



**Parks and Recreation Commission Meeting Agenda
Wednesday, February 25, 2026, 5:00 PM
Zoom and 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 Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID –861 3821 1597
2. Or, from any device click <https://zoom.us/j/86138211597>

OPTION 2 - Join by phone (audio only):

Dial 877-853-5257 and enter meeting ID# 861 3821 1597

For Public Comment:

Click the raise hand icon in the app or by phone, hit *9 to "raise your hand" (or email to parks@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

APPROVAL OF MINUTES

1. [Agenda Item Approve Minutes of Parks & Recreation Commission Meeting – January 28, 2026](#)
[Presenter: Ellen Burton, Chair](#)
[Time Estimate: 5 minutes](#)

MEETING ITEMS

2. [Parks & Recreation Facility Bookings Debrief \(Update\)](#)
[Presenter: Susan Palmer, Parks and Recreation Coordinator](#)
[Time Estimate: 15 minutes](#)
3. [Legacy Lands Draft Master Plan \(Discussion\)](#)
[Presenter: Matt Piccone, Greenworks](#)
[Time Estimate: 60 minutes](#)

4. SR500/NE Everett St Improvements (Update)
Presenter: Scott Collins, Public Works Director
Time Estimate: 30 minutes
5. Parks Projects Updates (Update)
Presenter: Chris Witkowski, Parks and Recreation Director
Time Estimate: 10 minutes

PROJECT UPDATES

OTHER ITEMS

6. Commissioners Updates
Presenter: Ellen Burton, Chair
Time Estimate: Remainder of Time

CLOSE OF MEETING



**Parks and Recreation Commission Meeting Minutes
Wednesday, January 28, 2026, 5:00 PM
Zoom and Council Chambers, 616 NE 4th AVE**

CALL TO ORDER

Meeting was called to order at 5:00 pm by Chair Ellen Burton

ROLL CALL

Present: Ellen Burton, Jenny Wu, Jason Irving, Bud Henson, Alicia Brazington, Adam Stadtlander, Tim Hein

Absent: Katy Daane

Excused:

Staff: Jacquie Hill, Chris Witkowski

Presenters: Emily Mills and Juanita Rogers of Mackay Sposito

Public: Randy Curtis, Jaycop Collins, Camas Little League Representatives

PUBLIC COMMENTS

A public comment was made by Randy Curtis regarding naming the Mill Ditch trail after Virginia Warren an avid hiker and longtime Camas resident.

Jaycop Collins with Camas Washougal Babe Ruth commented on the field at Louis Bloch Park and expressed his desire for updates and partnerships for the field.

Representatives from Camas Little League commented on the state of the fields at Forest Home Park, and would like updates to restrooms, lights, and playable fields and are asking for a more buy in as they look to host the Majors State Finals in 2027.

APPROVAL OF MINUTES

1. Approve Minutes of Parks & Recreation Commission Meeting – December 10, 2025
Presenter: Ellen Burton, Chair
Time Estimate: 5 minutes

A Motion was made by Brazington, seconded by Henson, and approved unanimously to accept the Parks & Recreation Commission Minutes of December 10, 2025, as written.

MEETING ITEMS

2. Sports Fields Assessment Report (Discussion)
Presenter: Juanita Rogers & Emily Mills, MacKay Sposito Inc.
Time Estimate: 30 minutes

Juanita Rogers of Mackay Sposito began the discussion of the sports field assessment report and answered Commissioner questions that were submitted prior to the meeting. Rogers clarified how the data was gathered and how it was scored. Witkowski clarified how the report was used for funding opportunities as well as how visitor data is gathered.

Additional comments were made by Wu regarding volunteer hours and engagement, Brazington regarding the report being well written and understandable. In response to Henson's question about funding systems and how it relates to field fees, Rogers stated that many stakeholders are in favor of field fees with the stated updates but expressed that more research is needed. Stadlander asked about environmental impacts of turf vs grass.

Witkowski stated that the Sports Fields Assessment Report is scheduled to go to the City Council workshop on February 17th.

3. Chair and Vice Chair Nominations (Decision)
Presenter: Ellen Burton, Chair
Time Estimate: 10 minutes

Annual terms are up for both the chair and vice chair. Burton proceeded to take nominations for Chair. A motion was made by Irving, seconded, and passed unanimously to nominate Burton for Chair. A motion was made by Wu, seconded, and passed unanimously to nominate Irving for Vice Chair.

4. Commissioner Committees & Appointments (Discussion)
Presenter: Chris Witkowski, Parks and Recreation Director
Time Estimate: 10 minutes

Witkowski stated that he would like the Commissioners to be more involved in committees and appointments as well as the commission and offer a bit more support for the Parks & Recreation Department as a whole.

Committees are a max of 3 people. The desired committees and project support are:
Heritage Park project- Brazington and Henson are helping with this project
RCO Grant (2-year cycle) opens in Feb 11 – April 30 Irving and Burton have offered to serve
Policy Committee focused on vendors, ebikes and memorials – Burton, Henson, Stadlander
Special Events helping with idea generations- Brazington, Stadlander, Henson
Year End Report – Wu, Irving and Burton

Witkowski clarified meeting times and commitment and stated he would finalize the list and send it out to commissioners.

5. Hometown Holidays Debrief & 2026 Special Events (Update)
Presenter: Jacquie Hill, Parks and Recreation Coordinator
Time Estimate: 20 minutes

Hill provided an update on the success of the 2025 Hometown Holidays event. An event she had less than three months to plan. Hill shared the 2026 event schedule, the new sponsorship booklet and her plans to bring in revenue to offset the cost of these community events.

PROJECT UPDATES

6. Parks Projects Updates (Update)
Presenter: Chris Witkowski, Parks and Recreation Director
Time Estimate: 20 minutes

Witkowski provided an update on Crown Park; All back-ordered parts are in, County Health inspection for splashpad was passed and is on schedule for a spring opening, playground safety audit, timeline is waiting on a fabrication of a special part by the contractor. Scout Hall ramp is under construction now and the Scouts will be using the facility again beginning on Monday.

Witkowski provided an update on the NRPA benchmarking project. Data was submitted today, and the report will compare Camas to other municipalities of our size. The full report is expected in June.

The Legacy Lands master plan is in the final stages and will be presented to the commission in February. Then it will go to the Clark County parks commission and then to City Council in May for final adoption.

A request has been made by Public Works for the commission to draft and sign a letter of support for a construction grant to update the Everett Street Corridor for safety improvements for pedestrians and cyclists. A motion was made by Henson, seconded by Stadlander, and approved unanimously in signing the letter in support of the grant process

OTHER ITEMS

7. Commissioners Updates
Presenter: Ellen Burton, Chair
Time Estimate: Remainder of Time

Stadlander inquired about consideration of QR codes and donations and Witkowski spoke about the role of the Camas Parks Foundation for ideas like this.

Burton shared about getting more speed limit signage on Camas multi-use trails.

Wu asked about how the community can volunteer to help clean up open space, trails. Witkowski stated that he will work on setting up a conversation with Operations.

The newest member of the commission, Adam Stadlander, gave a brief introduction and explained why he wanted to be on the commission. Commissioners then went around the table to do brief introductions. Council member Tim Hein also gave a brief introduction.

CLOSE OF MEETING –

Burton adjourned the meeting at 7:01 pm.

2025 PARKS & REC FACILITY RENTALS





LACAMAS
LAKE
LODGE

| <u>Lodge Reservations</u> | <u>2025</u> | <u>2024</u> | <u>2023</u> | <u>2022</u> |
|---------------------------|-------------|-------------|-------------|-------------|
| Total Reservations | 1,157 | 1,130 | 1,016 | 894 |
| Recreation Classes | 1,057 | 1,024 | 893 | 792 |
| Paid Rentals | 100 | 103 | 123 | 102 |
| Total Rental Revenue | \$102,859 | \$100,527 | \$92,195 | \$88,709 |
| Repairs & Maintenance | \$11,164 | \$13,415 | \$5,489 | \$7,303 |
| Total O&M Fees | \$74,151 | \$65,082 | \$59,509 | \$77,469 |



C A M A S
**COMMUNITY
CENTER**

| <u>Reservations</u> | <u>2025</u> | <u>2024</u> | <u>2023</u> | <u>2022</u> |
|-----------------------|-------------|-------------|-------------|-------------|
| Total Reservations | 893 | 1043 | 1046 | 843 |
| Recreation Classes | 648 | 707 | 723 | 540 |
| Paid Rentals | 94 | 109 | 135 | 107 |
| Total Revenue | \$24,976 | \$25,213 | \$23,514 | \$16,659 |
| Repairs & Maintenance | \$10,240 | \$21,478 | \$8,668 | \$6,877 |
| Total O&M Fees | \$86,471 | \$101,919 | \$83,642 | \$72,546 |



FALLEN LEAF
LAKE PARK
SHELTER

| <u>PARK SHELTER RESERVATIONS</u> | <u>2025</u> | <u>2024</u> | <u>2023</u> | <u>2022</u> |
|----------------------------------|-------------|-------------|-------------|-------------|
| TOTAL RESERVATIONS | 78 | 70 | 78 | 82 |
| CITY OF CAMAS RESERVATIONS | 25 | 22 | 19 | 14 |
| PAID RENTALS | 53 | 48 | 59 | 68 |
| TOTAL REVENUE | \$16,640 | \$14,505 | \$15,310 | \$15,360 |
| JANITORIAL FEES | \$3,920 | \$3,518 | \$3,905 | \$2,000 |



CAMAS LEGACY LANDS MASTER PLAN



Acknowledgements



Camas City Council

Steve Hogan, Mayor
Marilyn Boerke
Mahsa Eshghi
Martin Elzingre
Tim Hein
John Nohr
Jennifer Senescu
John Svilarich

City of Camas Staff

Chris Witkowski, Parks and Recreation
Alan Peters, Community Development
Bryan Rachal, Communications



Parks and Recreation Commission

Alicia Brazington
Ellen Burton
Katy Daane
Bud Henson
Jason Irving
Adam Stadtlander
Jenny Wu



Clark County - Conservation Futures Program

Denielle Cowley
Kevin Tyler

Project Advisory Committee

Jason Irving, Parks and Recreation Commission
Cassi Marshall, Former CAC Member
Vicky Wessling, Park User, Former N.Shore SubArea Plan CAC
David Stipe, Clark County Parks
Jasen McEathron, Camas School District
Eddie White, Recreation/Sports facilities
Connie Urquhart, Arts and Culture
Cathy Kellon, Conservation/Stewardship (Columbia Land Trust)
Robert Maul, City Planning
Marlo Maroon, Planning Commission
Steve Wall, City Public Works/Operations
Rachel Wilmoth, Community at large / Interested neighbor



GreenWorks - Project Management, Landscape Architecture

Ben Johnson - Principal in Charge, Landscape Architect
Matt Piccone - Project Manager, Landscape Architect
Celia Hensey - Landscape Designer



JLA Public Involvement - Engagement

Adrienne DeDona
Valentina Peng



ECO Northwest - Economics

Bonnie Gee Yosick
Oscar Saucedo-Andrade



Apex - Civil Engineering, Environmental

Elissa Peters
Skip Haak
April Silva



First Forty Feet - Urban Design

James Brackenhoff
Mitchell Scherer



Waterleaf Architecture - Architecture

Bill Bailey

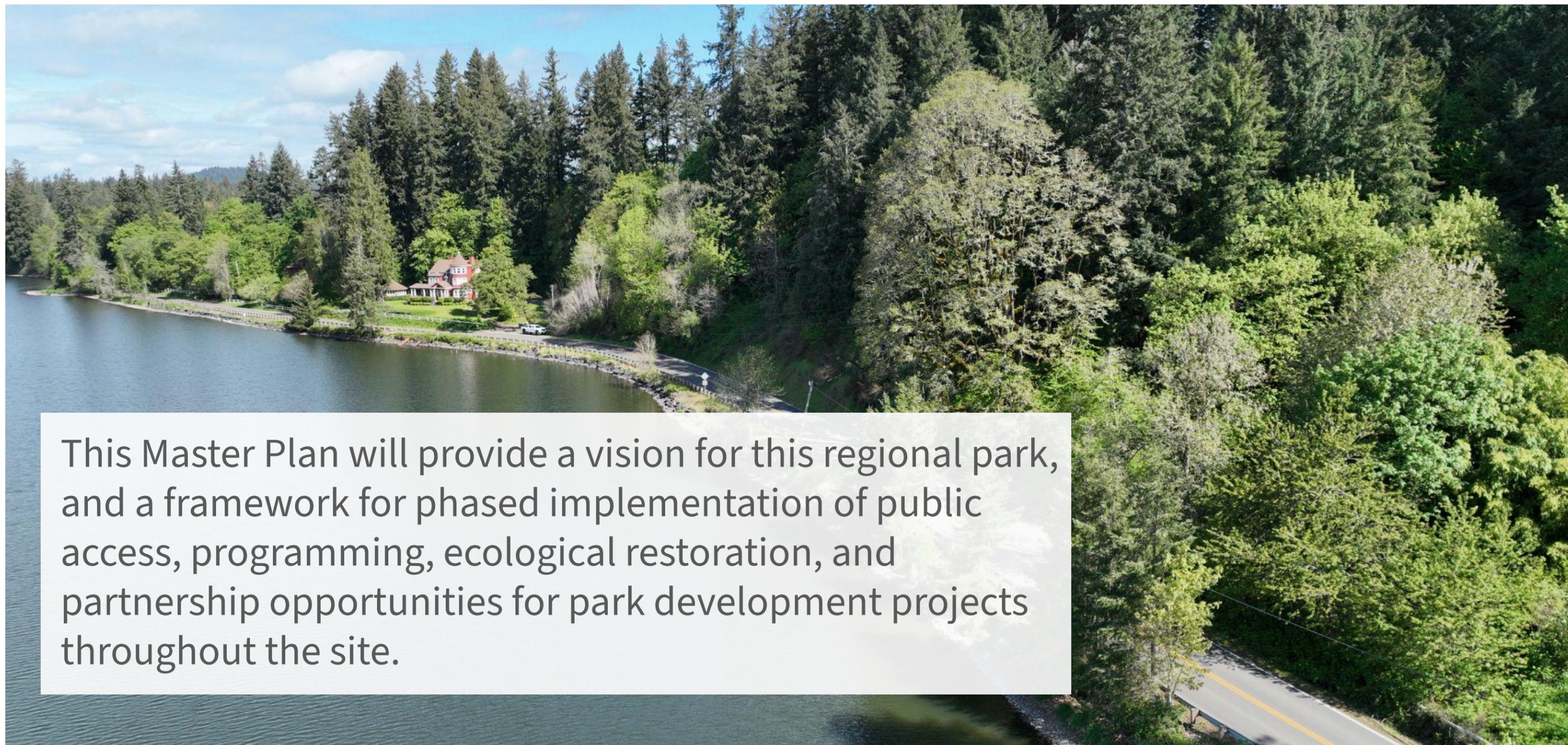


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Executive Summary

Legacy Lands Master Plan



This Master Plan will provide a vision for this regional park, and a framework for phased implementation of public access, programming, ecological restoration, and partnership opportunities for park development projects throughout the site.

Proposed Concept Plan

Key Plan Themes

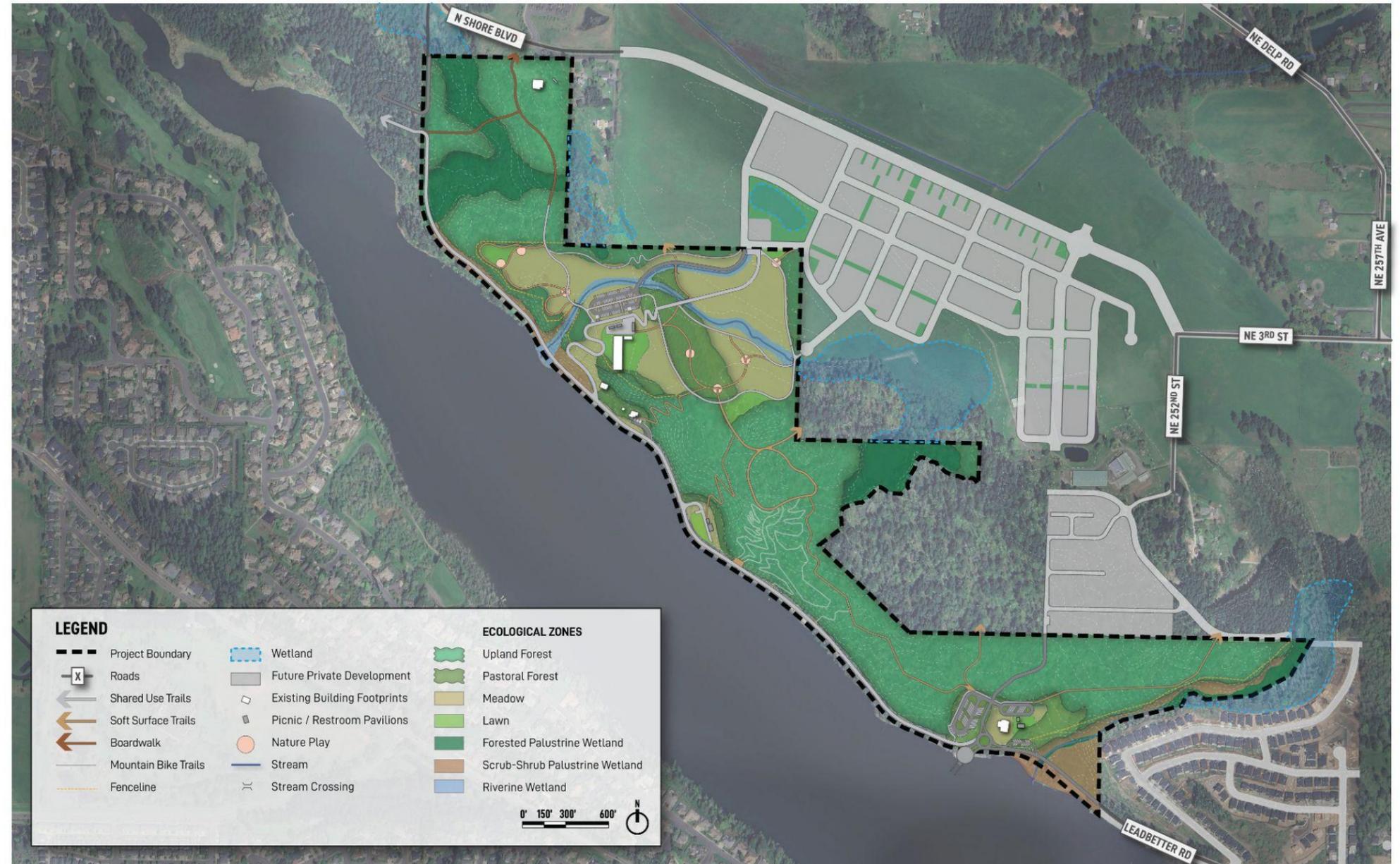
Throughout the outreach and engagement process as part of the development of this Plan, there emerged a group of common themes for how the Legacy Lands site would be developed and experienced. These became a key set of ideas that influenced which amenities were explored and proposed, and the recommendations for improvements over time. The Proposed Concept Plan (right) aims to optimize these ideas, while this Master Plan report outlines the analysis and process that led to it.

