



ADOPTED DECEMBER 17, 2007



City of Camas



2007
park, recreation and open space comprehensive plan

ACKNOWLEDGMENTS

The City of Camas greatly appreciates the efforts of the numerous Camas officials and residents who have contributed to the community's park, open space, and trail 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 Peter Nicholls, long time community leader and volunteer, who loved the parks and open spaces of this special city.

Consultant

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SECTION 1. INTRODUCTION

1.1 Purpose of the Plan

This Park, Recreation, and Open Space Comprehensive Plan provides an update to the Parks, Recreation, and Open Space Comprehensive Plan adopted by Camas in 2000. The plan also integrates the findings and recommendations of the Trails and Open Space Comprehensive Plan adopted in June of 2006. The Park, Recreation, and Open Space Comprehensive Plan will supercede the Trails and Open Space Plan as of adoption.

The purpose of this plan is to guide the ongoing development of the City of Camas park system, recreation programs, and natural open space network through continuing rapid growth. The plan also addresses the issue of maintaining the expanded and mature park and natural open space systems to protect the quality of the community's investment.

This plan also addresses the potential expansion of Camas' Urban Growth Area (UGA). In Washington, the process to ensure sufficient land for growth is coordinated by the counties. Clark County is currently reviewing the Urban Growth Areas of all cities within its borders. This plan identifies future park, trail, and open space needs within the potential UGA expansion area.

1.2 Planning Process

The planning process for preparing the Park, Recreation, and Open Space Plan incorporated three phases, depicted below.

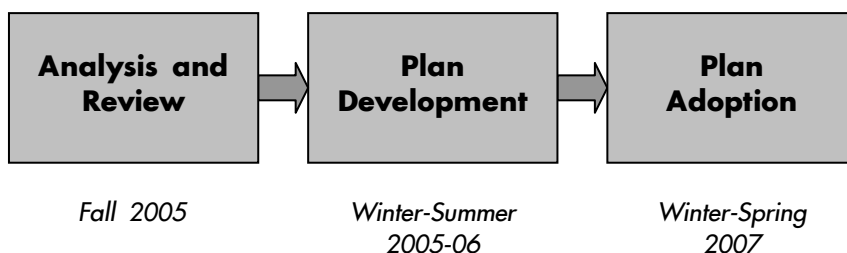


Figure 1: Planning Process

In the Analysis and Review phase, the planning context was analyzed, with specific attention to evaluating changes in the community since the adoption of the 2000 Parks, Recreation, and Open Space Comprehensive Plan. Demographics, physical features,

projected population growth and land uses were reviewed. In addition, all studies related to Camas's park system completed since the 2000 plan were reviewed and their findings and recommendations considered in the development of this plan. This includes documents such as the Level of Service Study and the Shoreline Master Plan. The inventory of the existing park system, natural open space areas and trails was updated and compared with the plans made in 2000. Also during this phase, a community survey was conducted. This survey was designed to provide information about current recreation needs and priorities, and also to allow comparisons with the 1998 Camas recreation survey and the 2005 recreation survey completed in neighboring Washougal.

The Plan Development phase was the second phase in the planning process. During this phase, the Planning Advisory Committee used the results of the Analysis and Review phase to provide direction on vision, goals and objectives, and specific recommendations. A public visioning workshop was also held during this phase to provide an additional opportunity for public input and comment. Input from staff and City officials was incorporated throughout the Plan Development phase.

The Plan Adoption phase included development of a draft plan with a detailed implementation strategy, public hearings to review the plan, and adoption by City Council of the Park, Recreation, and Open Space Comprehensive Plan.



1.3 Public Participation

Public participation was incorporated throughout the planning process to ensure that the adopted plan reflects the priorities and needs of the community. Opportunities for public participation were provided in the following ways:

- **Planning Advisory Committee:** The Planning Advisory Committee (PAC) was formed to represent a variety of recreation interests and community perspectives. The PAC met periodically during the planning process and provided overall direction for the plan.
- **Community Recreation Survey:** The Community Recreation Survey was administered by mail to a random sampling of Camas households between November 2005 and January 2006. Separate instruments were designed for youth and adults. The adult results exceeded the minimum needed to achieve a 95% confidence level with a margin of error of no greater than 5 percent. Detailed survey results are included in Appendix A.
- **Public Visioning Workshop:** A public visioning workshop was held on April 10, 2006 at the Camas Public Library. This workshop was announced in the *Post-Record*, the local newspaper, and through posters and flyers distributed throughout the community.
- **Parks Commission, Planning Commission, and City Council:** The plan was reviewed by Camas officials at public meetings and hearings, and adopted by Camas City Council.

1.4 Updating the Plan

The planning process will not end with the adoption of this Parks, Recreation, and Open Space Plan. Many factors will make it necessary to re-evaluate the plan and the decisions that were made to create the plan. Also, 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. To track progress on the plan and make adjustments, three steps are recommended:



- **Biennial Review:** A review of the plan should be made by the Park and Recreation Commission 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.
- **Urban Growth Area Expansion Review:** Following the finalization of the UGA expansion, park location needs should be reviewed to ensure residential areas will be served.
- **Six Year Plan Update:** Every six years, the City should undertake a more extensive update of the plan to make adjustments based on changes in the community as well as to maintain eligibility for state and federal recreation grants.

For the plan to be successful, it must be used by City staff in conjunction with review of current development proposals and long range planning, the Park and Recreation Commission, and City Council. By keeping the plan up to date, it will be easier to meet future park and recreation needs as the community grows.

1.5 Organization of the Plan

The Park, Recreation, and Open Space Comprehensive Plan is organized as follows:

- **Section 1: Introduction** describes the plan purpose and provides an overview of the planning process and public participation methods used. This chapter also describes how to update the plan and provides an orientation to the plan overview.
- **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, reviews funding options, and presents a detailed six-year capital improvement plan.
- **Appendices:**
 - **Appendix A: Park Development Guidelines** provides definitions of park types and the elements that should be included or avoided for each type of facility.
 - **Appendix B: Community Recreation Survey Results** presents the results of the survey conducted as part of the planning process.

In addition to this plan, additional reports were prepared during this planning process and during the planning process for the 2000 Park,

Recreation, and Open Space Plan update. These are contained under separate cover, and include:

- **Background Report (2006):** The Background Report reviews the planning context for providing park and recreation services in Camas. The first section of this report describes the planning area, regional location, and physical features of the community. It also reviews demographic data and discusses current and planned land uses. The second section of the Background Report reviews the inventory of existing parks, recreation facilities, and open space in the community, including both public and private resources. The third section analyzes existing operations, including departmental organization and staffing, budgets, and recreation programming. The appendix to the Background Report contains detailed inventory data.
- **Needs Assessment (Technical Supplement C, 2000 Parks, Recreation, and Open Space Comprehensive Plan):** This document, prepared during the 2000 plan effort, provides a full analysis and supplemental data on the needs assessment for parks and facilities. The 2006 analysis showed no need for change to the standards adopted in the 2000 plan. However, the standards were applied to the new population and growth projection figures to update the needs of the community presented in this plan.

SECTION 2. GOALS AND OBJECTIVES

2.1 Overview

The City of Camas has developed a vision for park and recreation services:

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. This Primary Goal is supplemented by more specific goals related to physical park planning, management and operations, recreation programs, and public involvement.

These goals and objectives were developed based on the directions set in the 2000 Park Recreation and Open Space Comprehensive Plan, and were reconfirmed and revised based on input from members of the Planning Advisory Committee, City staff and officials, and community members. 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 the Urban Growth Area 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.
- 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 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: 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.

- 4C: Meet accessibility guidelines for trail development. Incorporate information about trail difficulty into the trail system's signage.
- 4D: Provide connections across water bodies and wetlands where needed to create linked systems.
- 4E: Maximize public benefit of public infrastructure and publicly owned lands by co-locating trails in these areas or with these facilities.
- 4F: Take advantage of available traffic safety, transportation, and trail development funding to develop the bike and trail network.
- 4G: 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 with other jurisdictions or private/non-profit providers to develop a full-service indoor recreation facility that serves Camas residents.
- 5B: Provide adequate sports fields that meet acceptable design standards in an amount to meet the local demand.
- 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, either by renovating Crown Park pool or by ensuring another facility is available to the community.
- 5F: Provide recreation facilities geographically dispersed throughout the community, so that there is access for all.

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: 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: Avoid duplication in providing 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: Encourage or conduct programming that encourages use of the City's trail system and open space network. These programs or events can blend fitness and enjoyment with some organized interpretation and public participation activities to increase awareness of Camas' 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 increase awareness of and promote the value of parks, natural open space, trails, and recreation programs.

- 9E: The City should encourage and recruit volunteers to serve on ad hoc advisory boards, to assist in providing or managing recreation programs, and to supplement the parks maintenance staff.



SECTION 3. PARKS AND FACILITIES

This section describes recommendations for parks and facilities in Camas, and is organized into a description of the planning concept, specific park recommendations, and recreation facilities recommendations. These recommendations provide implementation steps for the goals and objectives described in Section 2.

3.1 Planning Concept

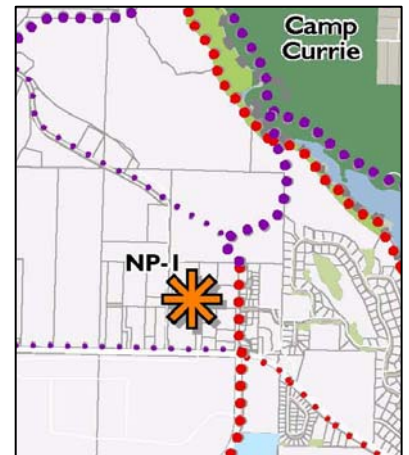
This plan builds on the park system concept from earlier Camas park and recreation plans: a system composed of various park types, each offering certain types of recreation opportunities. Separately, each park type may serve one basic function, but collectively the system serves the entire range of community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

The Camas park system is based on neighborhood parks located to serve every neighborhood in Camas, natural open space areas that preserve resources throughout the community, and special use areas to provide for specific recreation needs. These are supplemented by public and private sites and facilities, such as school sites, regional parks and privately owned parks and open space. All of these are linked by a comprehensive trail system that connects to the regional trail network.

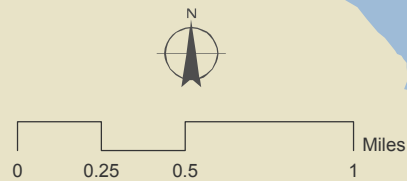
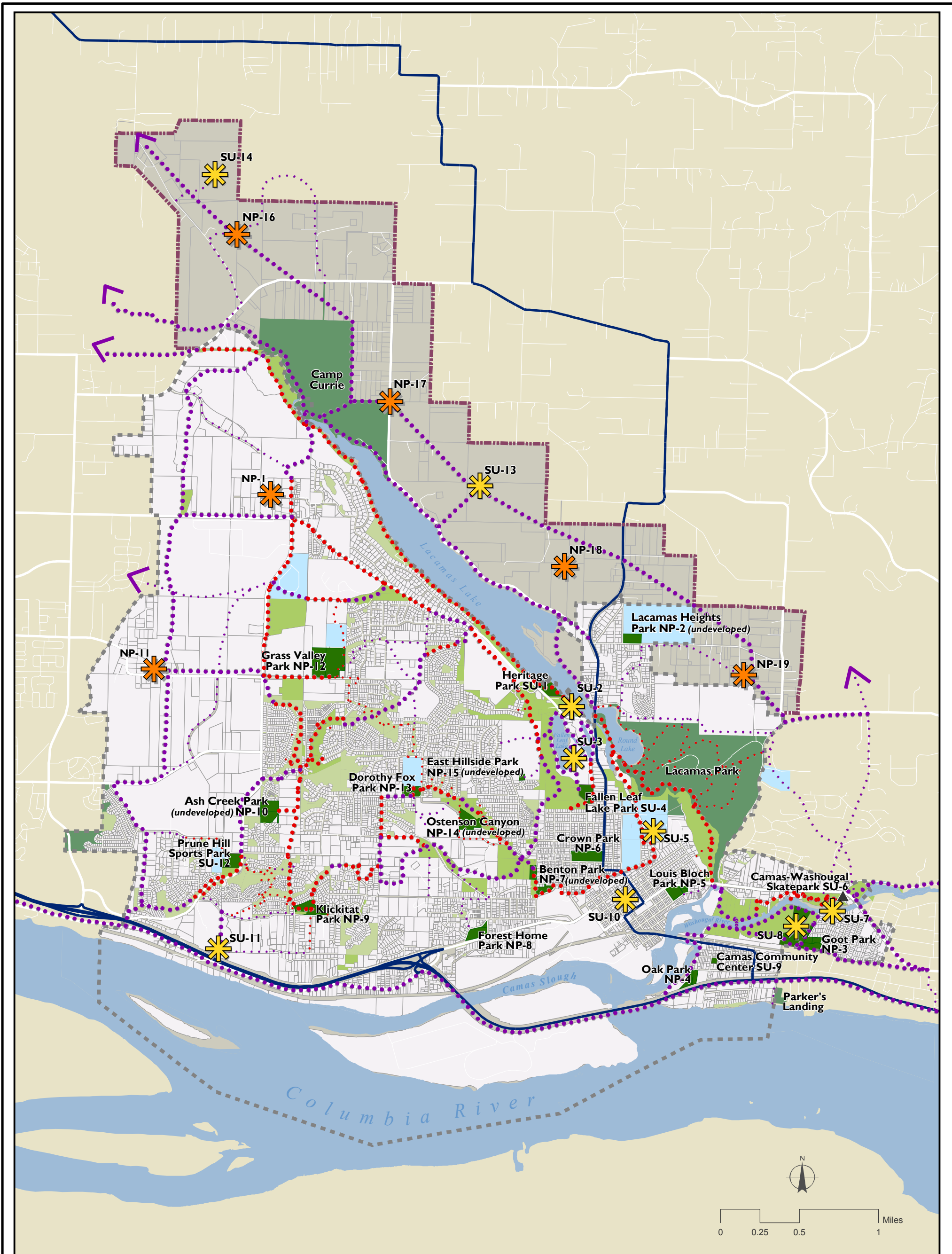
The proposed park system is depicted on Map 1. Each site is keyed by letters denoting the park classification and a number identifying the site:

- NP = Neighborhood Park
- SU = Special Use Area
- OS = Natural Open Space Areas

On the map, proposed park sites are depicted with an asterisk. This indication illustrates a general location of where a park site is needed, and is not intended to indicate specific parcels of land. Trail and natural area recommendations are detailed in sections 4 and 5.



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Parks, Recreation, and Open Space Comprehensive Plan



City of Camas, Washington

City Maintained Trail System

- Existing Trail
- Proposed Trail

Trails Maintained By Others

- Existing Trail
- Proposed Trail

- ★ Proposed Special Use Area
- ★ Proposed Neighborhood Park

- City of Camas Park
- City of Camas Open Space
- Other Public Open Space
- Private Open Space
- State Highways
- School Property
- UGA Proposed Expansion
- UGA Existing

Proposed Parks System



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April 2007

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 a recently acquired property at the corner of the Lacamas Heights Elementary School/Camas High School campus. This property should be designed and developed to the City's neighborhood park standards to serve the community north of Lacamas Lake and Lacamas Park.

Goot Park (NP-3)

Goot Park has been upgraded since the 2000 plan and now includes most of the major elements of the design guidelines. The restroom at Goot Park should be upgraded and the City of Camas should explore the possibility of expanding this site, in partnership with the City of Washougal, to provide additional parking.

Oak Park (NP-4)

Oak Park is one of the smallest developed parks in Camas. With little room for expansion and no sites for an alternative neighborhood park in this area, this park should be designed and developed in the spirit of the neighborhood park design guidelines but with the understanding that not all of the minimum features will fit in this site. Neighborhood park amenities to serve nearby neighbors should be incorporated into the design. In addition, Oak Park should be designed to support the trail that runs adjacent to the park and along the Washougal River. Amenities that would support the trail include restrooms, drinking fountains and signage indicating the local trails.

Louis Bloch Park (NP-5)

Louis Bloch Park should be upgraded to better meet the neighborhood park design guidelines. The playground equipment and restroom should be upgraded and a covered picnic shelter should be added to the site. The City should also examine options for dealing with the lack of parking surrounding the park, especially on





game days during baseball season. The lighting on this highly developed field is also in need of replacement. 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. **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.
2. **Determine the future of the Crown Park pool.** The existing outdoor pool is aging, and is reaching the end of its useful life. The best option for the pool should be determined through a pool study that explores a variety of options, ranging from removal to replacement with a new pool. This study should take into account any planned new aquatic facilities, whether indoor or outdoor, and evaluate operating costs.
3. **Complete a master plan that incorporates results of the Crown Park pool study.** Crown Park should be upgraded, but a new master plan is needed before improvements are begun. 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 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)

A small, currently undeveloped site, Benton Park should be developed to support neighborhood scale, passive recreation opportunities along with limited neighborhood amenities. This site also contains a community trail that connects the Ostensen Canyon to downtown and Lacamas Park, and should be designed to support trail use. This site will also need an assessment of the health of old Douglas Fir trees on the site. The upper portion of this site should include a playground and site amenities to serve the adjacent neighborhood.

Forest Home Park (NP-8)

As an older Camas park, Forest Home Park should be upgraded to the new design guidelines for neighborhood parks. At this park, an upgraded restroom facility is needed, 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)

Klickitat Park is the newest park in Camas. An additional phase of construction is currently planned and should be completed.

