Public Draft November 2014

City of Camas









2014

parks, recreation and open space comprehensive plan update

ACKNOWLEDGEMENTS

The City of Camas greatly appreciates the efforts of the numerous Camas officials and residents who have contributed to the community's parks, recreation and open space system over the years. The efforts of caring citizens and dedicated officials and staff have enabled the success of our community's park system.

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Dedication

To the late Nina Regor, City of Camas Administrator, who served our community from January to October, 2013.

Consultant

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TABLE OF CONTENTS

		Page
Section 1 INTRODUCTION		
1.1	Purpose of the Plan	1-1
1.2	Planning Process	1-1
1.3	Public Participation	1-2
1.4	Updating the Plan	1-4
1.5	Organization of the Plan	1-5
Section 2 GOALS AND OBJECTIVES		
2.1	Overview	2-1
2.2	Primary Goal	2-2
2.3	Physical Planning	2-3
2.4	Management & Operations	2-6
2.5	Programs & Services	2-7
2.6	Public Involvement	2-8
Section 3 PARKS AND FACILITIES		
3.1	Planning Concept	3-1
3.2	Neighborhood Park Recommendations	3-5
3.3	Recommendations for Special Use Areas	3-9
3.5	Recreation Facility Recommendations	3-12
Section 4 TRAILS		
4.1	Trails Plan Concept	4-1
4.2	Existing Inventory	4-2
4.3	Recommended Trails Plan	4-5
Section 5 NATURAL OPEN SPACE		
5.1	Overview	5-1
5.2	Existing Natural Open Space	5-1
5.3	Open Space Components	5-5
5.4	Permanent Open Space Network	5-6
5.5	Open Space and Lacamas Lake	5-12

Section 6 MAINTENANCE AND OPERATIONS

6.1	Maintaining the Park System	6-1
6.2	Tiered Levels of Service	6-1
6.3	Additional Maintenance and Operations Recommendations	6-7

Section 7 IMPLEMENTATION PLAN

7.1	Plan Implementation	7-1
7.2	Project Priorities	7-3
7.3	Funding Sources	7-4
7.4	Proposed Short Term Financing Strategy	7-9
7.5	Proposed Six-Year Capital Improvement Plan	7-10
7.6	Call to Action	7-16

LIST OF MAPS

Map 1: Draft Park System Concept Map
Map 2: Existing Trails Map
Map 3: Draft Trails System Concept Map
Map 4: Existing Parks and Open Space
Map 5: Draft Open Space Concept Map

APPENDICES

Appendix A: Community Recreation Questionnaire Results Summary

Appendix B: Design & Development Guidelines

SECTION 1. INTRODUCTION

1.1 Purpose of the Plan



This Parks, Recreation and Open Space Comprehensive (PROS) Plan provides an update to the Park, Recreation and Open Space Comprehensive Plan adopted by Camas in 2007. [1] Since this time, Camas has evolved in several ways and has successfully leveraged its adopted plan to expand and improve its system of parks, recreation facilities and open spaces. Today, residents and park users have reconfirmed that this system is highly valued and central to the city's high quality of life.

This PROS Plan update continues the city's long history of planning and providing a high quality park and recreation system. This Plan responds to the many changes that have occurred over the past several years, reaffirms the system-wide vision, goals and objectives and outlines new strategies for the future. Specifically, this Plan:

- Provides an update of the city's existing parks, open spaces, recreational facilities and trails;
- Describes changes in public perceptions, needs and interests related to the park and recreation system;
- Addresses changes and needs in new growth areas and developing areas of the city;
- Recommends new projects and implementation strategies to guide development of the system; and
- Addresses state-wide requirements and renews the City's eligibility for grant funding.

[1] As an update, goals, policies and recommendations of the 2014 PROS Plan supersede those provided in the 2007 PROS Plan.

1.2 Planning Process

The planning process for preparing the PROS Plan update comprised three phases, depicted below.

Figure 1.1: Planning Process



- **Analysis and Review:** The initial phase consisted of a review of changes since the 2007 PROS Plan, including changes in land use, system inventory, park improvements, funding opportunities and partnerships. During this phase, the planning team conducted public outreach using a range of sources, and met with City staff and community stakeholders to create a strong foundation to base the Plan.
- **Plan Development:** During the second phase, the planning team collected input from the community and discussed the preferred future system with City staff and the Planning Advisory Committee. The planning team also revisited the vision, goals and objectives with outcomes of the first phase and developed updated recommendations and directions for the PROS Plan update.
- **Plan Adoption:** The Plan Adoption phase consisted of Draft Plan development with a detailed implementation strategy, public hearings to review the plan, and adoption by City Council.

1.3 Public Participation

Involvement from the public was a major contributor towards the PROS Plan update. The planning team solicited feedback from community members, stakeholders and City leaders in a variety of ways to ensure that the updated Plan reflects the priorities and needs of the community.

This Plan relied on the following primary public outreach opportunities.

- **Planning Advisory Committee:** The Planning Advisory Committee (PAC) represented a variety of recreation interests and community perspectives. The PAC met at each of the three phases in the planning process and provided overall direction for the Plan. The PAC also convened for a special meeting to focus on the future direction of aquatics in Camas.

- **Community Intercept Events:** These activities allowed the public to learn about the PROS Plan at popular community events. There were three events which consisted of a series of display boards that allowed participants to express their needs and provide comments related to the future system. Members of the planning team were available to respond to questions and provide more detailed information about the project. The planning team also used the initial events to announce the questionnaire.



- **Community Recreation Questionnaire:** The questionnaire was a key tool for broadening participation and validating the input received via the community intercept events. The design of the questionnaire also allowed for comparison of findings with those of the Community Recreation Survey from the 2007 PROS Plan. In total, there were 230 completed questionnaires provided both online and on paper. Appendix A provides a more detailed summary of questionnaire results.

- **City Website:** The City's website provided information about the Plan and community involvement opportunities to the public throughout the planning process.

- **City Staff Strategy Session:** The planning team met with City department heads from parks, planning and public works to identify opportunities, challenges and needs facing the system. This meeting also served to refine key recommendations in the updated PROS Plan.

- **City Council Retreat:** The planning team presented an overview of the planning process and key recommendations of the PROS Plan to the City Council and received feedback to guide direction of the Plan.

- **Parks and Recreation Commission, Planning Commission and City Council:** The planning team presented the PROS Plan for review and discussion to City leaders and officials at public meetings and hearings, as well as final adoption by the City Council.

1.4 Updating the Plan

The planning process will not end with the adoption of this PROS Plan update. Many factors will make it necessary to re-evaluate the Plan and the decisions that led to its creation. In addition, physical changes in the community, such as population growth, acquisition of property, and changes to private facilities all will directly affect the plan and its recommendations. The City should follow a multi-tiered approach to track progress on the Plan and make adjustments.

- **Development Review:** The City should review development proposals for conformance with the PROS Plan update. This is especially critical in future growth areas north of Lacamas Lake, as well as near the location of proposed park sites, to ensure consistency with Plan goals.
- **Biennial Review:** The Park and Recreation Commission should review the PROS Plan update every two years to reflect changes in existing conditions, new facilities, or significant population changes in the community. This is also a good time to evaluate how well the community is meeting goals set out in this document. Are acquisition and development keeping up with population growth and land development? Are facilities being maintained at the proper level? The results of the review can be used to fine tune the Plan. The review process should occur every two years, with a report and work plan for the coming biennium as products.
- **Six Year Plan Update:** Every six years the City should undertake a more extensive update of the PROS Plan to make adjustments based on changes in the community as well as to maintain eligibility for state and federal recreation grants.

The City should also ensure that periodic updates to the Comprehensive Plan are developed to support the goals, objectives and recommendations of the PROS Plan.

1.5 Organization of the Plan

Following this section, the Parks, Recreation and Open Space Comprehensive Plan update includes the following sections and appendix.

- **Section 2: Goals and Objectives** presents the goals and objectives that provide the framework for the Plan.

- **Section 3: Parks and Facilities** describes the system of park land and recreation facilities present in Camas; provides recommendations for new parks and improvements to existing sites and facilities.

- **Section 4: Trails** describes the existing trail system and provides recommendations for expanding and improving it to meet community needs.

- **Section 5: Natural Open Space** reviews the existing inventory of open space, describes the classifications of open space, and depicts the proposed open space network.

- **Section 6: Maintenance and Operations** provides recommendations for upkeep of the valuable community investments in parks and facilities.

- **Section 7: Implementation Plan** describes capital improvement priorities and a review of funding options. This section also provides a detailed six-year capital improvement plan.

- **Appendices:**

  Appendix A: Community Recreation Questionnaire Results Summary presents the results of the questionnaire conducted as part of the planning process.

  Appendix B: Design & Development Guidelines provides considerations for the design and development of parks, open spaces and trails.

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SECTION 2. GOALS AND OBJECTIVES

2.1 Overview



Through the planning process, the community revealed a commitment to continue the vision for park and recreation services first identified during the 2007 PROS Plan:

> *Through provision of recreation and park services, we enhance the quality of life and nurture the health and well being of our people, our community, our environment and our economy.*

Goals and objectives are the means of achieving this vision, and statements describing how the City will achieve the vision. The goals and objectives set the direction for providing services and can be a means of measuring the performance of a leisure services program.

The Primary Goal is the overarching goal for all Camas leisure services, and reflects the vision and mission of the City as it relates to parks, recreation, trails, and open space. Additional goals supplement this Primary Goal, providing more specific direction related to physical park planning, management and operations, recreation programs, and public involvement.

These goals and objectives stem from previous planning efforts, including the 2000 and 2007 PROS plans. The planning team revisited and refined directions from these past plans with members of the community, the Planning Advisory Committee and City staff. The recommendations contained in subsequent chapters of this document are implementing actions to achieve the goals and objectives set forth below. All goals, objectives, recommendations, and actions flow from the Camas vision for leisure services.

2.2 Primary Goal

PROS GOAL 1: Preserve and enhance the quality of life in Camas through provision of parks, recreation programs, recreational facilities, trails, and open spaces.

Objectives:

1A: Ensure that new development in future growth areas is compatible with this plan.

1B: Preserve the sensitive natural areas and bodies of water within Camas and the surrounding areas to maintain the community's character.

1C: Identify and protect significant cultural resources as part of new park, recreational facilities, trails, and open spaces, to enhance community identity and quality of life and enrich the recreational experience of users.

1D: Provide a comprehensive network of trails that is environmentally responsive and compatible with adjoining property.

1E: Encourage preservation of natural vegetation and provision of public access and recreational opportunities within private developments.

1F: Actively seek funds for the acquisition and development of park land, recreation facilities, and trails to meet recreation needs.

1G: Cooperate with other government agencies in the provision of park and recreation services in the Camas vicinity.

1H: Encourage continuing citizen involvement in park, trail, and open space planning.

2.3 Physical Planning

PROS GOAL 2: Provide active and passive recreation opportunities to serve the community's needs.

Objectives:

2A: Locate neighborhood parks convenient to all residents of Camas. Residents should have a neighborhood park or connection to the trail system available within about ½ mile of their homes.

2B: Provide equitable park opportunities throughout the City. This means upgrading existing parks to new standards; providing geographically distributed parks, trails, and facilities; and providing opportunities for different age groups and abilities.

2C: Provide parks and facilities that are responsive to diverse age groups, recreation interests, and abilities.

2D: Coordinate with the School District to acquire, develop, and maintain parks and sports fields adjacent to school facilities to maximize community benefit of public facilities.

2E: Develop a safe, scenic and enjoyable trail and bikeway system for City of Camas residents and visitors.

2F: Supplement the neighborhood park system with special use facilities, open space, and indoor facilities to serve a range of recreational needs.

2G: Plan parks to aid in the preservation of natural, cultural, historical or unique physical features.

2H: Encourage, support, and, where possible, initiate activities, to preserve, conserve or improve the shorelines of the Columbia and Washougal Rivers, Lacamas Creek, and Lacamas, and Fallen Leaf Lakes.

PROS GOAL 3: Develop a city-wide continuous network of natural open space to protect environmentally sensitive land and scenic views, create a sense of openness, and provide trail corridors.

Objectives:

3A: Preserve and protect the Open Space Network depicted in this plan.

3B: Enhance native vegetation in the Open Space Network while removing invasive species and preventing them from spreading.

3C: Work cooperatively with property owners and developers to preserve natural open space, especially those that provide visual or physical linkages to the proposed Open Space Network identified in this plan.

3D: Preserve the visual integrity of the wooded hillsides that provide the backdrop for the city. This should include encouraging the preservation of natural vegetation, minimizing disruption of soils and slopes, maintaining drainage patterns, and encouraging wildlife habitat.

3E: Encourage preservation of natural drainage corridors to reduce flood risks and allow for natural absorption of water into the soil.

PROS GOAL 4: Provide a convenient, safe, and pleasant pedestrian and bicyclist trail network that links parks, schools, and community destinations throughout the City.

Objectives:

4A: Develop a trail network that provides recreation opportunities as well as transportation. Recreation trails should be off-street as much as possible, but still allow for commuter bicyclist or pedestrian use.

4B: Improve pedestrian and bicyclist route options to connect Lacamas and Fallen Leaf lakes with Downtown.

4C: Reduce conflicts among users through the planning, design, and development of recreation trails. Trail design and location should enhance enjoyment of natural open space and provide safety for users.

4D: Meet accessibility guidelines for trail development. Incorporate information about trail difficulty into the trail system's signage.

4E: Provide connections across and around water bodies and wetlands where needed to create linked systems.

4F: Maximize public benefit of public infrastructure and publicly owned lands by co-locating trails in these areas or with these facilities.

4G: Take advantage of available traffic safety, transportation, and trail development funding to develop the bike and trail network.

4H: Incorporate interpretation and signage into the trail system.

PROS GOAL 5: Provide high quality community recreation facilities that are responsive to recreation needs and trends.

Objectives:

5A: Explore partnerships that will further development of a full-service indoor recreation facility that serves Camas residents.

5B: Design new sports fields to meet the higher level of demand and use placed on them, during the master planning of individual parks and facilities.