Create Nature Play for Everyone

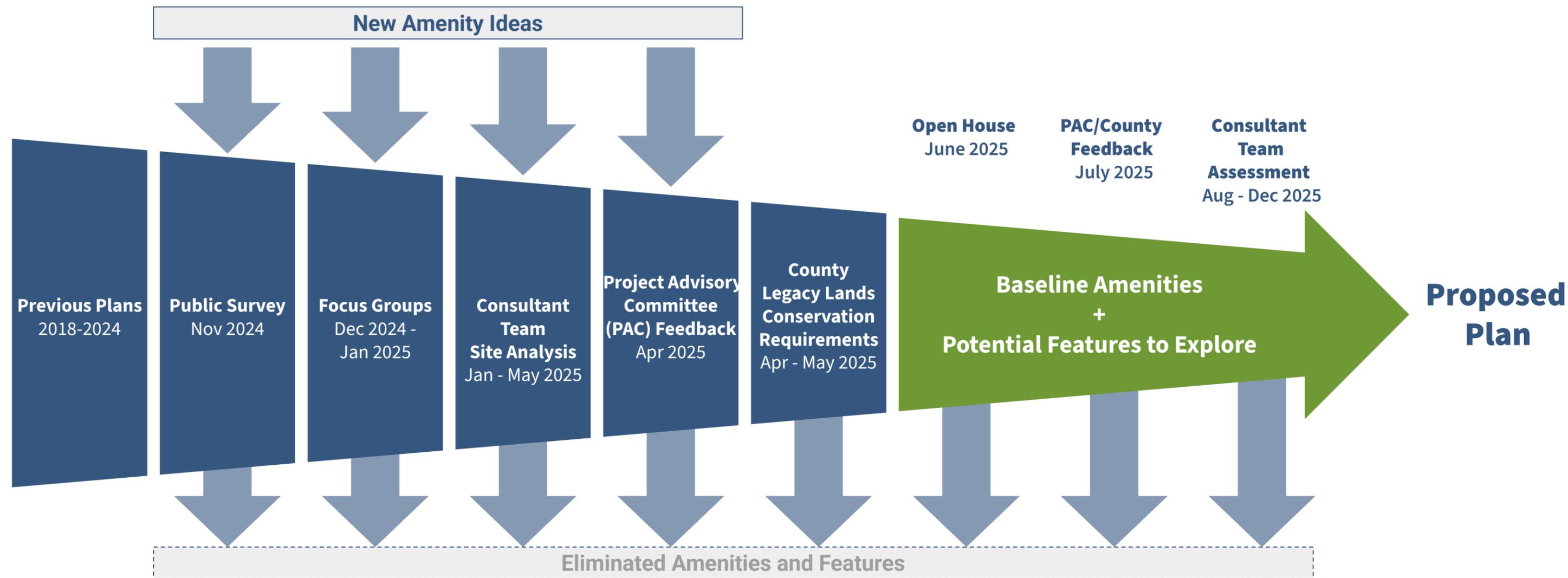
- Provide various ways for people of all ages and abilities to access and enjoy nature
- Make this place an entry point for safe and enjoyable outdoor recreation
- Make sure the presence of one activity doesn't ruin the enjoyment of another

Establish a Timeless Sanctuary for Future Generations

- Keep it natural
- Center improvements around ecological restoration and education
- Impact what's already been impacted, preserve the unique natural features



Plan Refinement Process



Process Summary

The Legacy Lands Master Plan is a continuation of a series of planning efforts by the City of Camas to establish and support outdoor recreation for the community. The engagement process for this Plan used a series of touchpoints and consultant expertise to ideate, test, review, and confirm the types of amenities and improvements that should be included in this Plan. The goal was to best support the needs of the community, while prioritizing the preservation and restoration of the natural environment in a way that aligns with the Clark County Legacy Lands guidelines.

Each phase of analysis and design took into account potential community uses, synergies and tradeoffs, adjacencies, environmental impacts, City operations, and overall site character and experience. The Plan was refined to include the most appropriate amenities in the Proposed Concept Plan, with potential alternative amenities to consider during future implementation phases as conditions warranted.

Project Context

Project Planning Principles:

As a starting point to frame the context of this Plan, the following Planning Principles were established early in the process that summarized the key points from the previous planning efforts.

Key Principles

1. Provide **equitable access** to and throughout the site via multi-modal pathways that connect to key site features and the regional network.
2. Provide opportunities for passive **recreational uses and public education** that align with the natural character of the place.
3. Retain and **restore ecosystem services**, functionality, and quality to enhance on-site and mitigate off-site performance.
4. Preserve and enhance the **natural and historical character and features** along the North Shore of Lacamas Lake.
5. Provide amenities and features that support, encourage, and **provide value to adjacent development** in the North Shore subarea and beyond.

Planning Context

How were other plans incorporated into the development of a master plan for Legacy Lands?

Existing plans were reviewed and the following planning objectives were incorporated into the Legacy Lands master planning process:

2022 PROS Plan

Provide desired recreational opportunities for the community.

Camas 2035

Support growth and local economies.

2024 Parks and Open Space Management Plan

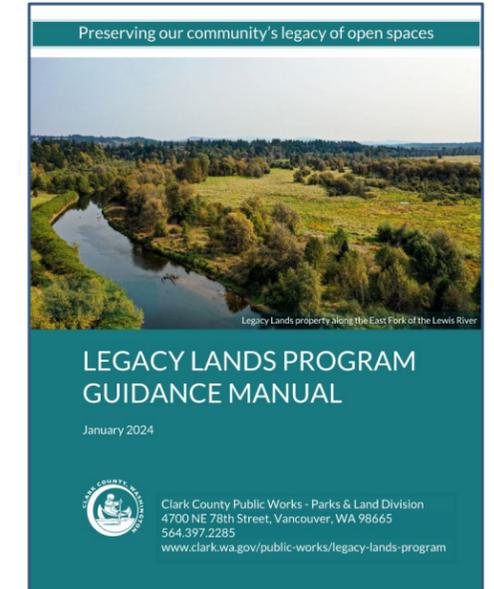
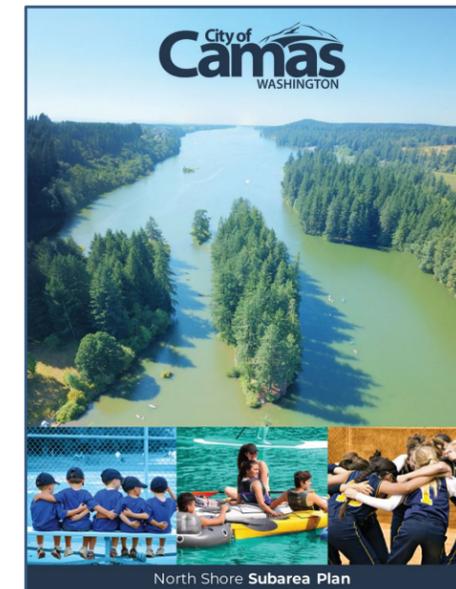
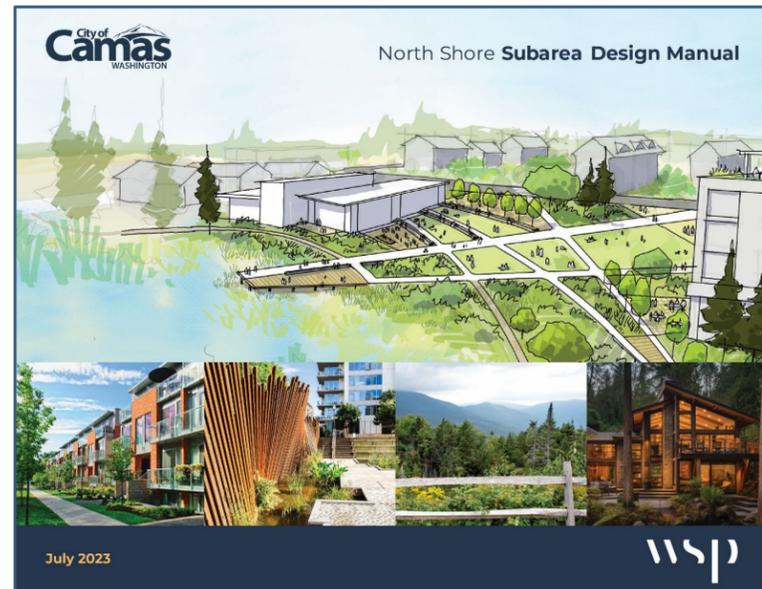
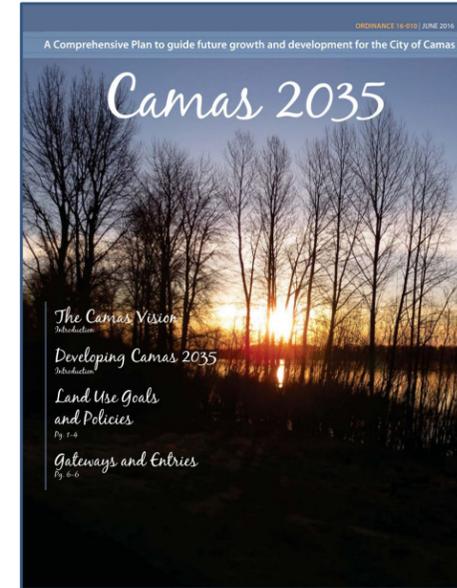
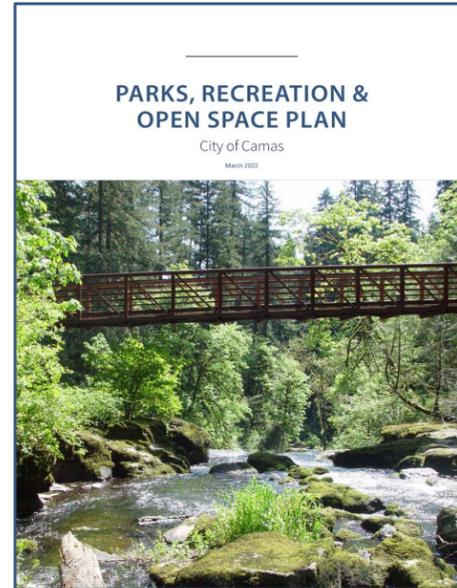
Enhance ecosystems and their services to move toward resilient systems and maximize value.

2024 Legacy Lands Program Guidance Manual

Align with Clark County conservation goals to preserve this land for generations to come.

2023 North Shore Subarea Design Manual and North Shore Subarea Plan

Ensure alignment with planned North Shore development.



Clark County Legacy Lands Program

Portions of the Legacy Lands project site were purchased through the Clark County Legacy Lands program. Through the purchasing and funding agreement, the site is required to meet certain criteria that focus on preserving and enhancing the natural environment, minimizing impacts, as well as providing passive outdoor recreational opportunities to the community.

While much of the proposed interventions of this Plan are light touch and focus on access to and enhancement of the natural environment, there was a desire from the community to include a few opportunities for more active uses. According to Clark County, any active recreational uses would likely be seen as a “**conditional use**” and need to demonstrate minimal impact, harmony with the land, and consider visual and sound buffers.

Part of this agreement also included that SE Leadbetter Road is required to be **closed** for a portion of its length along Lacamas Lake to allow for pedestrian and bike only use. This is central to the proposed circulation plan and the types of amenities that were explored along that corridor. This will require careful phasing and will rely upon the infrastructure being implemented as part of the North Shore development.

Preserving our community's legacy of open spaces



Legacy Lands property along the East Fork of the Lewis River

LEGACY LANDS PROGRAM GUIDANCE MANUAL

January 2024



Clark County Public Works - Parks & Land Division
 4700 NE 78th Street, Vancouver, WA 98665
 564.397.2285
www.clark.wa.gov/public-works/legacy-lands-program

North Shore

North Shore Subarea Plan



Figure 10. Preferred Concept Plan

A Cohesive Approach

The North Shore Subarea Plan set the initial framework for establishing the open spaces as the City of Camas looks to support future growth. Circulation and critical areas were established to create a network of grey and green infrastructure that would enhance this area for people to live, work, and play. In an effort to ensure alignment in character, experience, and circulation and access, care was taken to coordinate between the planning of the public Legacy Lands property and the private mixed-use development to the North.

North Shore Conceptual Design (2016)



Figure 11. Conceptual Aerial Rendering

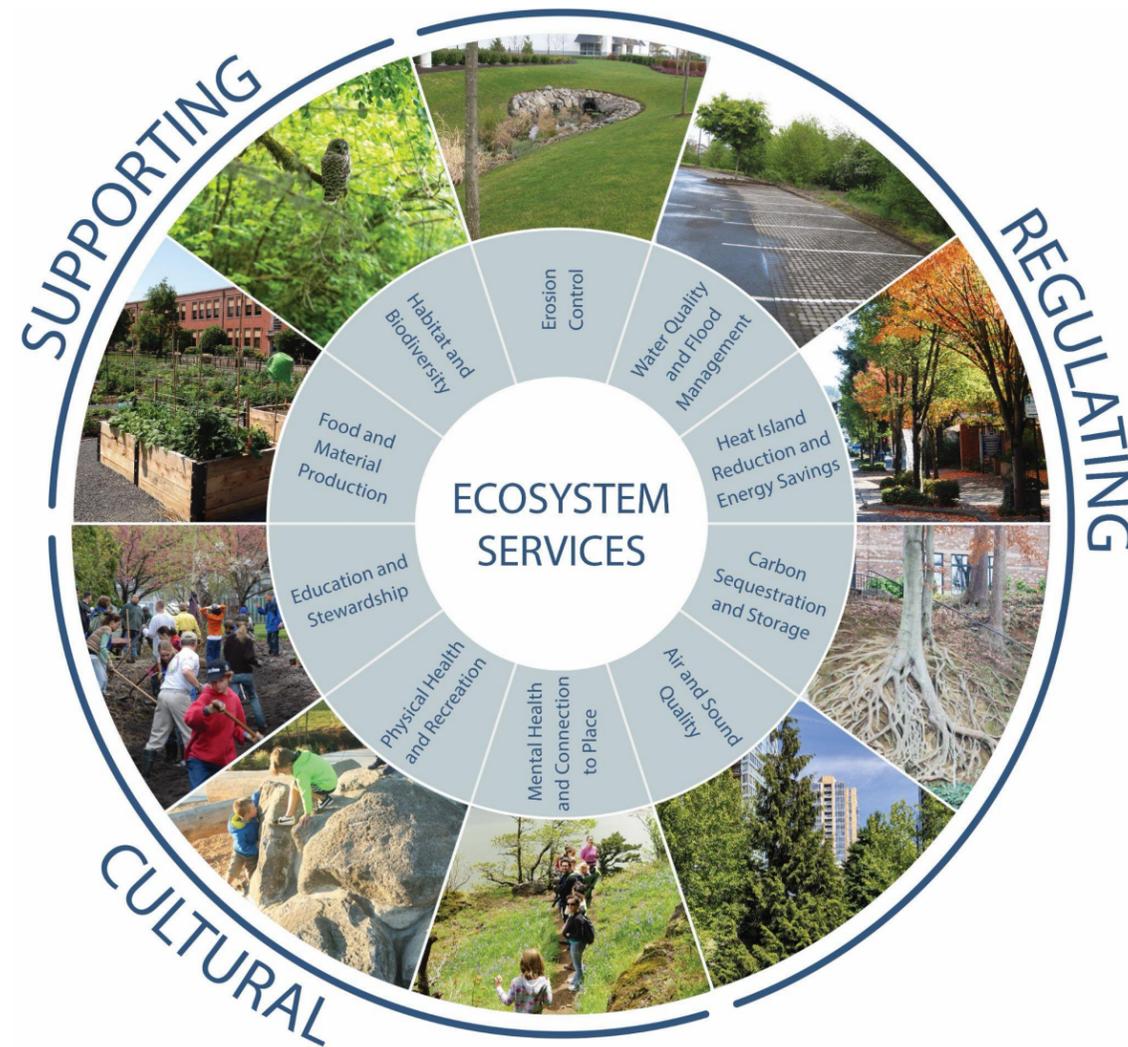
Replace this with updated plan?

The layouts of the North Shore development shown within this Plan are conceptual as of the issuing of this report, and all features and alignments shown as part of the diagrams are for reference only and are subject to change.

Camas Parks & Open Space Management Plan

A Systems-based Approach

The Parks and Open Space Management Plan set a framework for thinking about the long-term, resilient management and stewardship of the natural spaces in Camas. It established the tree canopy and other natural systems as critical infrastructure that served the community in many valuable ways. The Legacy Lands Master Plan aimed to incorporate the principles below to guide project development and messaging around how it can set an example for maintaining or improving the Ecosystem Services both on site and the many natural and human systems it connects to.



Financial and Resource Allocation

Optimize resource use in order to best balance the long-term performance goals with immediate needs for parks and public open space.



Outreach and Education

Provide opportunities for learning to gain efficiencies, institute best practices, and engage the community.



Natural Character

Maintain the existing natural character of Camas in ways that bolster community identity.



Equitable Access

Ensure that all community members have access to Camas' parks and natural resources and the benefits they provide.



Asset Protection + Public Safety

Protect ecosystems, human health, safety, and public and private assets using green infrastructure to limit the effects of extreme weather and climate change.

Analysis

The existing character and conditions of the land were an important driver for recommendations for this Plan. The planning process explored and analyzed the site, the existing structures, and the economic viability of potential future amenities to consider.

