

Green Mountain Project Summary



Sponsor: City of Camas

Acres: 115+/-

Estimated Cost: \$19.3 Million

CF Request: \$1,250,000

Partner Share: \$18,050,000

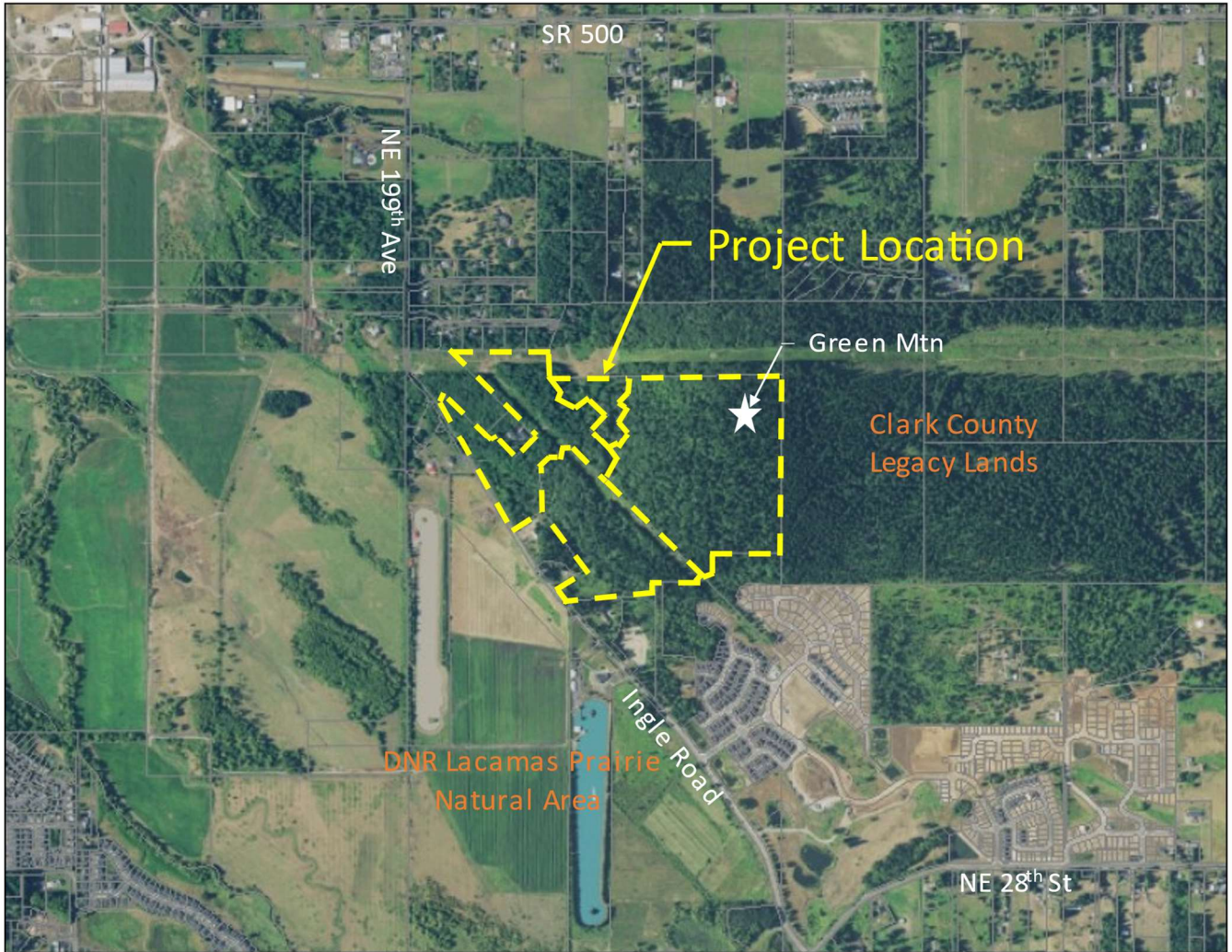
Grant Potential: \$1,250,000 to \$2,500,000



Key Features:

- Provides public access to Green Mountain and opportunities for viewpoints, hiking and other passive recreation opportunities.
- Expands upon publicly-owned Green Mountain area land owned by Clark County Legacy Lands and Department of Natural Resources (Lacamas Prairie Natural Area).
- Supports a variety of City and County comprehensive plans, including the City's and County's Parks, Recreation and Open Space plans, the County's Conservation Areas Acquisition Plan, and the Regional Trail and Bikeway Systems Plan.