5C: Maintain and regularly update policies on the number of practices and games each sport team should be permitted

per week to balance demand for fields with the community's ability to provide them.

5D: Update the policies and methodology for assessing recreation facility needs periodically to reflect trends in participation.

5E: Continue to provide aquatics opportunities to serve the community as recommended in this Plan.

5F: Distribute recreation facilities throughout the community to improve access to recreational opportunities, especially in underserved areas.

5G. Work in partnership with user groups and project proponents to identify and test new recreational facilities.

5H. Design parks and facilities to improve operational efficiency and energy conservation.

2.4 Management and Operations

PROS GOAL 6: Provide a quality park, recreation, natural open space, and trail system that is efficient to administer and cost-effective to maintain.

Objectives:

6A: Strive to provide staff training, acquire labor saving equipment, and develop effective, state of the art facility designs.

6B: Explore alternative staffing, such as community service workers, youth employment programs such as Americorps, and others for additional staffing.

6C: Designate a City volunteer coordinator position to promote and manage volunteerism in the parks, recreation and open space system.

6D: Invest in preventive maintenance and upgrades to parks and facilities to maximize long-term benefits.

PROS GOAL 7: Encourage and actively pursue cooperation between governmental agencies, nonprofit organizations, and private business in providing park and recreation services.

Objectives:

7A: Encourage a range of recreational opportunities within the community by facilitating cooperation and communication among service providers.

7B: Continue cooperative planning and use of recreation facilities with public and private groups in the community.

7C: Encourage and pursue mutual cooperation and a "good neighbor" policy with residents and businesses located adjacent to park facilities, trails, and natural open space areas.

2.5 Programs and Services

PROS GOAL 8: Provide a diverse range of recreation programs and services to serve multiple ages, populations, and interests.

Objectives:

8A: Continue to develop community-oriented programs that are responsive to expressed demands and that foster participant support of all ages and abilities.

8B: Continue to support participants with special needs.

8C: Continue to promote park and recreation programs, services, and facilities through an effective community information system.

8D: Operate recreation programming in a financially self-sustaining way to the extent possible. Fees and charges policies should be evaluated every other year to progress on meeting this objective.

8E: Offer programming that encourages use of the City's trail system and open space network. These programs or events can include fitness classes as well as interpretive programs to increase awareness of the City's assets.

2.6 Public Involvement

PROS GOAL 9: Encourage public input and involvement in as many aspects of park and recreation planning and operations as is feasible to give residents a sense of ownership.

Objectives:

9A: Cultivate avenues for input from those people or groups that are particularly interested in park and recreation issues, and encourage their continued interest and participation in the planning process.

9B: Maintain contact with citizens through a variety of means, such as press releases, public forums, mailings, a web site, and print advertisements.

9C: Use the Parks and Recreation Commission to maintain visibility and contact with citizens on park and recreation issues. These bodies should be used to integrate citizen input in the decision-making process and administrative structure.

9D: The City, assisted by the media when appropriate, should undertake the development of a public information program to promote parks, natural open space, trails, and recreation programs.

9E: Develop a volunteer program to recruit, organize and retain volunteers to serve the City on a variety of projects and programs related to the park system. The program should connect volunteers with opportunities that contribute to the system, while off-setting City resources and building ownership of the system.

SECTION 3. PARKS AND FACILITIES

This section describes recommendations for parks and facilities in Camas, presenting the preferred future park system concept. These recommendations provide more specific direction for the goals and objectives described in Section 2. Sections 4 and 5 detail recommendations for trails and natural open space areas.

3.1 Planning Concept



This Plan builds on the park system concept from previous iterations of the Camas Parks, Recreation and Open Space Plan: a system composed of various park types, each offering certain types of recreation opportunities. Separately, each park type may serve one basic function, but collectively the system serves the entire range of community recreation needs. This concept will provide an efficient and usable park and open space system that meets the needs of all residents.

The focus of the 2014 PROS Plan is to maximize the use of existing sites and facilities, while targeting locations where new parks are needed to serve planned growth areas. The *Park's Recreation, Open Space & Trails Element* of the City's current Comprehensive Plan (2004) relies on a different approach to expressing need, focusing on the number of needed acres per park type. Among other reasons, the expressed acreage need primarily supports park impact fees that the City can leverage to help fund new parks. Following adoption of the 2014 PROS Plan, the update to the Comprehensive Plan element should consider the park acreage needs, and revise these based on the proposed parks and recreation facilities identified in this chapter.

The Camas park system includes neighborhood parks located to serve individual neighborhoods in Camas, natural open space areas that preserve resources throughout the community, and special use areas to provide for specific recreation needs. Supplementing these sites are public and private sites and facilities, such as school sites, regional parks and privately owned parks, open space and recreation facilities. A comprehensive trail system links all of these sites to the regional trail network. At the center of Camas is Lacamas Lake, a

major community resource and defining feature of the City. The planning concept strengthens the role of the lake through new trail connections, protected open space areas and new parks along its shoreline.

The Draft Park System Concept Map depicts the proposed park system. Each existing and proposed park has a unique label that coincides with descriptions in this section based on the 2007 PROS Plan, to ensure continuity with external references.

Primary elements of the concept depicted on the map include:

- **Proposed Parks:** The general locations of proposed neighborhood and special use parks. The map depicts proposed park sites with an asterisk, illustrating the general and preferred location of a park site; not intended to indicate specific parcels of land.

- **Proposed Trails:** The preferred alignment of future trails and their connections to existing alignments.

- **Existing Parks and Trails:** The locations of all existing parks, natural open space areas and trails.



City of Camas
WASHINGTON

Parks, Recreation and Open Space Comprehensive Plan Update

Draft Park System Concept

M I G

9.9.2014 | Data source:
Clark County GIS, USGS, ESRI, NOAA

- Proposed Neighborhood Park
- Proposed Special Use Park
- Proposed Trails
- Existing Trail
- City Park
- City Open Space
- City Undeveloped Park
- Private / HOA Open Space
- Other Park
- County Park
- School
- Water
- Camas UGA Boundary
- City of Camas
- Taxlots
- Other City
- Highway

0 0.5 1 Miles

3.2 Neighborhood Park Recommendations

Proposed Neighborhood Park (NP-1)

A new neighborhood park is needed in the northwestern corner of the city to provide park service to residential areas unserved by existing parks. Once identified, the site should be acquired, master planned, and then developed to serve the growing residential population in the area.

Lacamas Heights Park (NP-2)

Lacamas Heights Park is located at the corner of the Lacamas Heights Elementary School/Camas High School campus. There are no proposed recommendations for this site. However, because of its small size and physical constraints this site may hold potential for transferring to the school district in exchange for more suitable parkland in other areas of the city.

Goot Park (NP-3)

The City should consider expanding the site into adjacent opportunity areas. These undeveloped lands are publicly owned and include overhead utility lines, but may be suitable for future public recreational facilities such as sports fields or an off-leash dog area. As with all expansion projects, the City should first develop a master plan for this area to help guide cohesive site programming, design and public access.

Oak Park (NP-4)

No major needs exist for this site and there are no proposed recommendations other than ongoing maintenance and upkeep.

Louis Bloch Park (NP-5)

Louis Bloch Park should be upgraded to better meet the neighborhood park design guidelines. The playground equipment, and restroom within the fence line should be upgraded and a covered picnic shelter should be considered for the site. Field improvements should be considered to allow for soccer and baseball/softball use. The City should also examine options for dealing with the lack of parking surrounding the park, especially on game days during baseball season. A parking management plan may be needed to reduce parking impacts on surrounding neighbors.

Crown Park (NP-6)
Crown Park is a community gathering place for Camas and should be upgraded to support its role as a destination park for the community. Major recommendations for Crown Park include:



1. **Continue to operate the pool pending the development of replacement facility.** The existing outdoor pool is aging, and is reaching the end of its useful life. During the planning process, the planning team discussed existing conditions and the future of the pool with City staff, the Planning Advisory Committee and the public. The result of these discussions indicated a desire to continue to operate the pool, avoiding major capital improvement costs, until the City opens a replacement pool at another location. The following section provides additional discussion of the pool.

2. **Develop a parking management plan for special events.** Crown Park has on-street parking on all sides of the park, which is adequate most of the time. However, during special events, parking issues arise. The City should develop an innovative parking management plan for special events. This plan should include identifying alternative parking locations, such as sharing the parking lots of nearby churches or businesses; incorporating shuttle buses if needed; and providing traffic management to direct people to alternative parking locations before they get to the park.

3. **Complete a master plan.** The master plan should be generated through a community design process, and should incorporate special features that support Crown Park as a community gathering place. Walkable features, performance space such as a stage or amphitheater, interactive water play features, picnic areas, and a destination playground are all elements that should be considered for this park. The plan should identify the

preferred programming that will replace the pool area once pool operations have relocated elsewhere. The master plan should identify phases and prioritize improvements. Ageing Douglas Fir trees on the site should also be considered for replacement in this plan.

4. **Phase in Crown Park improvements based on the master plan.** As funding is available, implement Crown Park improvements as recommended in the master plan.

Benton Park (NP-7)

Benton Park is a small wooded park with a community trail that connects the Ostensen Canyon to Downtown and Lacamas Park. This site will need a health assessment of old Douglas fir trees. Otherwise, no major needs exist for this site other than ongoing maintenance and upkeep.

Forest Home Park (NP-8)

As an older Camas park, Forest Home Park should be upgraded to meet established design guidelines for neighborhood parks. This park needs an upgraded restroom facility, along with a sheltered picnic area and upgraded playground equipment. As with Louis Bloch Park, there are parking issues at this site on game days. A parking management strategy should be developed to reduce impacts on surrounding neighborhoods.

Klickitat Park (NP-9)

No major needs exist for this site and there are no proposed recommendations other than ongoing maintenance and upkeep.

Ash Creek Park (NP-10)

Ash Creek Park should be developed as a neighborhood park as the surrounding neighborhood develops. The park should be master planned and built according to the neighborhood design guidelines.

Proposed Neighborhood Park (NP-11)

A new neighborhood park is needed to serve the central-western portion of Camas where multiple growth areas will occur. The specific location of this site should be central to the ongoing planning and development discussions occurring among the City, development community and the public. After identifying the site, the City should acquire the property and develop a master plan, then develop the site as the population increases in the area.

Grass Valley Park (NP-12)

Grass Valley is one of Camas' premiere parks. It is one of the city's best designed and most heavily used parks. This park provides a broader range of facilities and amenities than more typical neighborhood parks. Based on recommendations from the 2007 PROS Plan, the City has completed several improvement projects to this site including a perimeter walking path and additional public parking. The City should continue to provide ongoing maintenance of this popular park based on recommendations outlined in Section 6.

Dorothy Fox Park (NP-13)

Dorothy Fox Park is a neighborhood park that adjoins a school. This park should be improved to provide additional facilities, including permanent restroom facilities as well as a picnic area with shelter. The hedge at this site requires a significant amount of maintenance, and should be eliminated. The fence may need to be visually improved. The City should also consider sports field upgrades at this site.

Ostensen Canyon (NP-14)

The City should develop this park in phases as recommended by the site master plan. Improvements include a playground, restroom, picnic shelter, two basketball courts, two soccer fields, a tennis court, and a bridge across the canyon. Perimeter walking trails should also be included.

East Hillside Park (NP-15)

Because of its proximity, this site has potential for improved connectivity to Fallen Leaf Lake Park. The City should continue development of this park based on the master plan.

Proposed Neighborhood Park (NP-16)

The City should identify a new neighborhood park to serve future growth within this area of Camas. This location presents an opportunity for a larger neighborhood park that includes a wider range of facilities. In particular, the City should make use of the unique topography of Green Mountain for views of Lacamas Lake and most of northern Camas. The City should develop this site to support trail activities and take maximum advantage of the views.

Proposed Neighborhood Park (NP-17)

The City should identify an appropriate neighborhood park site to serve this growth area, just east of Camp Currie, to provide nearby neighborhood park service. Once it is identified, the City should acquire the site as the opportunity arises, develop a master plan, and then develop the property.

Proposed Neighborhood Park (NP-18)

The City should identify an appropriate neighborhood park site in this future growth area, just north and west of Camas High School, to provide neighborhood park service coverage in that area. The City should acquire the preferred park site, develop a master plan, and develop the property to coincide with population increases in the area.

Proposed Neighborhood Park (NP-19)

An appropriate neighborhood park site should be identified in this future growth area, northeast of the existing city limit, east of Camas High School and north of Lacamas Park, to provide neighborhood park service coverage in that area. The City should acquire the preferred park site, develop a master plan, and develop the property to coincide with population increases in the area.

3.3 Recommendations for Special Use Areas

Heritage Park (SU-1)

Heritage Park has a range of popular recreation facilities including a boat ramp, two docks and a playground. The site also serves as a trailhead, offering a restroom and public parking. There are no major needs identified for this site and the City should continue providing routine maintenance as recommended in Section 6.

Lacamas Lake Lodge (SU-2)

Formerly the Moose Lodge, Lacamas Lake Lodge offers indoor programming and rental space, and its location near Heritage Park and Lacamas Lake makes it an ideal location for holding special events. The City should continue to prioritize the use of this facility for community events and rentals.

Fallen Leaf Softball Field (SU-3)

Fallen Leaf Softball Field features a softball stadium, restroom and parking and is currently fully developed for this specialized use. The City should continue to provide routine maintenance for this site as recommended in Section 6.

Fallen Leaf Lake Park (SU-4)

Fallen Leaf Lake Park has considerable natural and aesthetic values and access around the lake should be maintained. The City should add an internal trail system, paved parking, as well as water access towards the north end of the site. The City should also identify the location of an improved public entrance to the park. Additional facilities that should be added to this site include a large picnic area to accommodate groups of 100+, trailhead signage and supporting facilities.

Proposed Ione Street Sports Park (SU-5)

In partnership with the Camas School District and local sports organizations, the City should pursue improvements to existing sports fields south of Doc Harris Stadium to create a lighted sports field complex for baseball, softball, soccer and football. Improvements using City parks funding should allow for public use in addition to the school uses of the fields. The City should include neighborhood serving amenities such as walking trails, a playground, and site furnishings to be available to the public during school hours.