Existing Conditions

VICINITY MAP

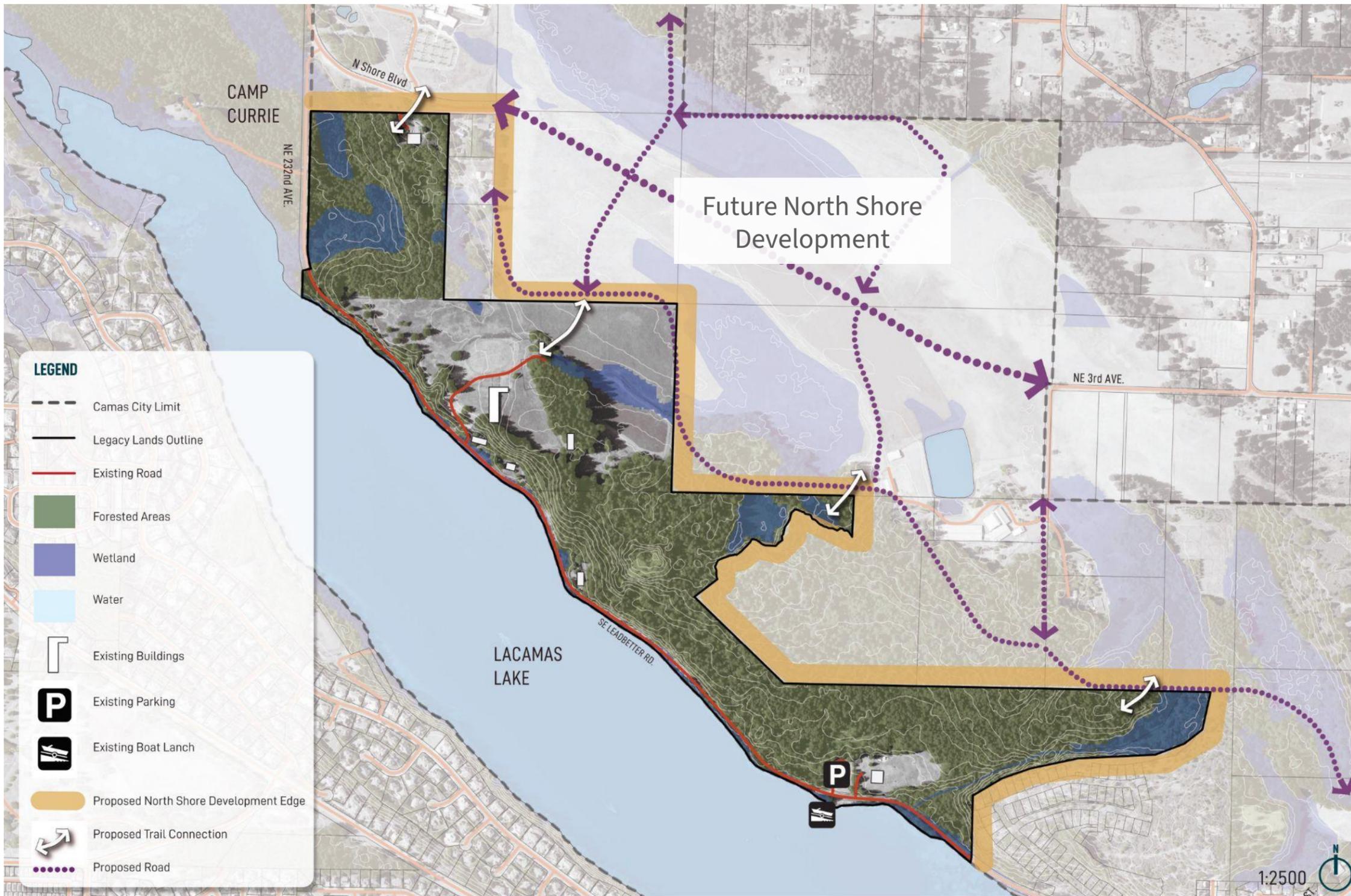


Legacy Lands Master Plan



Site Analysis

CONNECTIVITY



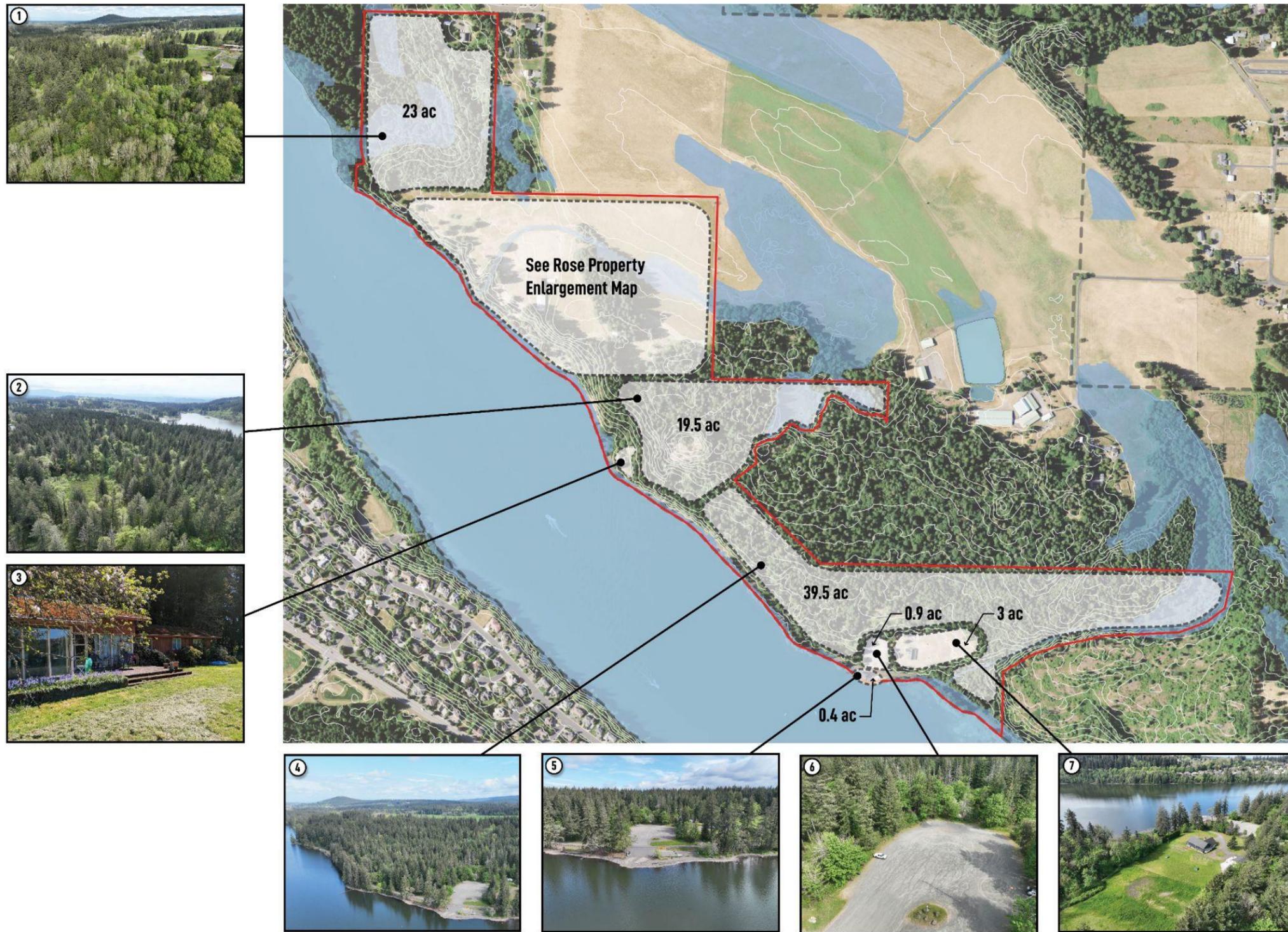
Existing circulation infrastructure includes SE Leadbetter Road as a main route, plus several spur roads that connect to structures on site.

The proposed North Shore Development will provide key connectivity points with Legacy Lands over time, eventually being the main vehicular access to the northern portion of the site. This will allow for the closure of SE Leadbetter Rd to vehicle traffic, and the transition of it to a shared use bike-pedestrian trail along the lake.

Other key connection points include Camp Currie, Lacamas Elementary School, and adjacent existing or future residential neighborhoods that will expand the circulation network and bring access to more people.

Existing Conditions

CHARACTER MAP



Over the span of this 168-acre site, there are a variety of conditions that provide a diversity of characters, views, experiences, and potential to what these lands could be. The site analysis identified major zones across the property that set up an organization of how to integrate potential amenities and manage the land. This overall site map shows the relationships of those zones to each other and to the surrounding context of Lacamas Lake and future North Shore development area.

Existing Conditions

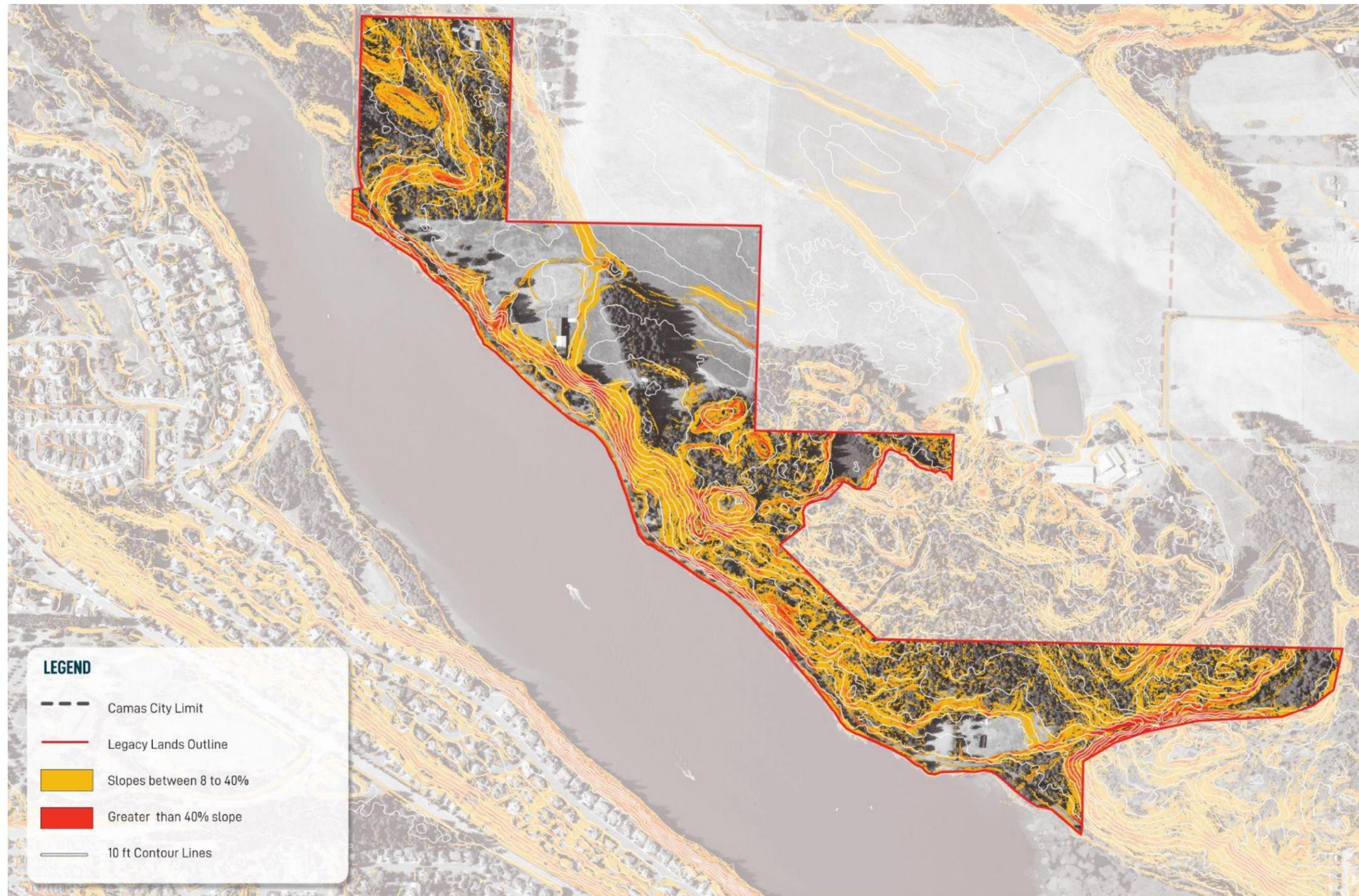
CHARACTER ENLARGEMENT MAP: ROSE PROPERTY



The Rose Property consists of the largest amount, and most diverse character, of existing open space on the site. From rolling hills to open forests and flowing waterways, it lends itself to creating a nature-based passive recreation experience for all to enjoy. The Rose Property also includes existing structures such as the Rose Barn and Leadbetter-Pittock House described herein.

Site Analysis

SLOPE

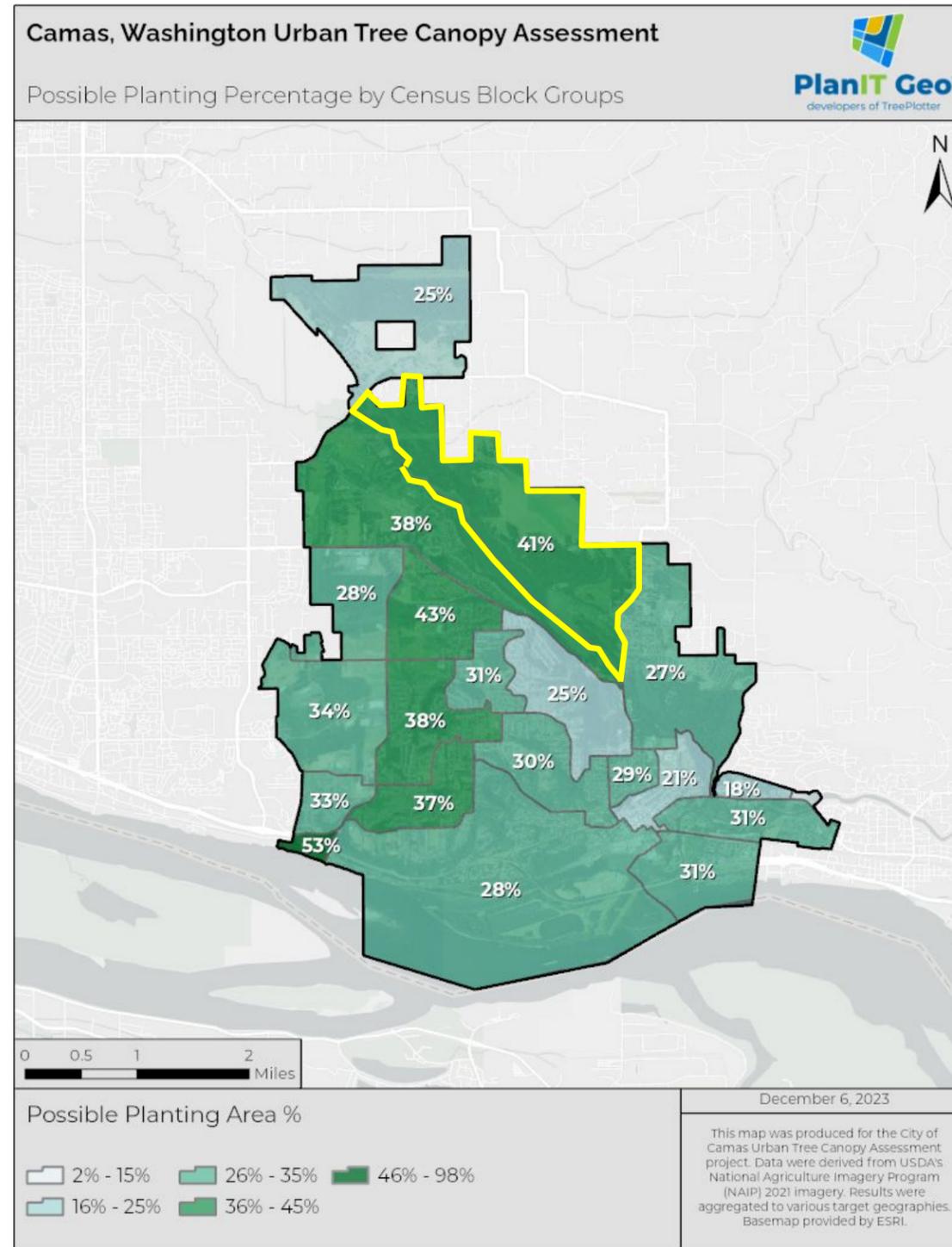
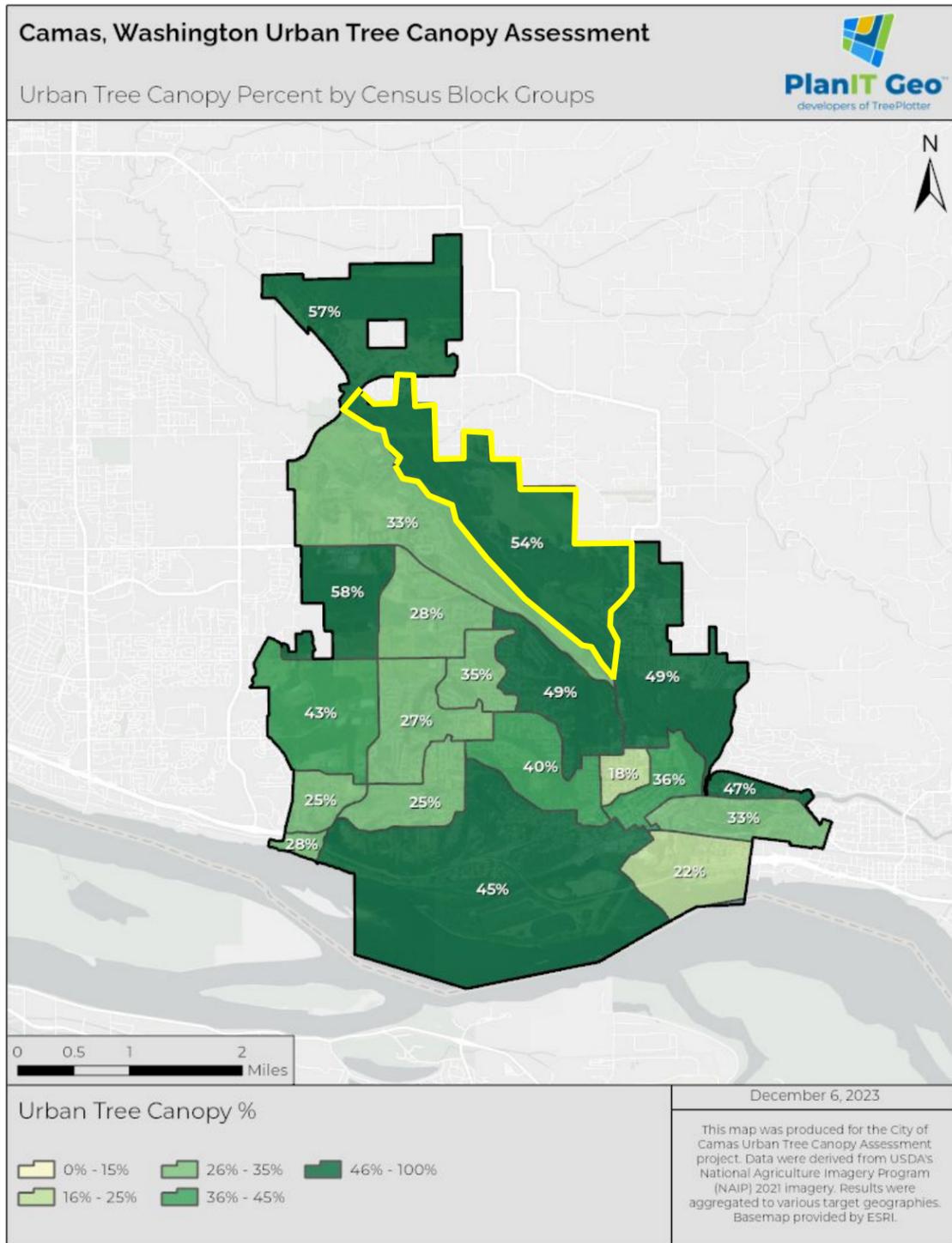


A slope analysis of the site revealed many areas of steep slopes within the Legacy Lands site.

Areas in the park with slopes between 8 to 40% could present significant challenges for accessible circulation, connection, and future development. Significant amenities should be kept out of these areas, with the only impacts being for trails and ecological restoration.

Existing Conditions

CANOPY COVER



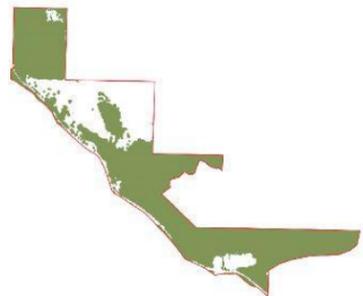
As part of the 2024 Parks and Open Space Management Plan, the urban tree canopy was assessed for the City of Camas.

This assessment identified that the Census Block that contains the Legacy Lands site (outlined in yellow) currently contributes greatly to city-wide canopy coverage, as well as areas of potential additional planting area. This stresses the importance of minimizing site impacts to prioritize tree preservation and long-term management on site to continue those benefits into the future.