Ash Creek Park (NP-10)

Ash Creek Park, currently an undeveloped park site, 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 the City. Once a site is identified, the site should be acquired, master planned, and developed 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 newest, best-designed and most heavily used parks. This park, like Crown Park, is envisioned to be one of several enhanced

neighborhood parks in Camas that provide a broader range of facilities and amenities than the more typical neighborhood park. Recommendations for Grass Valley Park include:



1. **Develop a plan for the expanded site.** Camas acquired additional property to expand Grass Valley Park. Although there are some limitations due to the presence of wetlands, this land will be important for reducing the crowding at Grass Valley. The City should complete a plan for the expansion area that takes into account the existing well-designed park, addresses parking issues, and provides additional walking access.
2. **Add a perimeter walking path that connects with the planned school site.** The plan for an expanded Grass Valley Park should include a walking path that connects with the adjacent school site and also provides a perimeter walking path in the park. This path will provide a safe walking route to the school, while meeting the need for active recreation in Camas.
3. **Address the parking shortage at the site.** Grass Valley is heavily used, and has a shortage of parking during peak use times. Potential solutions to the parking issue are expanding the parking area onto the newly acquired parcel, developing an agreement with the School District to use parking at the planned adjacent school, working with neighboring businesses to secure overflow parking, or improving other parks to disperse use.
4. **Monitor use and make adjustments if needed.** The heavy use of Grass Valley Park has resulted in operations impacts, including parking shortages and the need for increased maintenance. Grass Valley Park should be monitored periodically to determine whether additional shifts are needed. For example, if use decreases after additional parks are added to the system, maintenance frequencies may need to be reduced.

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. Artificial turf should be evaluated for the field.

Ostensen Canyon (NP-14)

Ostensen Canyon Park was being master planned in summer 2006. This park is planned to include a playground, restroom, picnic shelter, two basketball courts, two soccer fields, a tennis court, and a bridge across the canyon. Perimeter walking trails are also planned. The first phase of implementation is planned for 2007.



East Hillside Park (NP-15)

This parcel of land was purchased for a future neighborhood park. The very small size of this parcel and the development plan for the surrounding area make a full-sized park not feasible. With limited space available, careful consideration of the unmet needs in the immediate area is needed to plan for park services. The park should be master planned with community input, then built.

3.3 Recommendations for Special Use Areas

Lacamas Lake/Fallen Leaf Lake Park Complex (SU 1- SU 4)

Camas has assembled a complex of special use park land at the southeast end of Lacamas Lake and around Fallen Leaf Lake. This includes Heritage Park and Fallen Leaf Lake Park, as well as the more recently acquired Moose Lodge site and the envisioned group picnic area. This complex of parks offers the opportunity to create a signature element of the Camas park system, building on the strength of the popular Heritage Trail and the wonderful waterfront locations.

1. Prepare a master plan that addresses the Fallen Leaf Lake park complex, including Heritage Park (SU-1), the Moose Lodge site (SU-2), the planned Fallen Leaf Lake picnic area, and Fallen Leaf Lake Park (SU-4). The master plan should address all the sites, capitalize on existing resources, and consider the interrelationships of the different sites.

2. The master plan should address the following elements:
 - Maintain the trailhead function of Heritage Park.
 - Maintain the softball stadium at Fallen Leaf Lake Park.
 - Consider new uses for the Moose Lodge structure.
 - Incorporate a group picnic area



3. The individual sites are as follows:

Heritage Park (SU-1)

Heritage Park is a well-developed combination lakefront park and trailhead, centrally positioned in Camas. There is a boat launch at this site, along with restrooms, the very heavily used Heritage Trail trailhead, and a parking lot that could be expanded.

Moose Lodge Site (SU-2)

The Moose Lodge fronts on Lacamas Lake and is part of the Fallen Leaf Lake park complex. The City acquired this property with the intent of developing it for park uses. In the interim, it has been leased back to the Moose organization. For the future, revenue-generating uses should be considered to take advantage of the lakefront location. The lodge structure should be retained and renovated.

Proposed Fallen Leaf Lake Picnic Area (SU-3)

Camas should pursue development of a large group picnic area at Fallen Leaf Lake. This picnic area should accommodate groups of 100+, and should be planned as part of the master plan for the Fallen Leaf Lake complex.



Fallen Leaf Lake Park (SU-4)

Fallen Leaf Lake Park is a softball stadium, and is currently fully developed for this specialized use. Additional facilities that could be added to this site include trailhead signage and supporting facilities. These elements should be considered as part of the master plan for the Fallen Leaf Lake complex.

Proposed Ione Street Sports Park (SU-5)

In partnership with the Camas School District and local sports organizations, 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. Neighborhood serving amenities such as walking trails, a playground, and site furnishings should be designed 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. Over time, new features may be needed to keep this park interesting 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. Improve access to the facility and add a restroom to the site 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 of facilities on the Washougal River.

Proposed Community Recreation Center Site (SU-8)

The Cities of Camas and Washougal are currently examining the opportunity to partner on building and operating a full-service community recreation center. Site SU-8, located on the Washougal River and adjacent to Goot Park, was acquired to serve as a location for this center. In addition to a full-service multi-purpose community center, additional recreation amenities such as a playground, courts, and sports fields should be incorporated into the site. Primary access to the Recreation Center could pass south of Goot Park. Because of the location, the design for this site needs to give careful consideration to traffic, circulation, and neighborhood compatibility.



Camas Community Center (SU-9)

The existing Camas Community Center is a small former elementary school converted to recreation use. 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, if the proposed community recreation center at site SU-8 or another location 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 surplus of the property.

Proposed Downtown Gathering Place (SU-10)

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 a site for 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 developed as a festival street that could be closed to traffic and used as a plaza for community events or a farmers' market.

Proposed Columbia Viewpoint (SU-11)

Camas has limited opportunities to engage with the Columbia River 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. 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. A permanent restroom facility should be added to this park to support the fields and artificial turf should be evaluated for the field.

3.4 Recommendations for UGA Expansion Area Parks

During the preparation of this plan, Clark County was examining Urban Growth Area expansions countywide. As part of this effort, an Urban Growth Area expansion for Camas was being explored north of Lacamas Lake. Although the boundary is undetermined at this point in time, it is clear that Camas will likely experience a boundary expansion in the future. An expansion will create a need to expand services and infrastructure to new areas. The following recommendations are based on preliminary planning for the potential UGA expansion area. It is important to note that needs could change if land uses change.

Proposed Neighborhood Park (NP-16)

An appropriate neighborhood park site should be identified in the UGA expansion area north of the existing City limit to provide neighborhood park service coverage in that area. The potential UGA expansion area presents an opportunity for a larger neighborhood park that includes a wider range of facilities. Once identified, the site should be acquired, master planned, and developed as the population increases in the area.

Proposed Neighborhood Park (NP-17)

An appropriate neighborhood park site should be identified in the UGA expansion area northwest of the existing City limit, just east of Camp Currie to provide neighborhood park service coverage in that area. Once identified, the site should be acquired, master planned, and developed as the population increases in the area.

Proposed Neighborhood Park (NP-18)

An appropriate neighborhood park site should be identified in the UGA expansion area north of the existing City limit, just north and west of Camas High School to provide neighborhood park service coverage in that area. Once identified, the site should be acquired, master planned, and developed as the population increases in the area.

Proposed Neighborhood Park (NP-19)

An appropriate neighborhood park site should be identified in the UGA expansion 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. Once identified, the site should be acquired, master planned, and developed as the population increases in the area.

Proposed Camas Sports Field Complex (SU-13)

To meet the need for additional ball fields, Camas should acquire a large parcel of land in the UGA expansion area for use as a sports field complex. There is limited land available within the current Urban Growth Area, and planned growth north of the lake will need nearby sports facilities. This facility could be created in partnership with the Camas School District on a joint site.

Green Mountain Overlook (SU-14)

In the northwest corner of the potential UGA expansion Green Mountain rises above the surrounding landscape. A small site at the high point of this area could provide views of Lacamas Lake and most

of northern Camas. This site should be developed to support trail activities and take maximum advantage of the views. Some parking should be provided and this site should be designated as a trailhead.

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. Since the 2000 PROS Plan, Camas has developed new fields and improved existing ones. However, sports fields are still a significant community need.

1. **Continue with current policies and responsibilities.** The 2000 PROS Plan spelled out roles and responsibilities for sports fields. These have worked well, so Camas should continue with its current policies and responsibilities in terms of field provision and scheduling.
2. **Provide sports fields at new neighborhood parks.** Camas should provide at least one sports field at each new neighborhood park site, and if possible should provide more than one field. Six new neighborhood park sites are identified within this Plan.
3. **Develop a sports complex.** 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 that is suitable for league play and tournaments. Within existing Camas city limits, SU-5 presents a good opportunity to work with the school district on a shared facility. In the proposed UGB expansion areas, special Use site SU-13 is a potential site, which could be shared with a future school location.
4. **Develop sports fields at the Recreation Center site.** Sports fields should be incorporated into the grounds at the planned recreation center (Site SU-8). Although a complex is not possible given the amount of acreage needed for the Center building, there is space for some fields. Additional fields

should be designed to consider the existing fields at Goot Park.

- 5. 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, particularly for soccer fields. 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 to each of these solutions, and each situation should be evaluated to determine the best solution. In addition, lighting should be considered for the fields at Dorothy Fox or Prune Hill. Lighting should be a priority for fields that have improvements (such as artificial turf) that allow for extended playing time.

Aquatics Facilities

Camas residents have long expressed a need for increased aquatics facilities. As the 2006 survey results indicated, public demand for a swimming pool is high, as it was in 1999. The feasibility of an indoor aquatic center for the Camas-Washougal area was studied in 2001. Currently, the Crown Park pool is the only public swimming pool in Camas and the only public outdoor pool in Clark County. The biggest issue with aquatics facilities in Camas continues to be the costs for pool development and the ongoing operating costs.

Camas should evaluate several questions before finalizing decisions on how to meet aquatics needs in the future:

- 1. Indoor vs. Outdoor Swimming.** Camas currently offers only outdoor swimming. Outdoor pools are less costly to construct and sometimes less costly to operate. However, swimming opportunities are only offered seasonally at outdoor pools.
- 2. Community Recreation Center.** An indoor pool with leisure pool elements could be incorporated into the envisioned Community Recreation Center. If an indoor pool is included in the center, no other public indoor pool will be needed.

3. **Crown Park Pool.** Crown Park Pool has reached the end of its useful life. This pool will need a significant renovation – essentially a replacement – to continue. This pool could be eliminated, replaced at Crown Park, or replaced elsewhere.
4. **Spraygrounds.** Spraygrounds offer the opportunity for water play, but do not have standing water nor require lifeguards.

All of these options have various costs and benefits. The Community Recreation Center, Crown Park Pool, and spraygrounds are discussed in greater detail below. However, all potential aquatics elements must be considered in the system context to ensure that greatest community benefit is being provided for the public investment. For example, if the City opts to pursue an indoor pool at the Community Recreation Center, it may limit the funding available for the Crown Park pool or for spraygrounds.

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 conventional pool at the Community Recreation Center. 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. **Conventional swimming 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.

Crown Park Pool

As noted, the pool at Crown Park is suffering from an aging structure and equipment that has outlasted its design life. The pool will continue to fail until it eventually becomes inoperable. Camas has four basic options for addressing the Crown Park Pool. The final decision will depend, in part, on what happens with the Community Recreation Center. These options are:

1. **Eliminate the outdoor pool.** This option would have the lowest operating cost for Camas, but it would result in a reduction in recreation opportunities. If indoor swimming is provided elsewhere, elimination of the outdoor pool may be feasible.
2. **Fix or repair the pool.** This option could extend the life of the pool a little longer, but it does not address the underlying high cost of operating Crown Park Pool.
3. **Provide a replacement pool at Crown Park.** If Camas decides that a swimming pool should be a continued element at Crown Park, the master plan for Crown Park should evaluate where the pool should be located within the park and what type of facility it should be. Options are the standard tank, similar to what is already there (not recommended), a leisure pool, or a water playground.
4. **Provide an outdoor pool at another location.** Crown Park may not be the best site for an outdoor pool. Since the Crown Park Pool was developed, Camas has grown and changed significantly. The City could opt to locate an outdoor pool at another location, such as the Community Recreation Center or another park further north or northwest.



Water Playgrounds/Spraygrounds

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 Recreation Facilities

Camas needs indoor recreation space that supports a broader range of activities than the existing Community Center. The community's

need for indoor space dates back to before the 2000 Plan, and was reconfirmed during the 2006 planning process. Many citizens commented on the desire for a community center and community center-based recreation activities during the citizen outreach process of the 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.

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 preferred option is a center that is jointly developed and operated by a partnership between Camas and Washougal.

A potential site has been identified and purchased on the Washougal River near the shared border of the two cities. 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. With a jointly developed center, it is important that the design matches the financial goals of both partner cities. The feasibility study will need to consider a balance of the type/size of facilities and the level of subsidy that will be acceptable to residents of Washougal and Camas.

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
- 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.

In recreation surveys completed in Washougal and Camas, community members in both cities very strongly supported partnerships between the two cities and also very strongly identified a need for a community center.

If a partnership between the two cities is not feasible, Camas should pursue an indoor center on its own, conducting a feasibility study that identifies location as well as building elements.

Camas Community Center

The Camas Community Center is a historic school building located south of the Washougal River and downtown Camas. This structure is used as the offices for the Park Department, in addition to providing some recreation classroom space. 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 Camas Community Center should be reevaluated since the Recreation Center will accommodate the recreation uses of the Community Center. A range of options is possible:

1. **Surplus 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.

Other Recreation Facilities

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

Large Group Picnic Area

Camas has several family picnic areas, but no large group picnic areas suitable for supporting large group (100+ people) events. In addition to meeting the need for company picnics and large family gatherings, a group picnic area can generate revenue. A group picnic requires a large site and the ability to separate itself from the rest of the park. A group picnic area should contain one to two large shelter buildings equipped with barbecue grills and an outdoor patio area. The Fallen Leaf Lake park complex could support a large group picnic area.

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 Columbia River is 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 Shore Line Master Plan for the Washougal River should be revisited and revisions considered allowing appropriate public access to the river in the Washougal River Greenway.

SECTION 4. TRAILS

4.1 Trails Plan Concept

Trails are an important recreation asset in Camas, and residents place a high priority on a community-wide trails network. The results of the survey and feedback from residents and the Planning Advisory Committee 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 survey results in Appendix A describe these findings in greater detail, and include comparisons to the 1998 community recreation survey.

This plan responds to community input on needs and priorities by recommending a network of trails that provides linkages within the community as well as to the region beyond. The trails plan provides connections between parks, open spaces, schools, and neighborhoods, and incorporates the Vancouver-Clark County regional trails 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

Previous plans in Camas have called for a community trail network, with the 2000 Park, Recreation, and Open Space Comprehensive Plan recommending a detailed community-wide trail system. In recent years, the City has made considerable progress on implementing the trail system.

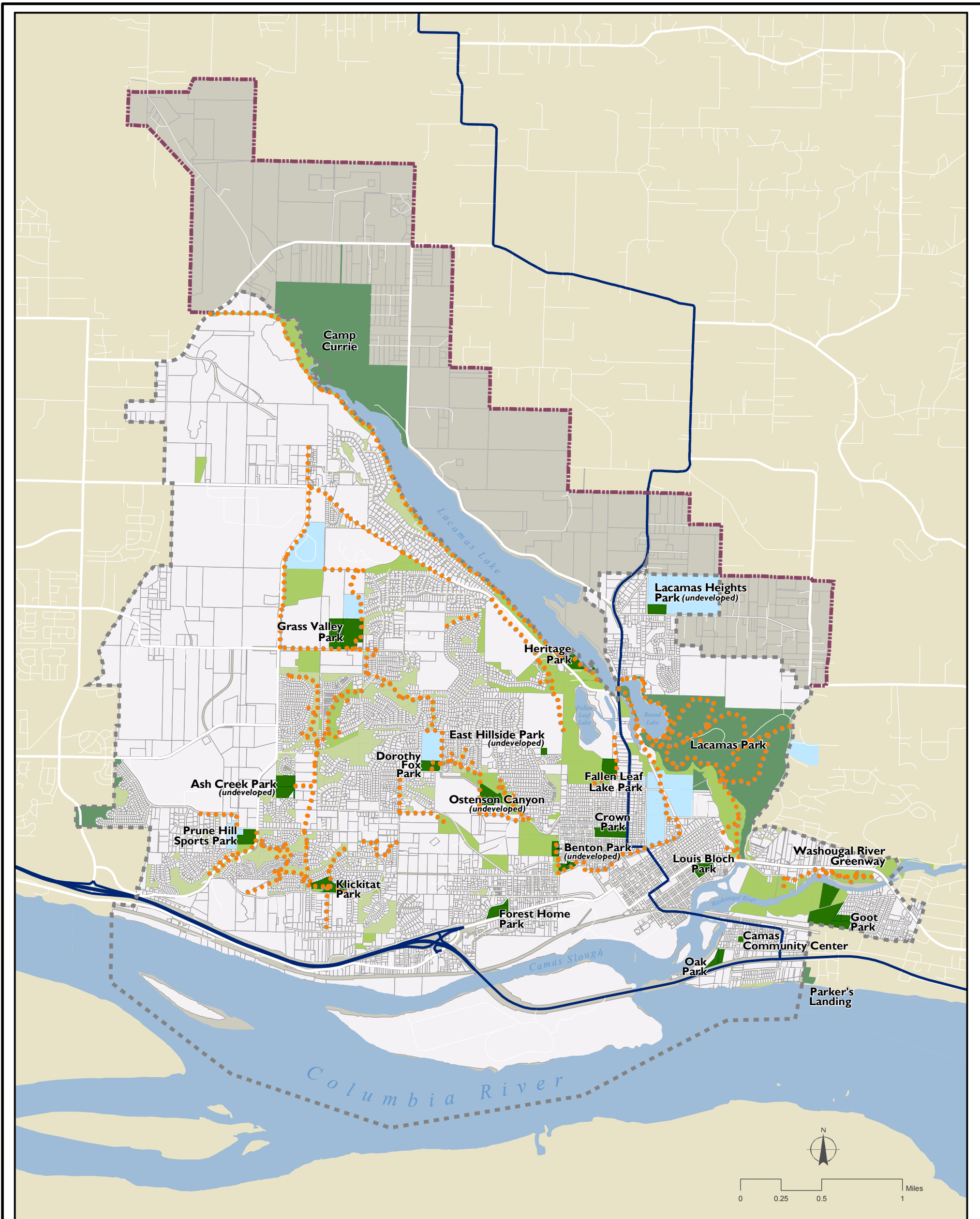
As of May 2006, there were 22.75 miles of existing trail within the planning area. Many short segments that existed prior to 1995 have been connected into longer continuous segments. However, there are several missing segments are still needed to create an interconnected system. Table 4.1 details the existing trail inventory in Camas.