Camas-Washougal Skatepark (SU-6)

The joint Camas-Washougal skatepark is a heavily used facility that is uniquely positioned between the two cities. This facility and the successful partnership should continue. Both partners should be aware of the need for enhanced visibility, supporting amenities and updated skatepark features to keep this park appealing to local youth. Upgrades should include a permanent restroom facility.

Washougal Greenway Boat Launch (SU-7)

An informal small boat launch exists behind the Camas-Washougal Skatepark on the Greenway. The City should improve access to this facility and add a restroom (serving the boat launch and skatepark) to better serve fishing and small boating users. Improvements to this site will coordinate with the City of Washougal's plans for a water trail on the Washougal River.

Proposed Community Recreation Center Site (SU-8)

Camas is currently examining the opportunity to build and operate a full service community recreation center. The preferred site to locate a new facility (SU-8) is located near Heritage Park and the Lacamas Lake Lodge. The Camas Community Center Development Committee has conducted a detailed study for the future facility, addressing potential programming, costs and impacts to the City.[1] Because of the location along Lake Road, the design for this site should consider traffic impacts, circulation needs and overall compatibility with nearby recreation areas and adjoining uses.

Camas Community Center (SU-9)

The existing Camas Community Center is a small former elementary school converted to recreation use. Built in 1915, the Center was not designed for recreation programming, and does not have a full-size gym. However, its classrooms and multi-purpose room do provide space for some types of recreation programming. A full-service multi-purpose recreation center is a major community priority for Camas residents, a function that is not served by the existing community center. In the future, as the proposed community recreation center moves forward, the City should reexamine the use of the existing community center to avoid duplication of services. All options should be considered for the community center site, including surplusing the property.

Proposed Downtown Gathering Place (SU-10)

The community continues to express a need for a community gathering space in Downtown Camas. Camas has an active, pedestrian-oriented main street with a mix of retail, office, and civic uses. The library and City Hall anchor the east end of Main Street. Camas should identify and develop a downtown gathering place or plaza to support ongoing downtown revitalization efforts. One potential location is the street segment between City Hall and the library, which could be designated and improved as a festival street that could be closed to traffic and used as a plaza, as is done currently with the farmers' market. This downtown gathering function could be supplemented by an interactive fountain or water playground at an adjacent integrated site.



[1] *The Camas Community Recreation Center: Keeping the Vision Alive, an Updated Financial Analysis, Camas Community Center Development Committee (2012).*

Proposed Columbia Viewpoint (SU-11)

During development of the plan, feedback from the community indicated a need to improve access to and views of the Columbia River. There are currently little to no opportunities to view the Columbia River in Camas because of the presence of SR-14, which serves as a barrier. Site SU-11 offers an opportunity for a viewpoint of the Columbia from the City's trail system. This site is likely to be accessible only by foot or bicycle, but is desirable as a viewpoint with a character of solitude. Parking should be provided near access trails to this site.

Prune Hill Sports Park (SU-12)

The Prune Hill Sports Park is located adjacent to Prune Hill Elementary School, and includes a sports field complex and restrooms. Additional facilities, including a gymnasium, parking, and a playground, are located on the school grounds. Parking and field use is shared between the school and the park with 22 parking spaces reserved for park use and the school having use of the fields for physical education classes. The City should also consider field upgrades, limiting these upgrades if field lighting is not possible due to impacts to the neighborhood.

Proposed Camas Sports Field Complex (SU-13)

Planned growth areas north of the lake will require nearby sports facilities. To meet the need for additional ball fields, Camas should acquire a large parcel of land within this future growth area north of the lake for use as a sports field complex. This facility would concentrate on competitive level play and offset some of the demand for sports field use in other areas of the city. Ideally, this facility would be created in partnership with the Camas School District and located in such a way that maximum use, including field lighting and artificial turf, is possible.

3.5 Recreation Facility Recommendations

This section discusses recommendations for recreation facilities. This includes many of the elements that are included in neighborhood parks as well as the more specialized facilities that may need a special use site.

Sports Facilities

Organized sports have been and continue to be a popular activity in Camas. During the planning process, the community identified a need for more sports fields, while City staff and PAC members discussed the need for improved scheduling of these facilities to manage their use. The following provides three recommendations to improve sports facilities, in addition to maintenance recommendations provided in Section 6.

1. **Provide informal fields at new neighborhood parks.** Camas should provide at least one rectangular informal or practice field at each new neighborhood park site, and if possible, should provide more than one field. These fields should be scheduled for team practices and games at lower levels of competition, but should also have unscheduled time for casual play.

2. **Concentrate competitive play.** Camas should develop a sports complex, a park with multiple fields (four to five softball or baseball and/or three or more soccer) with support facilities suitable for league play and tournaments. As described previously, SU-5 and SU-13 present good opportunities to work with the school district to provide shared facilities. Either location would provide a good starting point, but ultimately the City may require build out of both sites to meet the demand for competitive play as the community grows. Alternatively, the City could locate a sports complex in other underdeveloped sites in Camas. The location should conform to the design and development guidelines for special use areas (Appendix B), in a setting that would minimize impacts to nearby residential uses.



3. **Evaluate upgrades to existing fields to increase hours of use.** The fields in Camas are generally in very good condition. However, most fields were not built for the heavy use they receive. Field quality impacts the amount of time available for public use.

To expand the capacity of existing fields, Camas should consider upgrades to existing facilities to increase hours of community use, improve quality, and reduce maintenance demand. Turf renovation, conversion to sand-based fields (instead of earth-based fields), subsurface drainage improvements, and conversion to artificial turf are all options to consider. There are costs and benefits of each of these solutions, and the City should evaluate each situation to determine the best solution. Lighting should be a priority for enhanced fields to allow for extended playing time. The City should consider use of artificial turf only in lighted facilities.

Aquatics Facilities

Currently, the Crown Park pool is the only public swimming pool in Camas and the only public outdoor pool in Clark County. There are also indoor pools provided by others, including Lacamas Swim and Sport in Camas and the Firstenburg Center in Vancouver, WA.

Feedback from the public reinforced the importance of aquatic facilities and water play in Camas, as previously identified in the 2000 and 2007 PROS planning efforts. As the 2006 survey and 2013 questionnaire results indicated, public demand for a swimming pool remains high, as it was in 1999. The City conducted a feasibility study for an indoor aquatic center for the Camas-Washougal area in 2001, and an independent committee conducted a more recent study in 2012. The biggest constraints on aquatics facilities in Camas (as in other communities) are the cost of pool development and the ongoing operations cost.

Crown Park Pool

As part of the 2014 PROS update process, the planning team met with members of the Planning Advisory Committee to discuss the aquatic facility options presented in the 2007 PROS Plan. Built in 1954, the pool at Crown Park is suffering from an aging structure and equipment that has outlasted its design life. As outlined in the previous PROS Plan, the pool will continue to fail until it eventually becomes inoperable. Along with results from the public intercepts and community questionnaire, as well as discussions with City staff, the results of this meeting indicated a preferred direction for the aging Crown Park Pool.

1. **Continue to provide routine maintenance.** The City should continue with routine maintenance of the pool until a new facility is available to the public.

2. **Build a new pool as part of an indoor recreation center.** The City should find a suitable location for a public pool at another location, such as the Community Recreation Center or another site that is centrally located to the majority of Camas residents.

3. **Replace the pool with a new recreational facility.** Replacement of the pool should be based on a future master plan for Crown Park. A water playground or sprayground is a popular type of facility that may function well as a replacement of the Crown Park pool. Spraygrounds are play areas where water is sprayed from structures or ground sprays and then drained away before it can accumulate. These playgrounds with water features are sometimes referred to as aquatic playgrounds, splash pads, or water play areas.

Indoor Aquatic Center at a Community Recreation Center

If Camas pursues a public indoor swimming pool, it should be part of a full-service community recreation center and not a stand-alone indoor pool. The aquatic element should be considered as part of the operating pro forma for the community recreation center. An outdoor pool element could be considered for the community recreation center. To serve the most users, Camas should consider incorporating both a leisure pool and a competition pool at the community recreation center.

- **Leisure pool.** A leisure pool is generally free-form in shape and often varies from 0 to 4 or 6 feet in depth. These pools usually contain a shallow area for small children, along with free play area and special effects facilities, such as water slides, bubble pool, current channel, swirl pool, or water playground. The leisure pool is a place for fun and water play rather than competitive swimming.

- **Competition swimming pools.** These pools are usually rectangular in shape and are generally in lengths for competitive swimming (25 m or 25 yd). These pools generally range in depth from 3.5 to 8 or 12 feet, and sometimes have a diving board. These two types of pools attract different interest groups and age profiles.

As a result, they have different operating requirements, user capacities, and revenue generation potential. Camas should avoid a 50-meter pool, because these generally have the highest operating cost and limited additional value to the majority of the community.

Indoor Recreation Facilities

Camas needs indoor recreation space that supports a broader range of activities than the aging Community Center. The community's need for indoor space dates back to before the 2000 Plan, and was reconfirmed in 2006/2007 and again during this 2014 PROS Plan update. Many communities in the Northwest are adding multi-use recreation centers because of the recreation opportunities they provide, particularly during rainy winter months. If designed correctly, a recreation center can offer a wide variety of activities while meeting financial goals for operation. The public also expressed interest in creating an indoor play area that could be located in a new recreation center or other indoor public facility such as the existing Community Center building.

Community Recreation Center

In Camas, the preferred model for an indoor center is a multi-purpose community recreation center that provides rooms for receptions, meetings, and large group gatherings, as well as gymnasiums, fitness rooms, and classrooms. The Camas Community Center Development Committee identified a potential site along Lake Road, known as the Buhman property and identified as SU-8 on the concept map, which could be a suitable location.[2]

The next step in pursuing the center is to conduct a detailed feasibility study to identify the building program that is the best fit for the financial goals. The City should also consider outcomes and recommendations of the financial analysis conducted by the Camas Community Center Development Committee. While the feasibility study will determine the best program of uses to meet the desired financial goals, the following facilities should be considered for an indoor recreation center:

- Gymnasium (at least one full-sized court)
- Multipurpose room for special events, receptions, and dance classes
- Catering kitchen

[2] *The Camas Community Recreation Center: Keeping the Vision Alive, an Updated Financial Analysis, Camas Community Center Development Committee (2012).*

- At least two classrooms/meeting rooms to accommodate various sized groups
- Exercise room (aerobics, dance, fitness classes)
- Fitness center
- Support facilities, including lobby, restrooms, office space for center staff, locker rooms, storage space, etc.
- Arts and crafts room
- Concessions/vendor space such as a coffee kiosk or snack bar
- Indoor leisure and conventional pools
- Potentially a youth center and/or a senior center.

Lacamas Lake Lodge

The Lacamas Lake Lodge is located near Heritage Park along Lacamas Lake and Lake Road. Located on the site formerly occupied by the Camas Moose Lodge, the new building provides community meeting and event space as well as improved access to Lacamas Lake and public parking. This facility is intentionally designed for multiple uses but is especially well suited to rent for events. The City should program this facility to support recreation but ensure that this use does not interfere with the rental use, which will maximize the revenue stream to support this facility and other City services.



Camas Community Center

The Camas Community Center is a historic school building located south of the Washougal River and downtown Camas. The City uses this structure as the offices for the Park Department, in addition to providing some recreation programming space and rentals. This facility has limited function as a recreation center due to its small size, limited amenities, location, and lack of expansion room. Additionally, the facility would require extensive and expensive upgrades to extend its useful life. If Camas proceeds with a community recreation center, the City should reconsider the role of the Camas Community Center since the recreation center will accommodate the recreation uses of the Community Center.

A range of options is possible for the Community Center.

1. **Surplusing the property.** Camas could surplus the property, either selling or donating it to another user. This would reduce the operating impacts to the City, and reduce the need for future capital projects at the center.

2. **Leasing the property.** Camas could lease the property to another user. Depending on the lease agreement, the operating impacts to the City could be reduced, while still keeping the property in public ownership.

3. **Continuing public ownership.** Public ownership could continue with the same or different uses. Under this option, Camas would retain ownership, but could change the use. For example, the Community Center could become a maintenance headquarters, or be improved to provide a range of recreational opportunities such as an indoor play area.

Other Recreation Facilities

Camas has a highly developed park system that supports a broad range of recreation interests. As confirmed through the public involvement process, the community highly values the park system, and has expressed interest in additional recreation facilities to supplement the existing offerings.

Off-Leash Dog Area

An off-leash dog area provides a location where residents can allow their dogs to play and exercise off-leash. An off-leash area should be at least one acre in size, be fenced with a double-gated entry, have nearby parking, and include amenities such as pooper scooper stations, water, benches, and trash cans. The site should also be safe, not isolated, and noise impacts on neighbors should be considered. This facility may be a prime opportunity to cooperate with neighboring Washougal or Clark County to create a facility with a regional draw.

Water Access

Water access to the Washougal River, Lacamas Lake, Fallen Leaf Lake, and the Columbia River continues to be a high priority for residents. Camas should maximize water access opportunities at all waterfront parks and should target acquisition of additional waterfront park

sites. Water access means trails, viewpoints, overlooks, and non-motorized boat access, and does not necessarily mean boat ramps and similar high intensity facilities. The City should base improvements in public water access and use on the goals, policies and regulations of the Shoreline Master Program (2012).

Pilot Projects

There are a range of facilities, including those that support new or emerging types of activities, which could be provided in the city's park system. In addition to those previously mentioned in this section, other types of facilities identified by the public included community gardens, bike skills parks and bike pump tracks, covered play areas, fitness courses and others. Though the park system has limited space to accommodate all of these facilities, the City can develop pilot projects in coordination with user groups at suitable locations. Pilot projects allow the City to test the performance of added features through a limited or conditional use agreement with project proposers. After a predefined trial period, the City should reevaluate successful projects as permanent park features.

