

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

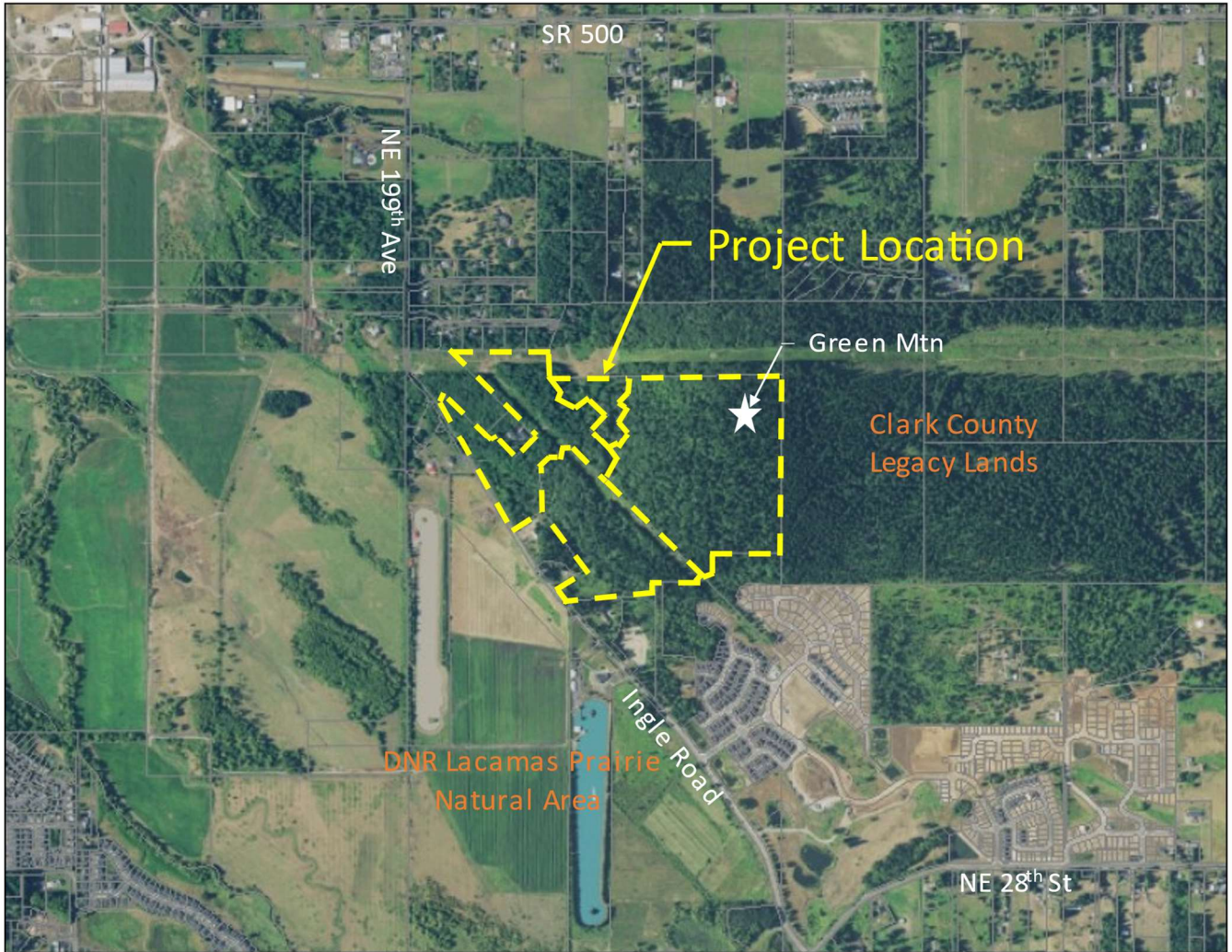
Grant Potential: \$1,250,000 to \$2,500,000