Table 4.1
2006 Trail Inventory

Trail Name	Length in Miles	Description
Heritage Trail	3.51	Unpaved; trailhead at Camas Heritage Park; runs along Lacamas Lake
Lacamas Park trails (county)	4.62	0.14 miles paved; 4.48 miles unpaved; other informal paths; natural open space
Washougal River Greenway trails	0.57	Partially paved with other informal paths
Other Trails	14.05	Various segments owned by the City and a number of Homeowners' Associations.
TOTAL	22.75	

The trails in existence in Camas provide a good base for the network. Existing trails include the Heritage Trail along Lacamas Lake, a heavily used long 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 since 2000, but there continues to be a lack of connections between individual trail segments. According to 2006 survey results, one of the most significant reasons people don't use trails more frequently is lack of connections. The existing trails in Camas are mapped on Map 2 on the following page.





**Parks, Recreation,
and Open Space
Comprehensive Plan**



City of Camas, Washington

- | | |
|---------------------------|----------------------------|
| ●●● Existing Trail System | ■ City of Camas Park |
| — State Highways | ■ City of Camas Open Space |
| ■ School Property | ■ Other Public Open Space |
| ■ UGA Proposed Expansion | ■ Private Open Space |
| ■ UGA Existing | |

Existing Trails



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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. In addition, the recommended trails plan incorporates the Vancouver-Clark County trails plan and the City of Washougal's trails plan.

The Camas trails plan is depicted on Map 3. Each trail segment is designated by a reference, such as T-1 (designating trail segment 1). The trail network depicted on Map 3 is 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.

Trail recommendations are summarized in Table 4.2. There are two types of trails, those owned and maintained by the City and those owned and maintained by other parties. The existing and proposed major Camas trails are indicated in larger dots, and these trails will be owned and maintained by the City of Camas. The existing and proposed connecting trails, which will be built and maintained by homeowners associations, developers and other agencies, are indicated with smaller dots. With an aggressive program aimed at connecting the pieces, the Camas trail network will provide a wide variety of pathway experiences and tie together regional and community connections.

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

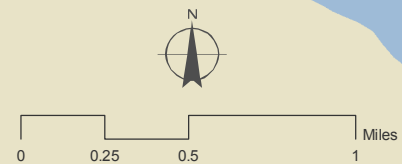
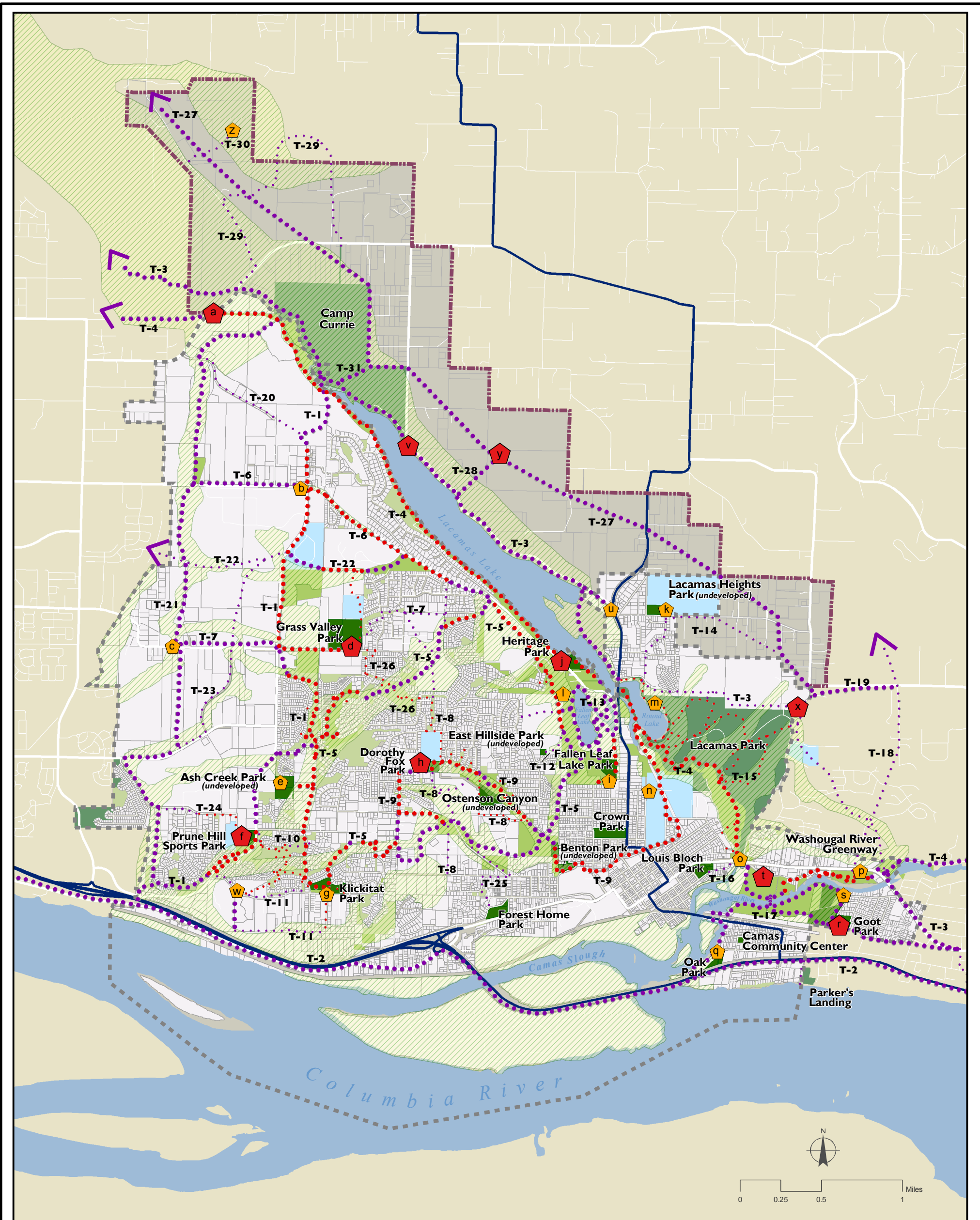
Trail T-6 parallels Lake Road, connecting from T-1 to T-21. This segment has been partially constructed.

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.



**Parks, Recreation,
and Open Space
Comprehensive Plan**



City of Camas, Washington

- Primary Trailhead
- Secondary Trailhead
- T-1** Trail Number
- a** Trailhead ID
- City Maintained Trail System**
- Existing Trail
- Proposed Trail
- Trails Maintained By Others**
- Existing Trail System
- Proposed Trail System
- Proposed Open Space Network
- City of Camas Park
- City of Camas Open Space
- Other Public Open Space
- Private Open Space
- State Highways
- School Property
- UGA Proposed Expansion
- UGA Existing

**Proposed
Trails Plan**



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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, T-5.

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 proposed 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. In addition, T-17 passes near the preferred community center site, and will be a major gateway to the Camas trail system for center users.

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 Recommendations

Table 4.2 summarizes the recommendations for the Camas trail network.

Table 4.2
Summary of Trail Recommendation

Trail #	Name	Total Miles	Comments	City Maintained
T-1	West Camas Regional Trail	4.6	Completion/ Acquisition/ Development	✓
T-2	Columbia River Regional Trail	6.7	Acquisition/Joint Development	✓*
T-3	East Camas Regional Trail*	8.2	Clark County Development	✓
T-4	Heritage Trail	7.9	Minor Additions/ Improvements/Dev elopment of Washougal River crossing	✓
T-5	Camas Neighborhood Loop Trail	6.7	Additional Acquisition/ Development	✓
T-6	Lake Road Connector Trail	2.0	Completion/Upgra de to Standard	✓
T-7	West Camas Connector Trail	2.3	Completion/Upgra de to Standard	✓
T-8	Prune Hill Connector Trail	3.0	Completion/Upgra de to Standard	
T-9	Downtown Connector Trail	3.8	Completion/Upgra de to Standard	✓
T-10	Deer Creek Connector Trail	1.3	Completion/Upgra de to Standard	
T-11	View Ridge Connector Trail	1.9	Completion/Upgra de to Standard	✓
T-12	East Hilltop Connector Trail	0.2	Acquisition/ Development	✓
T-13	Fallen Leaf Lake Trails	2.5	Development/Com pletion of Acquisition	✓
T-14	Lacamas Heights Connector Trail	1.6	Acquisition/ Development	
T-15	Lacamas Park Trails	3.7	No Changes	
T-16	Louis Bloch Connector Trail	0.3	Acquisition/ Development	
T-17	South Camas River Loop	2.9	Acquisition/ Development	✓
T-18	Washougal Connection	1.5	No Action	
T-19	Washougal Connection 2	0.6	No Action	✓*

Trail #	Name	Total Miles	Comments	City Maintained
T-20	Northwest Connector	0.8	Acquisition/Development	
T-21	Westside Route	3.1	Acquisition/Development	✓
T-22	Leadbetter Corridor	1.6	Acquisition/Development	✓*
T-23	Natural Trail	2.6	Acquisition/Development	
T-24	Prune Hill West Trail	0.6	Acquisition/Development	
T-25	Forest Home Park Connection	0.8	Acquisition/Development	
T-26	Grass Valley Link	0.9	Acquisition/Development	
TOTAL		71.3	Total City Maintained Trails	55 miles

*Jointly maintained

Trailhead Recommendations

Trailheads are recommended throughout the trail network to provide access points, encourage use of the trail system, and establish support facilities throughout the network. Two types of trailheads are recommended. 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.

The trailhead locations are depicted on Map 3, the Trails Plan. Table 4.3 on the next page summarizes the recommended trailheads.

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
w	Columbia Viewpoint	Secondary
x	Lacamas Park East	Primary
y	Sports Park	Primary
z	Green Mountain Overlook	Secondary

4.4 Trails in the UGA Expansion Area

The potential Urban Growth Area expansion land will be a key opportunity to expand the Camas trail system. As planning continues for the potential UGA expansion, additional trails should be considered to connect to new local destinations and to feed into the major trails in the area (T-3 and T-27.) Table 4.4 describes five trails preliminarily proposed for the UGA expansion area.

Table 4.4
UGA Expansion Area Trails

Trail #	Name	Description	City Maintained
T-27	North Camas 1	Major route connecting all of the potential UGA expansion area	✓
T-28	North Camas 2	Connection between T-3 and T-27	✓
T-29	Green Mountain 1	Local trail proposed for Green Mountain Communities	
T-30	Green Mountain 2	Local trail proposed for Green Mountain Communities	
T-31	Camp Currie Connection	Connection between T-3 and T-27	✓

Three proposed trailheads outside of the current city limits (labeled y, v, and z) are depicted on the map and listed in the table above. It is anticipated that there will be a need for additional primary and secondary trailheads throughout this area. Locations will be determined after further planning of the expansion area.



SECTION 5. NATURAL OPEN SPACE

5.1 Overview

Camas residents place a high value on natural open space, demonstrated in the 1998 and 2005/6 recreation surveys. The City has acquired a number of natural open space sites, and has also placed development restrictions on critical areas. Land development procedures require the dedication of open space land. Sometimes this land is dedicated to the City, otherwise it is owned and maintained by another organization, such as a local homeowner's association. Regardless of ownership, natural open space serves a key role in the park and recreation system in Camas.

5.2 Existing Natural Open Space

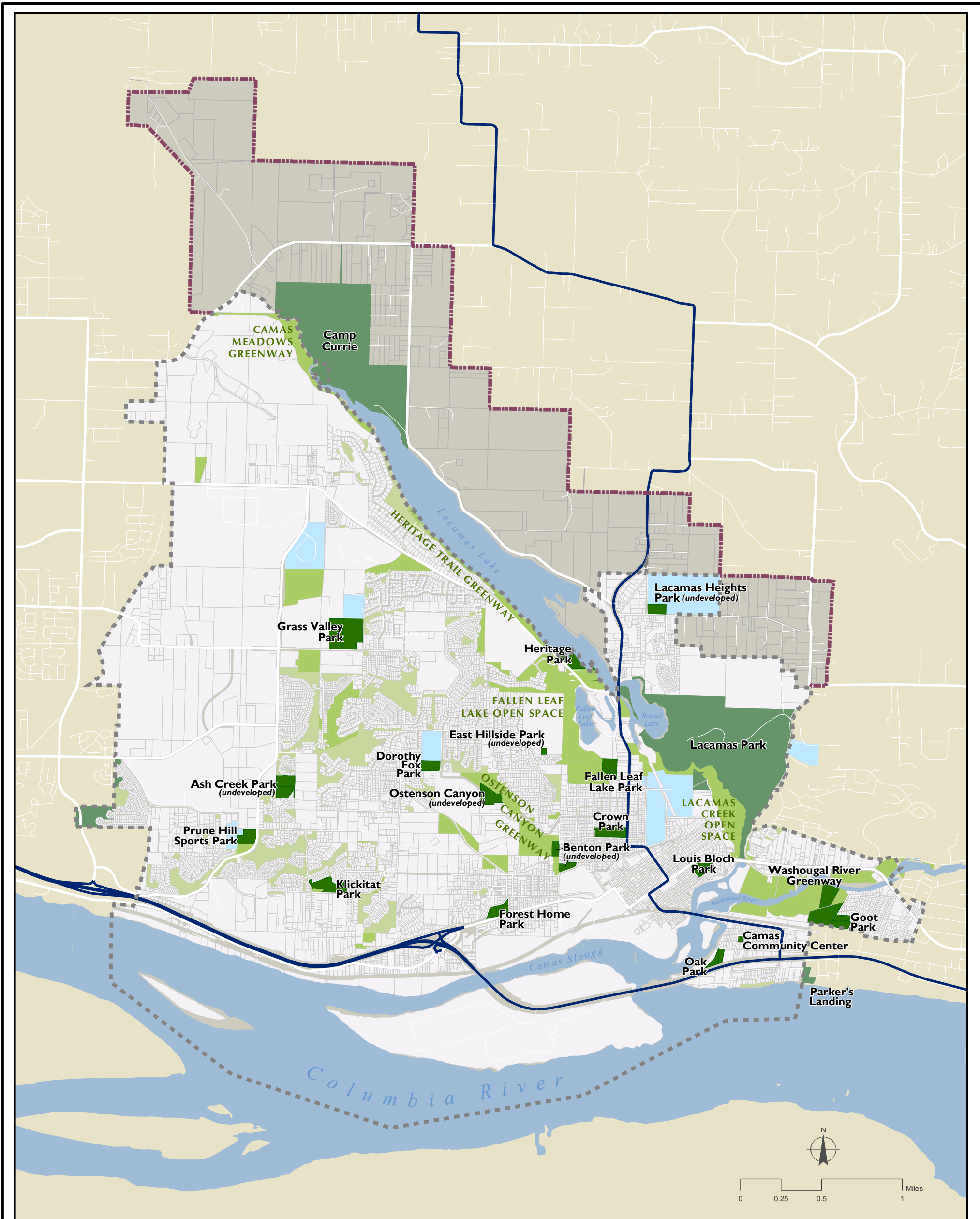
Natural open space in Camas is defined as undeveloped land left primarily in its natural environment with recreation use as a secondary objective. It may be owned by a public agency or preserved under private ownership. This type of land often includes wetlands, steep hillsides, and large blocks of forested 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. Without personnel with a background in open space resource management, some of these natural features may be diminished.

Map 4 on the following page depicts the existing natural open space in Camas.

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**Parks, Recreation,
and Open Space
Comprehensive Plan**



City of Camas, Washington

- State Highways
- School Property
- UGA Proposed Expansion
- UGA Existing
- City of Camas Park
- City of Camas Open Space
- Other Public Open Space
- Private Open Space

**Existing Natural
Open Space**



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As shown on the map, 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.