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SECTION 4. TRAILS

4.1 Trails Plan Concept



Trails are an important recreation asset in Camas, and residents continue to place a high priority on a community-wide trails network. Results from public outreach activities from past plans, as well as the most recent PROS Plan update process reinforce the community's commitment to trail-related recreation and reflect the high popularity of recreation activities that take place in trail corridors, such as walking, bicycling for pleasure, nature walks, and jogging/running. The questionnaire results in Appendix A describe these findings in greater detail and include comparisons to the 2007 PROS Plan outcomes.

As with the 2007 PROS Plan, the Parks, Recreation and Open Space Comprehensive Plan Update responds to community needs and priorities by recommending a network of trails that provides linkages within the community as well as to the region beyond. Based on feedback from the community, there is strong support for trails and connections that provide:

- Direct and safe connections to school, work and home;
- Looped routes for fun, enjoyment and recreation;
- Trails and trailheads that provide scenic views of surrounding natural beauty, especially Lacamas Lake, Mt. Hood, the Columbia River and Columbia Gorge;
- Trails designed for multiple users to enjoy without conflict; and
- Facilities that are accessible, efficient and well maintained.

The trails plan provides connections between parks, open spaces, schools, and neighborhoods, and incorporates the Vancouver-Clark County regional trails, City of Washougal and Port of Camas-Washougal facilities, and the Camas Open Space Network into a cohesive trail system for the community. The trails plan also supports neighborhood connections to the community-wide system, and provides for trailhead support facilities to encourage trail use.

4.2 Existing Inventory

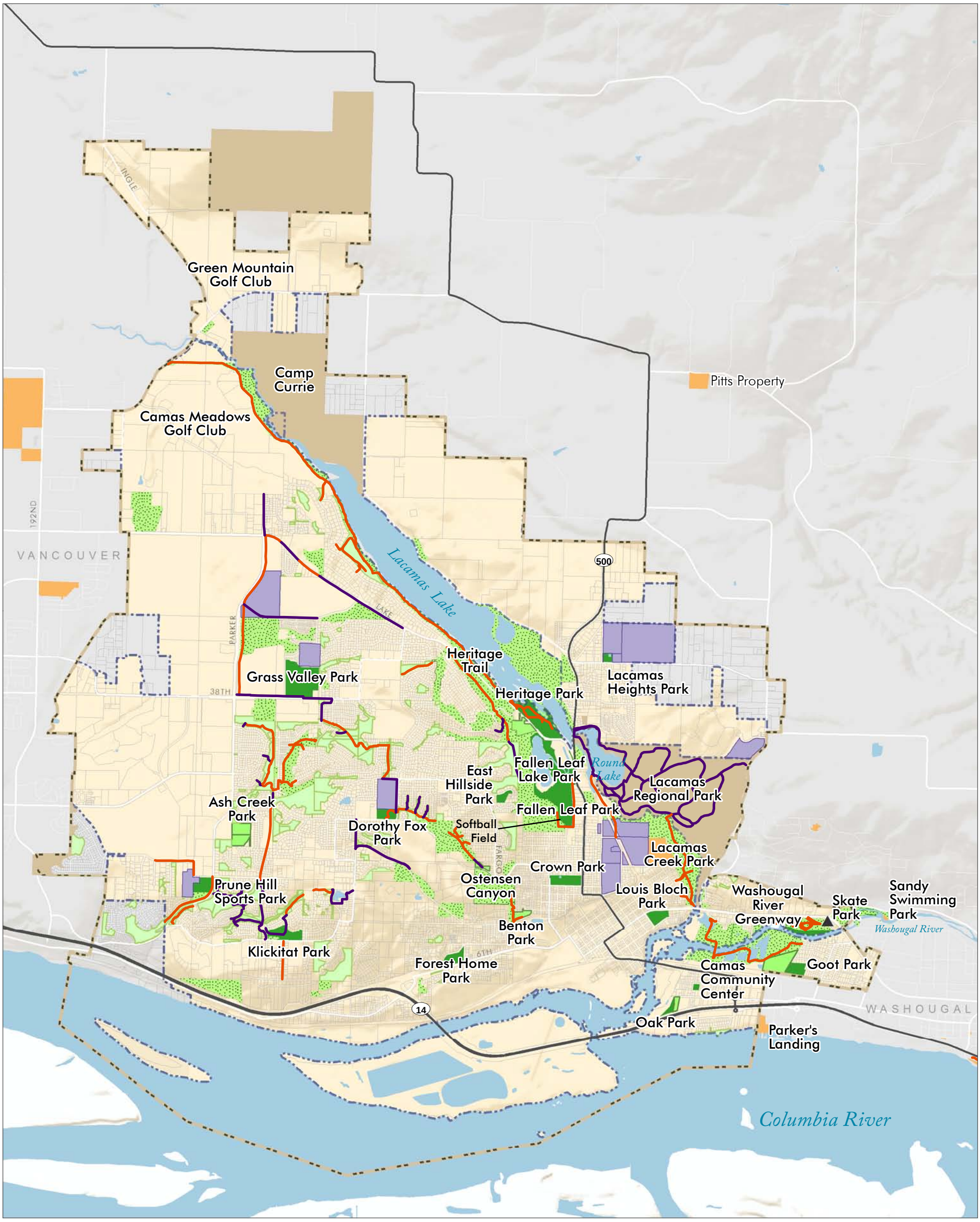
There are currently 25.3 miles of existing trails within the planning area. These include three major trail routes, and several other segments owned by the City and others. The City has connected many shorter segments into longer continuous segments. However, several missing segments will require completion to create an interconnected system. Table 4.1 details the existing trail inventory in Camas.

Table 4.1
2014 Trail Inventory

Trail Name	Length in Miles	Description
Heritage Trail	3.5	Unpaved; trailhead at Camas Heritage Park; runs along Lacamas Lake
Lacamas Park trails (county)	4.6	0.14 miles paved; 4.48 miles unpaved; other informal paths; natural open space
Washougal River Greenway trails	0.9	Partially paved with other informal paths
Other Trails	16.2	Various segments owned by the City and a number of Homeowners' Associations.
TOTAL	25.3	

Existing trails include the Heritage Trail along Lacamas Lake, a heavily used nature trail. The trails in County-owned Lacamas Park and City-owned Lacamas Creek Park provide outdoor experiences and are easily accessible by the public. The Washougal River Greenway provides contact with the Washougal River, and is used by Camas residents as well as regional users. Camas has made great progress towards an interconnected trail system, but there continues to be a lack of connections between individual trail segments.

According to 2006 survey results and results of the Community Recreation Questionnaire (Appendix A), one of the most significant reasons people don't use trails more frequently is lack of connections. The Existing Trails System Map on the following page shows the existing trails in Camas.



City of Camas
WASHINGTON

Parks, Recreation and Open Space Comprehensive Plan Update

Existing Trails

City Trail
Other Trail
City Park
City Open Space
City Undeveloped Park
Private / HOA Open Space
Other Park
County Park
School
Water
Camas UGA Boundary
City of Camas
Taxlots
Other City
Highway

0 0.5 1 Miles

MIG

9.9.2014 | Data source:
Clark County GIS, USGS, ESRI, NOAA

4.3 Recommended Trails Plan

The recommended trails plan provides a linked system based on a hierarchy of trail types. Linkages are provided at the neighborhood scale, at the communitywide scale, and regionally. The trails plan also takes advantage of existing and planned public land and utility infrastructure, the open space network, and the existing trails provided by private developments (Draft Trails System Concept Map). In addition, the recommended trails plan incorporates the Vancouver-Clark County trails plan and the City of Washougal's trails plan.

Carried forward from the 2007 PROS Plan, each trail segment is designated by a reference, such as T-1 (designating trail segment 1). The Draft Trails System Concept Map provides an overview of the segments, described in detail below. Proposed segments of the trail system are generalized to make connections or follow the direction of natural corridors. Final alignments are subject to change due to environmental conditions, development or alternate routes. Table 4.2 summarizes trail recommendations.

There are two types of trails shown on the Draft Trails System Concept Map: those owned and maintained by the City and those owned and maintained by other parties. By focusing on connecting individual segments, the Camas trail network will provide a wide variety of pathway experiences and tie together regional and community connections. Appendix B (Design & Development Guidelines) provides trail development policies and further guidance for development of the system.

Trail Segment Descriptions

Trail T-1

Trail T-1 runs along the west side of Camas, paralleling Parker Road. This trail segment provides a north-south connection and links two regional trails. About half of the alignment has been constructed. This segment passes from Prune Hill Park, to Ash Creek Park, past Sky Ridge Middle School and ending at its junction with T-3.

Trail T-2

Trail T-2 parallels the Columbia River. This regional trail is an extension of the Vancouver-Clark County trail system, and connects to neighboring Washougal's trail system. This trail provides visual access to the Columbia River, and makes an important regional connection.

Trail T-3
Trail T-3 is a regional trail running along the north shore of Lacamas Lake and connecting Lacamas Park, Camp Currie and the County's Green Mountain Trail heading north. Trails T-3 and T-4 make a loop around Lacamas Lake. This trail segment will include bridges or boardwalks across wetlands and water features in some locations. T-3 continues just north of Lacamas Park and then south, crossing T-4 at the Washougal River and continuing on to the Columbia River and trail T-2.

Trail T-4
Trail T-4 is the Heritage Trail, a regional trail running along the south side of Lacamas Lake and connecting Lacamas Park and Camp Currie. It passes through Heritage Park and will link to planned segment T-3, creating a loop around Lacamas Lake. T-4 links through Lacamas Park, continues into the Washougal River Greenway, and includes a bridge across the Washougal River to connect with T-17.

Trail T-5
Trail T-5 provides a loop around Prune Hill, with linkages to parks and neighborhoods. The northern half of the loop connects from Lake Road through the Open Space Network to the proposed Ash Creek Park. The southern half of the loop connects from Klickitat Park, continues through the Open Space Network, and connects Fallen Leaf Park. Camas has been completing pieces of trail T-5 as development has occurred along the alignment.

Trail T-6
Trail T-6 parallels Lake Road, connecting from T-1 to T-21. This segment has been partially constructed.

Trail T-7
Trail T-7 connects from T-5 through Grass Valley Park and parallels NW 38th Avenue toward the west boundary of Camas. The segment of the trail in the vicinity of Grass Valley Park has been constructed.

Trail T-8
Trail T-8 is a north/south connector that connects through the center of the T-5 loop. This trail connects through the Open Space Network and passes Dorothy Fox Elementary School and Dorothy Fox Park. The trail also includes several spur connections to T-9 and T-7 as well as a pedestrian bridge connection to T-9 across Ostensen Canyon.



City of Camas WASHINGTON

Parks, Recreation and Open Space Comprehensive Plan Update

Draft Trail System Concept

MIG

9.9.2014 | Data source: Clark County GIS, USGS, ESRI, NOAA

- Primary Trailhead
- Secondary Trailhead

Existing Trail System
- City Trail
- Other Trail

Proposed Trail System
- Proposed Trails
- Other Trail

- City Park
- City Open Space
- City Undeveloped Park
- Private / HOA Open Space
- Other Park
- County Park
- School
- Water

- Camas UGA Boundary
- City of Camas
- Taxlots
- Other City
- Highway

0 0.5 1 Miles

Trail T-9
Trail T-9 connects from T-3/T-4 past Zellerbach Elementary School and Liberty Middle School (the renovated high school), through downtown, and then passes through the Benton Park and Ostensen Canyon sites. This trail then connects to trail T-8 at a bridge across Ostensen Canyon and at Dorothy Fox Park before turning south to reconnect to T-5.

Trail T-10
Trail T-10 includes a mini network of connections from neighborhoods to Klickitat Park and Prune Hill Sports Park. The trails also link to T-1, T-5 and T-11. This trail is owned and maintained by local Homeowners' Associations, is located largely within the Open Space Network, and is nearly complete.

Trail T-11
Trail T-11 is a loop that connects Klickitat Park to the overlook at SU-9.

Trail T-12
Trail T-12 connects from T-5 at Fallen Leaf Lake to a proposed neighborhood park.

Trail T-13
Trail T-13 is the trail network around Fallen Leaf Lake. This trail connects to Fallen Leaf Park as well as T-4 and T-5. The City has already completed several sections of this trail.

Trail T-14
Trail T-14 connects from T-3 and Lacamas Park to a planned neighborhood park, Lacamas Heights Elementary School, and Camas High School. T-14 also forms a loop with T-3 and T-27.

Trail T-15
Trail T-15 includes the Lacamas Park trail network. This system provides important community connections between T-3 and T-4.

Trail T-16
Trail T-16 provides a linkage from Louis Bloch Park to the Washougal River Greenway.



Trail T-17
Trail T-17 is the Washougal River Greenway trail system on the south river bank. This trail segment passes through the Washougal River Greenway, providing access to the river corridor for Camas, Washougal, and regional residents. This trail segment is joined to T-4 by a pedestrian bridge across the Washougal River to link the Greenway corridor and increase access. T-17 links to Oak Park, Goot Park, and T-2, the Columbia River trail.

Trail T-18
Trail T-18 follows a utility corridor from Washougal and meets up with Trail T-4 in the Washougal River Greenway. T-18 is also a proposed trail in the Washougal Comprehensive Park and Recreation Plan.

Trail T-19
Trail T-19 connects Lacamas Park trails to the north-south trail T-18 and to the Washougal trail system. This trail should be a jointly maintained connection between the two cities.

Trail T-20
Trail T-20 provides a secondary east-west connection between T-1 and T-21 in the northwestern corner of the City.

Trail T-21
Trail T-21 is a north-south connection on the western edge of Camas. It connects from T-4 south to T-1. East-west connections to T-21 are provided by trails T-6, T-7, T-20, T-22 and T-24.

Trail T-22
Trail T-22 includes the Leadbetter Corridor and connects T-6 east-west across T-1 to T-21.

Trail T-23
Trail T-23 connects through the open space network from the intersection of trails T-1 and T-22 to trail T-21.

Trail T-24
Trail T-24 connects trail T-23 with Prune Hill Sports Park and Trail T-1.

Trail T-25
Trail T-25 connects T-5 to Forest Home Park.

