives of the project is to comply with changes to state law and align with countywide growth projections and policies, therefore the project scope and timeline have impacted by actions in the state legislature and Clark County's own plan update.

Originally, the update was scheduled to be completed by June 30, 2025. The legislature then extended this deadline for Clark County and all cities within the county to December 31, 2025, in order to provide additional time to comply with new changes to state law related to housing and climate planning.

The County has experienced several delays related to the development of a draft environmental impact statement and selection of growth alternatives, still in process. The County's timeline has pushed completion of the City's own planning process past the December 31, 2025, deadline. The County's upcoming selection of a growth alternative will allow the City to complete a final comprehensive plan document and updates to capital facilities plans, including transportation and utilities.

Additionally, the project scope has evolved throughout the process, with more tasks related to the development of growth alternatives and public outreach than originally contracted for.

Staff is proposing a contract amendment with WSP USA to supplement the original contract scope with additional tasks and budget to complete the project this year. The amendment includes the following tasks:

- Project Management – including increased management activities related to added work scope for the remainder of the project and as a result of the time extension.
- Visioning and Community Outreach – amendments to revise details related to advisory committee meetings, website updates, and details of the Community Summits.
- Land Use Scenarios and Transportation Model – This task is amended to account for activities and deliverables for additional revisions to the land use scenarios that were prepared by the Consultant Team, beyond the three in the original contract as well as revisions to the Transportation element to reflect the most current Southwest Washington Regional Transportation Council (RTC) transportation model and updates to the Transportation System Plan.
- Downtown Subarea Plan Project Management – This task is amended to cover project management activities for the remainder of the project as a result of the time extension.
- Climate Planning – This task is amended to cover previously completed out of scope work (e.g., holding an additional advisory group meeting) and to include new work and deliverables included in the City's new climate planning grant.
- New Transportation System Plan Amendment – This new task identifies the activities and deliverables needed to revise the Transportation System Plan to be consistent with the Comprehensive Plan update.
- New Contingency Task – This task would cover any additional work needs not currently anticipated.

The original contract amount was \$1,204,339. The proposed amendment would increase the total contract budget by \$170,950 for a total budget of \$1,375,289. The proposed project costs are summarized below:

Contract	Date	Fee	Grant Funding
Original Contract	October 10, 2023	\$1,204,339	\$400,000
Amendment #1	December 9, 2025	No change	No change
Amendment #2 (proposed)	TBD	\$170,950	\$50,000
Total		\$1,375,289	\$450,000

The City previously received \$400,000 in grants from the Department of Commerce towards this project and has just been awarded an additional \$50,000 grant that would go towards this amendment.

BENEFITS TO THE COMMUNITY: Updating the comprehensive plan is essential for the sustainable and well-organized growth of the City of Camas over the next 20 years. Compliance with GMA will also ensure that the City of Camas remains eligible for state grant funding opportunities.

STRATEGIC PLAN: Completing the comprehensive plan and downtown subarea plan will support several Strategic Plan priorities. These plans perhaps best support the Strategic Plan's "Economic Prosperity" priority and the goal to ensure a supply of developable employment land, balancing job and housing growth, and streamlining review processes.

POTENTIAL CHALLENGES: The remaining project timeline is driven by Clark County's process in selecting a preferred alternative and completing a final environmental impact statement. The proposed timeline and project needs could change based on the outcomes and timing of those processes.

BUDGET IMPACT: The proposal would increase the contract fee by \$170,950, however this would be partially offset by a \$50,000 grant received from the Department of Commerce. There is adequate funding for this amendment in the adopted Planning Division budget for 2026.

RECOMMENDATION: Staff recommends this item be placed on the March 2, 2026 Council Regular Meeting Agenda for Council's consideration.



February 6, 2026

Alan Peters, Community Development Director
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Subject: Comprehensive Plan Update and Downtown Subarea Plan – Scope of Work for Professional Planning Services, Amendment 2

Dear Alan:

Thank you for selecting WSP USA and subconsultants (herein the Consultant Team) to assist the City of Camas (City) with your Comprehensive Plan update and downtown subarea plan. This modification amends the existing approved work scope and contract dated October 10, 2023.