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	31.3
Lacamas Creek Open Space	53.4
Ostenson Canyon Greenway	50.0
Washougal River Greenway	86.7
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	1263.3

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

5.3 Open Space Components

The goal of this plan is to develop a permanent Open Space Network from various categories of critical lands and other forms of natural open space. The first step in this planning process was to identify land that could be easily acquired because of the difficulty of other forms of urban development. These three basic types of land are:

- 1) **Existing Natural Open Space:** This is land owned by the City, Clark County or is owned as permanent open space by homeowner's associations. It is shown on the map on page 52 and currently represents about 1260 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.

As seen on the Open Space Composite Map and city-adopted wetlands maps, there are two major areas where wetlands are now found. The largest amount is located in the western portions of the city, generally west of NW Parker Street. The other prolific area of wetlands is found in the Washougal River Greenway area to the southeast. Large portions of this land have been acquired as natural open space already.

Overall approximately 545 acres of wetland areas now exist in the Camas area.

3) **Steep/Unstable/Geologically hazardous Areas:** The City of Camas has recently 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. Where the intensity of a development may impact these areas to a degree that limitations and restriction are necessary, trails may be deemed suitable.

5.4 Permanent Open Space Network

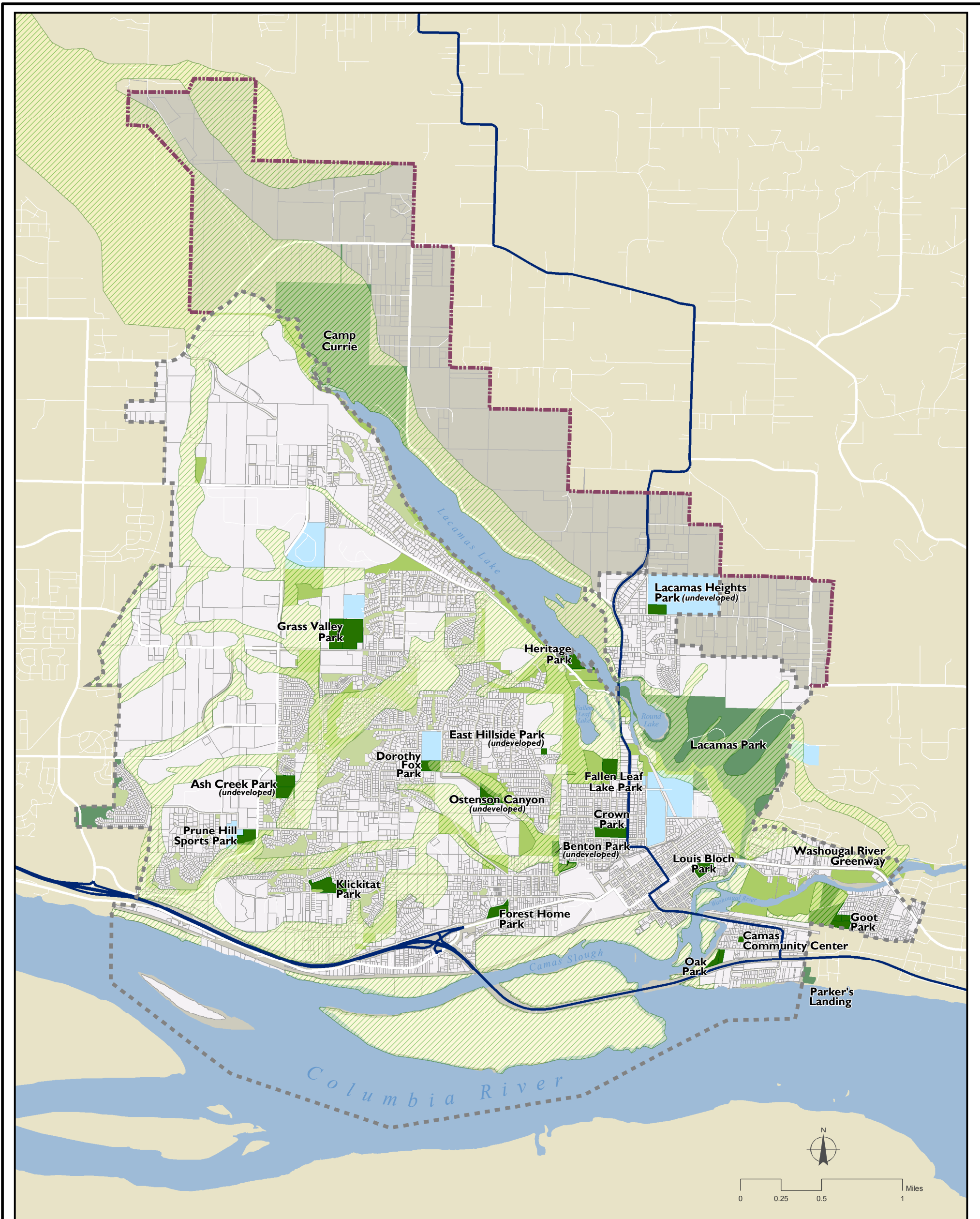
The objective of this Plan is to combine individual open space parcels into a network of open space for preserving vegetation, separating neighborhoods, creating a sense of seclusion, protecting critical areas, and providing land for trail systems. This system of open space will be called the Permanent Open Space Network or simply “The Network.” Some areas identified on the Natural Open Space Composite Map are not included in the Network. These areas do not adhere to the criteria for inclusion in the Network which are listed below. Map 5 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 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 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.



Parks, Recreation, and Open Space Comprehensive Plan



City of Camas, Washington

- | | |
|--|---|
|  State Highways |  Proposed Open Space Network |
|  School Property |  City of Camas Park |
|  UGA Proposed Expansion |  City of Camas Open Space |
|  UGA Existing |  Other Public Open Space |
| |  Private Open Space |

Permanent Open Space Network



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Network Connections

As reflected earlier, existing natural open space, wetlands, and steep slopes were evaluated in the identification of the network. A fourth component was also required that ties the whole system together. These 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, with the most likely source park and open space impact fees.

Network connections should have a high priority of acquisition because of their development potential and the importance of connecting other open space areas. 170 acres of Network Connection land was identified in the 2000 Park Recreation Open Space Plan. Of this, much of the land has either been purchased by the City for natural open space or developed as part of residential subdivisions. Remaining undeveloped land forming connections in the Permanent Open Space Network remains a high priority for acquisition by the City.

Network Policies

The Network is meant to be 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. In the past, considerable debate occurred over the issue of who should own and maintain future and existing open space. The conclusion was that the land identified for inclusion in the Permanent Open Space Network should be accessible to the public, and that the City may acquire or accept ownership. Priority for City ownership is for open space 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. Management policies for land within the Network are detailed in the Open Space Management Plan.

- 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 in the UGA Expansion Area

The Permanent Open Space Network will expand along with the UGA boundary. Preliminarily the north bank of Lacamas Lake has been added to the Network, recognizing the importance of protecting and enhancing the bank and water quality of this body of water. 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, and the community values the parks and open space, as well as the high quality of the park system. Now that the City has built such an excellent system, special consideration is needed to ensure that the community's assets are maintained and preserved for the future. This chapter provides recommendations on maintaining and operating the park system.

6.2 Tiered Levels of Service

Camas maintains its parks to a high standard, and the community values this attention to the parks they enjoy. To manage the park system more efficiently and assist with resource allocation, Camas should implement a tiered level of service. This tiered system will be used to inform the City's maintenance management plan, which will specify performance standards, frequency goals, and time requirements. Four maintenance levels are recommended for traditional parks (detailed in Table 6.1), two for sports fields (Table 6.2) and three levels are recommended for natural open space (Table 6.3).

Traditional Parks

Traditional park maintenance includes the typical neighborhood park amenities (excluding sports fields, which are addressed separately). Each Camas park is maintained to a high standard, higher than in most nearby communities. 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 Camas' parks looking great, both routine and preventive tasks.
- Level B and Level A are for parks with higher use or more amenities. These parks 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. Other sites assigned to this category

may have pre-existing non-park uses, such as the Moose Lodge.

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
		May Include	Does Not Include	
A	Highest level of detailed maintenance, for signature high visibility and most heavily used parks	<ul style="list-style-type: none"> ▪ 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
B	Enhanced level of care due to moderately high use.	<ul style="list-style-type: none"> ▪ Camas basic level of care PLUS ▪ Shrub and landscape beds ▪ Additional turf maintenance to offset impacts of use 	<ul style="list-style-type: none"> ▪ 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.	<p>Standard Tasks</p> <ul style="list-style-type: none"> ▪ Mowing and trimming ▪ Playground safety inspections ▪ Restroom cleaning* ▪ Trash removal ▪ Paved surface maintenance ▪ Parking lot maintenance ▪ Lighting maintenance ▪ Irrigation maintenance ▪ Edging <p>Preventive Tasks</p> <ul style="list-style-type: none"> ▪ Annual fertilization ▪ Pruning ▪ Structure evaluation <p align="right">*where present</p>	<ul style="list-style-type: none"> ▪ Landscape beds ▪ Annual plantings ▪ Water features 	Camas-Washougal Skatepark Oak Park Washougal Greenway Boat Launch
Undeveloped	Sites reserved for future park use. May contain preexisting non-park uses.	<ul style="list-style-type: none"> ▪ 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 Benton Park East Hillside Park Lacamas Heights Park Moose Lodge 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.

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
Formal	<p>Formal sports fields are designed and built to a specification for one or a variety of specific uses. The maintenance of these fields will include all of the basic turf care practices as well as:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Grass Valley Park Dorothy Fox Park Fallen Leaf Lake Park Prune Hill Sports Park Forest Home Park Louis Bloch Park</p>
Informal	<p>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.</p>	<p>Klickitat Park Goot Park Crown Park Oak Park</p>

Natural Open Space

Natural open space areas have very different maintenance requirements from active use parks. The 2003 Open Space Management Plan provides a policy framework for establishing and enlarging the Permanent Open Space Network described in Section 5. The management plan also details policies about how to protect the resources contained within the network.

For budgeting and goal setting purposes, each natural open space area should be assigned into one of three levels of maintenance recommended for natural open space in Camas. 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. For details on the specific areas of land management that should be addressed, see Section 6 of the Policy Guidelines for an Open Space Management Plan. 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.	Fallen Leaf Lake Open Space

6.3 Additional Maintenance 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. Implement a preventive weed and pest management program.** Camas 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. **Conduct a baseline forest health survey of the City's natural areas and periodically monitor conditions.** The City is beginning a baseline tree inventory/forest health survey in 2006. This survey should be continued until the health of all natural areas has been assessed. Management recommendations should be determined based on the results of the forest health survey, such as where invasive species removal is needed. Forest health should be checked 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 is taking 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 account is important to ensure that fees for the cemetery can be accurately 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 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 park maintenance needs.** 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.)

Another important set of skills that should be developed is natural resource management. 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. A specialized staff position could also help to coordinate interns to monitor the condition of the City-maintained trail system. A third important role needed to maintain the health of both parks and natural areas is an arborist or urban forester. An urban forester/arborist could be responsible for management of 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.

SECTION 7: IMPLEMENTATION PLAN

7.1 Plan Implementation

The implementation plan sets project priorities for parks, trails, and open space improvements. It presents funding options and provides a six-year plan for trail and open space improvements. The complete list of park, recreation and open space projects, based on the recommendations in the preceding chapters, is presented below in Table 7.1.

Table 7.1
Complete Project List

Facility	Site #	Action	New Facility
Neighborhood Park Projects			
Proposed Neighborhood Park	NP-1	Acquisition, master planning, design and development	✓
Lacamas Heights Park	NP-2	Master planning and development	✓
Goot Park	NP-3	Parking improvements	
Oak Park	NP-4	Minor improvements	
Louis Bloch Park	NP-5	Upgrade to design standards, replace field lights	
Crown Park	NP-6	Parking management plan, Crown Park Pool study, master planning, implementation of master plan	
Benton Park	NP-7	Develop to support trail access and limited neighborhood facilities	✓
Forest Home Park	NP-8	Upgrade to design standards	
Klickitat Park	NP-9	No changes	
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	Master planning (underway), development, pedestrian bridge	✓
East Hillside Park	NP-15	Master planning and development	✓

park recreation & open space comprehensive plan

Facility	Site #	Action	New Facility
Special Use Area Projects			
Heritage Park	SU-1	Fallen Leaf Lake Recreation Area Master Plan	
Moose Lodge Site	SU-2	Renovation of existing structure, development of grounds	
Proposed Fallen Leaf Lake Picnic Area	SU-3	Acquire additional land and develop large group picnic area, master plan park complex	✓
Fallen Leave Lake Park	SU-4	Trailhead facility	
Proposed lone 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 development	✓
Camas Community Center	SU-9	To be evaluated	
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	Permanent restroom facility	
Trail Projects			
Washougal River Greenway Trail and River Crossing	T-4	Trail, bridge development	
Leadbetter corridor	T-22	Trail development	
Trailheads	Misc	Trailhead construction (3 sites)	✓
Trail Improvements	Misc	Annual trail improvements (6 years)	✓
Open Space Projects			
Open Space	Misc	Annual open space acquisition (6 years)	✓

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Facility	Site #	Action	New Facility
Potential UGA Expansion Area Projects			
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	✓
Camas Sports Field Complex	SU-13	Acquisition, master planning and development	✓
Green Mountain Overlook	SU-14	Acquisition, master planning and development	✓
Open Space and Trails	Misc	Opportunity based acquisitions	✓

7.2 Project Priorities

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

- **Land acquisition:** Camas has been rapidly developing, and there is a need to obtain land while it is still available. 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. In addition, the City continues to grow quickly. 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.
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. In 1989 Camas approved a 20 year bond that funded many park acquisitions. This bond cycle will expire in 2010.
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.
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.
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.

Source	Description
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.
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.
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.
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 Interagency Committee for Outdoor Recreation

(IAC). The IAC 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 IAC. Projects eligible under this program include acquisition, development, planning, and renovation projects associated with launching ramps, transient moorage, and upland support facilities. IAC allocates up to \$200,000 for planning projects and up to \$1,000,000 for acquisition, development, or projects that combine planning with acquisition or development. 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 IAC. 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. IAC contributions to education programs will be between \$5,000 and \$10,000, with other projects funded up to \$50,000.
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 IAC. In the past, this was one of the major sources of grant money for local agencies. In the 1990s, funding at the federal level was severely cut, but in recent times more money has become available. In the current proposed federal budget, 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.

Source	Description
Nonhighway & Off-Road Vehicle Activities Program	IAC-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. Maximum grant amounts are between \$50,000 and \$100,000, depending on the type of project.
Washington Wildlife and Recreation Program	This program is administered by the IAC. 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-IAC match. Local park projects have maximum requests of \$300,000 for development and \$500,000 for acquisition costs. There are no 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 IAC and applicants must provide matching funds of at least 50 percent. The grant amounts vary by use from a minimum of \$5,000 for maintaining existing facilities, to a maximum of \$150,000 for developing new facilities.
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.

Source	Description
Aquatic Land Enhancement Account	This program is administered by the IAC 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.
Safe, Accountable, Flexible, Efficient Transportation Equity Act — a Legacy for Users (SAFETEA-LU)	Through the years, Washington has received considerable revenue for trail-related projects from this source. Originally called the Intermodal Surface Transportation Efficiency Act (ISTEA), this six-year program funded a wide variety of transportation-related projects. In 1998, it was reauthorized for another six years under the name Transportation Equity Act for the 21 st Century (TEA-21). The act was reauthorized in 2005 under the name SAFETEA-LU, with similar provisions to ISTEA and TEA-21. In addition to bicycle, pedestrian, and trail-related projects, these funds can generally be used for landscape and amenity improvements related to trail and transportation projects. In Washington, most trails-related funds are administered by the IAC under the National Recreational Trail Program (described above).
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, in the past been funded by a mix of the funding sources listed above. 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.** As a fast-growing city, Camas receives impact fees paid by new development for qualified park, trail, and open space improvements. Adjustments (for increased cost of land and development) to the impact fee calculation are estimated at \$3,300 per home.
- **REET.** The Real Estate Excise Tax (REET) is a major source of park, trail, and open space funding in Camas.
- **Grants and Miscellaneous.** This includes grants, donations, and other miscellaneous sources.
- **Other.** This includes other sources of revenue, such as costs paid by utility funds and partner organizations.

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

Table 7.5
2007-2013 Proposed Financing Strategy

Funding Source	Annual Amount	6-Year Total
General Fund	100,000	600,000
Impact Fees	885,000	5,310,000
REET (I & II)	535,000	3,210,000
Grants/Misc.	950,000	5,700,000

Funding Source	Annual Amount	6-Year Total
Other	300,000	1,800,000
Total	\$2,770,000	\$16,620,000

This financial projection is fairly conservative, using funding types and amounts that are similar to the actual expenditures of the last several years. Impact fees income assumes an adjustment to the fee set by the City Council based on increases in the cost to acquire and develop land, as set out in the City Code. Real Estate Excise Tax funds are estimated based on the five-year average amount from this source spent on parks, with an assumption that the amount could be increased above what was spent in 2005. The General Fund assumption also implies a commitment to include a modest amount from this source after two years with no General Fund contribution to capital projects.