Green Mountain Project Map



GREEN MOUNTAIN LOCATION MAP





proud past, promising future

CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: December 31, 2020

PROJECT NAME: Green Mountain

SPONSOR INFORMATION

Organization Name: City of Camas

Agency Address: 616 NE 4th Avenue

Agency Jurisdiction: City of Camas

Contact Name: Steve Wall, Public Works Director

Contact Phone: 360-817-7899

Contact E-Mail Address: swall@cityofcamas.us

PROJECT LOCATION

Property Address(es): NE Ingle Road

Tax Identification Number(s): 986047279; 986047280, 172341000, 171727000

Major Street / Intersection Nearest Property Access Point: NE Ingle Road and NE 48th Circle

Property Description (type of land use): Prime Developable Ground. Forested uplands, including Green Mountain.

Section: 17 and 20 Township: 2N Range: 3E

EXISTING CONDITIONS

Number of Parcels: 4

Addition: N/A

Total Project Acres: 115+/-

Zoning Classification(s): Residential 10,000 (R-10)

Existing Structures/Facilities (No. / Type): None

Current use: Undeveloped Forested Upland. Properties have preliminary approval from City for residential development.

- Watershed Name: Salmon-Washougal (WRIA 28)
- Waterfront Access and type: N/A
- Body of Water: N/A
- Shoreline (lineal ft.): N/A
- Historical / Cultural Features: N/A
- Owner Tidelands/Shorelands: N/A
- Active Agriculture; Currently leased for agriculture

Conservation Futures Program – Department of Environmental Service
1300 Franklin St., PO Box 9810, Vancouver, WA 98666-9810 (360) 397-2121



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

- Threatened / Endangered species present: None identified.
- Utilities on property (list all known): BPA Power Transmission Lines; Clark Public Utilities Water Well
- Potable water available on site: Well; Water Service; Is there a water right?

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition): This project will assist in the total acquisition of approximately 115 acres. The current property is forested upland and includes Green Mountain as a prominent feature. There are BPA power transmission lines crossing a portion of the property. In addition, Clark Public Utilities owns and operates a water well on the project site that services the adjacent Mountain Glen neighborhood located on the northern boundary of the site. This proposal is consistent with a variety of comprehensive parks and open space plans, including but not limited to the City's Parks Recreation and Open Space Plan and the County's Conservation Areas Acquisition Plan.

PROPOSED DEVELOPMENT IMPROVEMENTS: The site will serve as a primary trailhead and passive recreational use area within the County's Lacamas Creek (Lower) Sub-Area in the Conservation Areas Acquisition Plan. Future development is anticipated to include such things as picnic facilities, trailheads and trails, parking lots, and viewpoints. These features will be integral parts of a regional trail system and network that will connect to the Lacamas Lake Trail system and has the potential to connect to Camp Bonneville, the Lake-to-Lake regional trail, and the Lacamas Prairie Natural Area.

PROPOSED USES ON SITE: The site will support a variety of passive recreational activities including hiking, jogging, biking, and picnicking, as well as opportunities for a scenic viewpoint at the top of Green Mountain. The property is also strategically located adjacent to existing Clark County Legacy Lands (east of the proposed project) and Department of Natural Resources properties (Lacamas Prairie Natural Area located west of the proposed project) which will allow for future coordination in regional trail and park development, and overall coordination in the conservation of forested land and natural areas.

PROJECT PARTNERS:

- For purchase, list names:
- City of Camas
 - Clark County
 - Washington State Recreation and Conservation Office
 - Terrell and Associates, LLC et. al. (private donor)

For use of site, list names: City of Camas will be the lead agency for acquisition, development, maintenance and operation.



TYPE OF INTEREST:

Warranty Deed: X Easement:

Other (please describe): None

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: \$19.3 million

Estimate Based on: Purchase and Sale Agreement and comparable sales.

Will other agencies/groups contribute to project? Yes No

Name of Contributor:

- Terrell and Associates, LLC et. al. (private donor)
- Recreation Conservation Office (potential via Waiver of Retroactivity and future Grant application)
- City of Camas

Amount of Contribution:

- Terrell and Associates, LLC et. al. - \$15.5 million
- Recreation Conservation Office - \$1.25 million (est.)
- City of Camas - \$1.3 million

Total Estimated Request from Conservation Futures: \$1.25 million

Attach separate sheet with all anticipated:

- Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions
- Expenses for project, including permits, fees, staff time,

PROJECT MAINTENANCE PLAN (brief summary of maintenance approach): The City of Camas will be the lead agency for maintenance and management of the project site. City maintenance crews already maintain multiple recreation sites within the Lacamas corridor, including Fallen Leaf Lake, Heritage Park and Trail, etc.