Trail T-26
Trail T-26 connects T-5 and T-8 to Grass Valley Park through a portion of the Open Space Network.

Trail T-27
Trail T-27 is the primary trail that will connect uses along the north shore of Lacamas Lake. This route will run parallel to the future realignment of Leadbetter Road and provide a continuous trail from the northern corner of the city towards Lacamas Park to the southeast.

Trail T-28
Similar to Trail T-32, Trail T-28 will link land uses on the north shore of Lacamas Lake. The City should design and construct this segment concurrent with future utility lines and pump stations planned to serve future uses.

Trail T-29
Trail T-29 will provide an alternative trail connection for residents of this future growth area.

Trail T-30
Trail T-30 will provide an alternative trail connection for residents of this future growth area.

Trail T-31
Trail T-31 will connect opposite sides of Camp Currie with a more direct route.

Trail T-32
Similar to Trail T-28, Trail T-32 will link land uses on the north shore of Lacamas Lake. The City should design and construct this segment concurrent with future utility lines and pump stations planned to serve future uses.

Trail Recommendations

Table 4.2 summarizes the recommendations for the Camas trail network. Trails T-27 though T-32 comprise trails in areas recently brought into the city limits. The 2007 PROS Plan identified several of these prior to their annexation into the city. While the specific alignment of these trails will be based on future development proposals, these segments will provide key connections north of Lacamas Lake.

Table 4.2
Summary of Trail Recommendations

Trail #	Name	Total Miles	Comments	City Maintained
T-1	West Camas Regional Trail	2.1	Completion/ Acquisition/ Development	✓
T-2	Columbia River Regional Trail	6.6	Acquisition/ Joint Development	✓*
T-3	East Camas Regional Trail*	7.9	Clark County Development	✓
T-4	Heritage Trail	1.8	Minor Additions/ Improvements/ Development of Washougal River crossing	✓
T-5	Camas Neighborhood Loop Trail	3.1	Additional Acquisition/ Development	✓
T-6	Lake Road Connector Trail	1.0	Completion/Upgrade to Standard	✓
T-7	West Camas Connector Trail	2.1	Completion/Upgrade to Standard	✓
T-8	Prune Hill Connector Trail	0.9	Completion/Upgrade to Standard	
T-9	Downtown Connector Trail	0.4	Completion/Upgrade to Standard	✓
T-10	Deer Creek Connector Trail	0.2	Completion/Upgrade to Standard	
T-11	View Ridge Connector Trail	0.3	Completion/Upgrade to Standard	✓
T-12	East Hilltop Connector Trail	0.2	Acquisition/ Development	✓
T-13	Fallen Leaf Lake Trails	1.8	Development/ Completion of Acquisition	✓
T-14	Lacamas Heights Connector Trail	1.1	Acquisition/ Development	
T-15	Lacamas Park Trails	3.7	No Changes	

Trail #	Name	Total Miles	Comments	City Maintained
T-16	Louis Bloch Connector Trail	0.3	Acquisition/ Development	
T-17	South Camas River Loop	3.3	Acquisition/ Development	✓
T-18	Washougal Connection	1.5	No Action	
T-19	Washougal Connection 2	0.6	No Action	✓*
T-20	Northwest Connector	0.8	Acquisition/ Development	
T-21	Westside Route	3.4	Acquisition/ Development	✓
T-22	Leadbetter Corridor	0.3	Acquisition/ Development	✓*
T-23	Natural Trail	2.6	Acquisition/ Development	
T-24	Prune Hill West Trail	0.9	Acquisition/ Development	
T-25	Forest Home Park Connection	0.8	Acquisition/ Development	
T-26	Grass Valley Link	0.9	No Changes	
T-27	North Camas 1	4.7	Acquisition/ Development	✓
T-28	North Camas 2	1.1	Acquisition/ Development	✓
T-29	Green Mountain 1	2.8	Acquisition/ Development	
T-30	Green Mountain 2	0.3	Acquisition/ Development	
T-31	Camp Currie Connection	0.3	Acquisition/ Development	✓
T-32	North Camas 3	0.8	Acquisition/ Development	✓
	TOTAL	58.6	Total City/Joint Maintained Trails	40.0 miles

*Jointly maintained

Trailhead Recommendations

Trailheads are another key component of the trail system. These facilities serve as access points, encourage use of the trail system and establish support facilities at stand alone sites or within existing and future parks and open spaces. The Draft Trails System Concept Map depicts the recommended location of trailheads. There are two types of proposed trailheads. Primary trailheads include restrooms and designated parking, while secondary trailheads provide trail access but not restrooms. In some cases, trailheads are incorporated into existing or proposed parks. In other cases, trailheads will be developed for that single purpose.

Table 4.3 summarizes the recommended trailheads. For proposed trails north of Lacamas Lake, the City should consider providing additional trailheads upon further planning of this area. Appendix B provides additional design and development considerations for future trailheads in Camas.

Table 4.3

Summary of Recommended Trailheads

ID	Location	Type
a	Camas Meadow Greenway	Primary
b	Skyridge	Secondary
c	West Camas Park	Secondary
d	Grass Valley Park	Primary
e	Ash Creek Park	Secondary
f	Prune Hill Sports Complex	Primary
g	Klickitat Park	Secondary
h	Dorothy Fox Park	Primary
i	Fallen Leaf Lake Park	Secondary
j	Heritage Park	Primary
k	Lacamas Heights Park	Secondary
l	Fallen Leaf Lake	Secondary
m	Lacamas Park	Secondary
n	Hellen Baller/Liberty MS	Secondary
o	Lacamas Park South	Secondary
p	Washougal River Greenway	Primary
q	Oak Park	Secondary
r	Goot Park	Primary
s	Washougal River Greenway 2	Secondary
t	Washougal River Greenway 3	Primary
u	Lacamas Lake 1	Secondary
v	Lacamas Lake 2	Primary
v2	Lacamas Lake 3	Primary
w	Columbia Viewpoint	Secondary
x	Lacamas Park East	Primary
y	Sports Park	Primary
y2	Lacamas Heights School	Primary
z	Green Mountain Overlook	Primary
z2	Green Mountain Overlook 2	Secondary

SECTION 5. NATURAL OPEN SPACE

5.1 Overview



Camas residents are strongly tied to the area's natural open space, and value the range of benefits these lands provide. As with the City's previous PROS plans, activities that can take place in open spaces, such as nature walks, wildlife watching and hiking, are some of the most popular activities according to public feedback gathered during the planning process. At the same time, the public also prioritizes the natural system benefits these areas provide, such as water quality, wildlife habitat and land preservation. The city has an extensive network of public and private open space sites and has also placed development restrictions on critical areas. As verified by the community, the city's natural open spaces continue to serve a key role in the park and recreation system in Camas.

5.2 Existing Natural Open Space

Natural open space includes undeveloped land left primarily in its natural environment with recreation use as a secondary objective. It may be owned by a public agency or preserved under private ownership. This type of land often includes wetlands, steep hillsides, and large blocks of forested areas or similar spaces. Environmentally sensitive land (or critical areas) can include wildlife habitat areas, stream and creek corridors, or places with unique and/or endangered plant species.

Existing natural open space exists in a number of forms in Camas. This makes for a variety of experiences for hikers and walkers, as well as providing a variety of habitat opportunities. A small number of the open space sites are relatively large in size and contain trail segments. However, many of these sites are independently located and do not all connect together.

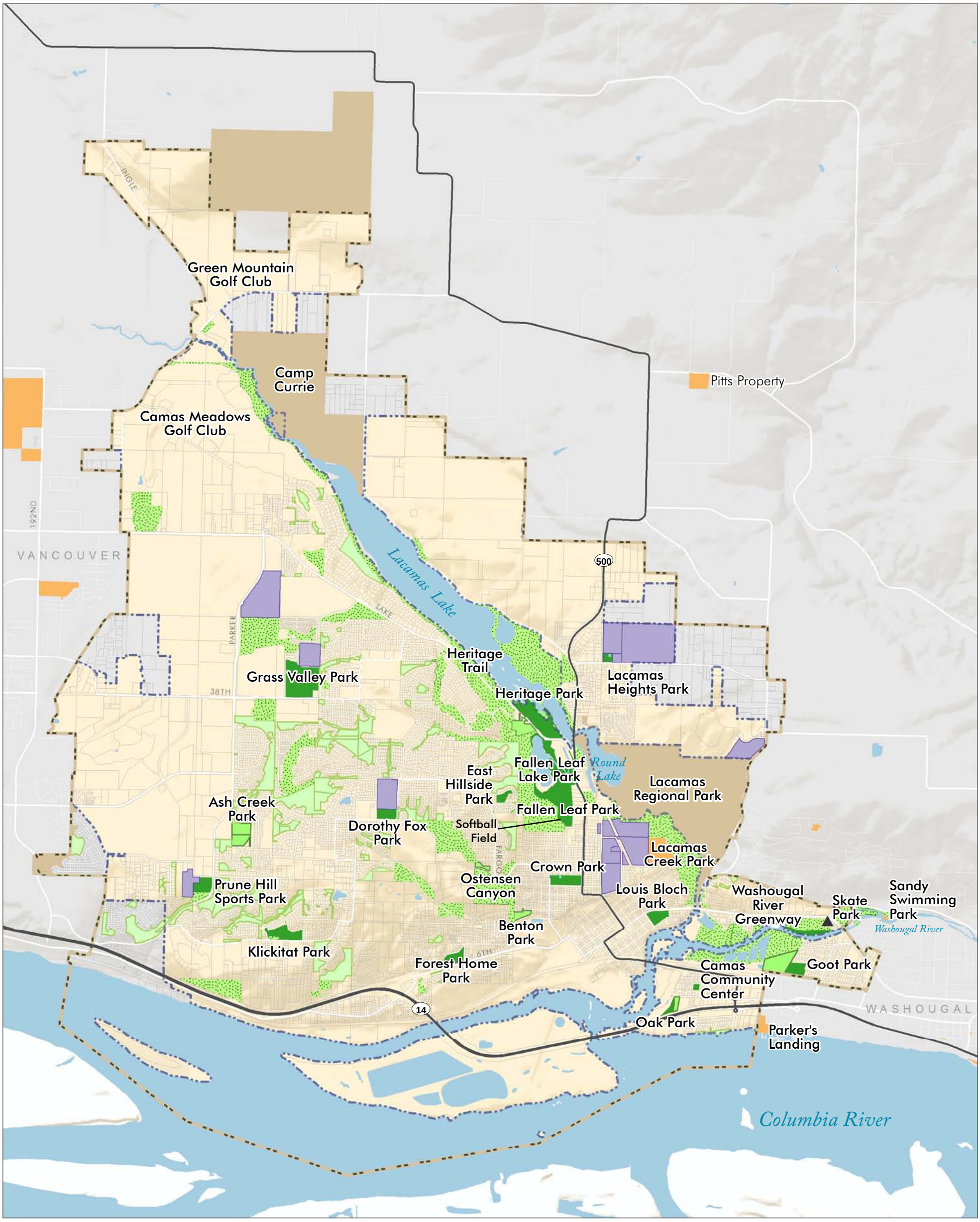
The existing natural open space also varies considerably in terms of character, terrain, vegetation cover and other features. Of concern is that each type of open space requires a different type of maintenance and management. The urban forest in Camas will also require specialized care to maintain the health of the trees and management of invasive vegetation.

The City of Camas owns many parcels of open space. Some of these parcels form large continuous areas while others are smaller and more isolated. The largest City-owned open space sites are called out on the open space inventory below in Table 5.1. The Existing Parks and Open Space Map on the following page depicts the existing natural open space in Camas.

Table 5.1
Summary of Existing Natural Open Space

Natural Open Space	Acres
City-Owned Natural Open Space	
Camas Meadows Greenway	22.4
Heritage Trail Greenway	38.1
Lacamas Creek Open Space	50.3
Ostenson Canyon Greenway	26.8
Washougal River Greenway	95.3
Other City-Owned Natural Open Space	207.4
Clark County-owned Natural Open Space and Regional Parks	543.4
Homeowners Association Owned Natural Open Space	268.7
TOTAL	1,252.4

Other significant natural open space areas include the Clark County owned sites and the many pieces of land owned by various Homeowners' Associations.



City of Camas WASHINGTON

Parks, Recreation and Open Space Comprehensive Plan Update

Existing Parks and Open Space

- City Park
- City Open Space
- City Undeveloped Park
- Private / HOA Open Space
- Other Park
- County Park
- School
- Water
- Camas UGA Boundary
- City of Camas
- Taxlots
- Other City
- Highway

0 0.5 1 Miles

MIG

9.9.2014 | Data source: Clark County GIS, USGS, ESRI, NOAA

5.3 Open Space Components

As defined in previous plans, the goal of this PROS Plan update is to define a permanent open space network from various categories of critical lands and other forms of natural open space. These three basic types of land are:

1) **Existing Natural Open Space:** This is land owned by the City, Clark County or that is owned as permanent open space by homeowner's associations. The Existing Parks and Open Space Map shows the existing natural open space system which currently represents about 1,252 acres of land.

2) **Wetland Areas:** These are areas that are inundated or saturated by surface water or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands typically include swamps, marshes, bogs, constructed mitigation sites, and similar areas, but do not include man-made areas such as ditches, swales, canals, detention and wastewater facilities, or other water features. A number of state and federal regulations are currently in place that either prohibit or limit the amount of development that can occur on or around areas designated as wetlands.

   Wetland areas also require buffers to protect the integrity, function, and value of the wetland. The width of these buffers is established in the Critical Areas Ordinance adopted by the City and is generally based on the intensity of adjacent development and the overall value of the wetland. Because of these development restrictions, wetlands areas provide opportunities for additions to open space systems without substantial acquisition cost.

   There are two major areas where wetlands exist. The largest amount is located in the western portions of the city, generally west of NW Parker Street. The other prolific area of wetlands exists in the Washougal River Greenway area to the southeast. Large portions of this land have been acquired as natural open space already.

3) **Steep/Unstable/Geologically Hazardous Areas:** The City of Camas adopted ordinances and maps providing protection of these areas. Development proposals within these areas are subject to geotechnical work and additional review by the City.

