



Clark County maintains a 6 year stormwater capital improvement plan that meets the requirement of the NPDES permit. Clark County also completes watershed scale stormwater plans as required by the NPDES permit.

Please refer to question #2 response for the **Cities of Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal, Woodland and Town of Yacolt.**

- 4. **A 6-year financial plan is developed for funding those expansions or new capital facilities that are expected to be needed within the first 6-years of the plan. That financial plan must be fully balanced. The identified needs must have known funding sources (even if those funding sources may require voter approval).**

Clark County collects a stormwater fee on every developed parcel in unincorporated areas. A portion of this revenue is dedicated toward capital improvement projects. The county has a program to construct stormwater capital improvements primarily to control and treat stormwater from areas of existing development with inadequate stormwater controls. In addition, the county may take opportunities to expand the treatment and flow control capacity of existing facilities when making repairs. These activities all are part of the county’s stormwater capital improvement program. Stormwater capital improvements for county construction projects such as roads are funded by those projects.

The following table provides a summary of Clark County’s 6-year stormwater capital program.

Table E.19 Clark County 6-Year CFP Stormwater Summary	Capital Facility Project Type	Number of Projects	Cost	Funding
	Retrofit / Repair	13	\$4,543,000	\$4,543,000
Capital Projects	1	2,200,000	2,200,000	
Acquisition	4	2,860,000	2,860,000	
TOTAL			\$9,603,000	Clean Water Fee Available for Capital Projects

Source: 2016 Clark County Stormwater Management Plan

Battle Ground has identified over \$2.3 million dollars of project improvements to the regional stormwater basins of Woodin Creek, Mill Creek and Railroad Basin.

Vancouver has identified over \$14 million dollars of projects through 2012. Many of the projects (\$5.5 million) are not watershed specific but are related to citywide programs and projects. Burnt Bridge Creek watershed projects within the city are \$6 million and Columbia Slope projects total \$2.5 million.

Woodland has identified that improvements to Dike Road and Insel Road are projected to cost \$800,000.

Schools

School District Service Areas

The Clark County School District boundaries as shown in the Existing Inventories reflect the current adopted boundaries. Clark County has adopted the Battle Ground, Camas, Evergreen, Green Mountain, Hockinson, La Center, Ridgefield, Vancouver, Washougal and Woodland School Districts’ (together the “School Districts”) 6-year Capital Facilities Plans for 2015 to 2021 concurrent with the Comprehensive Plan adoption. The adopted Capital Facilities Plans (CFPs) relate to the adopted 2007

Growth Management Comprehensive Plan Map and the proposed Board of Councilors' Recommended Comprehensive Plan Map (Preferred Alternative) dated February 23, 2016. Supplemental data was not provided to project new student population derived from the Preferred Alternative because the population the school districts are planning for drops under the preferred alternative. If there is an increase in parcelization in rural areas, there may be impacts on schools, primarily associated with transporting students from the rural area. The extent of the impact on schools is too speculative to address in supplemental data.

In 2007, each school district (except Woodland) submitted a 20-year student projection and the estimated number of new schools needed to serve the twenty-year student projection. The Battle Ground, Camas, Green Mountain, Ridgefield and Washougal school districts used the following methodology to derive the forecasted 20-year student projection and needs estimate. The student population for the 20-year planning horizon was determined by multiplying each districts' current student generation rate (the average number of elementary, middle and high school students that reside in single family and multi-family dwelling units in each district) from Clark County by the potential number of single family and multi-family households identified in each school district. An estimated student projection at build-out (students generated from houses at build-out plus the existing enrollment) is listed by elementary, middle and high schools. An estimate for new capital facilities was determined by subtracting the school facility capacity that is forecast in 2012 or 2013, (when the 6-year facility improvements have been built), depending on school district, from the student projection at build-out. Both the number of students and schools projected in these estimates are based on a number of assumptions. Specifically, it is assumed that growth will occur to the maximum extent allowable under the current land use planning scheme in the next twenty years, that growth will occur at a consistent rate and that the number of students generated from new development will remain consistent with current student generation rates. These estimates are not based on enrollment of students from existing housing, nor do the enrollment projections and facility needs take into account cohort survival, grade progression, population demographic changes, or local housing trends.

The Evergreen school district used the above method with some modifications for demographic changes over time. The Vancouver school district used its own 20-year enrollment forecast by ED Hovee & Company (consistent with its 2007 CFP), which takes into consideration the demographic changes expected in its urban environment over the twenty-year period.

Funding

Because the preferred alternative is based on a lower twenty-year population forecast, the analysis done in 2007 is as reliable as analysis that could be done using similar assumptions (student factor multiplied by housing units at build-out with equal consistent growth over 20 years). The funding of school facilities is typically secured through three sources including voter-approved bonds, state matching funds and impact fees. Bonds are used and are the principal source of revenue to fund site acquisition, construction of new schools and other capital improvement projects. State matching funds can be secured for school construction projects only and is generally only awarded to districts with a sufficient number of un-housed students (e.g. temporary portable buildings). School impact fees supplement the traditional funding sources for construction and expansion of school facilities needed to accommodate new development.