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 six-year Capital Improvement Plan (CIP) for parks, recreation and open space is presented in Table 7.6 on page 85. 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 growing residential areas. The first phases of development are budgeted for Ash Creek and Ostensen Canyon Parks with the understanding that additional funds will be needed to build-out these parks. The third park is a very small site, East Hillside Park, which will be developed with amenities specifically targeted for the adjacent residents. Development of Benton Park, a currently undeveloped park site at the bottom of Ostensen Canyon, should be included as a part of the Ostensen Canyon Park development plan. This park,

which has recommendations for trail-related amenities to be added, will serve as an access point for the Ostensen Canyon trail and by extension the new neighborhood park up the canyon.

Park Upgrades

Due to its high use, the expansion of Grass Valley Park to add capacity should be included in the next six years of improvements. The upgrade of the Ione Street Fields, in partnership with the school district and local sports groups, should also be included. Other park upgrades include planning for Crown Park and the Fallen Leaf Lake Park Complex, and replacing the lights at Louis Bloch Park.

Park Land Acquisition

A site should be acquired near the SU-11 point on the Proposed Park System Map to serve as a walk-in park and viewpoint over the Columbia River. This will serve new residential areas developing along the river and enhance the trail system. Additional land should be acquired, on an opportunity basis for parks to serve future residential areas.

Indoor Recreation Facilities

The jointly developed community center will be a focus of effort over the next six year period. However, with the funding mechanism still being worked out, the Camas portion of this development is unclear. No cost has been included in this CIP because the current direction of the community discussion is to create a special district to build and support the community recreation center.

Trail System Development

The City of Camas has very successfully pursued a strategy of regular investment in its trail system. The City's approach has been a mix of specific projects and dedicated flexible development funds to take advantage of opportunities that arise. Camas has, in the past, budgeted \$100,000 per year for trail development. In 2006 dollars, this will buy approximately 0.5-0.7 miles of paved local connector trail or 1-1.6 miles of crushed rock surfaced local connector trail. These numbers are based on trail construction only (no signage, boardwalks, railings, etc.) in areas where standard equipment can be used, and where no environmental constraints are in place.

Open Space Acquisition

Open space sites have also been purchased on an opportunity basis, based on the criteria described in Section 5 and the Open Space Management Plan. The 2004 Capital Facilities Plan included \$250,000 per year of open space acquisition funding. The amount of land that these funds will purchase varies greatly depending on the location and usability of the land. However, based on the average cost of open space land purchased by the City over the past seven years (\$35,500 per acre) the budgeted amount could fund as much as seven acres of open space per year. Additional grant funding could increase this acreage in the Lacamas Lake area.

Table 7.6
Proposed Six Year Capital Improvement Plan

Project Name	Site #	Est. Cost (2006 \$)	Details	Impact Fees	General Fund	Grants/ Misc.	REET	Other
Park Development								
Ash Creek Park	NP-10	\$1,500,000	Phase I development	■		■	■	■
Ostensen Canyon	NP-14	\$1,500,000	Phase I development	■		■	■	■
Benton Park	NP-7	\$200,000	Trail serving improvements	■		■	■	
East Hillside Park	NP-15	\$600,000	Development according to local needs	■		■	■	
Park Development Subtotal		\$3,800,000						
Park Upgrades								
Grass Valley Park	NP-12	\$200,000	Expansion	■		■	■	
Crown Park	NP-6	\$90,000	Master plan, including pool study		■	■		
Louis Bloch Park	NP-5	\$120,000	Replacement of field lights			■		■
Fallen Leaf Lake Park Complex	SU-3	\$240,000	Master plan to integrate multiple sites	■	■	■		■
Proposed Lone Street Sports Park	SU-5	\$2,500,000	Field and site improvements	■		■	■	■
Park Upgrade Subtotal		\$3,150,000						
Park Land Acquisition								
Columbia Viewpoint/Trailhead	SU-11	\$250,000	Site identification and purchase	■		■	■	
Sites Identified in PROS Plan and Capital Facilities Plan		\$3,750,000	Opportunity and need based land acquisition (approx. 30 acres)	■		■	■	■
Park Land Acquisition Subtotal		\$4,000,000						■
Indoor Recreation Facilities								
Community Recreation Center Development	SU-8	NIC	Proceeding jointly with Washougal to develop design and fund recreation center					■

Table 7.6
Proposed Six Year Capital Improvement Plan (Cont.)

Project Name		Est. Cost	Details	Impact Fees	General Fund	Grants/Misc.	REET	Other
Trail System Development								
Washougal River Greenway Trail and River Crossing	T-4	\$1,000,000	Development of trail and bridge over Washougal River. Parks share of joint \$3 million project	■		■	■	■
Leadbetter corridor	T-22	\$150,000	Trail completion	■		■	■	
Trailhead Construction	Misc	\$900,000	Three new primary trailheads	■			■	■
Trail Acquisition and Improvements	Misc	\$600,000	\$100,000 Annual trail improvement budget, location based on opportunity	■		■	■	
Trail Development Subtotal		\$2,650,000		■		■	■	
Open Space Acquisition								
Lacamas Lake Corridor Open Space Purchases	Misc	\$1,500,000	Opportunity based purchases to increase the Open Space Network around Lacamas Lake	■		■	■	
Various Open Space Purchases	Misc	\$1,500,000	\$250,000 Annual open space budget, opportunity based	■		■	■	■
Open Space Subtotal		\$3,000,000						
Capital Improvement Plan Total		\$16,600,000						

APPENDIX A: DESIGN & DEVELOPMENT GUIDELINES



CITY OF CAMAS
Washington



park, recreation & open space
comprehensive plan

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DESIGN & DEVELOPMENT GUIDELINES

Design and development guidelines are intended to provide planning and site programming guidance and direction. However, every site is different, and every neighborhood is different. The guidelines are not intended to override site specific concerns or judgments. For example, during the design of a specific park, if community preferences differ from the guidelines but are consistent with park function and the overall guidance of the Plan, citizen preferences should take precedence.

For each park classification, a description of the classification, considerations for site selection, features to provide, amenities to consider, and features to avoid (if any) are described.

I. NEIGHBORHOOD PARKS

Definition: Neighborhood parks provide close-to-home recreation opportunities. These parks provide both active and passive recreation opportunities for people living within approximately one-half mile of the park. Typical facilities found in a neighborhood park include playground equipment, picnic areas, open grass areas for passive use, outdoor basketball courts, and multi-use open grass areas for practice field sports. Neighborhood parks in Camas often include sports fields such as soccer or baseball. Grass Valley Park and Goot Park are examples of typical neighborhood parks in Camas.

Site Selection:

- Neighborhood park sites should be 5 to 10 acres in size. The minimum size for neighborhood parks is 3 acres when land constraints do not allow a larger site.
- At least 50% of a neighborhood park site should be suitable for active uses.
- The site should have good visibility from surrounding streets and have a minimum of 200' of street frontage.
- The site should be relatively central to the area it is intended to serve (within about ½ mile of the intended users).
- The site should be accessible by walking, bicycling, or driving. Connections to the community trail network should be

provided, where possible, to facilitate walking and bicycling. Sidewalks should be provided.

Minimum Park Features to Include:

- Playground equipment
- Picnic area with shelter
- Open lawn area, minimum 75' x 100'
- Multi-use field
- Paved courts (minimum 1 basketball or 2 tennis courts)
- Interior accessible path (paved route connecting all site elements)
- Water fountain
- Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.)
- Restrooms (permanent structure)
- Parking, on or off-street

Additional Park Features to Consider:

- Sports fields for baseball, softball, or soccer (artificial turf and field lighting subject to site conditions)
- Skate park or skate facilities
- Sand or grass volleyball courts
- Other sporting facilities (horseshoes, bocce, lawn bowling, etc.)
- Water playground
- Community gardens
- Off-leash dog area
- Natural area interpretation (if features are present on the site)
- Other features in keeping with the function of neighborhood parks

Park Features to Avoid:

- Regional-scale facilities (large sports complex, community center, etc.)

II SPECIAL USE AREAS

Definition: Special use areas are sites that are occupied by a specialized facility or that fulfill a specialized purpose. Some uses that fall into this park type include waterfront parks, boat ramps, interpretive centers, botanical gardens, community gardens, single purpose sites used for a particular field sport or sites that offer indoor recreation opportunities. Fallen Leaf Park and the Camas Community center are examples of special-use areas in Camas.

Site Selection:

- Site size should be adequate to support the proposed specialized use, as well as necessary supporting facilities, including parking, stormwater management, etc.
- Site selection criteria will be dependent on the specific specialized use proposed, and may include criteria determined through an economic feasibility study.
- The site should be accessible from the communitywide trail system.
- Prior to the addition of any special use areas, the City should prepare a detailed cost/benefit analysis and maintenance impact statement for each proposed site being considered.

Minimum Park Features to Include:

- Specialized use facility (indoor or outdoor)
- Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.) appropriate for the intended scale and use of the park
- Restrooms (permanent structure)
- Parking, on or off-street

Additional Park Features to Consider:

- Additional features and amenities that support the primary special use on the site. These could include
 - Playground equipment
 - Open lawn area

- Picnic area with shelter
 - Multi-use fields
 - Sports fields for baseball, softball, or soccer
 - Skate park or skate facilities
 - Sand or grass volleyball courts
 - Other sporting facilities (horseshoes, bocce, lawn bowling, etc.)
 - Water playground
 - Community gardens
 - Off-leash dog area
 - Natural area interpretation (if features are present on the site)
- Concessions, vendor, or lease space

Park Features to Avoid:

- Features that conflict with or detract from the site's specialized use.

III. NATURAL OPEN SPACE AREAS

Definition: Natural open space is defined as undeveloped land primarily left in its natural form with passive recreation use as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar undevelopable spaces. In some cases, environmentally sensitive areas are considered as open space and may include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. There are currently a number of natural open space areas with a variety of functions and landforms in Camas.

Site Selection:

- Site size should be based on natural resource and connectivity needs.
- Public use of natural open space sites should be encouraged through trails, viewpoints, and other features, but environmentally sensitive areas should be protected.
- The site should have access to a public street, to public land, or contribute to the planned open space network.
- Features in natural open space areas should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.

Minimum Park Features to Include:

- Trails
- Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.) appropriate for the intended scale and use of the natural area

Additional Park Features to Consider:

- Trailhead or entry kiosk
- Interpretive signage or exhibits

- Viewpoints
- Parking, on or off-street
- Restrooms
- Picnic area with shelter
- Outdoor classroom/gathering space
- Interpretive center or building
- Environmental restoration areas

Park Features to Avoid:

- Features that conflict with or detract from the site's natural resources, such as turf, ornamental plantings, and active uses such as sports fields..

IV. TRAIL DEVELOPMENT STANDARDS

Trails can be designed for single or multiple uses. The trails and pathways emphasized here are those that are recreational and multi-use in nature. On-street bike routes that emphasize transportation are an important component of a system but are not identified in the trails plan.

For Major trails and Major trail segments located in the City, the City will accept, acquire, own and maintain the trail and its related right-of-way. The Major trail segments are indicated on the Proposed Trail System Map with large colored dots. On recommendation of the Parks Commission, and approval of the City Council, the City may additionally, in the future, recognize other trails as “Major”, i.e. for inclusion in the city-owned and maintained system. As trails and open space are reviewed for inclusion in the city owned and maintained systems, cost of maintenance is a factor to be considered in the review.

A prime distinguishing feature of “Major Trails” (i.e. in City ownership and maintenance) is that these trails predominantly serve community-wide and regional purposes and receive this type of use. Local and secondary trails generally serve more neighborhood-oriented users. Such local and secondary trails will generally be owned and maintained by Homeowners Associations.

The trail right-of-way will generally be between 20 and 52 feet in width. It is recognized that trail right-of-way and trail width and surfacing will vary, depending on the trail type.

The trail development standards are described below, including general trail development policies, trail classifications, and trail design standards.

General Trail Development Policies

- 1) The Camas trail network is designed to meet multiple objectives, providing recreation as well as active transportation for pedestrians and bicyclists.
- 2) Whenever possible, the trails depicted on the Trails Plan should not be a part of a street roadway. Where routes use existing streets, the pathway should be designed to minimize potential conflicts between motorists and trail users through the use of both physical separation distance and landscaping.

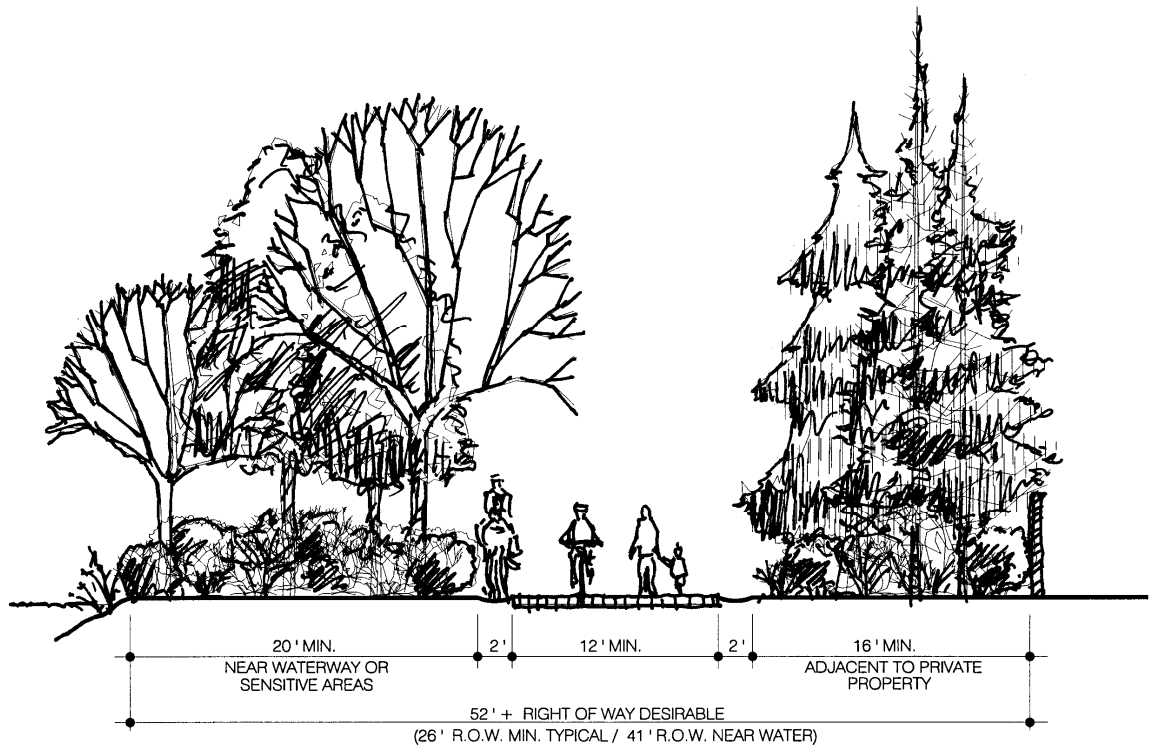
- 3) The trail network should be aligned to maximize the number and diversity of enjoyable viewing opportunities, to increase user enjoyment and provide multiple benefits.
- 4) Specific trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations that could increase construction and/or maintenance costs.
- 5) Trails should be planned, sized, and designed for non-motorized uses, in accordance with the design standards. Trails should also be designed to accommodate maintenance and emergency response to the extent practicable.
- 6) Centralized and effective staging areas should be provided for trail access. Trailheads should include parking, orientation and information, and any necessary specialized unloading features.
- 7) The trail network should be looped and interconnected to provide a variety of trail lengths and destinations. The trails should link various parts of the community, as well as existing park sites.
- 8) Developers should be encouraged to provide pathways through their development and provide access to the communitywide trail system.
- 9) Trails should be developed throughout the community to provide linkages to schools, parks, and other destination points. Each proposed trail should be reviewed on a case by case basis to determine if it should be part of the city's overall trail system.
- 10) Trails should be designed to meet accessibility guidelines for trails, as proposed by the Access Board.

Trail Classifications

Trails will be generally located off paved thoroughfares and within their own right of ways or easements. The four classifications of trails include: Regional, Local, Rustic, and Semi-Primitive. A detailed description of each of these classifications follows on subsequent pages.

1A. Regional Trail

This trail type is designed to accommodate multiple uses (walking, running, bicycling) and connect to adjoining jurisdictions or destinations. The surfacing should be a minimum of 12 feet wide and be constructed of a hard surface material such as asphalt or concrete. Exceptions to surfacing materials may occur to mitigate impacts to critical or sensitive areas. Equestrian use could be permitted if an additional unpaved shoulder area is provided. The right-of-way required for regional trails should be 26 to 52 feet, depending on their location and surroundings. This type of trail is typically located off roadway surfaces and within its own corridor. A diagram of this trail standard is located in Figure 2.



(Class 1A)

2A. Local Trail

This trail type is designed to serve the local community and also provide access to the regional trail systems. It should be considered the “backbone” of the city’s trail network. The trail width should range from 6 - 10 feet depending on the use and the terrain involved. It can be designed to accommodate the same uses listed for the regional trail. The surface for this type of trail may be paved or crushed aggregate depending on the use. Exceptions to surfacing materials may occur to mitigate impacts to critical or sensitive areas. The right of way for the local trail can range from 24 feet to 40 feet and can also be located on-road or off-road. Figure 3 is a typical configuration of a local trail.