5.4 Permanent Open Space Network



The objective of the PROS Plan update is to combine individual open space parcels into an open space network to preserve vegetation, separate neighborhoods, create a sense of seclusion, protect critical areas, and provide land for trail systems. The 2007 PROS Plan defined the City's open space system as the Permanent Open Space Network or simply "The Network."[1] The Draft Open Space Concept Map depicts the Permanent Open Space Network.

Criteria for Inclusion in the Open Space Network

1) *Continuous Wildlife Habitat:* Typically, urban development separates habitat areas and prohibits wildlife from migrating from one area to another. By providing continuous habitat corridors, these problems can be reduced.

2) *Connecting Existing Open Space:* The basic concept of the Network is to form large parcels of open space. Obtaining connecting open space parcels is the key to this concept.

3) *Drainage and Erosion Control:* The inclusion of steep or unstable slopes, as well as regulations on buffers for streams and creeks means that a number of steps are in place to protect the waterways and control erosion. The Network includes the majority of shorelines, including Lacamas Lake, within the planning area.

4) *Protection of Viewsheds:* A number of open space areas serve to protect views both within the City and from outside.

5) *Interpretation/Education:* A number of wetland sites, waterways, and areas of geologic diversity are included in

[1] *Some areas identified on the Draft Open Space Concept Map are not included in the Network. These areas do not adhere to the criteria for inclusion in the Network.*

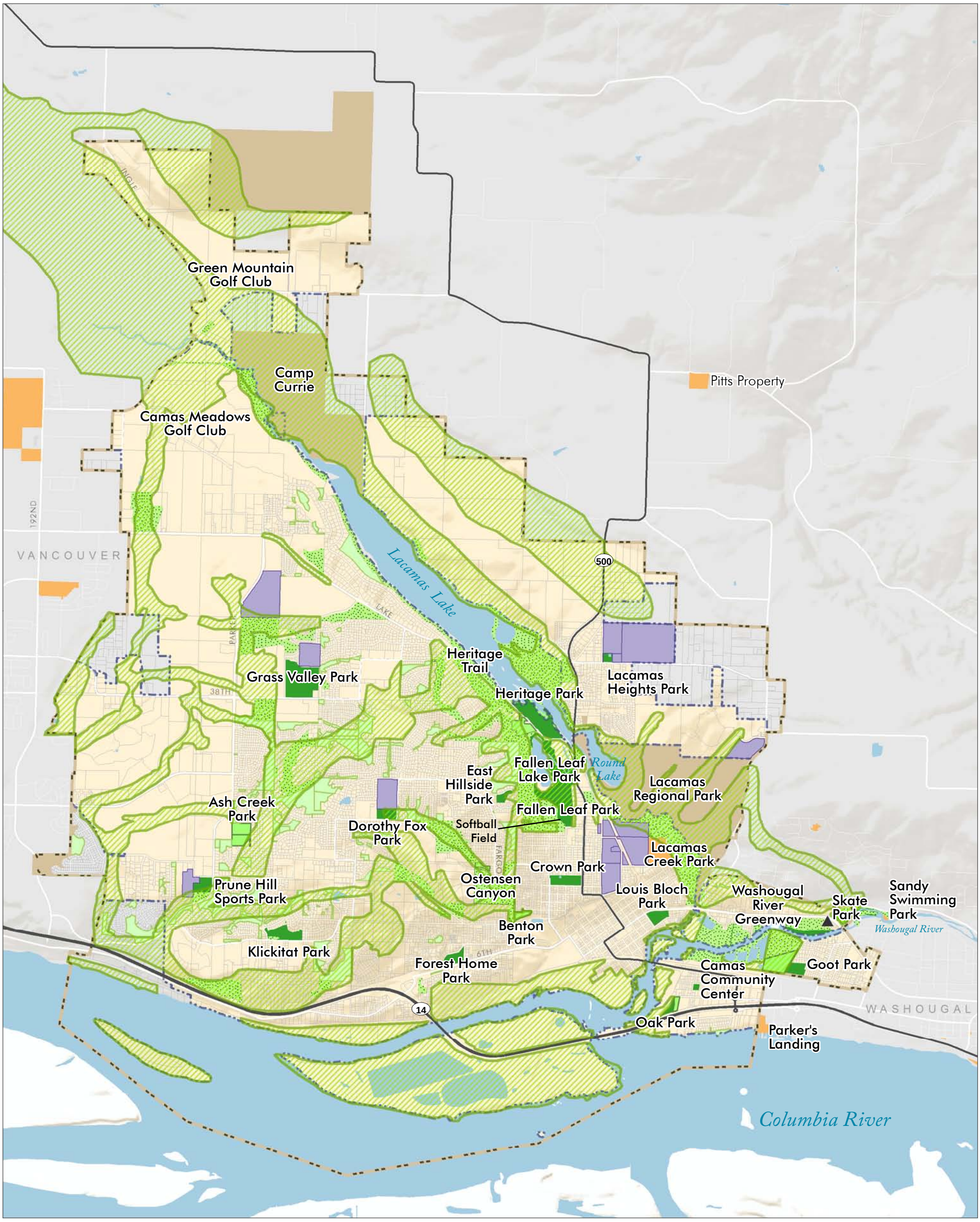
the network. These provide educational as well as interpretive functions.

6) *Wetlands:* Inclusion of wetlands and mitigation sites will protect environmentally critical areas and wildlife habitat.

7) *Trail Corridors:* While not a high priority, trail corridors developed concurrently with the Network will provide a safe and enjoyable route for trails. Some natural open space should have limited impact from trails, and thus routing should be outside or at the fringes of the Network corridors.

8) *Maintenance Impacts:* As open spaces are reviewed for inclusion in the City owned and maintained system, cost of maintenance is a factor to be considered in the review. Section 6 outlines the levels of maintenance for different types of natural open space.

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Parks, Recreation and Open Space Comprehensive Plan Update

Draft Open Space Concept

- Open Space Concept Map
- City Park
- City Open Space
- City Undeveloped Park
- Private / HOA Open Space
- Other Park
- County Park
- School
- Water
- Camas UGA Boundary
- City of Camas
- Taxlots
- Other City
- Highway

0 0.5 1 Miles

MIG

9.9.2014 | Data source: Clark County GIS, USGS, ESRI, NOAA

Network Connections

Network connections are areas needed to connect individual open space parcels together to form a much larger area. In most instances, this land will not fall under one of the other open space categories and so will consist of developable land. This will require purchase at fair market value, relying on park and open space impact fees as the primary funding source.

Network connections should have a high priority of acquisition because of their development potential and the importance of connecting other open space areas. The 2000 PROS Plan identified 170 acres of Network Connection land. Of this total, acreage consists of city-owned land or land dedicated as open space through development of residential uses. Remaining undeveloped land forming connections in the Permanent Open Space Network remains a high priority for acquisition by the City.

Network Policies

The intent of the Network is the creation of a regulatory overlay that will identify the general location of the desired open space areas along with policies related to managing and using these areas. Based on conversations with City staff and input gathered during the planning process, the land identified for inclusion in the Permanent Open Space Network should be accessible to the public, and the City may acquire or accept ownership of these lands. The City prioritizes ownership of land which has the highest values in terms of the "Criteria for Inclusion in the Network," as listed above. With ownership, the City will assume responsibility for managing the City-owned open space. Other network policies include:

1) Specific boundaries of the Network will be identified at the time of specific development and will be determined by the network criteria.

2) Policies described for the acquisition and management of the Network will be followed in the land development process. The City, guided by the criteria for inclusion in the Permanent Open Space Network, will determine the amount and general location of land set aside for the Network.

    - New development must reflect the intent of the Network in configuration and general area.

- Developers may receive density bonuses for land that is dedicated for the Network

3) Natural open space in a development outside of the Network may be reserved for open space but will not receive a density transfer, nor will the City be responsible for the maintenance and management of these areas.

5.5 Open Space and Lacamas Lake

Feedback from the public identified Lacamas Lake as a defining feature of Camas and should be enhanced with new and improved ways for public access, and heightened protections to preserve habitat, views and water quality. Shoreline and upland development and continued use of the lake should be balanced with a mix of policies and projects that restore this valued resource and sustain the long term health of the lake.



Since the 2007 PROS Plan, the City has expanded its boundary and has designated a mix of land uses north of Lacamas Lake. With this addition, the Network includes larger, more continuous open spaces along the north shore of Lacamas Lake and along the north side of the future realignment of Leadbetter Road. These large tracts are designed to recognize the importance of protecting and enhancing the bank and water quality of Lacamas Lake.

The Camp Currie site and the hillside land on the south and west slopes of Green Mountain have also been added. As specific information about the remaining land is acquired, the policies for inclusion in the network should be applied to designate additional land, if necessary.

SECTION 6: MAINTENANCE AND OPERATIONS

6.1 Maintaining the Park System



Camas has a well-planned, well-developed park system. The community values the parks and open space, as well as the high quality of the park system. Feedback from the public indicates that park users and residents are very satisfied with system maintenance, and also feel that the City should focus on upkeep of existing assets before adding new features to the park system. At the same time, there is a perception that older parks receive less attention than newer parks, creating a disparity between established neighborhoods and new growth areas in Camas.

The City should continue to consider maintenance and operation of existing and planned parks and facilities to ensure that the community's assets are maintained and preserved for the future. This section provides recommendations on maintaining and operating the park system.

6.2 Tiered Levels of Service

Camas continues to maximize the maintenance within the resources available, aiming for the high standard the community values. The cuts in service and staffing through the great recession have resulted in a standard level of maintenance across all parks. The current maintenance level focuses on keeping the parks clean and safe to use but does not allow for enhanced or preventative maintenance. These tasks, which protect the long-term investment the community has made in park lands and facilities, are especially important in the most popular and intensively used park sites.

To manage the park system efficiently and assist with resource allocation, Camas should return to a tiered system of maintenance services. This tiered system has a close connection to the maintenance management plan for the park system, which will specify performance standards, frequency goals, and time requirements. The 2007 PROS Plan identified four maintenance levels for traditional parks (detailed in Table 6.1), two for sports fields (Table 6.2) and three levels for natural open space (Table 6.3).

This structure remains valid and should be implemented as City resources allow maintenance to return to a more sustainable level. As a starting point, the City should ensure that all parks and facilities are receiving the basic level of maintenance needed to protect the investment Camas has made in the system. As additional resources are available the parks and facilities indicated for higher maintenance levels can be elevated a step at a time.

Traditional Parks

Traditional park maintenance includes routine care of most parks in Camas, excluding sports fields which are addressed separately. To help allocate staff time and resources, four levels of park maintenance are recommended:

- Level C, the basic level of care for a Camas park, includes all of the services that keep the city's parks looking great, both routine and preventive tasks.
- Level B and Level A are for parks with higher use or more amenities. Parks in this category receive additional maintenance tasks or frequencies to support the higher level of use and more varied facilities.
- The undeveloped level is for future park sites. Some of these sites are completely undeveloped, and are maintained to ensure public safety.

Restrooms can significantly increase the basic maintenance needs; the presence of a restroom should increase the allocated resources for any level of park. This increase should be scaled according to use so that there is an appropriate allocation for restrooms in each maintenance level.

Table 6.1 on the following page summarizes each of the maintenance tiers, and identifies which sites fall under each tier. The maintenance management plan will assign frequencies for each task.

Table 6.1

Traditional Park Maintenance Levels

Maint. Level	Description	Maintenance Overview		Camas Parks Proposed for Each Level
		May Include	**Does Not Include**	
A	Highest level of detailed maintenance, for signature high visibility and most heavily used parks	▪ Camas basic level of care PLUS ▪ Annual plantings ▪ Shrub and landscape beds, ▪ Maintenance of special facilities, e.g. water spraygrounds ▪ Additional urban forest management ▪ Additional turf maintenance to offset impacts of heavy use	N/A	▪ Crown Park ▪ Grass Valley Park ▪ Heritage Park ▪ Lacamas Lake Lodge
B	Enhanced level of care due to moderately high use.	▪ Camas basic level of care PLUS ▪ Shrub and landscape beds ▪ Additional turf maintenance to offset impacts of use	▪ Annual plantings	▪ Dorothy Fox Park ▪ Fallen Leaf Lake Park ▪ Forest Home Park ▪ Goot Park ▪ Klickitat Park ▪ Louis Bloch Park ▪ Prune Hill Sports Park
C	Camas basic level of care: regular maintenance to preserve assets, ensure safety, and contribute to community livability.	**Standard Tasks** ▪ Mowing and trimming ▪ Playground safety inspections ▪ Restroom cleaning* ▪ Trash removal ▪ Paved surface maintenance ▪ Parking lot maintenance ▪ Lighting maintenance ▪ Irrigation maintenance ▪ Edging **Preventive Tasks** ▪ Annual fertilization ▪ Pruning ▪ Structure evaluation *where present	▪ Landscape beds ▪ Annual plantings ▪ Water features	▪ Benton Park ▪ Camas-Washougal Skatepark ▪ Oak Park ▪ Washougal Greenway Boat Launch
Undeveloped	Sites reserved for future park use. May contain preexisting non-park uses.	▪ Hazard mowing and tree maintenance to sustain the site and provide for public safety. ▪ May require additional maintenance to support preexisting non-park use		▪ Ash Creek Park ▪ East Hillside Park ▪ Lacamas Heights Park ▪ Ostenson Canyon

Sports Fields

Camas has a well-used and highly developed inventory of baseball, softball and soccer fields that is supplemented by less formal turf areas suitable for practice and casual play. Some of Camas's fields receive extensive maintenance support from the partnering sports organizations such as the Little League. In some of the City's park sites, such as Louis Bloch Park, sports fields and the supporting facilities are the primary developments on the site. In other parks, such as Crown Park, the grass field is simply one of a wide variety of amenities. As with general park maintenance, the current maintenance budget has strained the ability of Camas to do more than mowing and litter collection at sports fields. The continued heavy use of fields without additional maintenance resources has reduced the playable field time and the quality of some fields, particularly where there is not additional support from community organizations.