PROJECT UNDERSTANDING

The City, supported by the Consultant Team, is developing a Comprehensive Plan update and new subarea plan for downtown Camas. This amendment includes updates to the scope of work and associated fees, as detailed below. The original contract stated the project was anticipated to be completed by June 2025. A previous amendment, dated December 9, 2025, extended the contract to December 31, 2026, but did not include any additional scope or fee.

Since the initiation of the project, there have been several unanticipated procedural changes that have led to scope and schedule changes. First, the Washington State Legislature extended the deadline for several counties (including Clark County), and the cities within those counties, from June 30, 2025, to December 31, 2025, to allow for additional studies. Second, Camas and six other cities partnered with Clark County to complete an environmental impact statement (EIS) for the various Comprehensive Plan updates in compliance with the State Environmental Policy Act (SEPA). The schedule of the EIS has been pushed back several times, extending the duration of the project work. The Final EIS is currently anticipated to be published in spring of 2026.

Based on recent conversations with City staff, the Consultant team understands the City seeks to amend the existing contract to accomplish the amended and new tasks listed below.

- **Project Management (see amended Task 1.1)**
 - Project management, including increased management activities related to added work scope for the remainder of the project and as a result of the time extension.
- **Visioning and Community Outreach (see amended Task 1.3)**
 - This task is amended to revise details related to advisory committee meetings, website updates, and details of the Community Summits.
- **Land Use Scenarios and Transportation Model (see amended Task 1.4)**

Alan Peters
February 6, 2026
Page 2

- This task is amended to account for activities and deliverables for additional revisions to the land use scenarios that were prepared by the Consultant Team, beyond the three in the original contract.
- This task is amended to include a revision to the Transportation element to reflect the most current Southwest Washington Regional Transportation Council (RTC) transportation model and updates to the Transportation System Plan.
- **Downtown Subarea Plan Project Management (see amended Task 2.1)**
 - This task is amended to cover project management activities for the remainder of the project as a result of the time extension.
- **Climate Planning (see amended Task 3)**
 - This task is amended to cover previously completed out of scope work (e.g., holding an additional advisory group meeting) and to include new work and deliverables included in the City's new climate planning grant.
- **New Transportation System Plan Amendment (see new Task 4)**
 - This new task identifies the activities and deliverables needed to revise the Transportation System Plan to be consistent with the Comprehensive Plan update.
- **New Contingency Task (see new Task 5)**
 - This new task would require additional written approval and would cover additional work needs and a time extension should project work not be completed by July 31, 2026.

OVERALL ASSUMPTIONS

This amendment was developed based on the following assumptions. Task-specific assumptions are included in each task within the scope of work below. All of the assumptions in the original scope of work continue to apply unless modified here.

- The Comprehensive Plan and Downtown subarea plan will be adopted by July 31, 2026. Work in Task 1 through Task 4 in this amendment is anticipated to be completed by that date.
- Should the project work not be completed by July 31, 2026, a Contingency Task (Task 5) is included. Work under the Contingency Task would be subject to written approval by the City.

SCOPE OF WORK

The following scope of work is proposed to complete the amended and additional tasks and deliverables needed to update the plans. Unless modified below, the task-specific assumptions and deliverables in the original scope of work continue to apply.

TASK 1. COMPREHENSIVE PLAN UPDATE

Task 1.1 Project Management and Kickoff

This task is amended to provide for increased management activities related to added work scope for the remainder of the project as well as project management during the extension to the work

Alan Peters
February 6, 2026
Page 3

schedule. Should the project extend beyond July 31, 2026, additional project management activities will be covered under the Contingency Task (Task 5). For project management specific to the downtown subarea plan, see **Task 2.1**.

1.1.1 Project Management

This task includes the following project management activities:

- Conduct up to 52 additional weekly project management meetings (this includes 24 meetings already held in 2025) with the City and Consultant Team to review progress, scope, schedule, communication protocols, etc.
- Manage necessary revisions to subcontracts as a result of project extension.
- Manage additional subconsultant invoicing and general management of subconsultants as a result of project extension.
- Provide up to 13 additional monthly invoices (this includes 6 invoices already provided in 2025).
- Additional weekly email and in person coordination with City staff through plan finalization and adoption.