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

Total Project : \$19.3 million

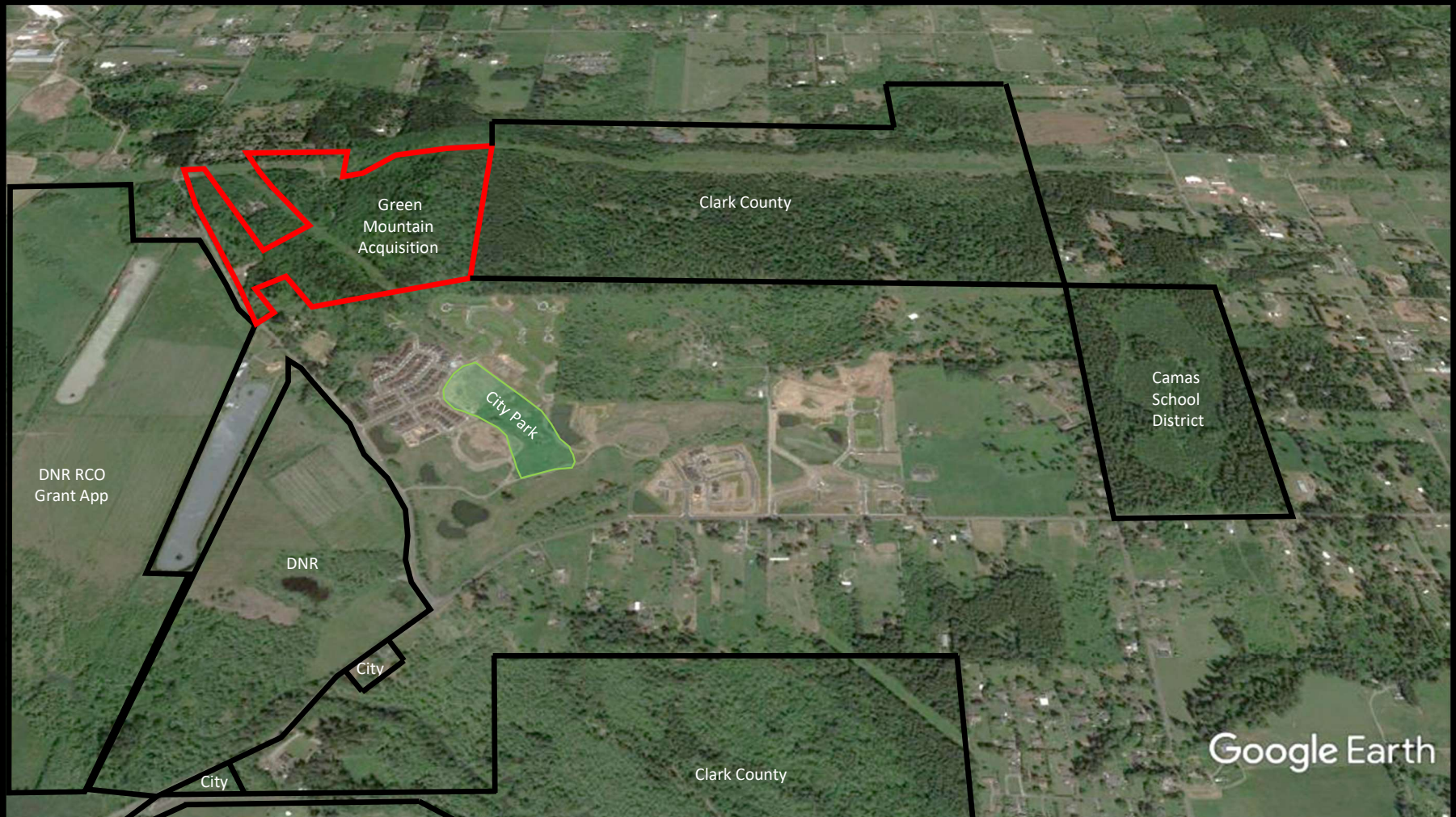
Con. Futures Request: \$1.25 million

Partners Share: \$18.05 million

Donation: \$15.5 million



Partnership Opportunities



Questions?