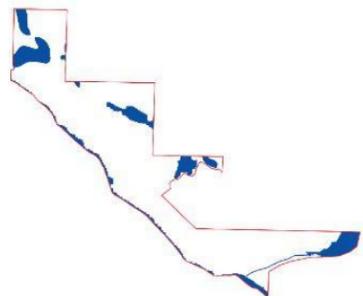
Site Analysis

ENVIRONMENTAL LAND COVER TYPES

63% FORESTED AREA- 106.5 acres



9% WETLAND/WATERWAYS - 15 acre

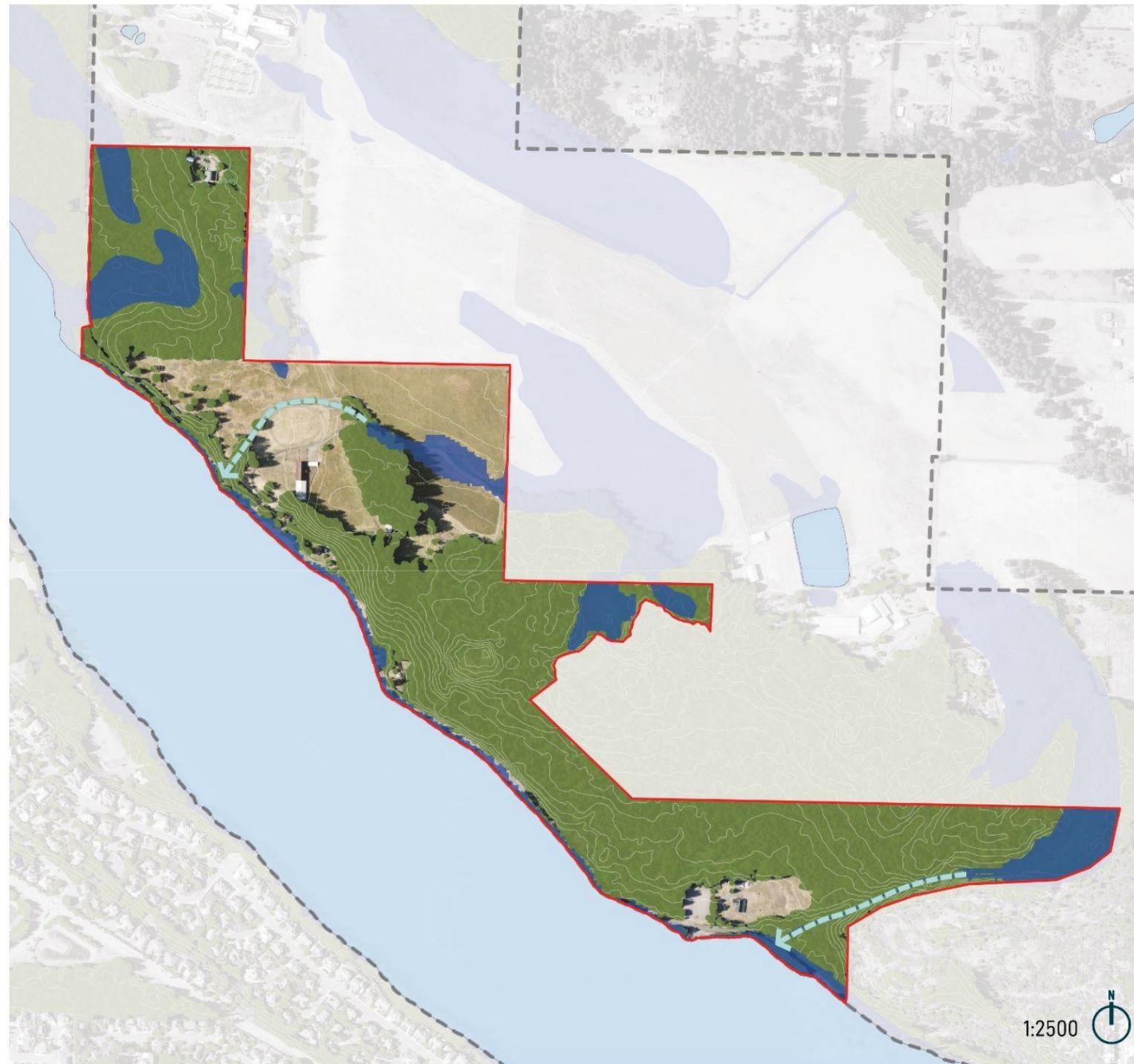


24% GRASS LAND/ OPEN SPACE - 39.5 acre
4% IMPERVIOUS - 7 acre



LEGEND

- Camas City Limit
- Legacy Lands Outline
- Stream



Lands in and adjacent to the site contribute to ecological connectivity, stormwater management, and overall character.

More than half of the Legacy Lands site is forested (63%). The remainder is mostly grassland/open space (24%), with a significant amount of seasonal wetland area (9%) and a small amount of impervious surface (4%).

Care should be taken to preserve or enhance the wetland and forested areas of the site. Much of the existing site impact is within the grassland/open spaces, so any improvements to the site should be focused within those areas.

Existing Building Assessments

The following pages provide highlights from the on-site building assessments of the existing structures to determine viability for reuse. For full building reports and recommendations see:

Appendix E: Existing Structures Assessment

Existing Building Assessment

Wildlife League Lodge

Existing Conditions

The Camas Washougal Wildlife League building was built in approximately 1958 by the volunteer members of the Club. The site is adjacent to the public parking lot and boat ramp on SE Leadbetter Road. The building is set back from Leadbetter Road and the waterfront. Positioned to serve as observation of the shooting range and skeet shooting facility, the building has an exterior, east facing covered patio, assembly hall, kitchen, storage and restroom facilities on the ground floor. The second floor has classroom space, lounge and storage areas. The secondary staircase for classroom area is partially missing and will need to be replaced in order to allow more than storage occupancy for this area.

The building is in significant need of repair and upgrade to assume new occupancy. While its concrete block exterior structure is in good condition, the building has no insulation or energy conservation measures. Significant water infiltration has occurred in the southeast patio area. The roofing is overdue for replacement. The building heating system has electric furnaces and electric heating units. There is no air conditioning. A wood burning fireplace insert is installed in the main assembly room.

Recommendations

While significant repairs would be needed for continued occupancy, the building's existing occupancy classification, including assembly, would allow for a variety of reuse functions. Building reuse could include retail boat/water sports rental and sales, assembly for special events and park offices.



Existing Building Assessment

Pomaria House

Existing Conditions

The Pomaria House was built in 1956. It is custom designed in the northwest modernist style, heavily influenced by work from Pietro Belluschi and John Yeon.

The site offers significant lakefront views and could be utilized for park activities and day-use. There is little opportunity for auto parking as access and flat terrain is limited on-site. The house is positioned on the site to maximize views of Lacamas Lake with a linear orientation on the lakeside and the hill side partially buried into the uphill slope. Currently, significant overgrowth of shrubs and trees blocks much of the frontage views.

The house needs significant maintenance and repair, including the removal of encroaching vines and landscape, repair of dry rot in the eaves and overhanging structure and replacement of the roof. It is yet undetermined as to the extent of structural damage that may exist without further investigation.

Recommendations

Due to the condition of the structure, and the isolated nature of the site, it is recommended that the structures be demolished, and the site cleared for passive uses.



Existing Building Assessment

Leadbetter-Pittock House

Existing Conditions

The Leadbetter-Pittock House was built in 1901. It is listed on the National Register of Historic Places (added 1979 - - #79003148). The building is subject of current maintenance, repair and restoration efforts by the City of Camas.

The house is an iconic fixture on the north shore of Lacamas Lake. Preservation of the house and barn as an important cultural resource is to be encouraged. The grounds include many legacy fruit trees and offer many day-use opportunities. Incorporated into the grounds are existing septic drain fields that can serve the continued operations of the house and barn.

Recommendations

The site offers significant lakefront views with access opportunities from the adjacent Rose property and future street development to the North. The renovated structure could support a Visitor and/or Education Center to promote the park activities and events.



Existing Building Assessment

Rose Barn

Existing Conditions

The site is set back from NE Leadbetter Road, situated north and uphill from the Leadbetter-Pittock House property. Significant tree buffer obscures views of Lacamas Lake. Open fields abut the barns on the north, east and west.

The barn and the arena are each independent structures, connected at the south end of the barn. The barn structure is timber framed with post and beam built-up rafter assemblies. The arena structure is wood post supporting pre-engineered doubled wood trusses spanning the width of the building.

The barn and arena are both classified as “U” occupancies designated for Agricultural use. There is little regulation for the design and construction of such structures as they are considered low risk to life-safety. Reclassification of these structures for commercial or assembly purposes would require significant upgrades to comply with the Change in Occupancy provisions of the Washington State Building Code (2021 edition). Change in Occupancy would trigger upgrades to the building envelope (insulation factor), structural frame (seismic), foundations, egress and accessibility.

Recommendations

This Plan studied multiple scenarios for reusing these structures and the surrounding area. The proposed use is for an indoor bike course and rental facility to support learning and compatibility with other onsite recreational programming.

See **Appendix E: Existing Structures Assessment** for the detailed exploration of options.



Economic Analysis

Market Viability

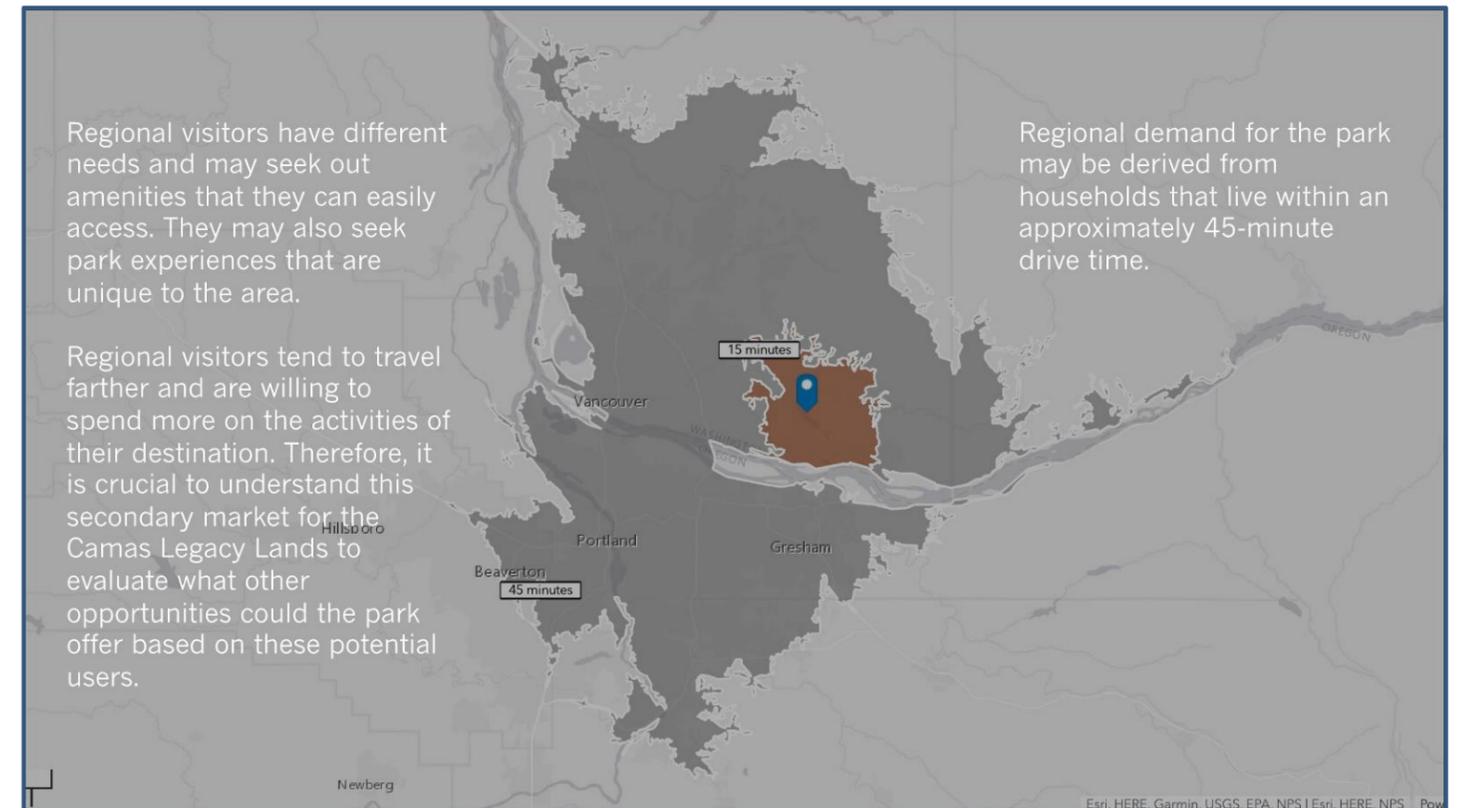
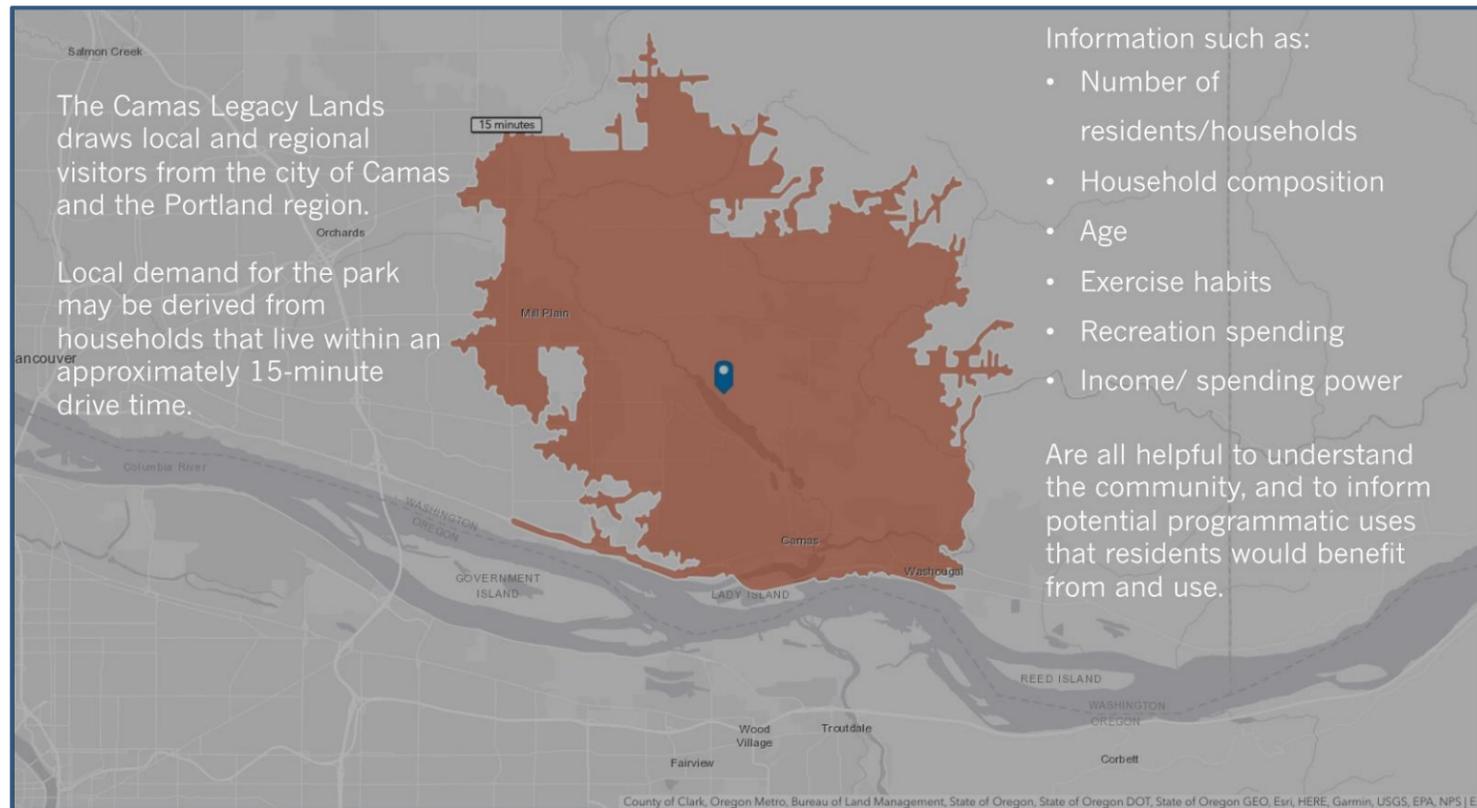
VISITATION

Who is likely to visit Legacy Lands, and what are their needs?

A market viability assessment was performed by ECONorthwest in order to better understand what kinds of programming could be supported. For the full report, please see **Appendix C: Market Viability Memo**.

As part of this assessment, potential visitation patterns for Legacy Lands were identified.

Legacy Lands is likely to serve as both a local destination as well as a regional destination - drawing visitors from Camas, greater Clark County, and from across the Portland Metro region.



Market Viability

POTENTIAL PARK USES

What kinds of park uses would be a good fit for Legacy Lands?

The market viability assessment identified potential park uses and evaluated whether they would be a good fit for the Legacy Lands site. The results indicated that the following uses should be prioritized:

Family Friendly Programs and Activities

Consider family-friendly activities such as youth programs and uses, and educational classes and programs that could attract families and young adults to the park.

Programs and Services for Older Adults

With a growing older adult population, consider programs that cater to this demographic group such as fitness classes, or social and walking clubs.

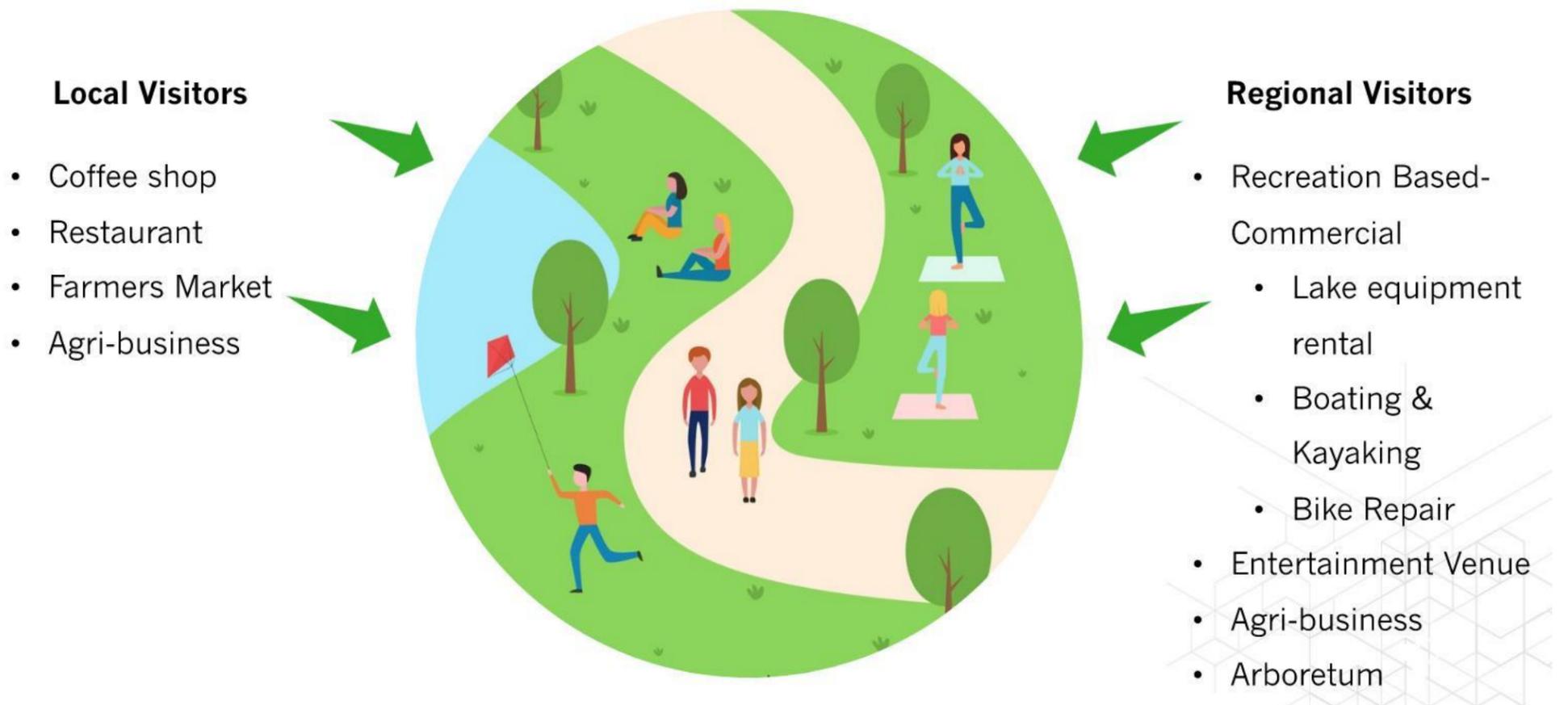
Implement Diverse Cultural Programs

Consider creating programs and uses that celebrate diverse cultures, such as markets, playgrounds, and gardening that can offer cultural representation and values.