Task 1.1 Assumptions

- Up to two staff will attend up to an additional 52, 1-hour weekly project management meetings.
- No other changes to task assumptions from the original scope of work.

Task 1.1 Deliverables

- Additional 13 monthly progress reports and invoices.
- No other changes to task deliverables from the original scope of work.

Task 1.3 Visioning and Community Outreach

This task is amended to provide for increased activities related to added work scope for the duration of the project. The subtasks are amended as follows.

1.3.2 Advisory Committees and Commissions

The Consultant Team will lead two committees to support the Comprehensive Plan update and will participate in ongoing planning commission and city council briefings.

Community Advisory Committee

One (1) additional Community Advisory Committee (CAC) meeting. The final CAC meeting will review and comment on the revised draft of the Comprehensive Plan and code amendments. The anticipated purpose and outcome of the CAC meeting will be as follows:

CAC#9: Review revised draft Comprehensive Plan and code amendments prior to adoption.

Alan Peters
February 6, 2026
Page 4

Project Advisory Committee

This task is amended to reduce the Consultant Team facilitation of a Project Advisory Committee to six meetings (from eight in the original scope of work).

1.3.5 Online Engagement

The Consultant Team will make three additional website updates to the Comprehensive Plan and Downtown Plan Engage Camas webpages. The first and second updates will provide project updates and adoption information, and the final update will close out the two projects.

1.3.6 Community Summits

This task is amended to reduce the number of Community Summits to three (from four in original scope of work). This reduction is a result of the Downtown Subarea Plan being covered with the Comprehensive Plan in each of the three summits, instead of providing a separate Downtown Subarea Plan summit as originally scoped. An updated summary of dates and summit contents is provided below. Summit #3 was extended to 14 weeks, with new content produced for each topic in the series.

- Community Summit #1 (2024 Q2): *Community members reviewed and commented on the draft Vision Statement and participated in discussions to identify goals and priorities (to inform the project charter and compass).*
- Community Summit #2 (2024 Q3): *Comment on the draft land use alternatives, provide input on development scales, review development concepts for downtown, and learn about the County's climate planning efforts and Greenhouse Gas (GHG) inventory.*
- Community Summit #3 (2025 Q3&4): *A 14-week series of focused conversations on each part of the draft plans. Every two weeks, a new topic or plan element was highlighted with background information and a survey. The summit began September 15 and concluded on December 26. Topics included Community Character, Housing, Natural Environment & Climate/Resiliency, Economic Development, Transportation & Public Facilities/Services, Land Use, and Our Downtown Camas 2045.*

Task 1.3 Assumptions

- There will be three Community Summits over the course of the project, including Consultant Team participation and material and summary preparation.
- No other changes to task assumptions in the original scope of work.

Task 1.3 Deliverables

- One additional CAC meeting summary
- Three Community Summit summaries
- No other changes to task deliverables in the original scope of work.

Alan Peters
February 6, 2026
Page 5

Task 1.4 Plan Development and Refinement

This amendment accounts for the additional work that the Consultant Team conducted beyond the originally scoped work for the Land Use element, additional work on the Transportation element to reflected the updated Transportation System Plan task (Task 4) and preparation of a revised final Comprehensive Plan document. There are no changes to the original scope for the other elements listed in the original contract.

1.4.1 Draft Comprehensive Plan

LAND USE

During this task, the Consultant Team prepared several iterations of the land use and growth scenarios based on coordination with the County and Council feedback related to urban growth area expansions. This amendment captures the additional coordination and preparation time for multiple revisions to the land use and growth scenarios.

TRANSPORTATION

During this task, the Consultant Team will revise the Transportation element to reflect the most current Southwest Washington Regional Transportation Council (RTC) transportation model and the updated Transportation System Plan (Task 4).

1.4.2 Final Comprehensive Plan Document

With this amendment, the Consultant Team will prepare an additional version of the Comprehensive Plan document. The original contract included a draft and final document. This amendment adds a revised final document to reflect the changes identified in the tasks above and to incorporate more graphic design features into the final document.