To maintain access and equity of use across the sports fields in Camas, the City should take a more active role in scheduling field time. Recognizing the interrelated nature of City and School District sports fields, a coordinated field use meeting should be convened annually between the City, the School District and representatives of the community sports organizations to identify issues and coordinate the best utilization of the community's inventory of sports fields. This meeting should include conversation about the maintenance needs and resources available from all parties.

The cost of maintaining a particular field type can be estimated based on the type of use it will get, the design of the facility, and the underlying conditions of the site. Recognizing the large differences in upkeep of formal and informal fields, two levels of maintenance are recommended. These levels of maintenance can then have budgeted costs that will help to allocate the appropriate level of funding for these important facilities. Table 6.2 describes the two levels.

Table 6.2
Sports Fields Maintenance Levels

Field Type	Maintenance Overview	Existing Fields Proposed for this Maintenance Level
Formal	Formal sports fields are designed and built to a specification for one or a variety of specific uses. The maintenance of these fields should include all of the basic turf care practices as well as: ▪ Higher frequency mowing ▪ Over seeding ▪ Intensive fertilization ▪ Aeration ▪ Rigorous weed control ▪ Heavy irrigation ▪ Priority repair of irrigation ▪ Priority drainage fixes ▪ Spot sod replacement ▪ Chalking field lines ▪ Infield repair ▪ Priority maintenance of backstops, fencing, goals, etc.	▪ Grass Valley Park ▪ Dorothy Fox Park ▪ Fallen Leaf Lake Park ▪ Prune Hill Sports Park ▪ Forest Home Park ▪ Louis Bloch Park
Informal	Informal sports fields include a range of facilities, from open turf areas to casual baseball or soccer fields. These fields should be maintained to the turf standard described in the traditional park maintenance level they are assigned to.	▪ Klickitat Park ▪ Goot Park ▪ Crown Park ▪ Oak Park

Natural Open Space

Natural open space areas have very different maintenance requirements from active use parks. For budgeting and goal setting purposes, each natural open space area should be assigned into one of three levels of maintenance. For each of these levels of maintenance, specific maintenance tasks should be assigned that will keep the area up to the standard described below in the maintenance overview. Since very limited maintenance occurs in these areas at the current time, assigning sites to these levels will result in increased maintenance at most sites. Table 6.3 describes the three levels.

Table 6.3
Natural Open Space Maintenance Levels

Maintenance Level	Maintenance Overview	Example
Level 1	Sites designated Level 1 are the most heavily used natural open space areas or those with the highest natural resource values. Level 1 sites receive more frequent trail maintenance and more forest and vegetation management than levels 2 and 3. Natural resource value should be maintained and improved, if feasible. The goal for Level 1 sites is to eventually develop a specific management plan that provides site-specific direction on topics such as weed control, forestry, revegetation, public use, and litter control.	▪ Heritage Trail and Greenway ▪ Lacamas Creek Park ▪ Washougal River Greenway
Level 2	Level 2 is most appropriate for moderately used sites or sites with good resource value. Sites designated Level 2 should be managed, at minimum, to control invasive species. Trail maintenance and tasks that support public use are completed to the extent feasible within budget and volunteer limitations.	▪ Ostenson Canyon Greenway
Level 3	Sites designated Level 3 should be managed for hazard mitigation only, such as removal of a tree in danger of falling on a trail or onto neighboring property. This level of service is most appropriate for sites with lower use or with lower resource value.	▪ Lacamas Creek Open Space

6.3 Additional Maintenance and Operations Recommendations

1. **Base capital decisions on the long-term costs and benefits of project options.** During project planning and design, consider lifetime project costs – capital costs plus operating and maintenance costs – when making project decisions. Decisions made during the project design have significant impacts on the cost and level of effort required to maintain parks. Since capital project funding is more readily available than operations funding, project decisions should factor in the operating impacts as part of the decision-making. Camas has a highly skilled operations and maintenance staff who, if involved in the design process, could suggest operational savings opportunities. For example, spending additional money on soil preparation or synthetic turf up front can greatly reduce the lifetime maintenance and operations costs, and at the same time result in projects that support increased public use. Other design decisions, such as using path locations to separate turf from planting areas, adding concrete mow strips under fences, and using a consistent palette of materials and site furnishings, also have potential to reduce lifetime maintenance costs. Designing projects that use less energy or water also can reduce the long-term cost of a project.

2. **Target invasive plant species in Camas natural open spaces, parks and the interface between public and private property.** Camas should identify and target the highest impact interventions to the invasive plant species, which are largely unchecked in Camas natural open spaces. In addition, the City should develop and implement a preventive weed and pest management program for its parks and natural open space areas, with noxious weeds the highest priority. Although devoting staff hours to weed prevention will result in less time available for routine maintenance, preventing weeds before they grow and keeping them from spreading will pay off in the long run, by improved park appearance and reduced weed removal efforts. If invasive weeds originate from private property and encroach onto the City-owned natural open space network, it will be the homeowner's responsibility to remedy the problem or shoulder the burden of cost.

3. **Monitor and manage forest heath in Camas.** The City has a partial baseline tree inventory/forest health survey, initiated in 2006. Gaps in the understanding of city-wide forest health should be filled in with supplemental field work. Management of forest health should be considered a priority to maintain the natural look and feel of the community. The City's survey of forest health should be refreshed at least every six years, in parallel to the park and open space plan update, to ensure that the City-owned natural open space network retains its resource value and thrives.

4. **Develop a detailed list of the assets at each site and evaluate asset condition annually.** This task is important for the long-term management of the Camas park system. By developing detailed inventories and rating the condition of the assets on a scale of one to three or one to four, the Parks Maintenance division will be able to plan its workload more effectively and budget for repairs and upgrades. The asset inventory can also be used in the City's maintenance management plan, to assign maintenance frequency. The City's Facilities Specialist could be responsible for evaluating the condition of park structures, such as picnic shelters, restrooms, and buildings.

5. **Keep Camas Cemetery as a self-contained budgetary unit.** In 2007 the City of Camas took over the operations of the Camas Cemetery. The cemetery had been an independent operation. While it provides an important service, the cemetery does not provide general public benefits. The cemetery should not be subsidized at the expense of the City's parks, which do provide general public benefits. Revenues and expenditures for all maintenance time and materials should be accounted for separately from the maintenance of parks and other City facilities. While the same staff and equipment may maintain the cemetery and City parks and facilities, keeping accurate accounting is important to ensure that fees for the cemetery can be appropriately adjusted, and to ensure that the parks maintenance budget is not subsidizing the cemetery.

6. **Continue with the current division of maintenance responsibility for trails.** The City should continue with the policy that the City accepts maintenance responsibility for those trails that provide connections to key community resources and destinations. Other trails, primarily local trails that connect individual subdivisions to the larger network, or that are within parks owned by other agencies, should be maintained by other relevant groups. In Section 4 the existing and recommended trail system maps indicate this division.

7. **Staff Parks and Public Works departments to meet long-term maintenance needs of developed parks.** With the park system reaching maturity, several additional skill sets will be needed to preserve and maintain the many diverse assets in the system. One such position has recently been created: Facilities Specialist. This position could be responsible for evaluating the condition of park structures (picnic shelters, restrooms, and buildings). A specialized staff position could also help to coordinate interns to monitor the condition of the City-maintained trail system.

8. **Build the level of expertise needed to effectively care and manage natural resources.** The specialized skills required for resource management could be further developed in an existing employee, a contractor could be hired or if necessary, a new position could be created.

   In any case, natural resource management responsibilities might include, but would not be limited to, oversight of forest and natural area maintenance, volunteer management, wildlife management, trails development and management, and potentially managing mitigation banking. An urban forester or arborist would also be helpful in managing the extensive woodlands within the open space network, shade and decorative trees planted in parks, and street trees such as the downtown canopy on 4th Avenue.

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SECTION 7: IMPLEMENTATION PLAN

7.1 Plan Implementation

The implementation plan sets project priorities for parks, trails, and open space improvements. It also presents funding options to design, build and maintain additions to the system. Table 7.1 presents the complete list of park, recreation and open space projects based on the recommendations in the preceding chapters.



Table 7.1
Complete Project List

Facility	Site #	Action	New Park/ Facility
Neighborhood Park Projects			
Proposed Neighborhood Park	NP-1	Acquisition, master planning, design and development	✓
Lacamas Heights Park	NP-2	Continue ongoing maintenance	
Goot Park	NP-3	Continue ongoing maintenance	
Oak Park	NP-4	Continue ongoing maintenance	
Louis Bloch Park	NP-5	Upgrade outfield to artificial turf to maximize use of field.	
Crown Park	NP-6	Parking management plan, master planning, implementation of master plan; sustain functionality of the pool while proceeding with new community center	
Benton Park	NP-7	Conduct tree assessment and continue ongoing maintenance	
Forest Home Park	NP-8	Upgrade to design standards	
Klickitat Park	NP-9	Continue ongoing maintenance	
Ash Creek Park	NP-10	Master planning and development	
Proposed Neighborhood Park	NP-11	Acquisition, master planning, design and development	✓
Grass Valley Park	NP-12	Plan park expansion, perimeter walking path	
Dorothy Fox Park	NP-13	Minor improvements	
Ostensen Canyon	NP-14	Development according to master plan, pedestrian bridge	✓

Facility	Site #	Action	New Park/ Facility
East Hillside Park	NP-15	Ongoing park development	✓
Proposed Neighborhood Park	NP-16	Acquisition, master planning and development	✓
Proposed Neighborhood Park	NP-17	Acquisition, master planning and development	✓
Proposed Neighborhood Park	NP-18	Acquisition, master planning and development	✓
Proposed Neighborhood Park	NP-19	Acquisition, master planning and development	✓
Special Use Area Projects			
Heritage Park	SU-1	Continue ongoing maintenance	
Lacamas Lake Lodge	SU-2	Continue ongoing maintenance	
Fallen Leaf Lake Park	SU-4	New entrance road, trail and water access improvements. Picnic area trailhead facility	
Proposed Ione Street Sports Park	SU-5	Improve fields in cooperation with the School District, local sports organizations	
Camas-Washougal Skatepark	SU-6	Minor improvements	
Washougal Greenway Boat Launch	SU-7	Improve access and add a restroom	
Proposed Community Recreation Center Site	SU-8	Community recreation center planning and development	✓
Camas Community Center	SU-9	Investments to stabilize indoor recreation opportunities	
Downtown Gathering Place	SU-10	Site identification, master planning and development	✓
Columbia Viewpoint/Trailhead	SU-11	Acquisition, master planning and development	✓
Prune Hill Sports Park	SU-12	Field upgrades	
Camas Sports Field Complex	SU-13	Acquisition, master planning and development	✓
Trail Projects			
Leadbetter corridor	T-22	Trail development	
Trailheads	Misc	Trailhead construction	✓
Trail Improvements	Misc	Annual trail improvements (6 years)	✓
Open Space Projects			
Open Space	Misc	Annual open space acquisition (6 years)	✓

7.2 Project Priorities

The following criteria are recommended for prioritizing projects in the forthcoming Capital Improvement Plan. Projects that meet one or more of the following criteria are the highest priorities:

- **Land acquisition:** There are several areas of planned development in Camas, including north of Lacamas Lake, and towards the northern and western edges of the city. The acquisition of land is critical to providing for future park and recreation needs.
- **Preservation of natural open space, especially sites providing connections:** Camas residents place a high value on protecting the community's natural resources. Preserving open space through land acquisition, easements, and natural resource restoration is important to maintaining an Open Space Network with integrity.
- **Trail development and development of trail support facilities:** Trail-related activities are some of the most popular forms of recreation in Camas, and trails also provide a means for residents to experience the city's natural resources. Completing the trail network and developing trail support facilities will facilitate participation in these highly desired activities.
- **Development of new parks in underserved and developing areas:** Camas has a well-developed park system. However, some areas of the city are underserved by parks and recreation facilities, and some residents perceive an imbalance in the level of services between older parks in established neighborhoods with new parks in new growth areas. Maintaining equity in the park system is a community priority, so that all residents have similar access to parks and facilities.
- **Development of indoor recreation space/aquatic facilities:** Community members have expressed a need for indoor recreation space and aquatic facilities for many years, and needs assessment results have also indicated a need for these types of facilities.
- **Upgrading existing parks:** Bringing existing parks up to current standards and providing additional facilities at existing sites will increase equity in park system and make efficient use of land.

7.3 Funding Sources

The tables on the following pages present potential financing and funding sources for acquiring, developing, and maintaining parks, natural open space, trails, and other recreational areas. The sources are listed in no particular order.

Table 7.2
Potential Public and Government Financing Sources

Source	Description
General Fund	This is the City's primary source for operating revenue. Most of this revenue comes from taxes levied on property and the sale of merchandise within the City's boundary.
Real Estate Excise Tax (REET)	Real Estate Excise Tax (REET) is a tax levied on all real estate sales and is levied against the full value of the property. Camas is allowed under the statutes to levy 0.5% in addition to the State of Washington tax. These funds can only be used for projects identified in the Capital Facilities Plan Element of the City's Comprehensive Plan. Camas has extensively used REET funds to fund park projects.
Park Impact Fees	Park Impact Fees are fees imposed on new development to pay for capital projects required to accommodate the impacts of development on the City's infrastructure.
General Obligation Bond	These are voter-approved bonds paid off by an assessment placed on real property. The money may only be used for capital improvements. This property tax is levied for a specified period of time (usually 15-20 years). Passage requires approval by 60%. Major disadvantages of this funding option are the voter approval requirement and the interest costs.
Revenue Bonds	These bonds are sold and paid for from the revenue produced from the operation of a facility. The City does not have any recreational facilities funded in this manner. However, this funding source would be especially applicable for development of a new indoor recreation center or sports field complex.
Metropolitan Park District	A special tax district, authorized under RCW 35.61.210, with a board of park commissioners could take over part or all of park ownership and operations. This would be funded by a levy of up to $0.75/1000 of property value.