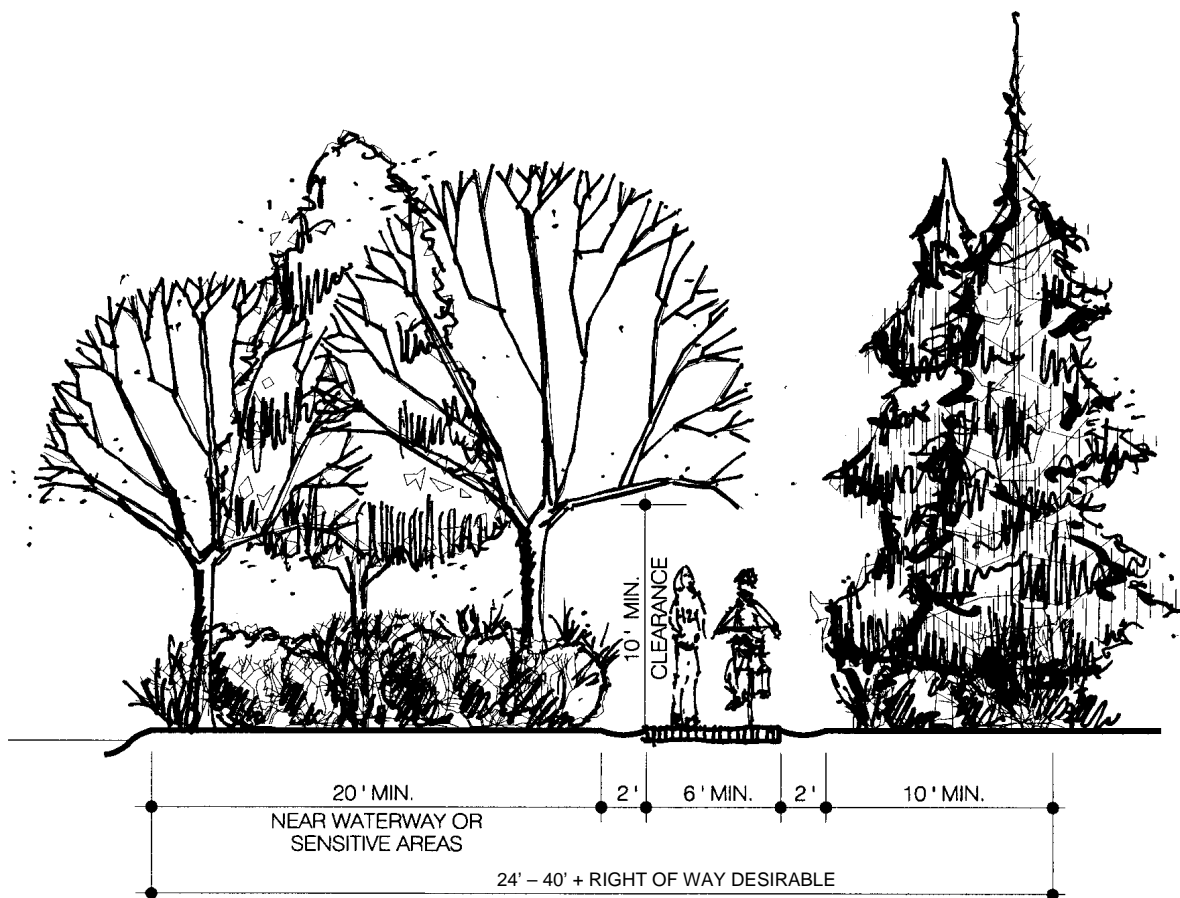


Figure 3
Section of Typical Local Trail
(Class 2A)

3. Rustic Trail

This trail type provides access to local trails, and is more neighborhood-oriented. These trails will act as collectors for neighborhoods or developments and provide links to the communitywide trail system and other adjoining destinations. The rustic trail should be a minimum of 4 feet wide and be surfaced with stable accessible surfacing. The primary uses of a rustic trail are intended to be walking, bicycling and equestrian. The right-of-way widths desired for the rustic trail can range from 24 feet to 30 feet or more. These trails are always off-road in nature. Figure 4 details this trail classification.

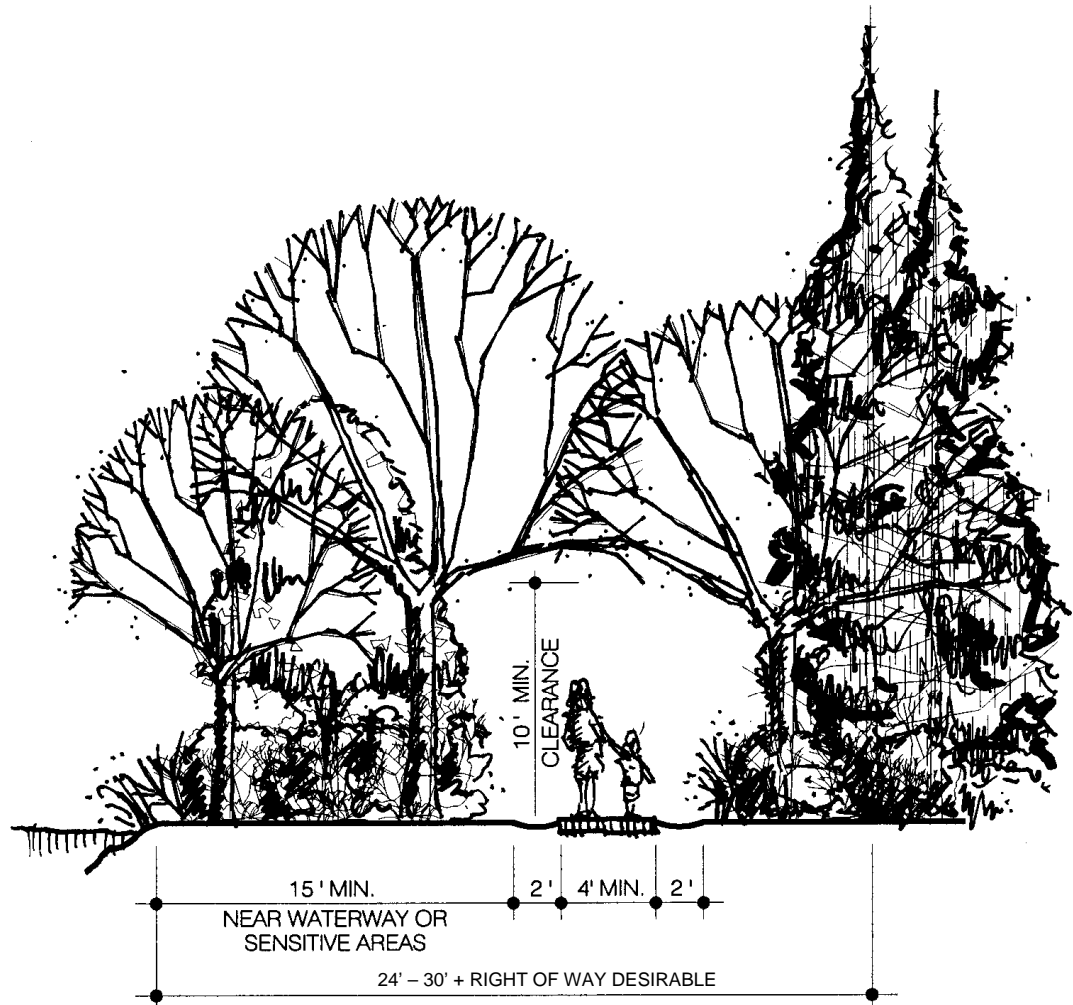


Figure 4
Section of Typical Rustic Trail
(Class 3)

4. Semi-Primitive Trail

This trail type is more specialized with regard to use, but it is more easily adaptable to the open space areas. It will serve in the more sensitive open space areas located within the city. It is designed to accommodate walkers, hikers, bicyclists, and equestrian users. It is typically 2 to 4 feet in width and is made up of compacted earth or other stable surfacing. The right-of-way width can range from 10 to 20 feet. Typically, maintenance of these trails is minimal. Figure 5 below details the standards for this trail.

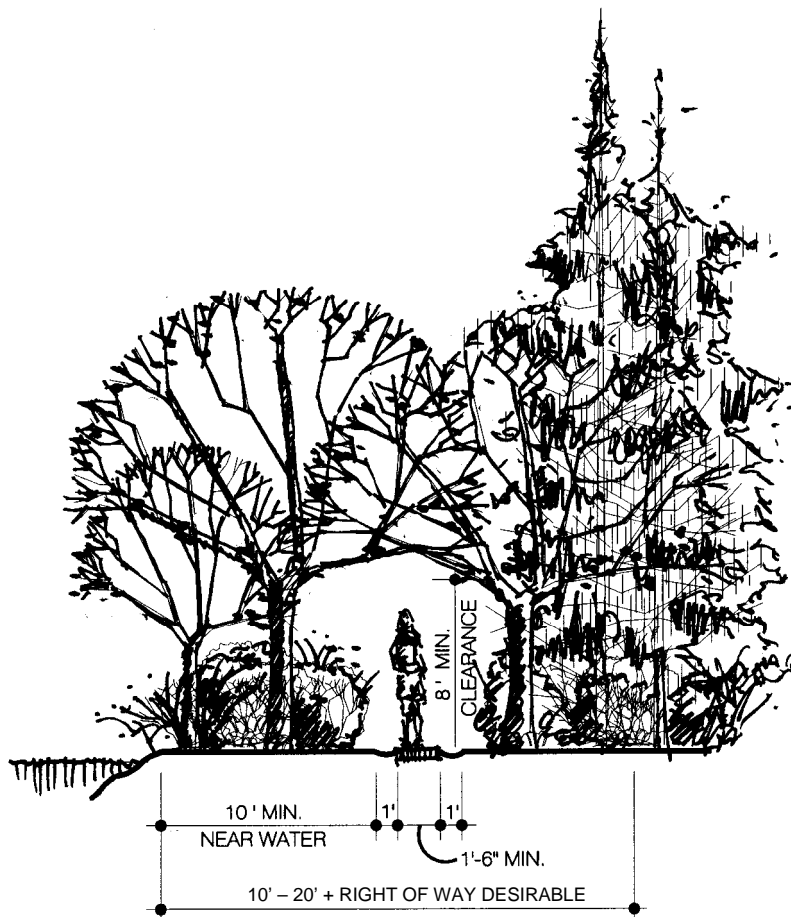


Figure 5
Section of Typical Semi-Primitive Trail
(Class 4)

Summary of Trail and Bikeway Standards

Table 4 summarizes trail standards by trail type. In addition to the trail classifications described previously, Table 4 includes bike lane standards as specified in the transportation plans for Camas

Table 4
Summary of Trail/Bikeway Classifications

TRAIL TYPE	R.O.W. WIDTH	TRAIL WIDTH	SURFACING	CLEARANCE
1A. Regional Multi-Use Trail	26' Min. (52' or more desired)	12'+	paved asphalt or concrete	side: 2' min. height: 10' min.
1B. Regional Bike Lane	N/A	5' min.	paved asphalt or concrete	side: 2' min. height: 10' min.
2A. Local Trail	24-40' or more desired	6-10'	paved or stable, accessible surfacing	side: 2' min. height: 10' min.
2B. Local Bike Lane	N/A	4' min. may not be striped	paved asphalt or concrete	side: 2' min. height: 10' min.
3. Rustic Trail	24-30' or more desired	4'+	stable, accessible surfacing	side: 2' min. height: 10' min.
4. Semi-Primitive Trail	10-20' or more desired	1.5'+	compacted earth or similar	side: 1' min. height: 8' min.

Locating Trails in Sensitive (Critical) Areas

The large number of environmentally sensitive (critical) areas in Camas makes it likely that trails will be developed in some of these areas. The benefits of public access to natural areas (bird watching, nature appreciation, and environmental education) need to be balanced with the impacts of access.

Trails in environmentally sensitive areas will need to be carefully and appropriately located and designed. Exceptions to the trail improvement standards set forth in this plan may be authorized in sensitive areas consistent with current best practices. The document recommends a thorough review and assessment of existing and proposed trail corridors, and careful placement of trails within sensitive areas to aid in minimizing the impacts. Guidelines for determining the suitability of trail locations in sensitive areas include the following:

- 1) Provide a minimum 20-foot wide vegetated buffer between wetland, sensitive area or water edge and the trail.
- 2) Construct boardwalks, railings, see-through fences and viewpoints to allow visual access to the areas and to keep trail users on the trail and away from the habitat.
- 3) Design wetland crossings for maximum protection of the wetland and locate them in an area suitable for public use.
- 4) Provide adjacent vegetation at access points that is dense enough to discourage off-trail travel. If necessary, install additional thick or thorny vegetation to prevent access.
- 5) Cover earthen based trails with dense turf where it crosses floodplains or other areas subject to periodic flooding to reduce puddling and walkers skirting the area.
- 6) Site trails away from active stream channels to prevent local bank erosion cause by trampling. In streamside locations where access is permitted or encouraged, provide access via boardwalks.
- 7) Locate bridge crossings in locations that will provide minimum impact to the water's edge and habitat while providing a rewarding experience for the trail user.

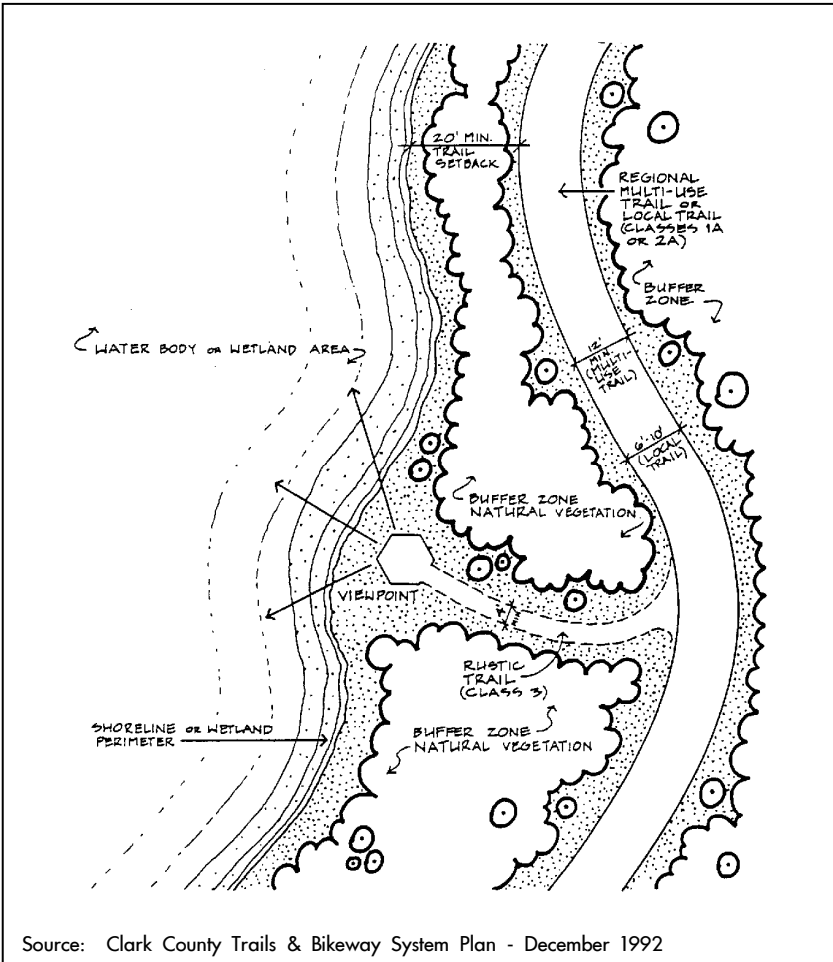


Figure 6
Sensitive Area Trail Alignment Concept

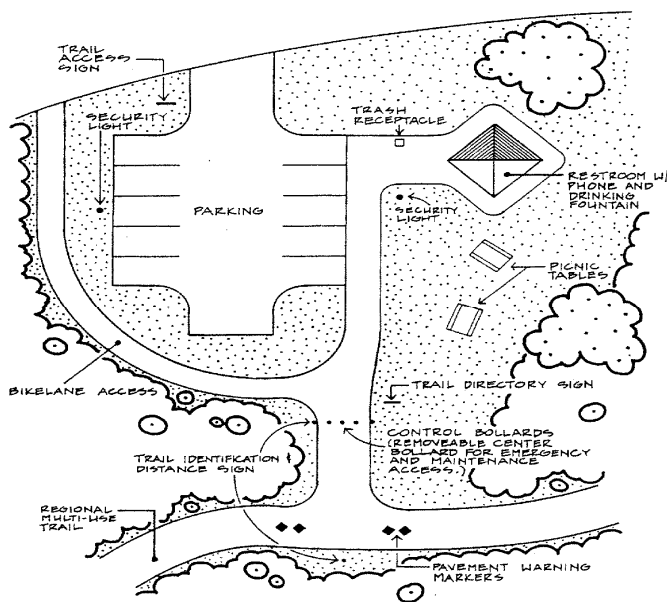
Trailheads

Two classifications of trailheads exist in Camas: primary trailheads and secondary trailheads. The majority of trailheads can occur within existing and proposed park sites. Where no other option is available and a trailhead is necessary, then a freestanding trailhead may be required.

A. Primary Trailheads

Typically, primary trailheads will include:

- Off-street parking. The number of parking spots is dependent on use – 20 spaces is a guideline, but this amount is not necessarily required.
- Restroom facilities
- Drinking fountain
- Telephone
- Picnic areas
- Appropriate signage/directories



Source: Clark County Trails & Bikeway System Plan - December 1992

Figure 7
Typical Primary Trailhead

B. Secondary Trailheads

Secondary trailhead will generally include:

- Appropriate signage/directories
- Off-street parking may or may not be provided for secondary trailheads. However, secondary trailheads in remote locations should have a maximum of 3 spaces.