Task 1.4 Assumptions

Task 1.4 assumptions are amended to include:

- Land Use Element: Multiple revisions to and coordination with the City and County in preparation of the land use scenarios.
- Transportation Element: Consultant Team will revise the element to incorporate the most current transportation model and updates to the Transportation System Plan.
- A total of three versions of the Comprehensive Plan document will be prepared – draft, final, and revised final.
- No other changes to task assumptions in the original scope of work.

Task 1.4 Deliverables

- Land Use Element:
 - Additional versions of the Land Use Scenarios (completed during 2025)
 - Updates as appropriate to reflect new information.
- Transportation Element:

Alan Peters
February 6, 2026
Page 6

- Updates as appropriate to reflect new information, including Southwest Washington RTC modeling updates.
- Draft, final, and revised final Comprehensive Plan document in PDF format, including review and reformatting by graphics design team.
- No other changes to task deliverables in the original scope of work.

Task 1.5 Implementation

The following work is proposed to support the implementation of the final Comprehensive Plan. For implementation of the downtown subarea plan, see **Task 2.6**.

1.5.1 Action Plan

With this amendment, the action plan for the Comprehensive Plan is removed from the scope of work.

Task 1.5 Assumptions

- An action plan is not needed and will not be prepared for the project.
- No other changes to task assumptions in the original scope of work.

Task 1.5 Deliverables

- The deliverables are amended to remove the draft and final action plan.
- No other changes to task deliverables in the original scope of work.

TASK 2. DOWNTOWN SUBAREA PLAN

This task is amended to add hours related to the project extension through June 2026. If work were to extend beyond June, it will be covered by the Contingency Task (Task 5).

Task 2.1 Project Management

For tasks and deliverables specific to the Comprehensive Plan update, see **Task 1.1**.

2.1.1 Project Management

Project management specific to the downtown subarea plan will include additional coordination between the downtown subarea plan and comprehensive plan.

Task 2.1 Assumptions

- No changes to task assumptions in the original scope of work.

Task 2.1 Deliverables

Deliverables from the original scope are completed. Ongoing project management coordination will occur, but no new task deliverables are included in this amendment.

Alan Peters
February 6, 2026
Page 7

Task 2.3 Visioning and Community Outreach (Downtown Subarea Plan)

See **Task 1.3** for visioning and outreach tasks and deliverables that apply to both the Comprehensive Plan update and Downtown Plan. Visioning and outreach specific to the downtown subarea plan are identified below.

2.3.2 Advisory Committees and Commissions

Project Advisory Committee

This task is amended to clarify that a Downtown Advisory Committee (DAC) was convened and included members from the Downtown Camas Association (DCA) and the Community Advisory Committee (CAC).

2.3.6 Community Summits

The Community Summits identified and amended in Task 1.3.6 included information about the downtown subarea plan process. Summit #3 had a two week focus on the Downtown subarea plan, as part of a 14-week plan that highlighted different plan elements or topics every two weeks.

Task 2.3 Assumptions

- No changes to task assumptions from original scope.

Task 2.3 Deliverables

- No changes to task deliverables in the original scope of work.

TASK 3. CLIMATE PLANNING

This task is amended to add hours related to the project extension through June 2026. The City has applied for a climate grant from the Department of Commerce to cover all activities in Task 3, as amended below. No other changes to the original scope of work.

Task 3.1 Project Management of Climate Tasks

This task is ongoing and covers project management needed to prepare and coordinate the climate tasks with the overall project management of the Comprehensive Plan and Downtown Plan (Task 1.1 and Task 2.1). This includes management of climate planning task budgets and schedules, coordinating with subconsultants and the City, and contributions to project management meetings and progress reports. No other changes to the original scope of work.

Task 3.3 Climate Outreach

The Consultant Team will prepare a memo documenting how and when overburdened communities and vulnerable populations, including tribes, were encouraged to participate in the development of the new or amended climate policies and goals per RCW 36.70A.020. The City will submit the final memo to Commerce as part of the new grant agreement.

Alan Peters
February 6, 2026
Page 8

Task 3.4 Climate Policy Advisory Team

At the request of the City, one additional Climate Policy Advisory Team (CPAT) meeting was held virtually in March 2025.

Task 3.6 Climate Element and Adoption

With this amendment, an additional revised draft of the climate element will be prepared following the draft and will inform the final element.