Adventure and Recreation Facilities

Consider developing facilities for popular recreational activities like walking, hiking, bicycling, kayaking, and other water activities.

Potential Park Uses by Demand



Amenity Economic Assessment Summary

A closer look at preferred amenities

Once the amenities were narrowed down through the public and stakeholder engagement process, the top options were assessed based on feasibility within the local economy. This provided additional context for which amenities were prioritized on site within the existing structures to provide supplemental activities, enhance visitation, and support local economies.

1 High Priority / Strongly Recommended

2 Moderate Priority / Promising if Adjusted

3 Lower Priority / Supportive or Ancillary Use Only

| Indoor Bike Track | Recreation Equipment Rental | Specialty + Heritage Crop Farm | County Farmer's Store | Traditional "You-Pick" Orchard | Market Building | Equestrian Center | Food Court / Rental Space |
|---|---|--|--|---|---|--|---|
| <p>Indoor BMX / mountain bike facility with access to outdoor trails.</p> <p>Why it works:</p> <ul style="list-style-type: none"> • Fills a regional gap • Pure recreation, accessible to all income levels • Complements - not competes with - the private sector. • Offers partnership potential with local bicycle companies for rentals and repairs. | <p>Bike and watercraft rental.</p> <p>Why it works:</p> <ul style="list-style-type: none"> • Provides gear options and flexibility to the recreating public, without a need for high capital investment. • Offers partnership potential with local bicycle and equipment companies. • Consider a discount option for local residents. | <p>Farm with specialty crops and floral picking, cooking demos, and food carts. Includes value-added products to increase off-season revenue.</p> <p>Why it works:</p> <ul style="list-style-type: none"> • Differentiates from existing "you-pick" farms. • Provides cultural and educational value. • Offers collaboration opportunities with Clark College and WSU. | <p>A permanent store selling local produce and farm goods, including non-food and value-added products to increase off-season revenue.</p> <p>Why it works:</p> <ul style="list-style-type: none"> • Simplifies logistics for local farmers • Supports regional agriculture without direct competition. • Offers collaboration opportunities with Clark College, WSU, FFA, 4-H, etc. | <p>Challenges:</p> <ul style="list-style-type: none"> • It takes many years for an orchard to be planted and reach maturity and be open for you-pick. • Requires considerable expertise as fruit crops are notoriously susceptible to pests and disease. • A difficult and expensive investment. • Would discourage visiting existing farms. | <p>Challenges:</p> <ul style="list-style-type: none"> • Directly competes with commercial real estate in the area and lacks recreational value. • Requires access to very large number of potential consumers and be highly visible from a busy arterial road. • As a supportive use, relies on adjacent uses' ability to draw users. | <p>Challenges:</p> <ul style="list-style-type: none"> • Potentially oversaturated market with limited potential users. • Most similar venues operate on a membership model, making it challenge to gain new users. • Most of the market is likely committed to another facility. • Several competing facilities already exist, increasing the financial risk. | <p>Challenges:</p> <ul style="list-style-type: none"> • Weak location to compete with existing food cart clusters. • Competition from other private enterprises with food carts. • Not close to busy thoroughfare or large populations - most people eat out at places within a mile or less of their home. |

Community Engagement

Decision Making Process

The planning process included a variety of groups to help inform the Plan. Each group was made up of people with a different expertise, and played a unique role in the process. Those roles are outlined below and on the following page.



Engagement Overview

General Public

Role: Inform

The Camas community members had multiple opportunities to inform the plan by providing feedback on potential amenities and features.

- A public online survey asked about park use and potential programs or events people would like to see in the park
- A public Open House shared the team's initial analysis and reviewed site-specific options for improvements
 - A survey was used during this event, and was also posted online for several weeks to collect feedback from those unable to attend

Parks and Recreation Commission

Role: Advise

The team attended several meetings with the Camas Commission to provide project updates on schedule, engagement outcomes, and proposed solutions. They acted as a guiding body to ensure alignment with City goals and to make sure the plan could move towards adoption.

See: Appendix B - Engagement Summaries for detailed results from each activity

Project Advisory Committee (PAC)

Role: Inform and Advise

The PAC was a mix of community members that provided additional project context and acted as a sounding board for recommendations, project messaging, and engagement activities. The team previewed ideas and approaches, and provided valuable feedback along the way that reflected their expertise and knowledge of Camas and the project site.

Clark County Conservation Futures Program

Role: Approve

Through the Legacy Lands land purchasing agreement, the County staff played an influential role in assuring the Plan aligned with the conservation requirements of the program. The team held several check-ins with County staff to ensure what was being proposed had a pathway to approval and that the intent was in compliance with expectations.

Public Focus Groups

Role: Inform

The team met with 4 different groups of community members and experts to help refine the approach of what to include in the Plan.

- Conservation - Understand potential environmental impacts to the site and opportunities for future restoration partnerships
- Business - Ensure synergies with local business and make sure added amenities don't draw away from downtown
- Developers - Identify potential trends of what draws residents to new neighborhoods and how site improvements could add value to a future mixed use community
- Trails - Identify opportunities and constraints for different types of trail users and what each needs to make use of the site enjoyable. Discuss the overall capacity of this site for trail use and the variety that it can feasibly support.

Camas City Council

Role: Approve

Council is the final approving body in order to formalize and adopt the Plan. They will ensure alignment with other City-wide goals and priorities, and allocate future funding for implementation.

Engagement Objectives and Timeline



Pre-Design: Identify Community Interests and Ideas

- Review existing plans and studies
- June 2024: Project Advisory Committee #1
- November 2024: Community Survey
- December 2024 - January 2025: Focus Groups

Conceptual Design: Incorporate Community Input and Develop Design Options

- April 2025: Project Advisory Committee Meeting #2
- June 2025: Open House and Online Survey
- Aug and Nov 2025: Meet with Clark County to discuss program compatibility

Plan Development and Adoption: Closing the Feedback Loop

- September 2025: Project Advisory Committee #3
- Feb 2026: Parks and Recreation Committee
- Apr 2026: Clark County Review
- May 2026: City Council Meeting

What are the objectives for the Legacy Lands Master Plan community engagement process?

- Communicate complete, accurate, understandable, and timely information to the public throughout the project.
- Help the public understand the benefits of creating a Legacy Lands Master Plan for the Camas community.
- Articulate the past efforts that lead the project to where it is now.
- Actively seek public input from a broad, diverse audience at key project milestones to understand the needs and desires of the community.
- Involve the community in identifying issues, opportunities, and priorities as well as evaluating proposed programming.
- Provide meaningful public involvement opportunities and demonstrate how input has influenced the process.
- Seek participation of potentially affected and/or interested individuals, neighborhoods, businesses, and organizations.
- Ensure that the public involvement process is consistent with applicable state and federal laws, requirements, and local policies.

Camas Parks & Recreation Value Statements

Stewardship

We consciously invest in park and natural spaces while continually preserving and protecting them to benefit future generations.

Connection to Place

We acknowledge and learn from our community’s history and how parks and recreation contributes to forming a place (Camas) where people want to live, work and play.

Accessibility and Belonging

We foster a sense of belonging and curiosity through spaces and programs where everyone feel welcome and secure.

Community Well-Being

We offer welcoming parks, natural spaces and programs to aid individuals’ well-being (physical, mental, and emotional health).

Fun

We promote park spaces and programs where people have fun, build connections, and make memories.

Project Advisory Committee (PAC)

MEETING #1 - JUNE 2024

Purpose

- Provide an overview of the role and purpose of the PAC
- Provide an orientation to the Legacy Lands Master Plan effort
- Review and discuss the overall public involvement approach, including reviewing and providing feedback on the online survey content
- Answer questions, solicit ideas and talk about next steps

What comes to mind when you think about creating a master plan for this unique space?

- Connectivity and accessibility
- Recreation on the lake/water access
- Preserve water quality, tree canopy (groundwater health), habitat and environmental sustainability
- Honor site history
- Partnerships with the School District
- Financial sustainability and ability to maintain for the long term
- Fire prevention and fuel management



MEETING #2 - APRIL 2025

Purpose

- Review, discuss and refine the concept design options and possible amenities
- Review and provide feedback on the approach to the next phase of public engagement
- Answer questions, solicit ideas and talk about next steps

Key feedback regarding proposed amenities:

- Clubhouse + Gun Range: The top three features are improved boat, kayak launch/dock, non-profit offices and classrooms and expanded beach areas. There is a note to create dedicated motorized and non-motorized spaces at the boat, kayak launch/dock.
- Pomaria House: The top three features are the picnic shelter and restrooms, food truck pods and café with outdoor seating. There is a concern that there'll be minimal traffic to support the food truck pod.
- Leadbetter-Pittock House: The top three features are the education/park visitor center, outdoor picnic and rest areas and non-profit offices.
- Equestrian Barn: The top three features are the market, orchard and gardens, rental venues and bike/recreation rental shop. There were questions asking for clarity and context regarding "rental venue" and "concert venue" and to better define the scale.
- Nature Zone: The top feature is Natural Park with pathways. Picnic shelters and restrooms and stream and habitat restoration are both ranked second, they received the same level of support from the participants.
- NE Field: The top three features are ecological restoration and paths, nature parks with pathways and developed park.
- NW Field: The top three features are ecological restoration and paths, a nature park with pathways and arboretum.
- Across the different features, there are calls for community gathering spaces such as offices, classrooms and recreational centers to be nature-focused.

MEETING #3 - SEPTEMBER 2025

Purpose

- Review, discuss and give feedback on possible site amenities within each zone
- Answer questions, solicit ideas and talk about next steps

Proposed amenities:

- **Club House + Gun Range:** Water recreation rental was the most preferred option
- **Pomaria House:** Overlook was the most preferred option
- **Equestrian Barn:** Market was the most preferred option

Project Naming

- In order to not confuse the site w/ the Legacy Lands Program and to establish a local identity, the project name will be under consideration.
- The PAC preferred names with a focus on nature or natural features local to the park.

Community Programming Survey

NOVEMBER 2024

Key Themes

Most participants visit parks and open spaces to exercise and for access to nature. Respondents to this survey are frequent visitors to parks and open spaces, with most traveling there by car.

Participants overwhelmingly prefer to conduct most activities in nature, with the exception of gathering for social events and activities. Participants prefer this activity to be in a developed recreational facility.

Participants shared additional comments in the open-ended space provided in the survey. Their feedback underscored a strong desire for a well-rounded recreational experience that prioritizes natural preservation and accessibility, as well as amenities and facilities that are family-friendly and serve various activities.

Preferred Activities

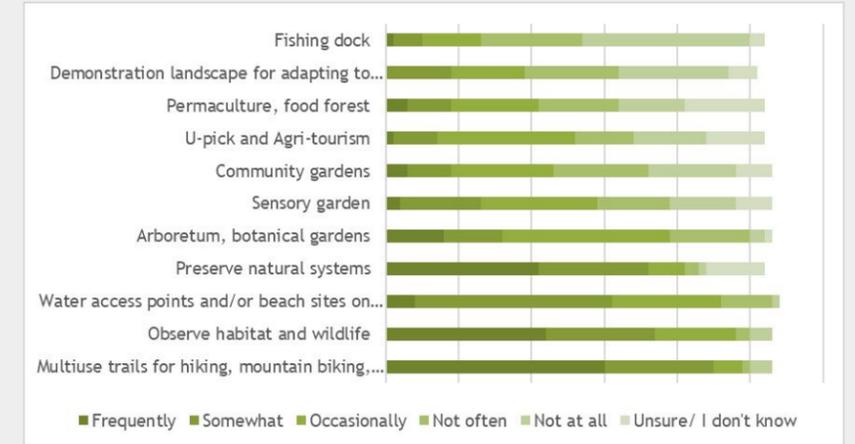
Top activities in a natural experience setting:

- Multi-use trails for hiking, mountain biking, horseback riding
- Observe habitat and wildlife
- Water access points and/or beach sites on Lacamas Lake

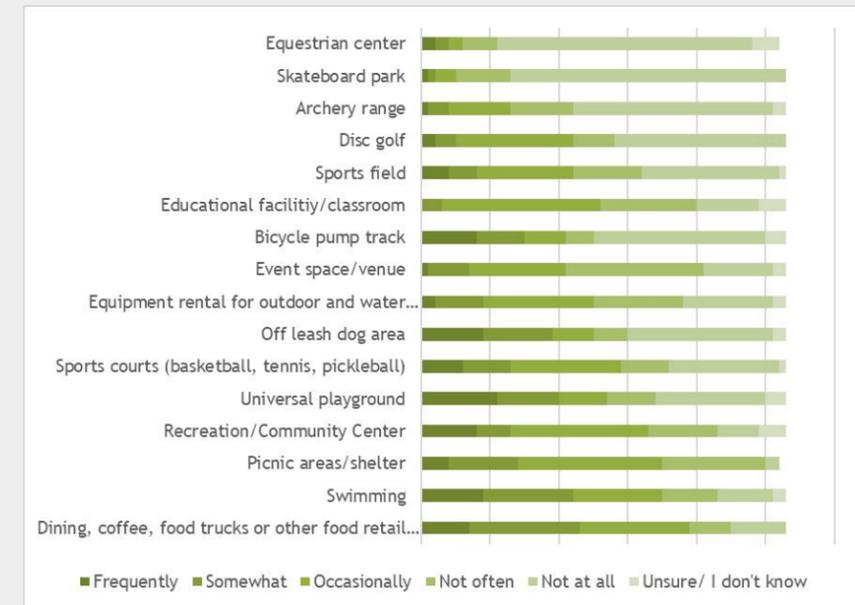
Top activities in a developed recreational facility:

- Dining, coffee, food truck, or other food retail space
- Swimming
- Picnic areas/shelter

How often would you enjoy the following activities or opportunities in a natural experience setting?



How often would you enjoy the following activities or opportunities in a developed recreational facility experience setting?



Focus Groups

DECEMBER 2024 - JANUARY 2025

Groups: Conservation Business Developers Trails

Key Themes

Nature play for everyone.

- Provide various ways for people to access and enjoy nature
- Make Legacy Lands an entry point for safe and enjoyable outdoor recreation
- Make sure the presence of one activity doesn't ruin the enjoyment of another

A timeless sanctuary for future generations.

- Keep it natural!
- Center around restoration and education
- Impact what's already been impacted, preserve the unique natural features

Key Concerns/Challenges

- Water quality and usability of Lacamas Lake
- Traffic and parking
- Conflict of uses
- Accessibility
- Safety
- Connectivity to off-site destinations or networks

Top Recommendations

Multi-use and specialized trails

- Single-use trails to allow for focus and enjoyment
- Multiple loops to support a variety of experiences
- Intuitive wayfinding and ample lighting

Take advantage of existing roads, trails, structures, and parking lots

Nature play (for everyone!)

Learning landscapes

- Non-profit offices
- Training and volunteer coordination
- Pilot restoration projects on-site

Open House and Online Survey

JUNE 2025

Open House

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

- Lacamas Lake Lodge
- 55 members of the public in attendance, 47 written comment forms received



Feedback Highlights

- The biggest priority for the community is to **protect and restore the natural environment** before adding new amenities - nature-compatible recreation that builds community without causing too much impact to the natural setting.
- Many expressed the desire for **safe, car-free, and well-connected trails** for walking, biking, strollers, and other non-motorized uses.
- Improving **water quality** is a major goal before expanding recreation.
- Respondents strongly support creating space for different community needs and visitor programs that provide **volunteer and learning opportunities**.
- Many expressed concerns about **traffic, noise, parking**, litter, and long-term maintenance costs.

Open House vs. Online Survey

- Attendees of the open house tended to lean more towards **conservation and light/passive uses**.
 - i.e. Restoration, walking trails, nature park...
- Responders from the online survey tended to lean more towards **active specialty uses**.
 - i.e. Mountain biking, equestrian, disc golf...

Online Survey

Survey open June 19 through July 4, 2025

- Outreach through project website, email update, city's social media platforms, distribution to specialty groups
- 264 responses received



Legacy Lands Master Plan

📧 📱 📺 📧

Thank you to everyone who attended our open house and participated in the online survey. Your feedback will help us draft a plan that reflects the community's vision. If you were unable to join us but are interested in learning more, you can see the full presentation [here](#) and the open house boards [here](#).