Analysis

The following analysis reviews the required components under RCW 36.70A.070(3). The county completed a comprehensive review of the resource documents submitted by the service providers and these are incorporated by reference in the Resource Document section of this Appendix.

1. Does the CFP contain an inventory of existing publicly owned facilities, with location and capacities?

The School District's CFPs contain a detailed inventory of publicly-owned facilities, including location and capacities. A summary of current facilities and their associated capacity is listed in the following table.

**Table E.20
Summary of
Current Clark
County School
District Facilities**

School District	Number of Public Schools		
	Elementary	Middle School	High School
Battle Ground	67	68	2
Camas	56	2	12
Evergreen	2022	6	47
Green Mountain	1	1	Students attend La Center High School
Hockinson	21	1	1
La Center	12 ¹	1	1
Ridgefield	2	1	1
Vancouver	21	6	67
Washougal	3	2	1

Note: Does not include schools that are used for alternative programs or leased facilities.
¹ Primary enrollment is split between two buildings

Table E.21 highlights forecasted school district enrollment during the 6-year planning period 2015-2021.

**Table E.21 | Total
School Enrollments
for Clark County
School Districts 2014
Projected Enrollment
2021**

School District	2014	2021 Forecast	% change
Battle Ground	12,483	13,141	+5.2
Camas	6,566	7,614	+15.9
Evergreen	26,343	27,042	+2.7
Green Mountain	143	151	++5.0
Hockinson	1,841	1,992	+8.2
La Center	1,575	1,712	+8.7
Ridgefield	2,291	3,633	+58.6
Vancouver	22,480	23,236	+3.4
Washougal	3,104	3,389	+10.6
Woodland	2,295	2,526	+10.1
Total Enrollment	79,121	84,436	+3.7

Source 2015-2021 School Districts' Capital Facility Plans

2. A forecast of future needs is provided that is consistent with the land use plan that the Board identified on February 23, 2016.

Please note that School Districts are required to update their Capital Facility Plans (CFPs) at least once every 4 years.

Battle Ground The improvements listed in this section are improvements needed in addition to the planned improvements through 2021. To accommodate the preferred alternative over the next twenty years in Battle Ground, two (2) new K-8 schools, expansions at the existing high schools and portables would be required. Please note that in the Battle Ground School District, elementary schools (K-5) and middle schools (6-8) are built on one site, as one campus. For the next six years, two (2) new K-8 schools and one (1) new high school will be required. The cost of these six year improvements is estimated to be \$97,547,500.

Camas The improvements listed are in addition to the planned improvements through 2021. To accommodate the preferred alternative over the next twenty years in Camas, two (2) new elementary schools, two (2) new middle schools and expansion of an existing high school will be required. In addition, eleven (11) portables will be needed. For the next six years, however, the CFP indicates the need for a replacement and expansion at the elementary school, a new 900-student middle school and expansion of the existing high school. These six-year costs will be \$ 139,516,464.

Evergreen To accommodate the preferred alternative (in addition to improvements through 2012) over the next twenty years for the Evergreen school district, five (5) new elementary schools, one (1) new middle school, one (1) new high school and forty-nine (49) portables will be required. For the next six years, one (1) new elementary school, one (1) replacement middle school and expansion at the high school will be needed. These six-year costs will be \$ 87,013,680.

Green Mountain The twenty-year forecast to accommodate the preferred alternative (in addition to improvements through 2021) requires the construction of one (1) new elementary school. In addition, the six year plan indicates the need for expansions to the existing schools at a cost of \$560,000.

Hockinson To accommodate the preferred alternative over the 20-year planning horizon (in addition to improvements through 2021), the Hockinson School District estimates the need for an expansion to the existing high school and eight (8) portables. For the next six years, an expansion at the elementary school and a new middle school will be constructed. These six-year improvements will cost \$ 48,310,720 and will be funded through a voted school bond, impact fees and state match.

La Center To accommodate the preferred alternative over the 20-year horizon (in addition to improvements through 2021), the following improvements will be required: one (1) additional elementary school, one (1) new middle school (the old middle school facility will be used to house additional students from the original elementary school listed in the current facilities inventory) and expansion of the high school. For the next six years, one (1) new elementary school will be constructed and improvements and expansion will occur at the high school. This six-year improvement will cost \$ 28,296,886.

Ridgefield To accommodate the preferred alternative over the next 20 years (in addition to improvements through 2021), the following improvements will be required: four (4) new elementary schools, one (1) new middle school, one (1) new high school and four (4) portables. For the next six years the following will be constructed: an expansion and renovation of the present high school and new schools to serve 1,200 K-8 students. It will cost \$ 74,917,816.