Green Mountain Area Acquisition

**Clark County Parks Advisory
Board Meeting**

January 12, 2021

GREEN MOUNTAIN LOCATION MAP



Green Mtn. Planned Residential Development

Ph. 3

Ingle Road

Goodwin Road

100-14



Conservation Futures Funding Project Proposal

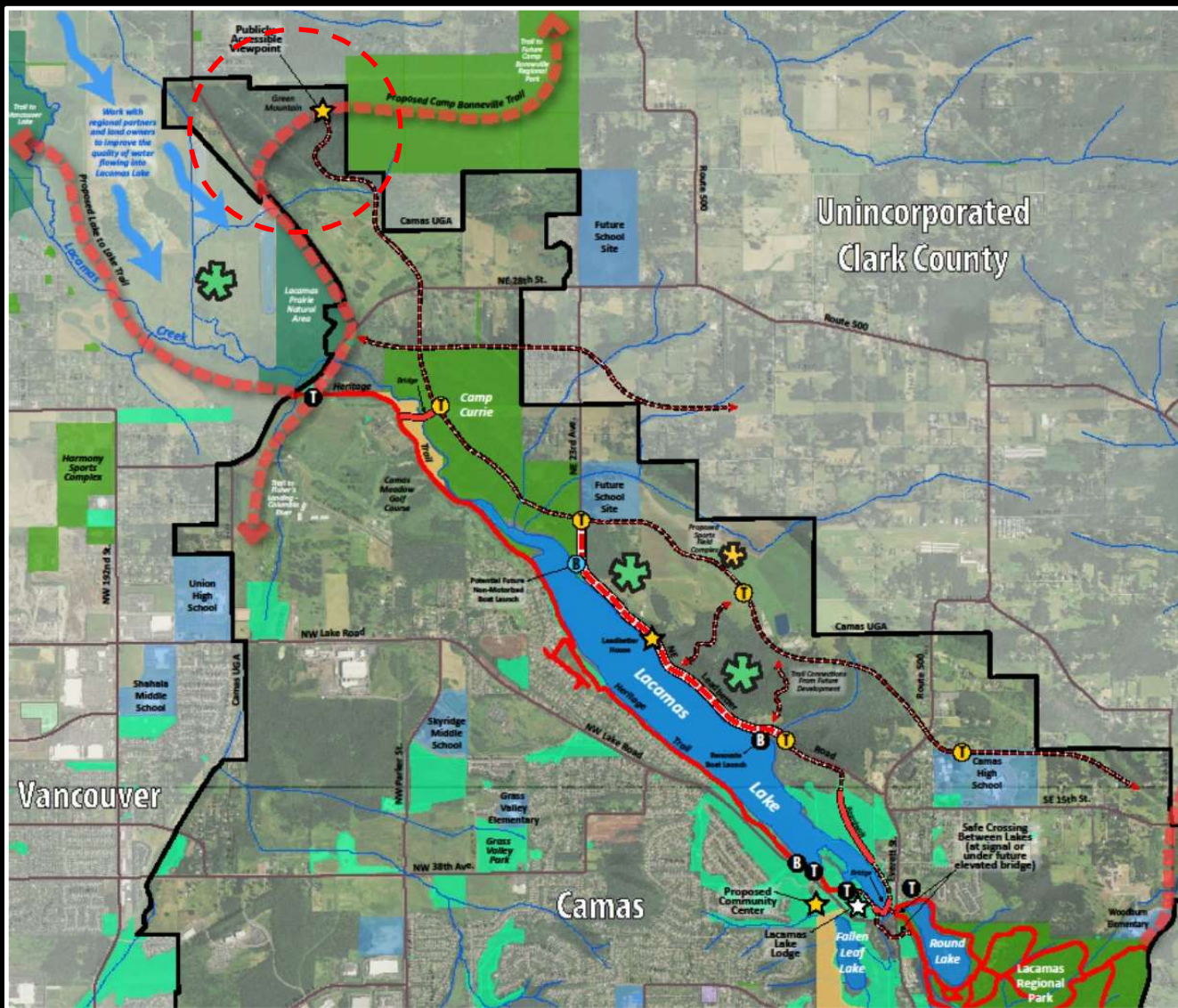
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Partners Share: \$18.05 million