Trailhead design will need to consider the need for utility connections and regular maintenance. Ongoing monthly and long term capital costs should be minimized through the use of labor saving design elements where ever possible.

V. TRAIL SAFETY

The ideal trail is planned and designed with safety considerations taken into account. There are two issues involving safety concerning trail users. One is danger due to normal trail use, and the other is personal safety of users.

A number of methods can be implemented to increase the safety of trails to users. Some of these are outlined below:

- **Open and Visible Trails:** If trail guidelines are followed, the resulting trails will provide open and visible corridors to both users and law enforcement personnel. Visibility increases a person's sense of safety.
- **Safe Design:** If deemed necessary, techniques such as emergency call boxes, lighting, security vehicle access, and landscaping can be designed can be installed to increase safety.
- **Reduction of Trail Conflicts:** A number of problems occur on multi-use trails where two types of users are interacting. Good design, signage, and awareness of trail etiquette all reduce problems associated with these conflicts.
- **Coordination with Public Safety:** By making area law enforcement and public safety officials aware of trail routes, trailheads, and potential problem areas, they can develop emergency response plans and a method of policing the area the most efficiently.

- **Bicycle Patrols:** These patrols, made up of police or volunteers, can provide security on the trails. In addition to safety, patrols can provide information, offer bicycle safety checks, and do other service duties. Overall, the most important part is providing “eyes” on the trail system to reduce potential problems.
- **Organized Programs:** The City can set up programs of volunteer guides to accompany those who wish to use a specific segment as a group. This can either be on a specific request basis or be integrated into the recreation programs. Organized programs, such as a special event nature walk, increase “eyes” on the trail.
- **Adopt-A-Trail Program:** Through an adopt-a-trail program, private groups, organizations, or individuals are encouraged to adopt trail segments or corridors by volunteering or providing donations for maintenance and development.
- **Neighborhood Trail Watch Program:** Through a neighborhood trail watch program, property owners adjacent to trails can be encouraged to monitor nearby trails and report maintenance or operation problems to the City, and to report vandalism or other inappropriate activity to the Police Department.

APPENDIX B: COMMUNITY SURVEY RESULTS



CITY OF CAMAS
Washington



park, recreation & open space
comprehensive plan

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I. INTRODUCTION

A statistically valid survey designed to elicit information about recreation interests, behavior, attitudes, and participation was conducted in Camas between November 2005 and January 2006. This community-wide survey included a random sampling of households in Camas. Results are summarized within this report. Appendix A contains the survey instruments. Appendix B contains handwritten comments and responses.

II. SURVEY METHODOLOGY

Sample Selection

The recreation survey used a random sample of approximately 2000 addresses selected from a current list of residential telephone subscribers in Camas. Addresses were chosen so that every household would have an equal chance of being selected. Questionnaires were then mailed to these addresses.

The random sampling method is also geographically distributed. The mailing list sample included addresses from all parts of the Camas. For a community this size, a random sample matches all geographic parameters within a plus or minus 3 percent.

Survey Administration

Each randomly selected household was mailed a questionnaire with a postage-paid envelope to facilitate return. Three weeks after the initial mailing, a second copy of the questionnaire was mailed to households that had not responded. The numbers for each mailing and returns are detailed below.

Table 1
Survey Mailings and Response

Total Questionnaires Mailed	2,071
Total Adult Returns	379
Response Rate	18.3%

A total of 379 questionnaires were completed, resulting in an overall response rate of 18.3 percent. For the total sample, the responses exceeded the minimum needed to achieve a 95% confidence level with a margin of error of no greater than 5 percent. With 379 survey returns, the margin of error for Camas' population of 16,089 is 4.97 percent for the adult survey. In other words, the survey findings vary no more than 4.97 percent from the results that would have been obtained if everyone in the City had been surveyed.

Youth Results

A separate youth survey was included in the survey mailing, aimed at youth between the ages of 10 and 18. A total of 63 youth responses were received. Because of the distribution method these results are not reliable to the same level of confidence as the adult results. However, 63 youth responses constitute 14.3% of all responses to this survey, slightly more than the proportion of youth in the population of Camas (13.1% of total population).

Sub-sample Results

In some cases, survey responses are discussed based on the age group of the respondent. Although these sub-sample results do not meet the same standards for reliability as the recreation survey as a whole, the results are noted where a pattern of use is clearly indicated for a particular age group.

Questionnaire Overview

The adult survey instrument (included in Appendix A) was designed to obtain a variety of information, including the demographic characteristics of survey respondents. Survey questions solicited the following information relating to parks, recreation facilities, programs, and participation:

- Parks and pathways (use, development, and maintenance);
- Programs, services, and special events (scheduling, participation, and programming);
- Community priorities (park facilities, sports fields, river access, and natural open space);
- Funding;
- Bikeway and trail use;

- Youth programming; and
- Recreation participation and preferred activities.

The youth survey instrument (included in Appendix A) was specifically designed to be relevant and age appropriate for residents of Camas ages 10 to 18. This questionnaire also addressed many of the topics listed above, with several key questions purposefully repeated for comparison purposes.

Respondents were instructed to fill out all questions individually with one adult and one youth survey (if applicable) for each household. Respondents were asked to indicate their age group as well as their gender and length of residency in Camas for statistical comparison. Data tables of complete survey results are available under separate cover.

III. DEMOGRAPHIC RESULTS

In the discussion below, the total number of responses will vary by question. In some cases, combined youth and adult responses are presented.

Question 1: What is your age?

Table 2

Combined Age Group Results Compared to 2000 Census

	Survey Total	2000 Census
	439	12,534
10-14	39 8.9%	1,109 8.8%
15-18	24 5.5%	533 4.3%
18-24	2 0.5%	773 6.1%
25-34	35 8.0%	1,750 14.0%
35-44	84 19.1%	2,326 18.6%
45-54	100 22.8%	1,686 13.5%
55-64	84 19.1%	1,000 8.0%
65+	71 16.2%	1,093 8.7%

- In general, the respondents to the survey are representative of the age breakdown in the 2000 census.
- However, adults between the ages of 18 and 34 are underrepresented. This group commonly has a lower response rate to written surveys than older age groups.
- In Camas, 18 year olds appear in two categories depending on which instrument they filled out. Five 18-year-olds completed the youth survey instrument and two 18-24-year-olds completed the adult instrument.

Question 2: Male or Female?

Table 3

Question 2 Combined Results

Total	
	403
Male	216 54.6%
Female	187 45.4%

- Females are slightly underrepresented in the survey results, which is uncommon in MIG recreation survey results. Generally, females respond to written surveys at a higher rate than males. In the Camas population, females make up 51% of the total.

Question 3: How long have you lived in Camas?

Table 4

Adult Question 3: Results Summary

	Total
	374
3 years or less	78 20.9%
4-6 years	65 17.4%
7-10 years	69 18.4%
11-19 years	55 14.7%
20+ years	107 28.6%

- Overall, the residency of respondents (youth were not asked this question) is fairly evenly distributed.
- 43.3% of respondents have resided in Camas for more than 10 years, and 38.3% have been in Camas 6 years or less.
- Age appears to be correlated to residency, with 25-34 year-olds more likely to have less than 3 years of residence and age groups over 45 more likely to have 11 or more years of residence.

IV. ADULT SURVEY RESULTS

The results of the questions on the adult survey are reviewed below. More detailed data tables are available under separate cover.

Members of the Planning Advisory Committee (PAC) were also asked to complete the recreation survey. PAC results were tabulated separately from the random sample. PAC results were consistent with the communitywide results discussed in this section.

Question 4: How frequently do you visit the following Camas facilities in season? For each row, check the column that best describes how often you visit that park.

Table 5
Adult Question 4: Results Summary

	Total	Frequently (once a week or more)	Sometimes (1-2 times a month)	Rarely (less than 5 times a year)	Never
Sports fields	337	69	58	101	109
Developed Parks	354	83	141	100	30
Natural Open Space & Trails	361	93	130	107	31
Waterfront Areas	341	44	109	146	42
School Playgrounds & Indoor Facilities	339	49	71	97	122
Crown Park Swimming Pool	345	14	28	106	197
Camas Community Center	346	12	25	136	173

- Natural open space and trails and developed parks are the most frequently used assets in the Camas park system
- 60% of respondents have not visited Crown Park Swimming Pool, and 50% have not visited the Camas Community Center.

Question 6: If you seldom use or do not use the parks in Camas what are your reasons? Please check your top 2 choices.

Table 6

Question 6 Results Summary

	Total
	200
Not interested/ no time	89 44.5%
Don't know what's available	32 16.0%
Lack of facilities	19 9.5%
Too far away; not conveniently located	19 9.5%
Don't know where they are	12 6.0%
Too crowded	12 6.0%
Feel unsafe	8 4.0%
Poorly maintained	6 3.0%
Do not have transportation	3 1.5%

- Not interested/no time was the most frequent response to this question, as it is in most MIG recreation surveys.
- Significantly, “Don’t know what’s available” ranked second highest in number of responses. Younger adults chose this response more frequently than older age groups. This result indicates that there may be a need for additional outreach and education, possibly even exploring new outreach methods, to increase awareness among residents.

Question 7: How would you rate the general upkeep and maintenance of the existing parks in Camas?

Table 7
Question 7 Results Summary

		Total
		369
1	Poor	0 0.0%
2	Poor - Adequate	8 2.2%
3	Adequate	84 22.8%
4	Adequate - Excellent	158 42.8%
5	Excellent	96 26.0%
	Don't know	23 6.2%
	Average	4.11

- In general, residents appear to be satisfied with the level of maintenance in Camas parks. The average response was strongly between “Adequate” and “Excellent”.
- 68% of all responses were above adequate and only 8 people responded below adequate.

Question 9: What type of park is most needed in Camas? Please check your top 2 choices.

Table 8
Question 9 Results Summary

	Total
	598
Parks with river, creek or water frontage	120 20.1%
Natural areas	114 19.1%
Large multi-use parks that serve the whole community	96 16.1%
Linear trail corridors	93 15.6%
Small parks in my neighborhood	81 13.5%
A park consisting primarily of sports fields	48 8.0%
No additional parks or natural areas are needed	46 7.7%

- Almost 93% of respondents believe more parks are needed in Camas.
- The highest responses were for “River access” and “Natural areas”, (20.1% and 19.1% of responses respectively).
- Large multi-use parks, linear trail corridors and small neighborhood parks were also favored, with a park consisting primarily of sports fields less favored.

Question 10: Do you own a dog?

Table 9

Question 10 Results Summary

Total	
	371
Yes	159 42.9%
No	212 57.1%

Question 11: How should dogs be accommodated in public spaces? *Please check only 1 choice.*

Table 10

Question 11 Results Summary

Total	
	341
Create off-leash areas and enforce leash laws	125 36.7%
Enforce current laws requiring dogs to be leashed in parks	110 32.3%
Create a park specifically for dogs off-leash	55 16.1%
Create special off-leash areas for dogs in several parks	51 15.0%

- Just over 40% of Camas respondents are dog owners.
- Over 67% of respondents indicated a need for new or improved facilities to accommodate off-leash dogs.
- In addition, well over half (69%) would like to see greater enforcement of existing leash laws.

Question 12: How would you rate the importance of natural open space to the community?

Table 11

Question 12 Results Summary

		Total
		379
1	Not important	5 1.3%
2	Not important - Somewhat important	9 2.4%
3	Somewhat important	34 9.0%
4	Somewhat important - Very important	81 21.4%
5	Very important	248 65.4%
	Don't know	2 0.5%
	Average Answer	4.49

- 95% of respondents indicated that natural open space areas have some degree of importance to the community.
- The average response to this question is 4.49, and more than 86% of respondents rated natural open space as somewhat important to very important.
- Responses were generally consistent average across all age groups,.

Question 14: How should natural areas be used?

Table 12
Question 14 Results Summary

	Total
	372
No public use (preserved for wildlife habitat)	14 3.8%
Limited public use (trails, viewpoints, etc.)	98 26.3%
Semi-active recreational use (picnicking, playgrounds, etc.)	45 12.1%
Combination of the above	136 36.6%
Depends on the site	79 21.2%

- Respondents are supportive of public use of natural open space, with more than 96% in favor of some type of public use.
- Respondents recognized the site-specific needs of natural spaces, with nearly 60% selecting “Combination of the above” and “Depends on the site”.
- Limited public use, including trails and viewpoints, was the most selected specific level of use (26.3%)

Question 15: Do you participate in recreation, cultural, senior or sports programs offered by Camas?

Table 13
Question 15 Results Summary

	Total
	372
Yes	153 41.1%
No	219 58.9%

- Over 40% participate in programs.
- However, participation in programs is higher in adults under age 45. Older adults participate less.

Question 16: If you participated in services and programs offered by Camas, how did you learn about them? Please check all that apply.

Table 14

Question 16 Results Summary

	Total
	399
From the City's program guide	125 31.3%
From friends or word of mouth	96 24.1%
From the local newspaper	68 17.0%
Information distributed at schools	55 13.8%
Posters/Flyers	41 10.3%
Web site	14 3.5%

- The program guide is the source of programming information for almost a third of adults.
- Word of mouth is the second most frequent method of learning about programs, and was consistently high for all age groups.
- Of the remaining choices, the local newspaper was most effective at reaching people aged 45 and up, while information distributed at schools reached more people between the ages of 25 and 45.

Question 17: If you do not participate in recreation or sports programs offered by Camas, what are your reasons? Please check all that apply.

Table 15
Question 17 Results Summary

	Total
	324
Too busy; no time	123 38.0%
Don't have the activities I'm interested in	66 20.4%
Not aware of programs	64 19.8%
Held at inconvenient times	30 9.3%
Need child care in order to participate	16 4.9%
Held at inconvenient locations	8 2.5%
Too expensive	6 1.9%
Poor quality of programs	5 1.5%
Lack of transportation	5 1.5%
Classes or programs are full	1 0.3%

- Too busy/no time is the top reason for not participating more frequently. This is usually the top response when MIG asks this question in other recreation surveys.
- The next two most frequent responses are “Don't have the activities I'm interested in” (20.4%) and “Not aware of programs” (19.8%). By adding new types of programs, the City could increase participation. In addition, increasing awareness of programs already available could also increase participation.
- Younger adults were the only age groups to indicate a need for childcare to participate.
- Cost, poor quality, or overcrowding do not appear to be barriers to participation.

Question 18: What are the most convenient program times for you and others in your household? Please check your top 2 choices.

Table 16

Question 18 Results Summary

	Total
	510
Weekday mornings	73 14.3%
Weekday afternoons	60 11.8%
Weekday evenings	126 24.7%
Weekend mornings	81 15.9%
Weekend afternoons	74 14.5%
Weekend evenings	14 2.7%
Drop-in formats, rather than ongoing activities	82 16.1%

- Weekday evenings were the most preferred across all age groups, except for those age 65+.
- Age groups between 25-54 also preferred weekend times more than older age groups.
- Weekday mornings and afternoons were most popular with ages 55+, with drop-in activities also favored by this group.

Question 19: What additional recreation programs should Camas offer? Please check all that apply.

Table 17
Question 19 Results Summary

	Total
	853
Special events (concerts in the park, festivals)	167 19.6%
Fitness classes (aerobics, yoga, etc.)	102 12.0%
General interest classes (music lessons, computers)	98 11.5%
Drop-in activities	80 9.4%
Outdoor/environmental programs	79 9.3%
Aquatic programs	78 9.1%
Arts (drama, painting, etc.)	72 8.4%
Sports (baseball, tennis)	68 8.0%
Before and after school programs	56 6.6%
No additional programs are needed	53 6.2%

- There was interest from respondents in new types of programs, with special events the most popular choice (19.6%).
- Fitness and general interest classes were the next most popular responses.

Question 20: What groups are underserved by current recreation services? Please check your top 2 choices.

Table 18
Question 20 Results Summary

	Total
	378
All groups are served adequately	104 27.5%
Adults	58 15.3%
Seniors	45 11.9%
High school youth	36 9.5%
Families	29 7.7%
Preschoolers	28 7.4%
People with disabilities	25 6.6%
Middle school youth	23 6.1%
People from diverse cultures	16 4.2%
Elementary youth	14 3.7%

- More than a quarter indicated that all groups are served adequately (27.5%).
- Adults were the second highest selection overall, at 15.3%.
- More than 25% of respondents over the age of 55 selected seniors as underserved. No younger respondents selected seniors as being underserved.

Question 22: What role should the City assume in organized youth sports and sport facilities? *Please check only one choice.*

Table 19
Question 22 Results Summary

	Total
	339
Not be involved in organized youth sports	31 9.1%
Develop sport fields only and leave maintenance to private groups	22 6.5%
Develop and maintain sport fields (City's current role)	209 61.7%
Develop and maintain sports fields and manage/develop sport leagues	77 22.7%

- Most of the respondents (61.7%) support the current role of developing and maintaining sport fields.
- An additional 22.7% indicated interest in the City expanding into managing and developing sport leagues in addition to its current role.

Question 23: If funding were available, which of the following facilities should have the highest priorities in Camas? Please check your top 2 choices.