If you have time, take a look at this amazing drone footage of Legacy Lands: <https://vimeo.com/1095107979?share=copied> (External link)

Presentation: <https://engagecamas.com/23679/widgets/101043/documents/69490>

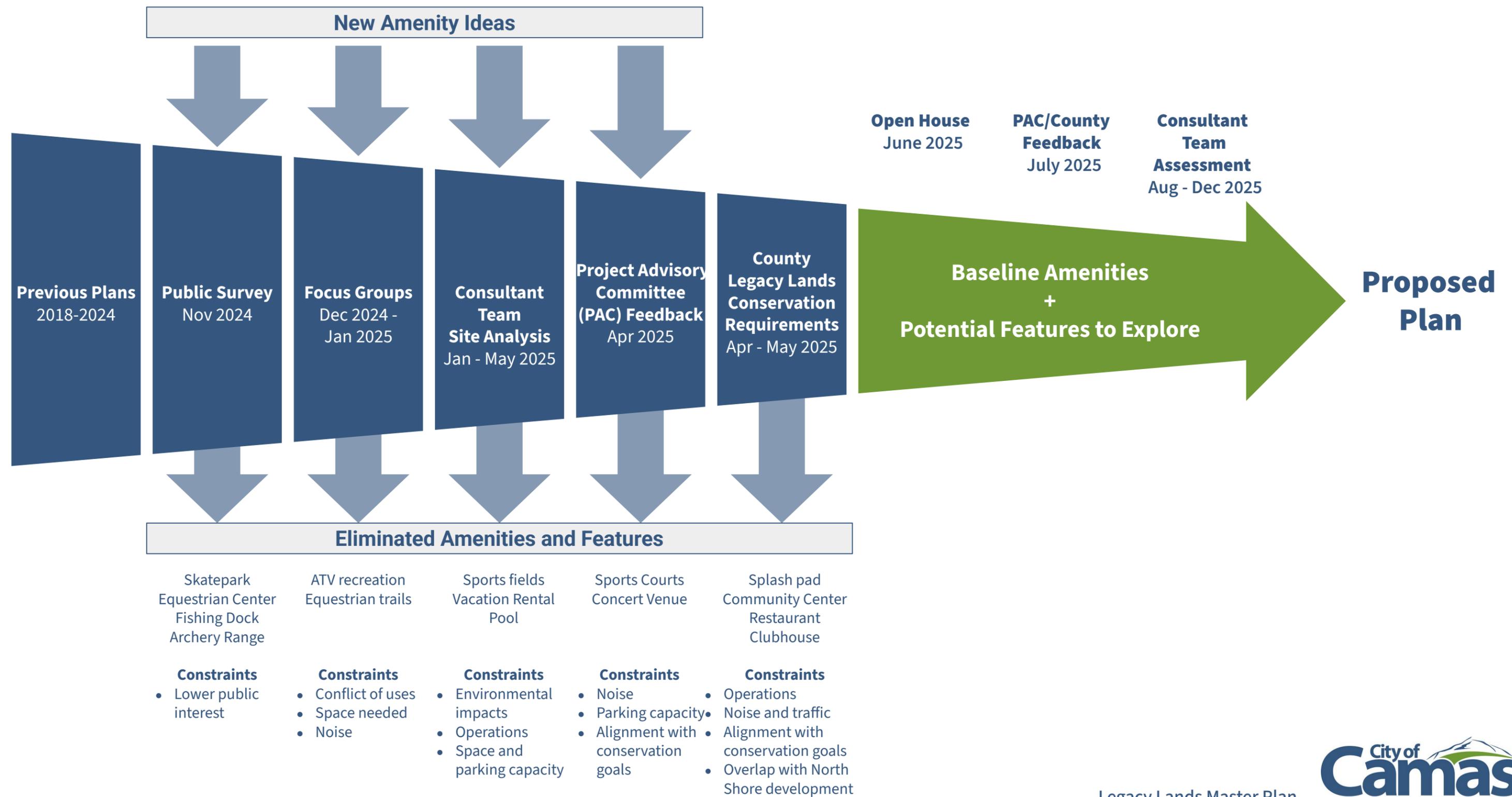
Open House Boards: <https://engagecamas.com/23679/widgets/101043/documents/69491>

Master plan development in progress

Project Naming: Major themes

- Geography/location-based.
- Local history and indigenous culture references.
- Maintaining the current name and theme of legacy and heritage.
- Emphasizing the focus on nature and recreation

Plan Refinement Process



Programming Approach

Amenity Exploration

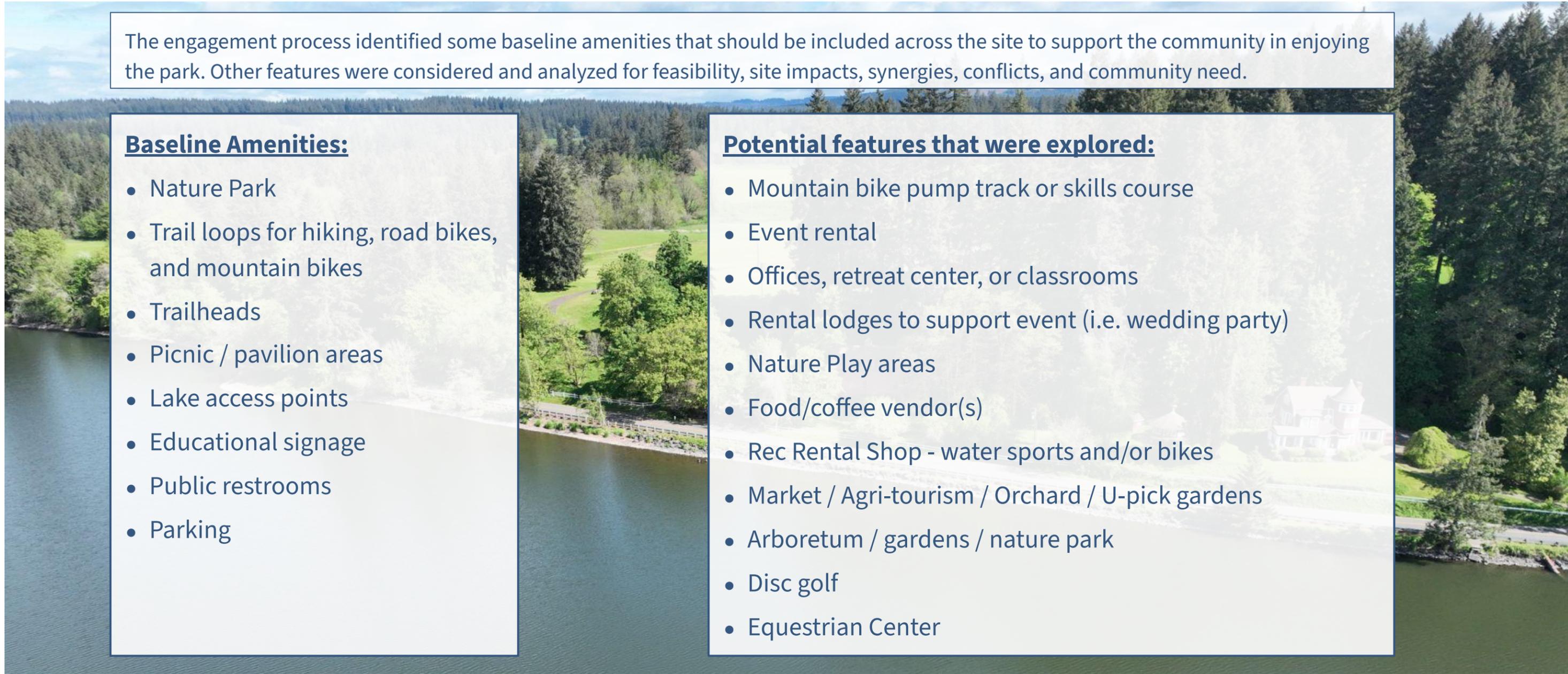
The engagement process identified some baseline amenities that should be included across the site to support the community in enjoying the park. Other features were considered and analyzed for feasibility, site impacts, synergies, conflicts, and community need.

Baseline Amenities:

- Nature Park
- Trail loops for hiking, road bikes, and mountain bikes
- Trailheads
- Picnic / pavilion areas
- Lake access points
- Educational signage
- Public restrooms
- Parking

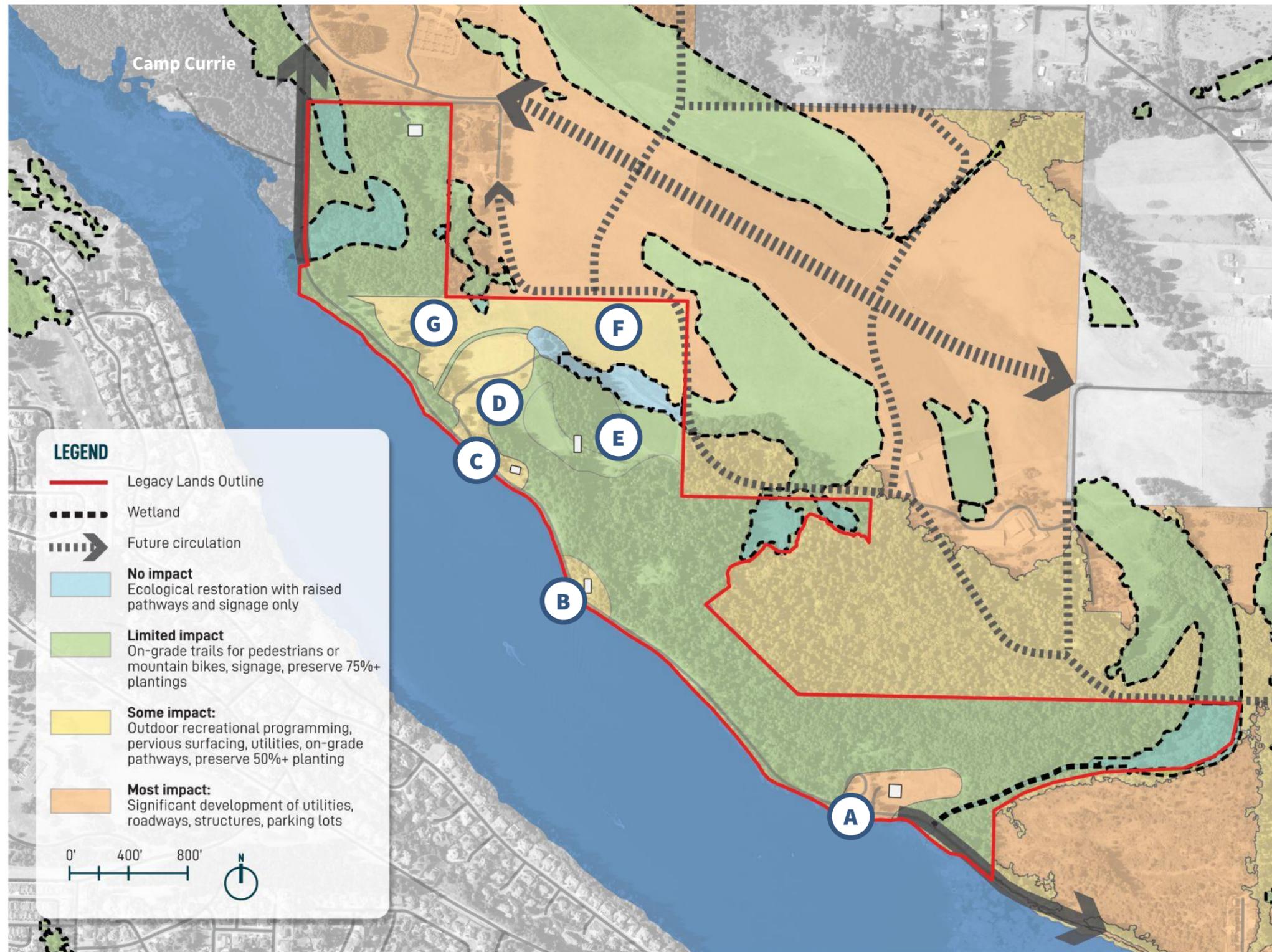
Potential features that were explored:

- Mountain bike pump track or skills course
- Event rental
- Offices, retreat center, or classrooms
- Rental lodges to support event (i.e. wedding party)
- Nature Play areas
- Food/coffee vendor(s)
- Rec Rental Shop - water sports and/or bikes
- Market / Agri-tourism / Orchard / U-pick gardens
- Arboretum / gardens / nature park
- Disc golf
- Equestrian Center



Design Approach

Levels of Impact



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

Based on the site analysis and community feedback, the site and its surrounding context were assessed, and key areas of impact were identified. These 7 on-site areas were the main places where the desired amenities were tested and explored. Each location had unique conditions and lent itself to different options and proposals for interventions that are laid out in this section of the Plan.

Locations

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

Concept Plan

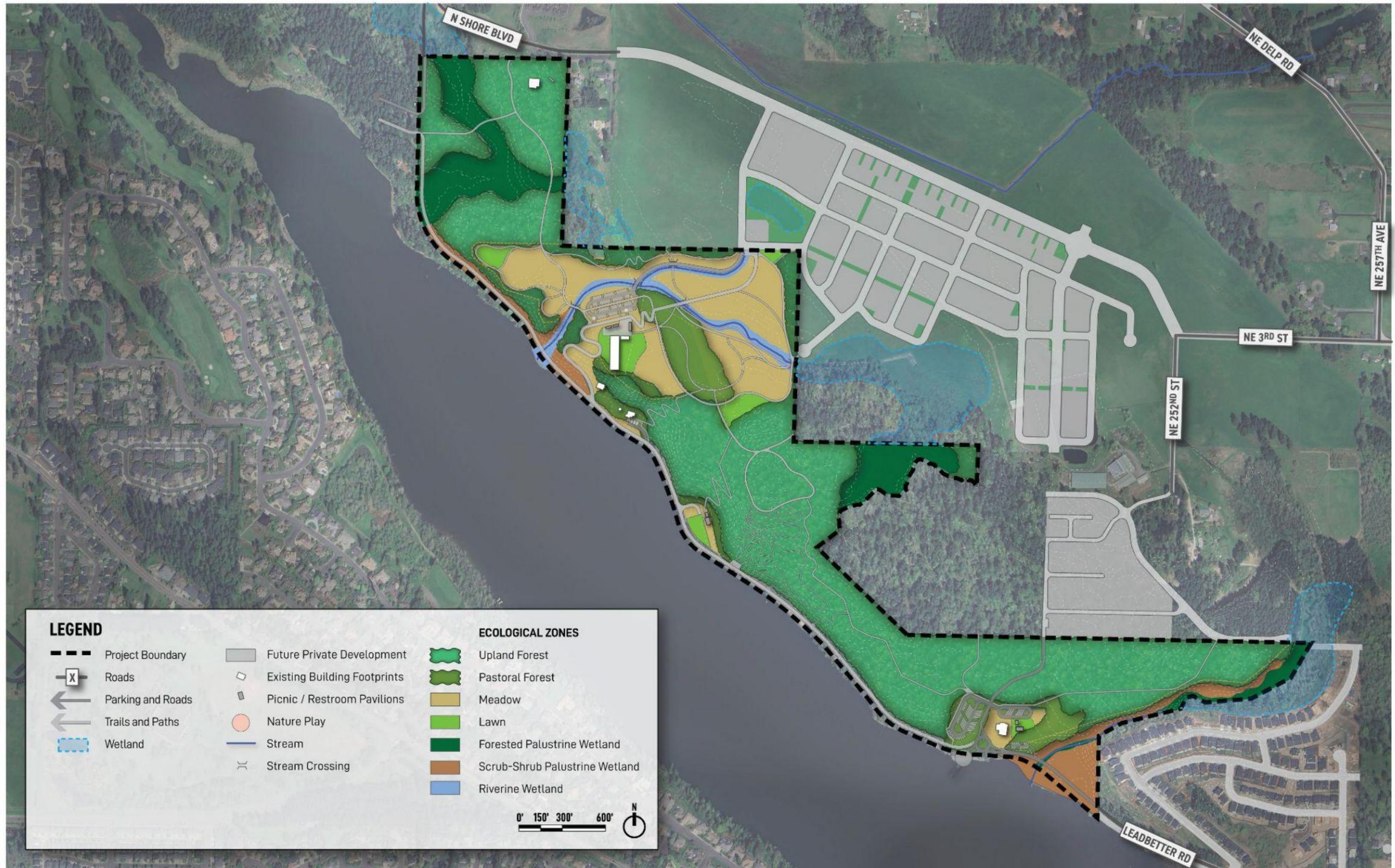


Circulation Plan



In order to provide great experiences, safety, and access for a variety of users, care was taken to identify both shared and separated means of circulation. Existing pathways were utilized to provide access throughout the park and to key amenities. Connections were made to the future neighborhoods, and parking was strategically placed to balance a minimized impact with centralized access. Converting Leadbetter Rd to a non-vehicular shared use trail was a central tenant in the plan and provides future opportunities for a larger trail system around the Lake and to regional destinations.

Habitat Management Framework



A key component of the proposed Plan is to keep the site natural, as that is what makes it a special place to preserve, maintain, and visit. Building off of the existing site conditions, the Plan introduced a series of reference habitats to move the landscape towards in the long term. The goal is to renaturalize the site to provide value to wildlife, while also being enjoyed by the community.

See **Appendix G: Habitat Management Framework** for the full details on conditions, intent, and recommendations for each ecological zone.

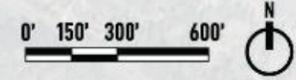
Enlargement Plans

Locations

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

LEGEND

- | | | |
|----------------------|------------------------------|--------------------------------|
| Project Boundary | Wetland | Upland Forest |
| Roads | Future Private Development | Pastoral Forest |
| Shared Use Trails | Existing Building Footprints | Meadow |
| Soft Surface Trails | Picnic / Restroom Pavilions | Lawn |
| Boardwalk | Nature Play | Forested Palustrine Wetland |
| Mountain Bike Trails | Stream | Scrub-Shrub Palustrine Wetland |
| Fenceline | Stream Crossing | Riverine Wetland |



A Club House + Gun Range

EXISTING CONDITIONS



KEY FEATURES

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

NOTABLE CONSTRAINTS

- Soil contamination
- Vehicles cut off from North
- Parking lot is steeply sloped
- Existing structure condition

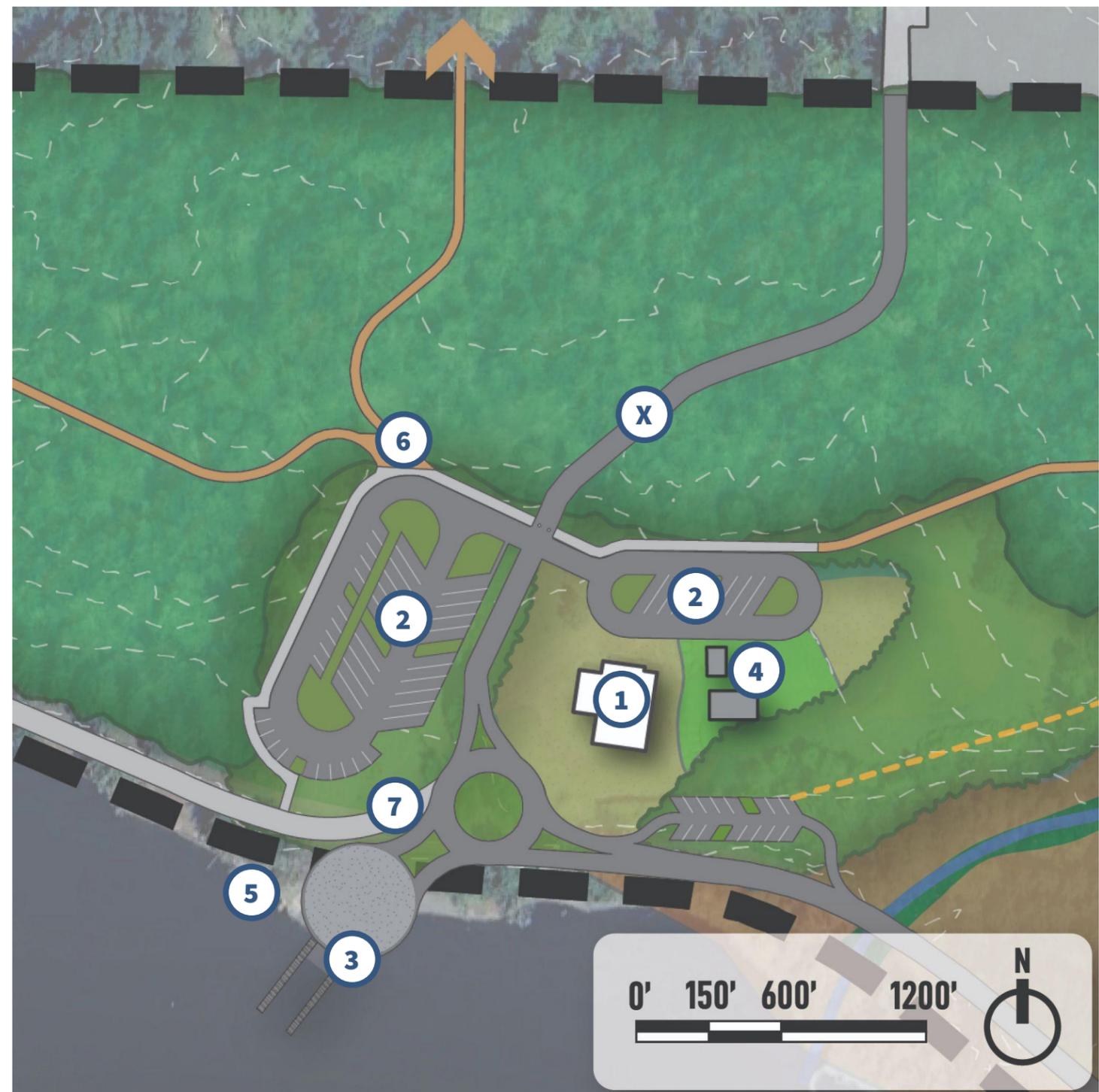
APPROXIMATE AREA

- 4.3 acres



A Club House + Gun Range

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Restore existing Club House to support recreation rental facility and public restrooms. Will likely require septic system upgrades.
- 2 Parking lot with boat trailer spaces
- 3 Improved boat launch area and docks
- 4 Picnic Shelters
- 5 Expand beach area
- 6 Trailhead
- 7 Beginning of shared-use trail with bollards
- X Access road (by others)

Alternate Amenities for Consideration

- Demonstration/restoration gardens
- Coffee / food truck vendors
- Environmental non-profit offices
- Disc golf course

This site will act as the Southern Gateway into the site and a hub for active recreation. It will be a place to launch both motorized and non-motorized watercraft with improved access, new docks, and a potential rental facility for those looking to try something new. It will be the beginning of both the hiking and paved shared-use trails for exploring the rest of the park. Picnic shelters and restrooms will support day use activities. An access road will connect the parking lot to the new residential neighborhood to the north, which can double as pedestrian access to the community.

