



# **Preliminary Subarea Analysis**

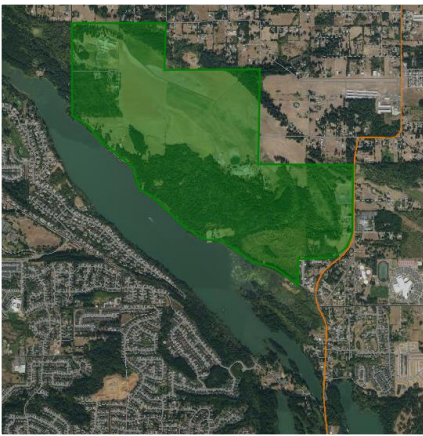
**City Council Workshop Topic**

**March 2019**



# Downtown

# Bridge Village



# North Shore



# Downtown



An aerial photograph of a city area. A large, irregularly shaped region in the center is shaded in a semi-transparent red color. This red region contains a dense grid of streets and buildings. To the north and west of the red region, the area is unshaded and shows more greenery and fewer buildings. To the south, a river or canal flows through the area. A blue rectangular box is overlaid on the right side of the red-shaded region, containing a list of statistics. The word 'Downtown' is written in large white letters on the left side of the red-shaded region.

# Downtown

- 47.09 Acres
- 232 Properties with 178 Property Owners
- 15 lots owned by the City
- 285 households
- 1,066 jobs



## Downtown

- Expanded downtown zone 2016
- Repeal of restrictions on new bars and taverns
- Downtown Vision Plan 2008





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# Bridge Village



# Bridge Village

- 13.71 Acres
- 32 Properties with 27 Property Owners
- 1 lot owned by the County
- 22 households (TAZ area lists 230)
- 25 jobs





Photo by Google

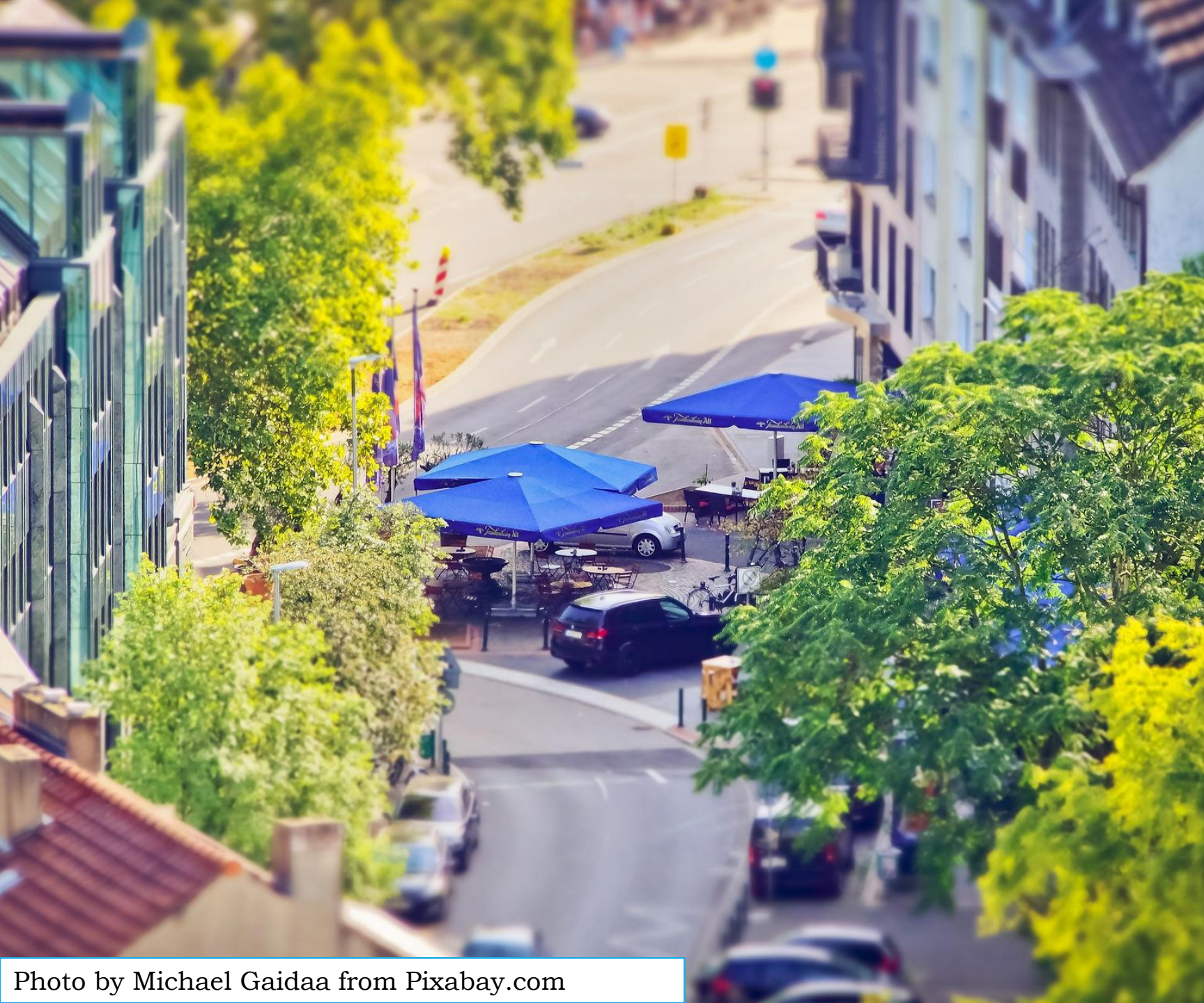
Google

Image capture: Jul 2014

## Bridge Village

“Encourage redevelopment that respects the historic character of the area, improves pedestrian mobility/safety and supports small scale retail...” ED-6.5





## Bridge Village

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# North Shore



# North Shore

An aerial photograph of a coastal area. A large, irregularly shaped region is highlighted with a thick green border. This region is mostly green, suggesting vegetation or forest, and is situated along a body of water on the left side of the image. To the right of the green region is a developed area with buildings, roads, and parking lots. The text 'North Shore' is overlaid in white on the left side of the green region.

- 670 Acres
- 38 Properties with 22 Property Owners
- 82 acres owned by the City
- 83 households
- 15 jobs





## NORTH SHORE COMMERCE CENTER

104 NE 252nd Ave. | Camas, WA

### SITE SPECS

- » City of Camas Jurisdiction
- » 230 Gross with ±115 Buildable Acres
- » Business Park Zoning – Office/Tech/Flex
- » School Being Built at NW Corner – Opening 2018
- » Utilities to School
- » \$22,500,000

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### INFORMATION

The North Shore Commerce Center site is located in prosperous Camas, Washington, and it offers developers a unique opportunity to break ground on 230 Acres within the Urban Growth Area.

## North Shore

New developments should include:

- Parks within walking distance of home and work ED – 4.3
- Grocery stores, medical offices and restaurants – ED-4.1



# Worksheet

- Camas 2035 Goals and Policies
- What did we leave out?
- Meaning of a high or a low score

Photo by Hwellrich  
from Pixabay.com



# Subarea Scores (11 scoring items)

	DOWNTOWN	BRIDGE VILLAGE	NORTH SHORE
MAYOR TURK	X	X	X
ANDERSON	X	X	X
BURTON	X	X	X
CARTER	X	X	X
CHANEY	X	X	X
HOGAN	X	X	X
RUSCH	X	X	X
SMITH	X	X	X
TOTAL	X	X	X