Donation: \$15.5 million



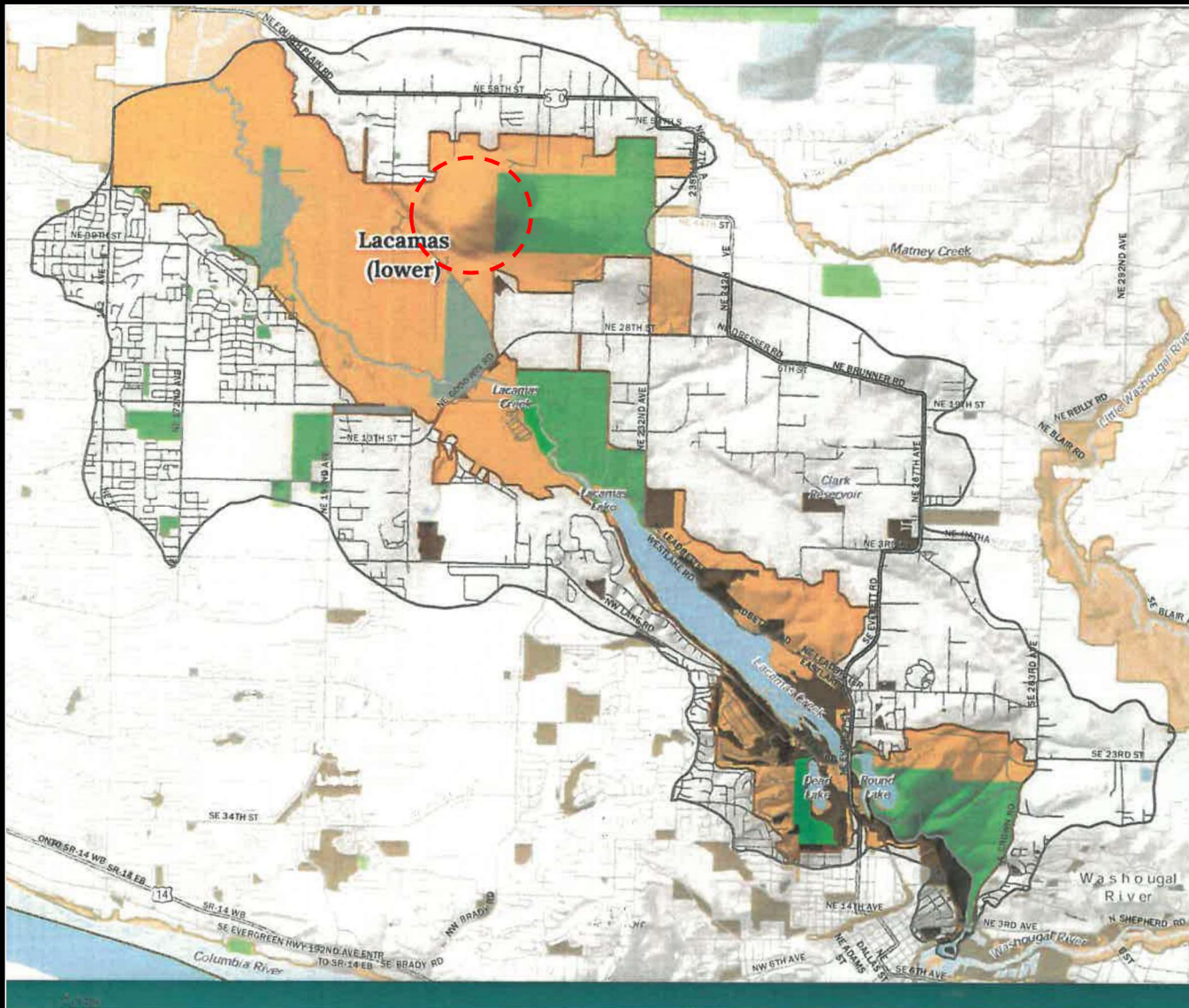


North Shore Lacamas Lake: A Vision for Conservation and Recreation

Preserve the Visual Quality and Key Landmarks along the North Shore of Lacamas Lake.