Task 3 Assumptions

- The City was awarded a climate planning grant by the Department of Commerce and all activities in Task 3 are grant eligible.
- The overburdened communities/vulnerable populations memo will be up to 15 pages long. No additional outreach activities are anticipated beyond those previously held or otherwise planned for in this amendment.
- No other changes to task assumptions in the original scope of work.

Task 3 Deliverables

- Agenda, presentation and summary for one additional CPAT meeting (held March 2025).
- Draft and final overburdened communities/vulnerable populations memo.
- Revised draft and final climate element.
- No other changes to task deliverables in the original scope of work.

TASK 4. TRANSPORTATION SYSTEM PLAN AMENDMENT

This new task identifies the activities and deliverables needed to revise the Transportation System Plan as part of the Comprehensive Plan.

This task is ongoing and covers project management needed to prepare and coordinate the Transportation System Plan with the overall project management of the Comprehensive Plan and Downtown Plan (Task 1.1 and Task 2.1). This includes management of task budgets and schedules, coordinating with subconsultants and the City, and contributions to project management meetings and progress reports.

This task includes:

- Obtain current RTC base and future travel demand models. Review TAZ land use allocations and confirm the land use and trip tables align with the regional land use and includes the updated Camas Comprehensive Plan zoning designations and growth projections.
- Prepare a draft and final MMLOS memo to describe new GMA planning requirements, MMLOS standard options and the preferred standard to be applied in the Camas Transportation Plan.
- Conduct existing conditions MMLOS analysis using Level of Traffic Stress (LTS) for the pedestrian and bicycle network.
- Conduct a future MMLOS analysis using LTS for the pedestrian and bicycle network.
- Identify existing and future operational deficiencies based on new MMLOS standards.

Alan Peters
February 6, 2026
Page 9

- Incorporate new multimodal projects to address the MMLOS operational deficiencies.
- Update project list and figures to incorporate changes to pedestrian and bicycle solutions triggered by MMLOS standard.
- Develop cost estimates for the new pedestrian and bicycle network projects.
- Update cost estimates for all existing/confirmed pedestrian, bicycle and motor vehicle projects to reflect 2026 dollars.

Task 4 Assumptions

- City will provide land use forecasts with base and future households and employment estimates by TAZ from the Camas Comprehensive Plan.

Task 4 Deliverables

- Draft and final MMLOS memo
- Project team meeting to discuss MMLOS memo and select preferred standard
- Revised Draft Transportation System Plan

TASK 5. CONTINGENCY

The contingency task will cover additional project deliverables outside of what is scoped above and additional management and coordination efforts in the event that project work extends beyond July 31, 2026. The contingency would address potential delays in Clark County's release of the Final EIS, which the City is depending on to meet SEPA requirements for this project.

Task 5 Assumptions

- Written authorization from the City is required to initiate work under this task.

Task 5 Deliverables

- Varied, subject to project needs. Written authorization required.
- Additional email agendas and action items for project management meetings
- Up to 5 additional invoices and progress reports

COMPENSATION

The following professional fees will be billed as incurred and will not exceed \$152,200 without written authorization.

Task 1.0: Comprehensive Plan Update	\$90,350
Task 1.1: Project Management and Kickoff	\$38,900
Task 1.3: Visioning and Community Outreach	\$15,650
Task 1.4: Plan Development and Refinement	\$35,800
Task 2.0: Downtown Subarea Plan	\$10,200
Task 2.1: Project Management and Kickoff	\$7,500
Task 2.3: Visioning and Community Outreach	\$2,700

Alan Peters
 February 6, 2026
 Page 10

Task 3.0: Climate Planning	\$34,950
Task 3.1: Project Management of Climate Tasks	\$3,300
Task 3.3: Climate Outreach	\$8,050
Task 3.4: Climate Policy Advisory Team	\$4,400
Task 3.6: Climate Element and Adoption	\$19,200
Task 4.0: Transportation System Plan Amendment	\$16,700
Task 5.0: Contingency	\$18,750
Total Amendment Without Contingency	\$152,200
Total Amendment with Contingency (subject to future approval)	\$170,950

CLOSING

If you wish to accept this proposal for the services described above, please provide a contract for review and signature. This proposal is valid for 30 days. We thank you for the opportunity to offer this proposal, and we look forward to working with you. Should you have questions, please call us at 360-823-6100.