A Club House + Gun Range

PRECEDENTS

Proposed Amenities

Outdoor Recreation Rental



Boat Trailer Parking



Improved Boat Launch + Dock



Alternate Amenities

Demonstration Gardens



Coffee / Food Truck Vendors



Picnic Shelters



Expanded Beach Area



Trailhead



Environmental NGO Offices



Disc Golf Course



Shared Use Trail



B Pomaria House

EXISTING CONDITIONS



KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity, water, septic system
- Flat open area
- Mid-point between South and North program areas
- More remote location
- No vehicle conflicts

NOTABLE CONSTRAINTS

- No passenger vehicle access
- Existing building condition

APPROXIMATE AREA

- 1.0 acres



B Pomaria House

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Lake viewing area
- 2 Picnic Shelter and Restroom. Updates to septic system.
- 3 Trail connections

Alternate Amenities for Consideration

- Coffee / food truck vendors
- View Platforms or Overlook
- Tree walk

Due to the condition of the existing buildings on site, the Plan proposes to remove them and clear the site to take advantage of its remote location and views to the Lake. An existing driveway and utilities provide opportunity for a multi-phased approach for implementation.

Depending on future funding and community desire, a view platform could be integrated for better views and as a draw to visitors. This location at the bend in the road provides multi-directional views across the Lake.

B Pomaria House

PRECEDENTS

Proposed Amenities

Lake Viewing Area



Picnic Shelter + Restroom



Trail Connections



Alternate Amenities

View Platforms / Overlook



Coffee / Food Truck Vendors



Tree Walk



B Pomaria House

VIEW PLATFORM - OPTION 1

This option would leave the Pomaria site as primarily an open space and build a small viewing deck off of Leadbetter Rd. This could be added on at a later date and provide minimal disruption to the upper site. It could serve as a seating and picnic area, and a great rest stop along the multi-use trail.

Alternative Features

- 1 Nature play area
- 2 Lake Overlook



EXAMPLE OVERLOOK



EXAMPLE OVERLOOK

B Pomaria House

VIEW PLATFORM - OPTION 2

This option creates a raised walkway that connects the Pomaria property to a platform over the lake. This would create a bridge over Leadbetter Rd for emergency vehicles, and a higher viewing experience for visitors.

Alternative Features

- 1 Elevated walkway
- 2 Observation Deck



EXAMPLE OBSERVATION DECK



EXAMPLE OBSERVATION DECK

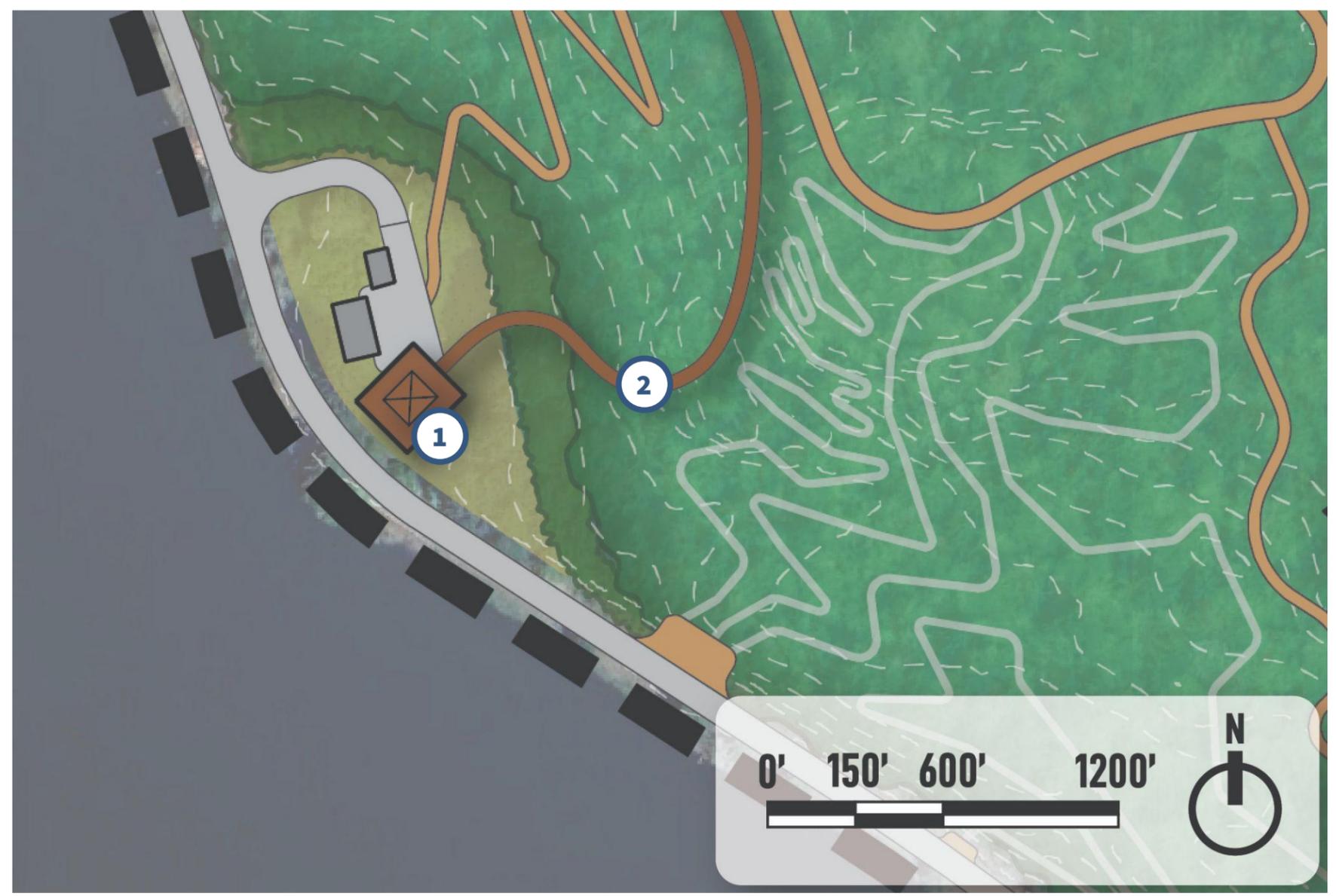
B Pomaria House

VIEW PLATFORM - OPTION 3

The most ambitious of the options provides a high up viewing experience for visitors and could be more of a regional draw. This would include a view tower, that would incorporate an occupiable platform that could be rented for events. It could also tie into an accessible raised tree walk that would connect to the trail system on the Rose Property.

Alternative Features

- 1 View tower
- 2 Elevated tree walk



EXAMPLE TREE WALK



EXAMPLE ACCESSIBLE VIEW TOWER



EXAMPLE VIEW TOWER W/ STAIRS

© Leadbetter-Pittock House

EXISTING CONDITIONS



- KEY FEATURES**
- Existing lake views
 - Existing driveway access
 - Electricity, water, septic system
 - Historic Structure
 - Accessory Barn and Wellhouse

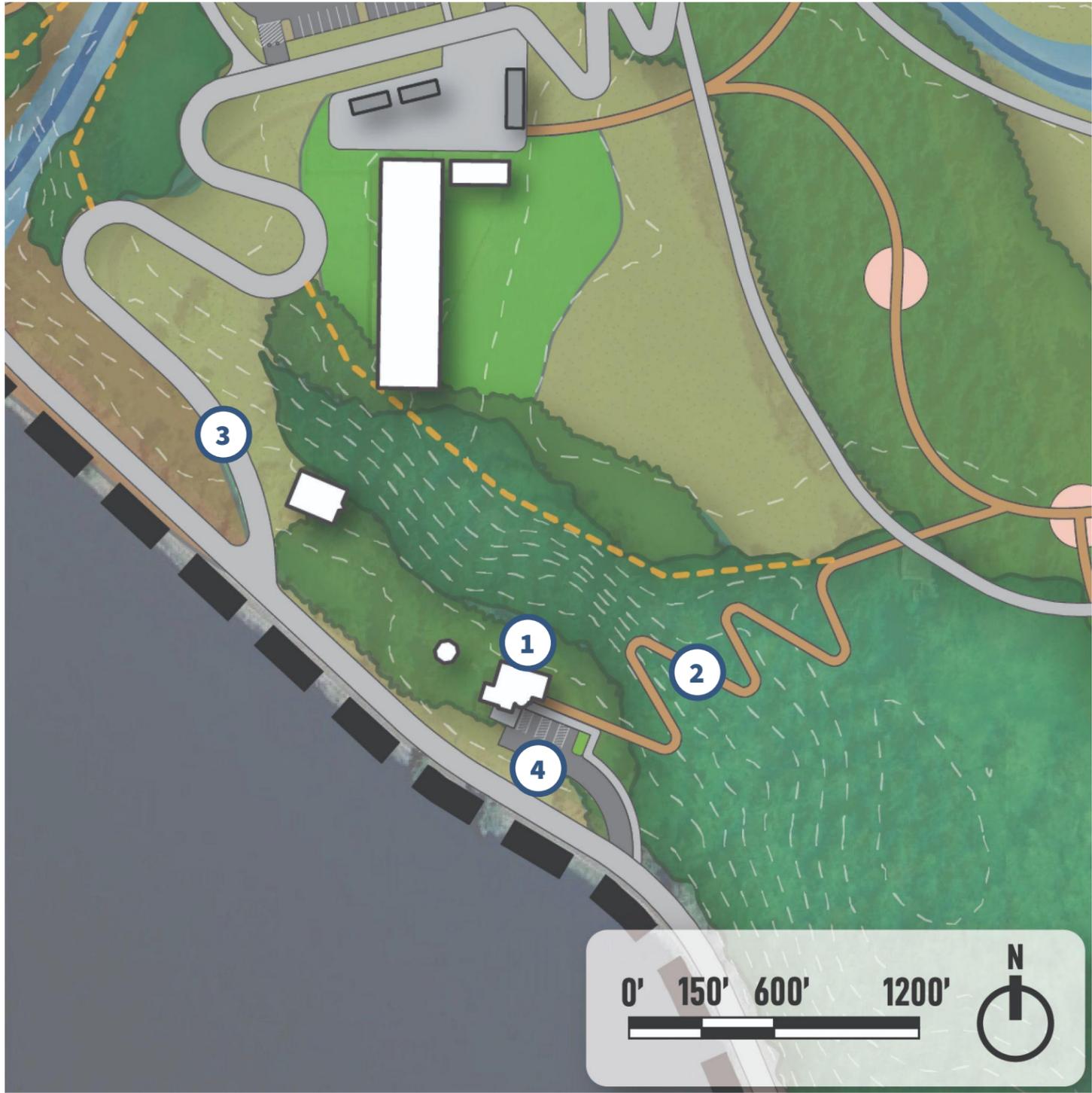
- NOTABLE CONSTRAINTS**
- Historic building limits uses
 - Limited vehicle access and parking

- APPROXIMATE AREA**
- 1.0 acres



C Leadbetter-Pittock House

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Restore historic Leadbetter-Pittock House and prepare for Park Education and Visitor Center. Potentially upgrade septic system.
- 2 Trail connections
- 3 Lake Access Promenade to allow for accessible travel between Leadbetter Rd and upper Rose Property amenities
- 4 Small accessible parking area

Alternate Amenities for Consideration

- Environmental non-profit offices

The historic Leadbetter-Pittock House will be restored and utilized to support park activities. It can act as a visitor center and education hub for park history and ongoing restoration and volunteer efforts.

Care would need to be taken to provide accessible parking and drop off space for activities.

© Leadbetter-Pittock House

PRECEDENTS

Proposed Amenities

Education + Visitor Center



Trail Connections



Improved Driveway



ADA Accessible Parking



Alternate Amenities

Environmental NGO Offices



D Equestrian Barn

EXISTING CONDITIONS



KEY FEATURES

- Existing lake views
- Existing driveway access
- Electricity at Barn
- Electricity, water, septic system at demolished house
- Open structure with smaller side rooms
- Flat Open Area

NOTABLE CONSTRAINTS

- Structure requires seismic upgrades

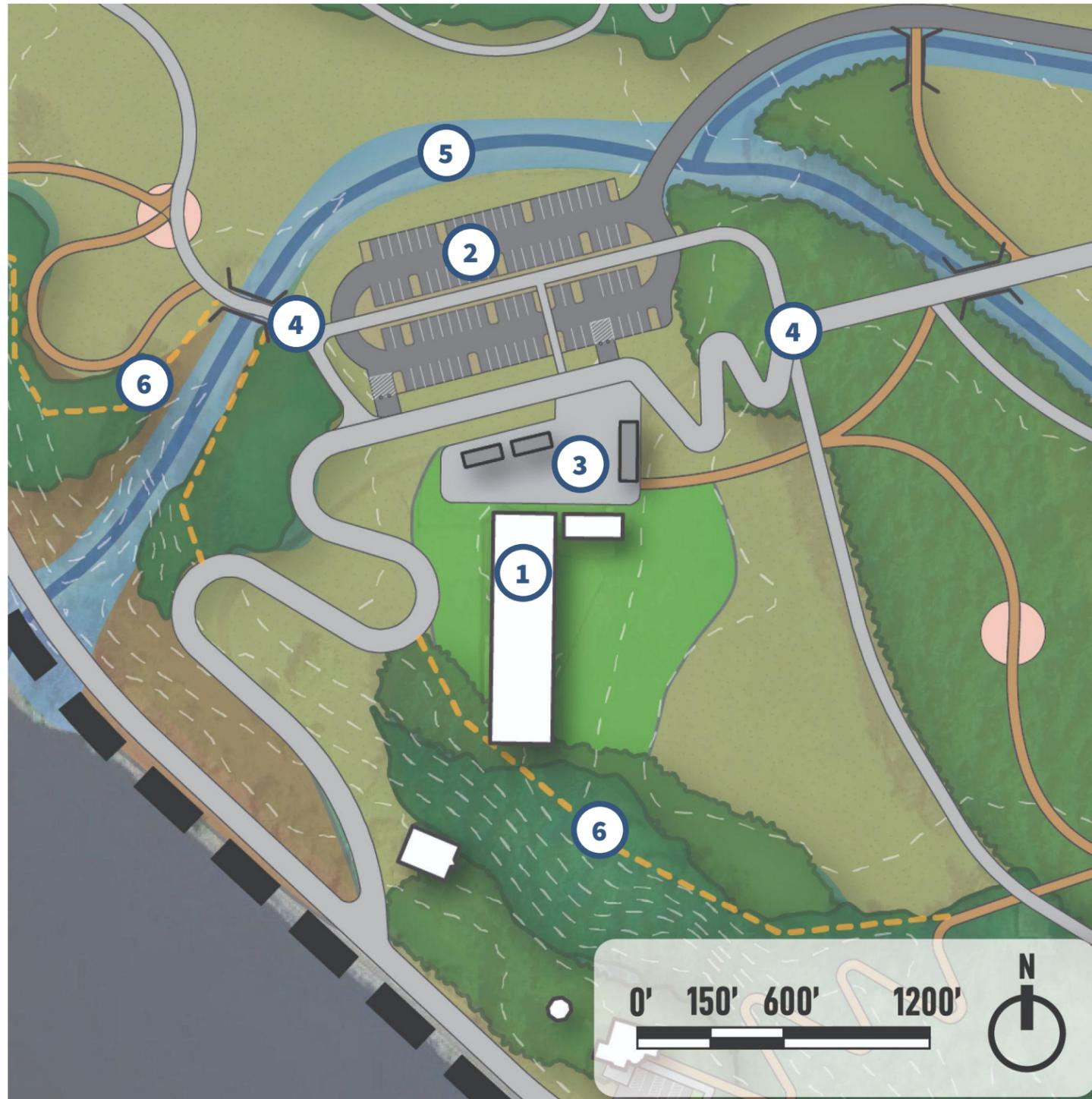


APPROXIMATE AREA

- 7.8 acres

D Equestrian Barn

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Restore Rose Barn to support indoor bike facility and public restrooms. Upgrade electricity, water, and septic systems.
- 2 Parking lot, ~100 stalls
- 3 Paved court with multi-use shelters
- 4 Trail connections
- 5 Stormwater channel restoration
- 6 Perimeter fencing

Alternate Amenities for Consideration

- Orchard / u-pick
- Equestrian uses
- Indoor Farmers Market
- Coffee / food truck vendors

The existing barn area is the best candidate to support the more active amenities in the park. The flat equestrian riding track can support a new parking lot, while the area surrounding the barn can be formalized to support a flexible open space for pop up markets, informal picnics, or group events.

The use of the barn itself will depend on future funding and support, but conversion to an indoor bike course would support the rest of the park programming and allow for an easy entry point for people wanting to learn BMX or mountain biking in a controlled environment.