Recommended Actions:

- Identify highly visible areas along the north shore of the lake and pursue possible acquisition or purchase of conservation easements on key parcels.
- Work with land owners and developers to conserve natural vegetation and tree cover as the area is developed in the future.
- ***Provide public access to a viewpoint atop Green Mountain, which affords outstanding views of the surrounding landscape including a vista to Mount Hood.***

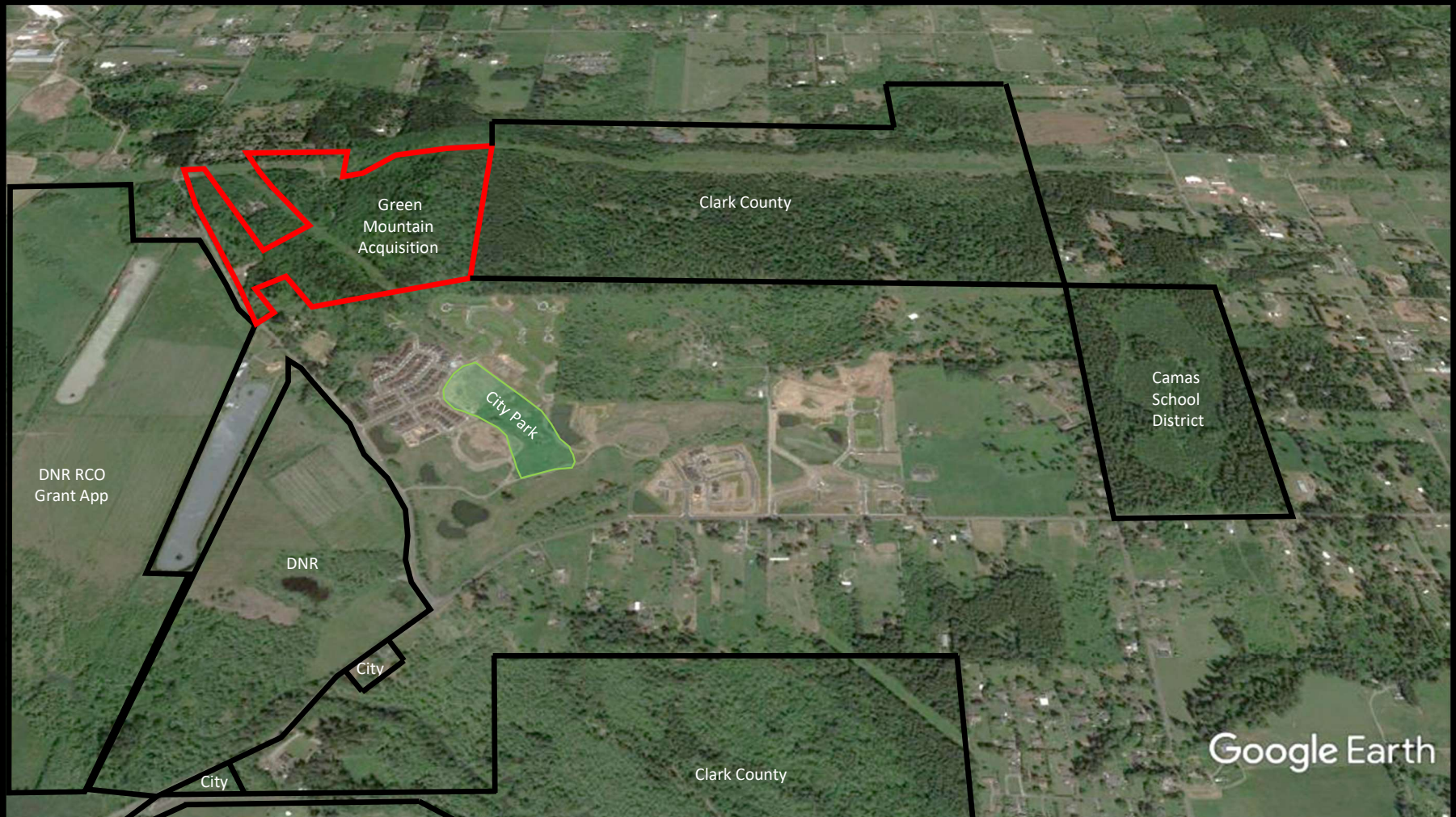


Clark County Conservation Areas Acquisition Plan

Subarea Lacamas Creek (Lower)

“Partners within the Lower Lacamas Creek subarea should explore opportunities to improve public access to Green Mountain, and expand public ownership to include additional forestlands and high points on Green Mountain.”

Partnership Opportunities



Questions?

Contact:

Steve Wall
Public Works Director
City of Camas
swall@cityofcamas.us
360-817-7899