Sincerely,



Nicole McDermott, AICP
 Vice President, Urban Planning

FORM OF GOVERNMENT REPORT

TO: Mayor Scott Higgins and Camas City Council
FROM: Form of Government Advisory Committee
DATE: April 24, 2018

SUMMARY AND RECOMMENDATION:

The Form of Government Advisory Committee (Committee) unanimously recommends that the City Council place two measures on the ballot. The measures are (1) adopt the Council-Manager form of city government; and (2) have the Mayor position elected at large, city-wide.

WHEN AND WHY FORMED:

In February 2018, Mayor Scott Higgins established the Form of Government Advisory Committee, in response to a request by City Councilor Greg Anderson, to review the City of Camas' current form of government and to explore alternative forms. Our assignment was to look at government structures and determine which would best suit Camas in the future, while currently not in any leadership crisis.

TYPES OF CODE CITIES:

Mayor – Council Form of Government (RCW 35A.12)

- Elected Mayor seven elected Council Members
- Mayor is chief executive and administrative officer of the city

Council – Manager Form of Government (RCW 35A.13)

- Seven elected Council Members
- Council selects Chair of the Council (Mayor), but Council may put a proposition on the ballot to have an elected Mayor
- Mayor presides over Council Meeting – No administrative duties
- Council selects City Manager
- Requires a majority of the Council to remove the City Manager

COMMITTEE MEMBERSHIP:

The Committee is made up of the following Camas citizens:

- Two former Camas Mayors - Nan Henriksen and Paul Dennis
- Former City of Camas Administrator - Lloyd Halverson
- Camas School Board President and former Camas Public Works Director - Doug Quinn
- Washington State University Vancouver Vice Chancellor for Finance and Operations and City of Camas Civil Service Commissioner - Lynn Valenter
- President of PointNorth Consulting Inc, a leadership development firm - Lisa Schauer

It may be worth noting that Henriksen, Dennis and Quinn were elected and reelected many times by Camas citizens. In addition, Halverson worked 24 years at the City serving under four different mayors.

Camas City Council Member Greg Anderson participated as a liaison from the City Council. Council Member Anderson provided background and context to the City Council's interest in the topic, as well as insight into the City's vision and strategic plan. Pete Capell, City Administrator, served as staff support for the Committee.

TIMELINE AND PROCESS:

The full Committee met five times between March 5, and May 7, 2018. The entire Committee was very engaged and also spent many hours of research and work outside of meetings. In order to establish a shared understanding of the different forms of government and to weigh the advantages and disadvantages, the Committee first reviewed the Council Workshop meeting, where Jim Doherty, Municipal Research and Service Center of Washington (MRSC) Legal Consultant, defined the options that exist today in Washington State. The Committee then assembled a list of questions and identified specific research they tasked City staff to explore and report back to the Committee. The Committee also held a conference call with MRSC Executive Director, Tracy Burrows, who answered the member's questions offering both important state-wide data and insight.

With a focus on future, continuing success for the City, the Committee and experts reviewed two forms of local government described in Washington State law and practiced in communities in our state. They are our current "Mayor-Council" form (Revised Code of Washington, RCW 35A.12) and the "Council-Manager" form (RCW 35A.13). The advantages and disadvantages of each form were reviewed, discussed and analyzed quite intensively at several of our meetings. The trends of adoption and abandonment of the two forms were reviewed. Special attention was given to cities with comparable population and cities which share similar characteristics (i.e. dynamic vital economy, well-regarded schools, attractive residential atmosphere and proximity to urban centers).

Under the Council – Manager form, the Mayor presides over Council Meetings and is recognized as the head of the City for intergovernmental and ceremonial purposes, but has no regular administrative duties. The Council is prohibited from interfering with the City Manager's administration. The City Manager, however, is directly accountable to and can be removed by a majority of the Council at any time. The Council – Manager form requires an active, attentive and strong Council because they are responsible to ensure that the City Manager is carrying out their policy direction. That is why this form is also called a Strong Council form of government.