D Equestrian Barn

PRECEDENTS

Proposed Amenities

Indoor Bike Facilities



Image: Melbourne Playgrounds

Parking Lot



Multi-Use Shelters



Alternate Amenities

Orchard / U-Pick



Equestrian Uses



Trail Connections



Stream Channel Restoration



Indoor Farmers Market



Coffee / Food Truck Vendors



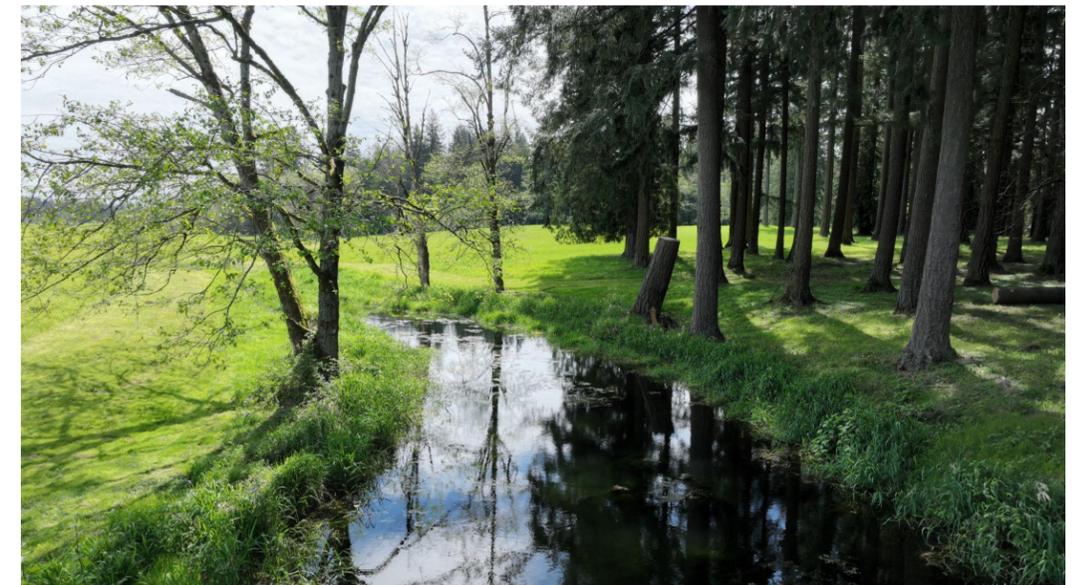
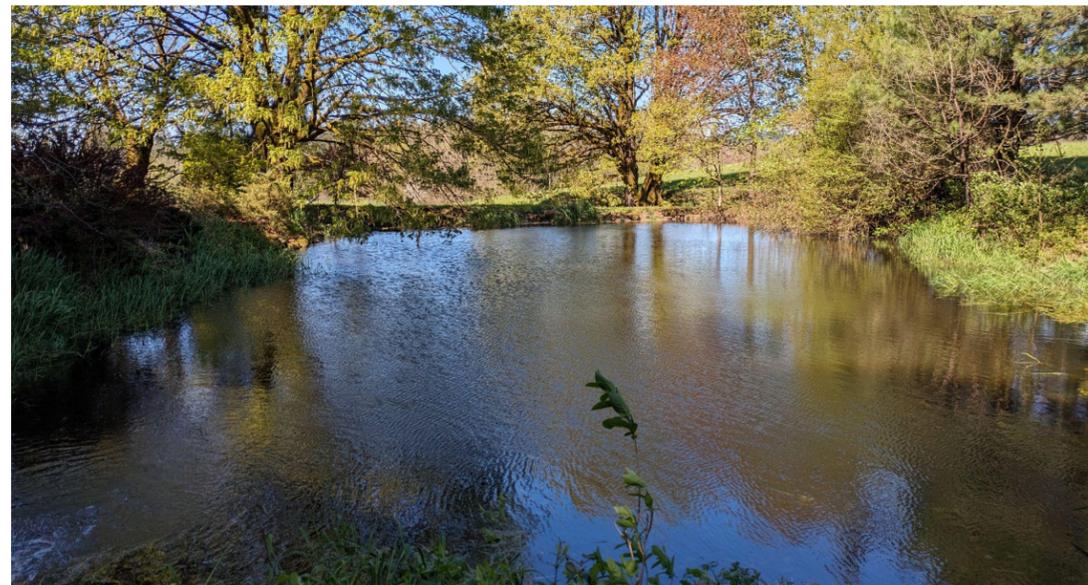
E Nature Zone

EXISTING CONDITIONS



KEY FEATURES

- Diversity of natural features
 - Open woodlands
 - Ponds
 - Rolling hills
 - Stream
- Secluded



NOTABLE CONSTRAINTS

- Sloped terrain
- Water channel and pond

APPROXIMATE AREA

- 10.1 acres

E Nature Zone

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Shared-use paved trail
- 2 Soft-surface trail
- 3 Play or interpretive node
- 4 Trail connections
- 5 Stormwater channel restoration

Alternate Amenities for Consideration

- Arboretum / interpretive trail
- Art installations

This area of the site is home to the most richly diverse natural spaces, and improvements will be light touch and mostly focus on formalizing pathways. The existing irrigation channel will be converted to manage and celebrate stormwater. Small play and interpretive areas could be located at pathway intersections to provide interest and education for all ages and guide wayfinding.

E Nature Zone

PRECEDENTS

Proposed Amenities

Shared-Use Paved Trail



Soft-Surface Trail



Play / Interpretive Node



Trail Connections



Stream Channel Restoration



Alternate Amenities

Arboretum / Interpretive Trail

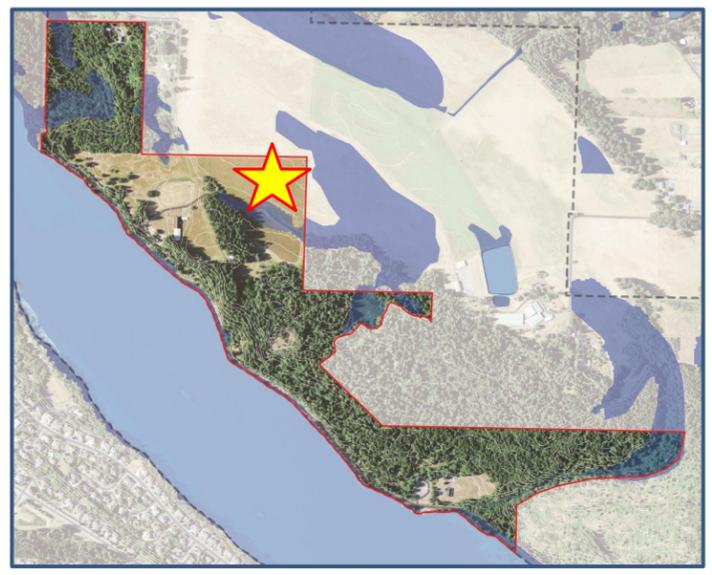


Art Installations



F NE Fields

EXISTING CONDITIONS



KEY FEATURES

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

NOTABLE CONSTRAINTS

- Adjacent to future noise and traffic

APPROXIMATE AREA

- 9.0 acres



F NE Fields

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Shared-use paved trail
- 2 Soft-surface trail
- 3 Play or interpretive node
- 4 Trailhead plaza (no vehicular parking)
- 5 Stormwater channel
- 6 Lawn
- 7 Landscape Restoration
- 8 Vehicular entry drive

Alternate Amenities for Consideration

- Arboretum / interpretive trail
- Art installations

The Northeast portion of the Rose Property is closest to the future NorthShore development and provides an opportunity to transition from the urban to natural environment, while also drawing people into the site. The northern edge will incorporate the vehicular entry drive, a trailhead, and a lawn area to support the adjacent festival street. Vegetative buffers will be introduced around the perimeter to provide some screening and privacy. A wide, paved, accessible pathway will begin at the trailhead and take people to the Barn and down to the Lake.

F NE Fields PRECEDENTS

Proposed Amenities

Shared-Use Paved Trail



Soft-Surface Trail



Play / Interpretive Node



Trail Connections



Stream Channel Restoration



Lawn



Landscape Restoration



Alternate Amenities

Arboretum / Interpretive Trail



Art Installations



G NW Fields

EXISTING CONDITIONS



KEY EXISTING FEATURES

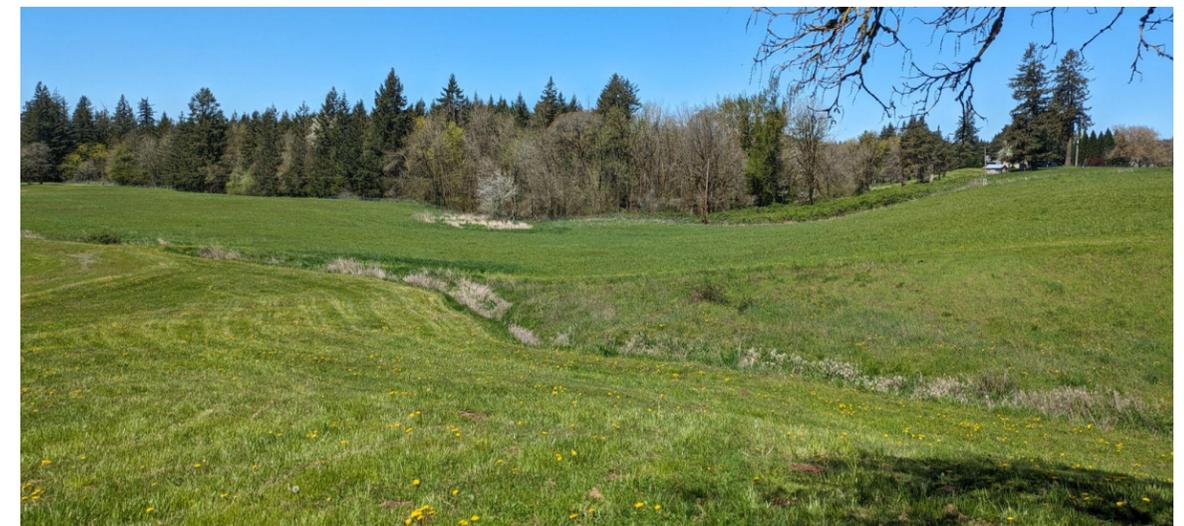
- Existing lake views
- Rolling open areas
- Closest to Elementary School and Camp Currie
- Adjacent to Barn
- Adjacent to woodlands and wetlands to the North

NOTABLE CONSTRAINTS

- Hilly terrain
- Steep drop to Lake

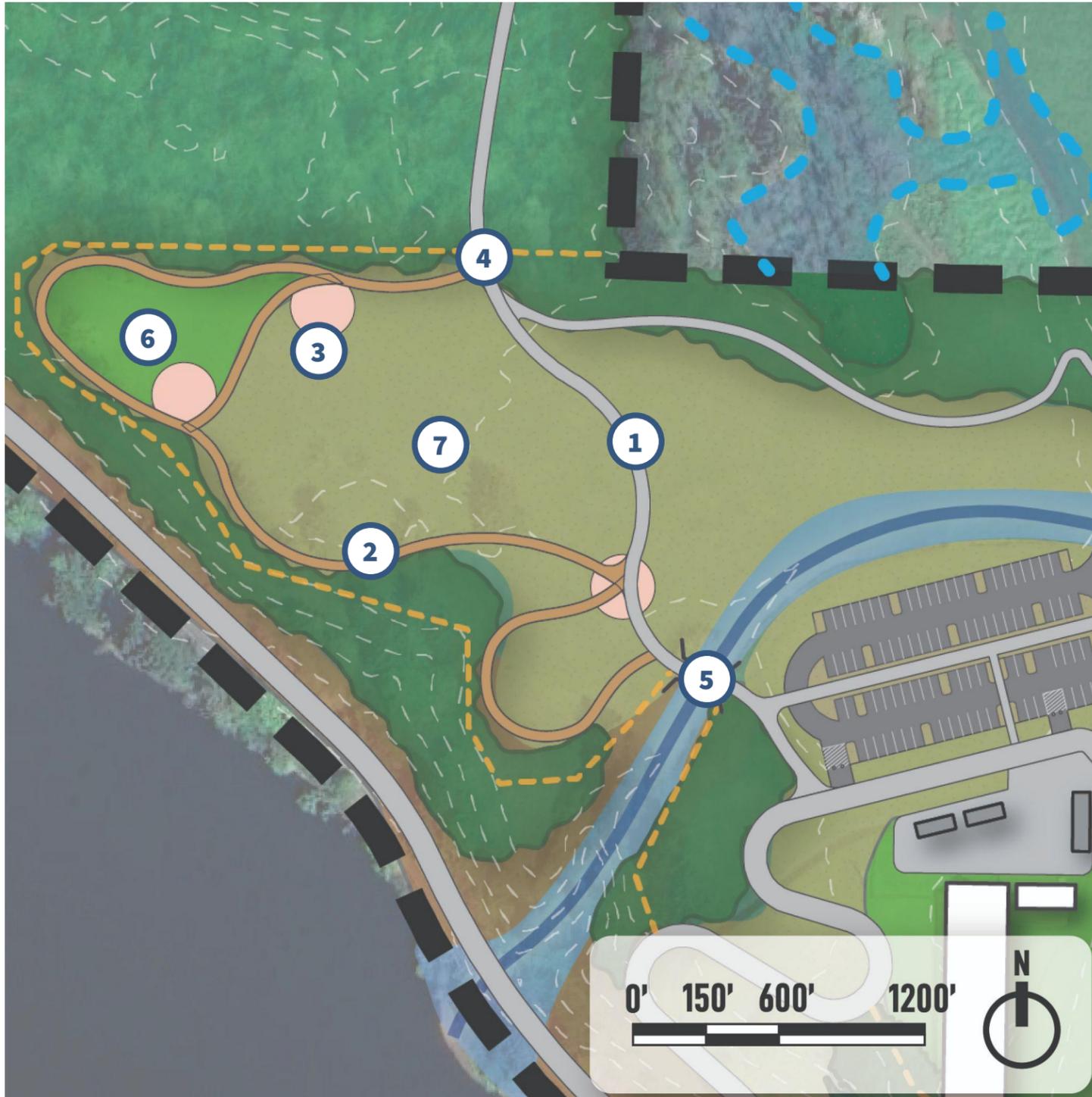
APPROXIMATE AREA

- 5.8 acres



G NW Fields

PROPOSED AMENITIES



Recommended Amenities and Features

- 1 Shared-use paved trail
- 2 Soft-surface trail
- 3 Play or interpretive node
- 4 Trail connection
- 5 Replace pedestrian bridge
- 6 Lawn
- 7 Landscape Restoration

Alternate Amenities for Consideration

- Arboretum
- Observation tower/bird blind
- Orchard / u-pick

Another prime natural area, interventions on this portion of the site will be light touch and focus on formalizing trails and access. Small play and interpretive areas could support interest for all ages, while a small lawn can provide a refuge for human activity with views to the Lake and restored landscape.

G NW Fields PRECEDENTS

Proposed Amenities

Shared-Use Paved Trail



Soft-Surface Trail



Play / Interpretive Node



Alternate Amenities

Arboretum / Interpretive Trail



Observation Tower / Bird Blind



Trail Connections



Replace Pedestrian Bridge



Lawn



Orchard / U-Pick



Landscape Restoration



Implementation Strategy

Capital Improvement Phasing Plan

Implementation Over Time

Due to the size and complexity of the site and the proposed interventions, as well as considering available resources, the City needs to be strategic about breaking the Master Plan up into smaller projects and the order in which they are implemented. With the listed considerations in mind, the following phases are proposed to work towards the fully built out plan.

Phasing Considerations

- Invite the community to experience the site safely, and as early as possible
- Implementation of the North Shore development and infrastructure
- Vehicular road closures, parking, and circulation
- Available funding and partnerships
- Site and environmental impacts
- Additional feasibility studies needed
- Complexity, cost, and existing conditions of building renovations

Early Phase: 1-5 years

- Boat ramp, dock, parking lot, trailhead, and restroom
- Soft surface trails (mountain biking and hiking)
- Rose Property: stormwater channels
- Rose Property: pathways and wayfinding
- Rose Property: landscape restoration
- Rose Property: Perimeter fencing
- Rose Property: Parking lot
- Pomaria Site: building demo and clearing
- Leadbetter Rd: Temporary closures for events

Mid Phase: 5-10 years

- Rose Property: Outdoor covered areas around barn and flexible plaza and restroom
- Rose Property: North Entry vehicular road
- Rose Property: Play elements
- Rose Property: Barn Conversion to indoor bike course
- Rose Property: Art and sculptures
- Leadbetter Rd: full closure and striping
- Accessible shared path from Leadbetter Rd to Rose Parking lot
- Wildlife League Lodge (WLL) conversion to Rec Rental Shop
- Forest, Stream, and Wetland Restoration
- (4) Picnic pavilions at Pomeria and WLL sites

Late Phase: 10+ years

- Pomaria Site: View Deck/tower
- Trails and raised boardwalk through NW property to Lacamas Elementary School and Camp Currie
- North trailhead and entry plaza

Implementation: Phase 1



| PROJECT | COST | REVENUE & OPERATIONS | DEPENDENCIES & SYNERGIES |
|---|------------------|--|---|
| ① Boat ramp, dock, parking lot, trailhead, and restroom | \$4,944,000 | <ul style="list-style-type: none"> Option to charge parking fee Option to charge boat fee Restroom cleaning | Seek water access grants |
| ② Soft surface trails (mountain biking and hiking) and wayfinding | \$2,692,000 | Seasonal safety inspection and tree pruning | Seek trail organization partnerships |
| ③ Rose Property: Stormwater channels | \$3,272,000 | Seasonal maintenance | Waterflow from adjacent wetlands and North Shore development |
| ④ Rose Property: Pathways and wayfinding | \$8,701,000 | Annual inspection and repair of gravel trails for accessibility | <ul style="list-style-type: none"> Connectivity to offsite pathways Timing of North Shore stormwater infrastructure |
| ⑤ Rose Property: Landscape restoration | \$985,000 | O&M staff training for ecosystem management | <ul style="list-style-type: none"> Potential nonprofit and volunteer restoration partnerships Timing of North Shore stormwater infrastructure |
| ⑥ Rose Property: Perimeter fencing | \$284,000 | Annual safety inspections | |
| ⑦ Rose Property: Parking lot | \$2,951,000 | Option to charge a parking fee | Requires stormwater management |
| ⑧ Pomaria House: Demolition and clearing | \$152,000 | | |
| ⑨ Leadbetter Road: Temporary closures for events | No capital costs | Staff time and messaging | |

Implementation: Phase 2



| PROJECT | COST | REVENUE & OPERATIONS | DEPENDENCIES & SYNERGIES |
|--|-------------|---|--|
| ① Rose Property: Outdoor covered areas around barn and flexible plaza and restroom | \$1,993,000 | <ul style="list-style-type: none"> Option to charge picnic rental fees Option to change vendor fees for covered areas | Buildout of parking lot |
| ② Rose Property: North entry vehicular road and stormwater channel | \$1,804,000 | | Implementation of road infrastructure in the North Shore development |
| ③ Rose Property: Play elements | \$391,000 | | Buildout of pathways |
| ④ Accessible shared path from Leadbetter Road to Rose Parking lot | \$2,083,000 | | |
| ⑤ Wildlife League Lodge conversion to Rec Rental Shop | \$2,694,000 | Option to charge rental fees | Finding a 3rd party operator |
| ⑥ Forest, stream, and wetland restoration | \$4,973,000 | O&M staff training for ecosystem management | Potential nonprofit and volunteer restoration partnerships |
| ⑦ Picnic pavilions | \$688,000 | <ul style="list-style-type: none"> Regular cleaning Could charge fees for group reservations | |
| ⑧ Barn conversion to indoor bike course | \$3,000,000 | Option to charge rental fees | Finding a 3rd party operator |
| ⑨ Full closure of Leadbetter Rd | \$113,000 | | Full build out of North Shore road infrastructure and North entry road |

Implementation: Phase 3



| PROJECT | COST | REVENUE & OPERATIONS | DEPENDENCIES & SYNERGIES |
|--|-------------|--|--|
| 1 Pomaria Site: View Deck/Tower | TBD | <ul style="list-style-type: none"> Option to rent as a venue Regular safety inspections Regular cleaning and upkeep | Option selected depending on available funding and investment partnerships |
| 2 Trails and raised boardwalk through NW property to Lacamas Elementary School and Camp Currie | \$1,273,000 | | |
| 3 North trailhead and entry plaza | \$507,000 | | Buildout of festival street as part of North Shore development |

Appendices

- A. Existing and Future Utilities Plan - Apex**
- B. Engagement Summaries - JLA**
- C. Market Viability Memo - ECONorthwest**
- D. Amenity Feasibility Assessments - Consultant Team**
- E. Existing Structures Assessment - Waterleaf**
- F. Project Cost Estimates - Greenworks**
- G. Habitat Management Framework - Apex + Greenworks**