Source	Description
Donations	The donation of labor, land, or cash by service agencies, private groups or individuals is a popular way to raise small amounts of money for specific projects. One common example is a service club, such as Kiwanis, Lions or Rotary, funding playground improvements.
Exchange of Property	If the City has an excess parcel of land with some development value, it could be traded for private land more suitable for park use.
Joint Public/Private Partnership	This concept has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives a public agency can offer are free land to place a facility (usually a park or other parcel of public land), certain tax advantages, and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.
Lifetime Estates	This is an agreement between the City and a land owner, where the City acquires the property but gives the owner the right to live on the site after the property transfer.
Certificates of Participation	This is a lease-purchase approach where the City sells Certificates of Participation (COPs) to a lending institution. The City then pays the loan off from revenue produced by the facility or from its general operating budget. The lending institution holds title to the property until the COPs are repaid. This procedure does not require a vote of the public.
Exactions	Costs of necessary public improvements are passed onto the adjacent landowners through the development agreement process.

The primary source of park and recreation grant funding in the State of Washington is the Washington State Recreation and Conservation Office (RCO). The RCO is responsible for administering a wide variety of public funds, and also provides technical assistance, policy development and prepares statewide plans on trails, boating facilities, habitat preservation, and off-road vehicles. There are some additional grants available through other programs.

Table 7.3
Public/Government Grant Programs

Source	Description
Boating Facilities Program	This grant program is funded by boaters' gasoline taxes and administered by the RCO. Projects eligible under this program include acquisition, development, planning, and renovation projects associated with launching ramps, transient moorage, and upland support facilities. Grants are distributed on an annual basis and require a minimum of 25 percent matching funds by a local agency.
National Recreational Trail Program	This program is funded from federal gasoline taxes attributed to recreation on non-gasoline tax-supported roads and administered by the RCO. Grants fund maintenance and rehabilitation of recreational trails that provide a "backcountry experience" and for safety and environmental protection programs. 20 percent of the funding for a project must come from the application sponsor in the form of cash, bond, or an approved contribution of labor and or materials.
Land and Water Conservation Fund	This is a federal grant program that receives its money from offshore oil leases. The money is distributed through the National Park Service and is administered locally by the RCO. In the past, this was one of the major sources of grant money for local agencies. In the current proposed federal budget (2014), a small amount of money has been allocated to this program. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.
Nonhighway & Off-Road Vehicle Activities Program	RCO-administered grants in this program are funded by off-road vehicle (ORV) gasoline tax and a small portion of ORV permits. Funds can be used for acquisition, development maintenance, and management of opportunities for ORVs, hikers, equestrians, bicyclists, and other users of non-highway roads.
Washington Wildlife and Recreation Program	This program is administered by the RCO. There are two accounts under this program: 1) Habitat Conservation; and 2) Outdoor Recreation. Projects eligible under this program include acquisition and development of parks, water access sites, trails, critical wildlife habitat, natural areas, and urban wildlife habitat. Applicants must provide a minimum of a 50 percent non-RCO match. Local park projects have maximum requests of $300,000 for development and $500,000 for acquisition costs. There are no

Source	Description
	maximum request levels in the following categories: urban wildlife habitat, trails, and water access.
Youth Athletic Fund	The Youth Athletic Fund is a grant program designed to provide funding for new, improved, and better maintained outdoor athletic facilities serving youth and communities. This program was established by State Statute (RCW 79A.25.800-830) as part of the State Referendum 48, which provided funding for the Seattle Seahawks Stadium. The program is administered by the RCO and applicants must provide matching funds of at least 50 percent.
Conservation Futures Open Space Program	A land acquisition program intended to preserve and enhance environmentally sensitive properties. Projects can be submitted by the County, Cities, and Towns for review by a citizen-based advisory committee. The Board of Clark County Commissioners makes final funding decisions based on the prioritization of this committee. The program is funded by a 6-1/4 cent per thousand dollar of property tax assessment in Clark County. This program has funded a series of natural open space acquisitions in Camas.
Aquatic Land Enhancement Account	This program is administered by the RCO and supports the purchase, improvement, or protection of and access to aquatic lands for public purposes. Grant applications are reviewed once every two years for this program. Applicants must provide a minimum of a 50 percent match.
Community Development Block Grants (CDBG)	These grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. Most are used for projects in lower income areas of the community because of funding rules. Grants can cover up to 100% of project costs. Since 1985, Clark County has administered over one million dollars annually through a competitive proposal process.
U.S. Fish and Wildlife Service (USFW)	USFW may provide technical assistance and administer funding for projects related to water quality improvement through debris and habitat/vegetation management, watershed management and stream bank erosion, and sediment deposition projects.

Other potential sources for implementation are included in Table 7.4.

Table 7.4
Other Potential Sources

Source	Description
Partnerships	The City could consider developing partnerships with other jurisdictions, agencies, or non-profit service providers to implement projects identified in the plan. Some potential partners include the YMCA, Boys and Girls Club, private sport groups, neighborhood organizations, Clark County, and the City of Washougal.
Private Land Trusts	Private land trusts, such as the Trust for Public Land, Inc. and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.
Private Grants and Foundations	Private grants and foundations provide money for a wide range of projects, targeted to the foundation's specific mission. A number of foundations do not provide grants to governments, and grants are difficult to find and equally difficult to secure because of the open competition.
Shared Facilities	In some situations other services provided in the City, or private utilities, may be able to share the cost of improvements that would benefit the park, recreation, and open space system. One example is utility corridors; in many cases, land used for water or power lines may make an excellent trail corridor. In this situation, the utility may pay to develop a service road that can also serve as a trail.

7.4 Proposed Short Term Financing Strategy

Capital improvements to the Camas Park, Recreation, and Open Space system have been funded by a combination of funding sources. The strategy has been to create a mix of sources that allows the City to add capacity to serve growing residential areas, as well as to add important facilities when specific funding is available. The categories of funding sources recommended for this plan are:

- **General Fund.** While the General Fund is not a major source for trail and open space capital improvements, the City does use some general funds for these projects.

- **Impact Fees**. With economic recovery in progress, the speed of new development, particularly in the expanded city limits north of Lacamas Lake, will increase. Camas receives impact fees paid by new development for park, trail, and open space improvements that increase capacity in the system.

- **REET.** The Real Estate Excise Tax (REET) is a major source of park, trail, and open space funding in Camas. The City has used REET funding strategically to match grants and complete larger projects.

- **Grants.** This includes grants, primarily through the State of Washington's Recreation and Conservation Office (RCO).

- **Capital Measure.** The City of Camas will need to refer a bond or park district measure to the voters to raise additional capital resources to fund the acquisition and development of the largest projects (particularly the future community center and pool) recommended in this plan.

- **Other.** This includes other sources of revenue, such as donations, costs paid by utility funds and partner organizations.

The projected amount for each category of funding, for the next six years, is outlined in Table 7.5.

Table 7.5
2014-2021 Proposed Financing Strategy

Funding Source	Annualized Amount	6-Year Total
General Fund	$25,000	$150,000
Impact Fees	$900,000	$5,400,000
REET	$400,000	$2,400,000
Grants	$1,000,000	$6,000,000
Capital Measure	$4,000,000	$24,000,000
Other	$108,300	$650,000
Total	**$6,430,000**	**$38,600,000**

The majority of this financial projection is fairly conservative, using funding types and amounts that are similar to the actual expenditures of the last several years (for impact fees, REET and Grants). Impact fee income may cover a larger portion of the cost of improvements depending on the outcomes of a reevaluation of the fee to account for the large undeveloped area north of Lacamas Lake. The General Fund is assumed to contribute to the planning and management studies that will be an important (but small) part of the CIP projects. The largest line in the financing strategy table is a potential capital measure to fund the new community center and key major investments in existing park sites.

7.5 Proposed Six-Year Capital Improvement Plan

Applying the project priorities and the available funding to the complete project list creates a short list of projects that can be completed and funded in the next six year period. The proposed Capital Improvement Plan (CIP) for parks, recreation and open space should be used to prioritize projects into the City-wide CIP process. This will ensure that parks and recreation-related projects can be evaluated against other department projects and available resources during the City's six-year budget process.

The six-year CIP for parks, recreation and open space is presented in Table 7.6 on page 7-12. In addition to an estimated planning level cost for each project, each applicable funding source has been indicated. Projects have not been assigned specific funding sources, recognizing the flexibility of funding that has served Camas well in the past.

Park Development

Three new neighborhood parks are included in the six-year CIP to serve residential areas in the west and central portions of Camas. The budget for development of Ash Creek and Ostensen Canyon Parks has been adjusted to reflect higher costs and a more complete build-out necessary before turning to developing new parks north of Lacamas Lake. The third park is a very small site, East Hillside Park (also know as Drewfs Farm), which is being developed with amenities specifically targeted for the adjacent residents. The development of a sports field complex (at the most practical site) will enhance the City's capacity to support competitive sports.

Park Upgrades

Enhancements at several specific sites, Fallen Leaf Lake, Crown Park and Louis Bloch, as well as the replacement of aging facilities such as playgrounds, will increase the capacity of existing parks to meet the needs of current and future Camas residents.

Park Land Acquisition

Looking to the future, an allowance for land acquisition will be focused on the expansion of the system to the north of Lacamas Lake.

Major Recreation Facilities

The priority for indoor recreation facilities is to move forward with the community recreation center to replace the aging pool and community center. This will be a major undertaking that should be initiated as soon as possible to meet the community desire for access to aquatics in Camas. The time required to fund and complete the new recreation center will result in the need for some additional investment in the existing Camas Community Center and Crown Park pool.

Trail System Development

The ongoing investment in trail linkages should continue over the next six year period with two focused efforts. The first is to convert the existing Leadbetter Road to complete a loop of Lacamas Lake. The second is to finish a continuous north to south connection across the city, possibly at trail T-1.

Open Space Acquisition

In addition to continuing to acquire (on an opportunity basis) land to fill in the Open Space Concept, the City should conduct an assessment of the natural resources within existing open space lands. This assessment will serve as a baseline for targeting maintenance to the highest value areas.

Additional funding for the largest of these projects, as well as the ongoing maintenance and operation of the system, will likely require voter approval. To prepare for this, the City should begin a public information campaign to ensure that the community is well educated about the benefits of the parks, recreation and open space system and the planned improvements.

Table 7.6
Proposed Six-Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2014 $)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Capital Measure	Other
Park Development									
Ash Creek Park	NP-10	$1,750,000	Master Plan and development of new park.	■		■	■		■
Ostenson Canyon	NP-14	$2,500,000	Develop according to site master plan	■		■	■	■	■
East Hillside Park (Drewfs Farm)	NP-15	$400,000	Ongoing development of new park.	■		■	■		
Proposed Sports Complex	SU-5, SU-13, TBD	$2,500,000	First phase of field and site improvements for a sports complex to serve the community.	■		■	■	■	■
Park Development Subtotal		**$7,150,000**							
Park Upgrades									
Fallen Leaf Lake Park	SU-3, SU-4	$2,000,000	New entrance road, parking, primitive trail enhancement and hand boat launch.			■	■	■	■
Crown Park	NP-6	$150,000	Master plan for the site laying out a future after the end of the pool's life.		■	■	■	■	
Louis Bloch Park	NP-5	$500,000	Playing field enhancements			■	■	■	■
Major Capital Improvements	Various	$450,000	6-Year total, increased from past assumptions to allow for increased size of the system.				■		
Park Upgrade Subtotal		**$3,100,000**							
Park Land Acquisition									
Acquisition Allowance	Various	$4,500,000	6-Year total, assumes an acceleration of acquisition necessary to expand the system north of Lacamas Lake.	■		■	■	■	■

Table 7.6
Proposed Six-Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2014 $)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Capital Measure	Other
Major Recreation Facilities									
Future Community Center	SU-8	$24,000,000	Develop indoor community recreation and aquatics center.	■	■	■	■	■	■
Camas Community Center	SU-9	$500,000	Invest in existing facility to stabilize indoor recreation opportunities.		■		■		■
Crown Park Pool	NP-6	$300,000	Sustain functionality while proceeding with new community center		■		■		■
Major Recreation Facilities Subtotal		**$24,800,000**							
Trail System Development									
Retrofit Leadbetter Road for Trail Use	T-3	$350,000	First phase of modifications to create a loop of Lacamas Lake using Leadbetter Road	■		■	■		■
Complete North-South Trail Corridor	T-1	$400,000	Allowance for filling gaps connecting north to south.			■	■		■
Trail and Trailhead Acquisition and Development	Various	$1,200,000	6-Year total, continuing the annual allowance for opportunity based acquisition.	■		■	■		■
Trail System Development Subtotal		**$1,950,000**							
Open Space Acquisition									
Open Space Acquisition	Various	$1,500,000	6-Year total, continuing the annual allowance for opportunity based acquisition.	■		■	■		■
Open Space Network Resource Assessment	Various	$100,000	Inventory and develop management strategies for the Permanent Open Space Network.		■		■		

Table 7.6
Proposed Six-Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2014 $)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Capital Measure	Other
Open Space Subtotal		**$1,600,000**							
Capital Improvement Plan Total		**$38,600,000**							

7.6 Call to Action

The City of Camas has remained committed to its parks, recreation and open space system. Following guidance of the 2007 Parks, Recreation and Open Space Comprehensive Plan, the City has made several accomplishments such as completion of the Lacamas Lake Lodge, additions to the trail system and acquisition of new open spaces. With adoption of this Plan, the City reconfirms its support for a high quality system, through a variety of new and improved places and opportunities for residents and visitors.

The future system will require reinvestment into existing parks and recreation facilities in established neighborhoods. At the same time, the City should continue to plan for new recreation facilities such as the indoor recreation center and pool, and new and expanded sports fields. Planned growth north of Lacamas Lake will require a major expansion of the park system, through new and interconnected parks and trails. Building on the legacy of its existing system, new trails and trailheads will be needed that offer safe and efficient connections between parks and neighborhoods. The continued protection of natural areas and water resources should also be a focus, through the guidance of the open space concept and supporting goals and policies.

During development of this Plan the community has expressed strong support for the future parks, recreation and open space system. With adequate resources and the continued dedication of City leadership, staff and community partners, Camas can continue to build and sustain these valued resources.