Table 20
Question 23 Results Summary

	Total
	655
A citywide trail system	132 20.2%
Multi-purpose indoor community/recreational/senior center	114 17.4%
Indoor pool	112 17.1%
More river access for recreation, swimming, and boating	71 10.8%
Sports fields (e.g. baseball, softball, soccer, rugby)	70 10.7%
Off-leash dog area	44 6.7%
More outdoor courts for basketball, volleyball, or tennis	33 5.0%
Water playgrounds	24 3.7%
Community gardens	23 3.5%
Other: _____	18 2.7%
More picnic areas	14 2.1%

- A citywide trail system received the highest ranking (20.2% of responses).
- A multi-purpose community center and an indoor pool were the next most favored facilities, and were nearly even in responses.
- Handwritten “other” responses are included in Appendix B.

Question 24: What facilities would you most like to see in an indoor recreation center? *Please check your top 2 choices.*

Table 21
Question 24 Results Summary

	Total
	619
Indoor swimming pool	187 30.2%
Multi-use gymnasium	114 18.4%
Weight room/fitness room	65 10.5%
Aerobics/exercise classrooms	57 9.2%
Space for teen activities	52 8.4%
Space for senior activities	50 8.1%
Large multi-purpose/reception room	43 6.9%
Meeting rooms/classrooms	32 5.2%
Childcare	19 3.1%

- An indoor swimming pool is a top priority to include in a recreation center, and received almost a third of responses.
- Other favored facilities for an indoor recreation center are a multi-use gymnasium and weight room/fitness room.
- Those age 65+ favor inclusion of space for senior activities.

Question 25: What type of trails/pathways should have the highest priority in Camas? Please check your top 2 choices.

Table 22
Question 25 Results Summary

	Total
	664
Trails that link with other existing trails	138 20.8%
Trails that link neighborhoods with community destinations	137 20.6%
Paved trails for walking, biking, etc.	136 20.5%
Nature trails	130 19.6%
Trails that extend long distances (5+ miles)	71 10.7%
Exercise trails	52 7.8%

- The top four answers were trails that provide links to other trails and community destinations, paved trails, and nature trails. These received similar levels of support.
- The remaining two choices – long distance trails and exercise trails – received support, but less than the other four choices.

Question 26: If you do not currently use pathways or trails in Camas, what are your primary reasons? Please check your top 2 choices.

Table 23
Question 26 Results Summary

	Total
	218
Don't know where they are located	56 25.7%
Too far away, not conveniently located	42 19.3%
Lack of trails and connections	42 19.3%
Feel unsafe	31 14.2%
Not interested in using trails	23 10.6%
Conflicts with other types of trail users	16 7.3%
Poorly maintained	8 3.7%

- Almost 90% indicated interest in using trails.
- The main reason people don't use trails is lack of knowledge of the trail system. This answer received more than a quarter of responses.
- The reasons cited next most frequently were inconvenient trail locations and missing connections. Based on these results, increasing linkages would increase trail use.
- Perceived lack of safety is a factor that appears to be limiting trail use by some residents.
- Maintenance appears to be adequate, and not a factor in trail use.

Question 27: What are the primary reasons to develop more trails in Camas? Please check your top 2 choices.

Table 24

Question 27 Results Summary

	Total
	680
Exercise	260 38.2%
Experience nature	150 22.1%
Recreation	145 21.3%
Increase non-motorized transportation options	82 12.1%
No additional trails are needed	22 3.2%
Improve children’s access to schools	21 3.1%

- Almost 97% of respondents believe more trails are needed in Camas.
- The primary reason to provide more trails in Camas is exercise.
- Experiencing nature and recreation were the next most favored reasons to provide more trails.
- Improving access to schools was the least popular reason to provide more trails.

Question 28: How can the Camas park system be improved?
Please check your top 2 choices.

Table 25
Question 28 Results Summary

	Total
	663
Acquiring land for future parks	141 21.3%
Building major new facilities, such as pools or community centers	132 19.9%
Acquiring natural areas	118 17.8%
Maintaining existing parks and facilities	110 16.6%
Developing new parks	86 13.0%
Upgrading existing parks	76 11.5%

- The top response for how best to improve the park system was to acquire land for future parks.
- Building major new facilities was a close second.
- Upgrading existing parks and developing new parks were less popular, but still supported.

Question 29: Would you support partnering with Washougal to provide recreation facilities and services?

Table 26
Question 29 Results Summary

	Total
	363
Yes	307 84.6%
No	56 15.4%

- Respondents in Camas strongly support partnerships with neighboring Washougal, with almost 85% in support.

Question 30: In general, would you support a tax measure to maintain and improve existing parks and trails, acquire more parks and natural areas, or develop more trails, parks and recreation facilities? *Please check only one choice.*

Table 27

Question 30 Results Summary

	Total
	376
Yes, I would support it	99 26.3%
I would support it, depending on the amount	32 8.5%
I would support it, depending on the projects proposed.	57 15.2%
I would support it, depending on the amount and projects	132 35.1%
No, I would not support it. (Skip the next question)	56 14.9%

- More than 85% of Camas residents would support some mix of projects and funding.
- More than a quarter would support provide unqualified support for a tax measure for parks.
- A low percentage (8.5%) would support it dependent on the amount. The projects proposed appear to have a greater influence on tax measure support than amount.
- More than a third (35.1%) of respondents would support new taxes, depending on both the project mix and the total amount of funding.
- Overall, these responses show community support for funding park and recreation projects.

*Question 31: If yes, how much would you be willing to support?
Please check only 1 choice.*

Table 28
Question 31 Results Summary

	Total
	313
Up to \$15 annually per household	61 19.5%
Up to \$25 annually per household	83 26.5%
Up to \$50 annually per household	93 29.7%
Up to \$75 annually per household	19 6.1%
Up to \$100 annually per household	39 12.5%
More than \$100 annually per household	18 5.8%

- 54% of respondents would be willing to pay up to \$50 per year toward new park and recreation funding, including those who would be willing to pay more.

V. YOUTH SURVEY RESULTS

The results of the questions from the youth survey are reviewed below. More detailed data tables are available under separate cover.

Question 4: How frequently do you visit the following places in season? Circle the letter to show how often you visit these facilities. O = Often, more than once a month (1), S = Sometimes, more than once a year (2), N = Never (3)

Table 29
Youth Question 4 Results Summary

	Total	Often	Sometimes	Never
Sports fields	63	34 54%	19 30%	10 16%
City Parks	64	22 34%	37 58%	5 8%
Woods and trails	63	19 30%	31 49%	13 21%
Waterfront areas	63	21 33%	35 56%	7 11%
School playgrounds and gyms	63	32 51%	23 37%	8 13%
Crown Park swimming pool	62	12 19%	21 34%	29 47%
Camas Community Center	61	2 3%	17 28%	42 69%

- Sports fields are the most often visited place listed, with more than half of the responses in the Often category.
- Mirroring the adult responses, the Crown Park Swimming Pool and the Camas Community Center are the choices with the most Never responses.

Question 5: Which of the following sport facilities are most needed by youth in Camas? *Please check your top two choices.*

Table 30
Youth Question 5 Results Summary

	Total
	103
Swimming pool	21 20.4%
Turf fields (soccer, Ultimate, lacrosse, football, etc.)	16 15.5%
Skate Park	15 14.6%
BMX Track	10 9.7%
Outdoor basketball courts	10 9.7%
Gymnasiums	8 7.8%
Baseball/softball fields	7 6.8%
Other: _____	7 6.8%
Frisbee or disc golf course	6 5.8%
No new facilities are needed	3 2.9%

- Youth strongly favor a swimming pool, even though Camas already has a pool at Crown Park.
- Turf fields and a skate park were next most favored. This result is interesting, because Camas already has one skate park, developed jointly with Washougal.
- Handwritten “other” responses are included in Appendix B.

Question 7: Where should youth recreation activities be provided (i.e. where you feel the most comfortable going)? Please check all that apply

Table 31

Youth Question 7 Results Summary

	Total
	137
School	35 25.5%
Parks	30 21.9%
The mall (or in a shopping area)	23 16.8%
Teen center	21 15.3%
Community center	13 9.5%
Don't know	9 6.6%
Other: _____	6 4.4%

- Youth indicated schools or parks as the places where they would be most comfortable attending programs.
- Handwritten “other” responses are included in Appendix B.

VI. COMBINED RESULTS

Two questions were asked on both the adult and youth questionnaires. These questions were seen as an opportunity to determine differences in how youth use parks and in opinions about what programming should be provided for youth.

Question 5 (Youth 8): What are the primary reasons you use parks in Camas? Please check your top two choices.

Table 32
Question 5/8 Combined Results

	Total	Youth	Adult
	696	101	595
Enjoy the outdoors or nature	188 27.0%	12 11.9%	176 29.6%
Walk or bike for exercise	168 24.1%	17 16.8%	151 25.4%
Play sports	75 10.8%	22 21.8%	53 8.9%
Participate in family activities	73 10.5%	9 8.9%	64 10.8%
Picnic and general leisure activities	71 10.2%	13 12.9%	58 9.7%
Attend special events/concerts	36 5.2%	2 2.0%	34 5.7%
Meet friends	31 4.5%	20 19.8%	11 1.8%
Use a specific facility at a park	30 4.3%	4 4.0%	26 4.4%
Don't use parks	24 3.4%	2 2.0%	22 3.7%

- Almost 97% of respondents reported using parks.
- Top reasons for using parks in Camas are to pursue trail related and passive activities. More than half the responses were “Enjoy the outdoors or nature” or “Walk or bike for exercise”.
- Youth appear to use parks in different ways from adults. For youth, the top reasons for using parks are to “Play sports” and “Meet friends”.

Question 21 (Youth 6): What type of programs should be offered for youth? Please check all that apply.

Table 33

Question 21/6 Results Summary: All

	Total	Youth	Adult
	1377	235	1142
Outdoor/environmental programs (hiking, canoeing, nature programs, etc.)	200 14.5%	19 8.1%	181 15.8%
Aquatic programs (swimming, scuba diving, water fitness, etc.)	190 13.8%	31 13.2%	159 13.9%
Sports (baseball, tennis, etc.)	173 12.6%	23 9.8%	150 13.1%
Job-related activities (volunteer, internship, or employment opportunities)	166 12.1%	24 10.2%	142 12.4%
Special events (dances, concerts in the park, festivals, etc.)	165 12.0%	33 14.0%	132 11.6%
Drop-in activities (gymnasium, game room, computers, etc.)	161 11.7%	33 14.0%	128 11.2%
Extreme sports/outdoor adventure (rock climbing, mountain biking, snowboarding, etc.)	136 9.9%	40 17.0%	96 8.4%
Arts (performing, visual, cultural)	130 9.4%	22 9.4%	108 9.5%
No new activities needed	37 2.7%	3 1.3%	34 3.0%
Other: _____	19 1.4%	7 3.0%	12 1.1%

- Youth strongly favor more extreme sports programming. In contrast, when adults were asked the same question, they favored more outdoor and environmental programs for youth, and favored extreme sports programming less.
- Youth are also interested in special events, drop-in programming, and more aquatics activities.
- Adults favored more programming for youth in general, although the activities youth favored were not the same as those adults chose most frequently.
- More than 97% of adults believe more activities are needed for youth, with programming of all types receiving support.
- Handwritten “other” responses are included in Appendix B.
- This question was also asked on the youth questionnaire.

Youth preferences for programming are different from adult responses to this question.

VII. RECREATION PARTICIPATION RESULTS

Current Recreation Participation

Recreation demand is difficult to quantify because of the many factors that influence recreation participation and interests. Many approaches have been used to identify this demand, ranging from the use of national surveys and standards to measuring actual participant hours. Recognizing this problem, MIG began accumulating recreation participation information on communities throughout the Northwest. By making comparison to other similar communities or with the MIG AVERAGE (the average participation of the last 15 communities surveyed by MIG), the data reveal where specific activities are above or below the norm.

Many factors influence participation levels. These include:

- Demographics
- Lack or condition of facilities
- Climate
- Current recreation trends
- Cost of using facilities and programs
- Present economic conditions
- Amount of recreation programs and services offered

Table 34 shows participation rates for both indoor and outdoor recreation activities in Camas, as reported by the survey respondents. The per capita occasions for a 30-day period refer to the average number of times each person participated in the activity when the activity is in season in a 30-day period. These activities are ranked so that the most popular activities in Camas appear first.

park recreation & open space comprehensive plan

Question 31 (Youth 9): What activities have you done in the past 2 years?

Table 34
Question 31/9 Combined Results Compared to MIG Average

	Camas	MIG Ave.
Base	395	
Reading for Pleasure	10.01	4.30
Walking for Pleasure	7.22	5.53
Exercising/Aerobics	4.67	4.32
Gardening	4.39	4.06
Bird Watching/Feeding	3.25	2.27
Nature Walks	3.20	2.16
Bicycling for Pleasure	2.80	3.15
Playground (visit/play)	2.74	2.82
Jogging/Running	2.53	2.45
Swimming (pool)	2.45	2.18
Arts and Crafts	2.12	1.81
Soccer	2.01	1.60
Swimming (beach, river)	1.87	3.61
Beach Activities	1.85	2.75
Wildlife Watching	1.76	2.63
Fairs and Festivals	1.64	2.34
Hiking/Backpacking	1.58	2.09
Baseball	1.57	1.70
Concerts (attend)	1.51	2.06
Picnicking	1.40	2.18
Golf	1.38	1.63
Photography	1.37	2.06
Fishing	1.34	2.08
Boating (power)	1.27	2.30
Basketball	1.20	1.96

	Camas	MIG Ave.
Camping (tent)	1.00	2.56
Tours and Travel	0.97	1.77
Cultural Events (attend)	0.95	1.70
Dancing (social)	0.92	1.16
Rafting/Tubing	0.91	1.69
Football	0.91	1.14
Tennis	0.76	1.17
Volleyball	0.71	0.94
Camping (RV)	0.64	1.37
Bicycling (commute)	0.64	0.83
Water Skiing	0.62	1.16
Other: _____	0.62	1.47
Softball	0.61	1.53
Canoe/Kayaking	0.59	0.93
Skateboarding	0.59	0.86
Rock Climbing	0.58	0.84
Bicycling (BMX)	0.54	0.95
Hunting	0.52	1.52
Horseback Riding	0.48	0.78
Model Airplanes/Cars	0.46	0.53
In-Line Skating	0.45	1.18
Target/Skeet Shooting	0.40	0.60
Boating (sailing)	0.26	0.66
Windsurfing/Sailboarding	0.17	0.12
Rowing/Sculling	0.16	0.34

- Nearly all of the top 10 activities participated in by Camas respondents are at or above the MIG Average level of participation.
- These top activities highlight important resources in Camas including the extensive natural open space system and trails.
- Soccer stands out amongst the field sports, being above the MIG Average in Camas
- Other field sports, including baseball and football are considerably lower in terms of Camas participation.

Table 35

Question 31/9 Results Comparison: Youth and Adult

	Youth	Adult
Base	58	337
Reading for Pleasure	9.02	10.18
Soccer	5.05	1.49
Jogging/Running	4.67	2.16
Playground (visit/play)	4.67	2.41
Swimming (pool)	4.22	2.15
Swimming (beach, river)	4.03	1.50
Bicycling for Pleasure	3.83	2.62
Basketball	3.59	.79
Walking for Pleasure	3.33	7.89
Arts and Crafts	3.31	1.92
Baseball	3.19	1.29
Beach Activities	3.14	1.62
Dancing (social)	2.83	.59
Photography	2.78	1.13
Exercising/Aerobics	2.43	5.05
Skateboarding	2.16	.32
Football	2.05	.71
Concerts (attend)	2.03	1.42
Camping (tent)	1.76	.87
Rock Climbing	1.72	.38
Volleyball	1.66	.54
Picnicking	1.59	1.36
Fairs and Festivals	1.43	1.68
Boating (power)	1.40	1.25
Fishing	1.34	1.34

- In the Youth results a considerably different list of top activities is formed. In fact only two of the activities are in both top ten lists (reading for pleasure and walking for pleasure).
- Organized sports such as soccer, basketball and baseball rise much closer to the top of the youth list.
- Swimming and beach activities are also enjoyed.

Preferred Recreation Activities

The preferred recreation activities provide insight into the kind of activities community members would like to do, if there were opportunities available.

Question 32: Circle the 5 activities you would like to do most. Assume you have the time, money, and transportation to do whichever 5 activities you want.

Table 35

Question 32 Results Summary: All

Rank	Activities
1	Walking for Pleasure
2	Bicycling for Pleasure
3	Nature Walks
4	Swimming (pool)
5	Concerts (attend)
6	Fairs and Festivals
7	Golf
8	Tours and Travel
9	Exercising/Aerobics
10	Fishing
11	Reading for Pleasure
12	Gardening
13	Beach Activities
14	Arts and Crafts
15	Boating (power)
16	Canoe/Kayaking
17	Camping (tent)
18	Hiking/Backpacking
19	Camping (RV)
20	Playground (visit/play)

- The top preferred activities are similar to the current participation in many ways, although the activities that Camas respondents would prefer to be doing are more active than the activities they currently pursue.
- The top three responses are all trail related, reinforcing a theme throughout the responses.

- Swimming ranked as the fourth most frequently selected choice, also consistent with results in other questions.
- Organized sports ranked largely in the bottom half with Soccer the most desired at number 25
- The most frequently selected preferred activities for youth are swimming and soccer. For the rest of the youth results see the complete survey tables under separate cover.

VIII. BIBLIOGRAPHY

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