Contact:

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

Conservation Futures 2021 - Evaluation Questions Scoring Sheetⁱ

PROJECT NAME: City of Camas – Green Mountain acquisition (115 acres)

DATE OF SCORING: Submitted by Camas on 2.26.2021

REVIEWER NAME: City’s response to evaluation questions

No.	Description	Score (#)	
1.	Adopted Plan Conformance	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. The Conservation Areas Acquisition Plan states that “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.” This proposal is also consistent with the Regional Trail and Bikeway Systems Plan.	10 maximum
2.	Existing/Potential Recreation Value	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 the adjacent 360 acres of Clark County Legacy Lands. There is also potential to connect to Camp Bonneville, the Lake-to-Lake regional trail, and the Department of Natural Resource’s Lacamas Prairie Natural Area.	10 maximum
3.	Enhance Value of Abutting/Proximate Parks & Conservation Lands	The property is 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	10 maximum

		conservation of forested land and natural areas.	
4.	Agriculture/Forest Resource Value	The approximate 115 acres of the combined Properties are currently heavily forested. Forest management of a site this large will be important for the overall success and use of the Properties. There are opportunities for the potential to partner with Clark County on protection, management and public enjoyment of the almost 500 acres of combined land. The Properties have preliminary approval from the City for residential development. City ownership through Conservation Futures would ensure conservation of forested land and natural areas.	10 maximum
5.	Protected Habitat and Species Value	There are three (3) Class III Wetlands on the properties with Wetland Ratings of 6, 6 and 19; respectively. Additionally, portions of the forested area onsite have been identified to meet the Washington Department of Fish and Wildlife definition of a Biodiversity Area. The biodiversity area on site is a vertically and horizontally diverse forested plant community comprised of multiple strata with native species, standing snags, and downed logs. The forest also has a handful of Oregon white oaks and ultimately connects with cave habitat. The forest lies at the western edge of a larger forested tract that extends east and southeast.	10 maximum
6.	Available Access	Public access would be available through an existing access and utility easement crossing parcel no. 171730-000. The access easement begins at Ingle Road adjacent to the Bonneville Power Association (BPA) right-of-way, continuing east approximately 450 feet before reaching the northwest corner of the Properties. Once through the easement area, public access could be provided through the Properties to the top of Green Mountain and beyond into the Clark County Legacy Lands parcels.	10 maximum
7.	Threat/Non-Availability in Five Years	Properties have preliminary approval from the City for residential development of a total of 159 lots. If the city does not purchase for conservation, this land will likely be developed for residential purposes.	10 maximum
8.	Partnership Contributions	Total Project: \$19.3M Conservation Futures Request: \$1.25 million Partner Share Total: \$18.05M <ul style="list-style-type: none"> • Terrell and Associates, LLC et. al. - \$15.5 million 	10 maximum

		<ul style="list-style-type: none"> • Recreation Conservation Office - \$1.25 million (est. potential) • City of Camas - \$1.3 million 	
9.	Proximity to underserved populations	<p>This property along with the adjacent Clark County owned property is envisioned to be a destination outdoor recreational location for Clark County with the opportunity to connect to Camp Bonneville.</p> <p>Per the US Census webpage, the County includes:</p> <ul style="list-style-type: none"> • 9.2% (2019 data) of the population living in poverty • 24% people of color (includes two or more races) 	10 maximum
10.	Geographic distribution	<p>This property is located next to Clark County owned property at the very northwest corner of the City of Camas boundary. These Properties will provide Camas with natural area at the northwestern corner of our city limits for passive recreation.</p>	10 maximum
11.	Readiness for public use	<p>The existing use of the Properties is natural forest land. The City's Parks, Recreation and Open Space Plan identifies potential trail and overlook opportunities, but there have not been any specific designs completed for the future improvements. However, access and utility easements to allow for public use and future development are secured and will facilitate public use.</p>	10 maximum
(110 maximum) TOTAL PROJECT SCORE			

REVIEWER COMMENTS:

ⁱ Use of this scoring sheet will only be a starting point for discussion by the Clark County Parks Advisory Board (PAB). Total scores will not be the de-facto ranking of projects. Final project recommendations will be made only after subsequent PAB discussion and deliberation.