Vancouver The majority of the Vancouver School District's boundary is in a fairly urban, built-out environment. Enrollment growth in the future is dependent on infill, redevelopment, densification and neighborhood turnover. No new facilities are necessary for the overall twenty-year projected enrollment. The district's enrollment is projected to increase to a peak between 2014 and 2017 and then decline somewhat to 2025, due to an aging population and the district's more urban nature. To serve new growth, for the 6-year horizon, the Vancouver School District will require either a new and/or existing elementary expansion/replacement at a cost of \$ 56,810,120.

The most likely avenue for new school funding will be a future bond measure and associated state and local matches and school impact fees. The District's capital facilities efforts may include not only adding capacity, but providing space for special programs and building modernization. Funding for added capacity has been separated for purposes of impact fee calculations.

Washougal To accommodate the preferred alternative over the next 20 years (in addition to the improvements through 2021), the following improvements will be required: three (3) new elementary schools, one (1) new middle school, one (1) new high school and five (5) portables. For the next six years, one (1) new elementary school, one (1) new middle school and high school expansion will be constructed. These six-year improvements will cost \$ 52,501,191.

Woodland The 20-year forecast to accommodate the preferred alternative does not require improvements. For the next six years, the district needs to construct additional capacity at the elementary school.

3. ***A listing is provided of proposed expansions to capital facilities or new capital facilities that are capable of providing for the needs identified in the forecast. This should be a "20-year listing" since the land use plan covers a 20-year period.***

Each school district provided a 20-year listing of facility needs. The following Table E.23 below illustrates the necessary facility needs beyond the 6-year CFP.

School District	Number of Public Schools		
	Elementary	Middle School	High School
Battle Ground	3	3	Expansion
Camas	3	2	Expansion
Evergreen	7	1	1
Green Mountain	1	0	0
Hockinson	0	0	Expansion
La Center	1	1	Expansion
Ridgefield	4	1	1
Vancouver	Various replacements	Various replacements	Addition
Washougal	3	1	1

4. ***A 6-year financial plan is developed for funding those expansions or new capital facilities that are expected to be needed within the first 6-years of the plan. That financial plan must be fully balanced. The identified needs must have known funding sources (even if those funding sources may require voter approval).***

Table E.23 below indicates the 6-year capital facility needs and costs for each School District according to the District's current 6-year Capital Facility Plans. Please note that School Districts are required to update their Capital Facility Plans (CFPs) every two years, therefore the CFPs that were received for this document may reflect different planning periods.

Table E.23 Clark County School Districts' 6-Year CFP Summary

School District	Number of Public Schools			Funding
	Elementary	Middle School	High School	
Battle Ground	2	2	Expansion	\$97,547,500
Camas	10	0	Expansion	139,516,464
Evergreen	1	1	Expansion	87,013,680
Green Mountain	0	0	0	560,000
Hockinson	Expansion	1	0	48,310,720
La Center	1	0	Expansion	28,296,886
Ridgefield	4	1	Expansion	74,917,816
Vancouver	1	0	0	56,810,120
Washougal	1	1	1	52,506,191
Total				\$585,479,377

Parks and Recreational Facilities

Parks and recreational facilities for urban development are typically provided by the cities associated with the urban areas. As with most other capital facilities, the notable exception to that pattern of capital facility provision exists for the Vancouver Urban Area. Most jurisdictions have identified parks and recreational facilities to serve their entire urban area.

Parks and Recreational Facility Service Areas

Clark County is responsible for a system of parks, trails, natural lands and recreation facilities that extend across the county, as a regional provider and within the Vancouver Urban Growth Area (or urban unincorporated area – UUA) as an urban-based park and recreation facility provider. The county park system, in both the regional and urban area, is identified by classifications for each type of facility to help manage the public land inventory; guide operations and maintenance; and direct acquisitions, design and development of additional facilities.

Provision of Parks in the Unincorporated Urban Area

The provision of parks in the unincorporated portion of the Vancouver Urban Area has been a challenge for Clark County. The nature of the challenge is not in the acquisition of land for new parks or the development of parkland into what citizens typically associate with the term “park”, but with the maintenance of developed parks. The primary source of funding for parkland acquisition and development has been impact fees. These fees carry a legal requirement to spend them within six years of receipt on eligible projects or return them to property owners who paid the fee. Generally, the county has been able to meet that legal requirement and the additional one to meet the public share of the impact fee program. Acquisition is also funded by the Greater Clark Parks District, a metropolitan parks district, which has taxing authority of \$6.25 per \$1,000.00 of assessed value.

The challenge lies in what happens after an urban park is developed; it requires regular maintenance. The county does not have the financial capability to meet the costs of on-going maintenance. For that reason, much of the undeveloped urban parkland remains undeveloped. Recently, the county has entered into maintenance agreements for specific urban parks with local neighborhood groups in the hope that direct billing of citizens for maintenance of a specific local park would clearly demonstrate the value of having developed and maintained urban parks in the unincorporated area.