Attached to the Form of Government Committee Report are the following documents that the committee utilized during their process:

- MRSC Presentation to Council
- Comparable Cities Memo
- Financial Analysis Memo
- Transition Memo
- City Attorney Memo
- Summary Views of Professional Management in Local Government by Lloyd Halverson
- RCW 35A.12 Mayor – Council Plan of Government
- RCW 35A.13 Council – Manager Plan of Government

- March 5, 2018 Committee Meeting Notes
- March 19, 2018 Committee Meeting Notes
- April 2, 2018 Committee Meeting Notes
- April 16, 2018 Committee Meeting Notes
- May 7, 2018 Committee Meeting Notes

DOMINANT THEMES:

Throughout our discussions, a recurrent theme surfaced about the quality of leaders (both elected and appointed professionals) being critically important. There is no city government structure that guarantees good governance. Excellent leaders can make any structure work and vice versa, so we have focused on taking current and past individuals out of the positions, looking at the structures themselves and determining which form provides the best chance for good governance into the future.

Another theme the Committee recognized was that it was customary for Camas to be forward thinking and proactive in examining major choices. The economic diversification vision for Camas was developed from a position of strength, not in reaction to current economic crisis. The expansion of the system of parks, trails and open spaces was done with planning to preserve our excellent quality of life in Camas. Similarly, this examination of forms of government was directed by the current City Council and Mayor for the future success of our community.

A third and equally important theme was that current and prospective citizens, industries and businesses interested in expanding or locating within our City, have shown a preference for a city government whose decisions and actions are fair, consistent and predictable for all, and not just for political favorites.

A fourth theme we recognized was ever increasing demands being placed on local governments by state and federal laws, and growth in the number and complexity of local government services. These changing forces have led many local governments to turn to a more professional management model in the past 30 years.

A fifth theme is the firm belief that the Mayor being elected by the voters is maintained. That person would still be the face of the city and ensure community access to elected leadership. The committee felt so strongly that the elected Mayor be maintained, that they wanted it on the ballot at the time as the proposition to change the form of government (Mayor-Council to Council-Manager). But, state statute requires that after the Council-Manager change has first passed, the choice to keep an elected Mayor must also be voted on. So, this requirement means that each item will be placed on separate ballots. The Committee though, treats them as one issue for the City; the preferred form of government.

WHY Now?

The City of Camas has a long history of strategic, progressive and visionary leadership. For decades, the City has maintained a commitment to a strong economic development foundation where vibrant employment centers are balanced with well planned residential development and thriving green spaces. In today's turbulent political climate, the Mayor and City Council are interested in safeguarding the success of our special City recognizing the importance of seeing the risk, knowing the risk, and mobilizing a plan to mitigate the risks. While there is no form of government that can protect against all

political threats, the Committee was charged with the task to review the City's current form of government against other potential forms of government. As the City has grown, and continues to grow, not only do City services need to respond and adjust; the City government too must calibrate as needed to ensure reliant and professional oversight.

This is the window of opportunity to implement the change, as the Mayor and at-large position on the Council will be on the ballot in 2019.

It may be noted, that the City of Camas is actually "behind the times" with regards to its form of government, as more Washington cities have moved to the Strong Council form of government. The Committee recognizes that this is due to the fact that the City's leadership has been strong and secure and has remained so. Other cities likely made the change earlier due to turbulent leadership issues.

RECOMMENDATIONS:

After significant research and discussion, the Form of Government Advisory Committee unanimously believes that the Council-Manager form of government will provide the most predictable, stable and prosperous framework for the long-term vision of the City of Camas. We therefore recommend the following action by the Camas City Council:

1. Place on the November 2018 ballot a measure to adopt the Council-Manager form of government (per RCW 35A.06)
2. Since the RCW does not allow placing both the change of government and the direct election of the mayor on the same ballot, we recommend that if the change of government passes in the November 2018 election; in December 2018, the Council place on the February 2019 ballot a measure to make the mayor position elected at large, city-wide (per RCW 35.13.033)
3. The Council appoint a subcommittee to work with the Mayor, City Administrator and City Attorney to begin preparing a transition plan for the conversion of management structure to be ready to put into effect December 2018, if the voters approve the new form of government in November.