

Schroader, Kathy



From: Orjiako, Oliver
Sent: Thursday, April 21, 2016 9:40 AM
To: Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wisner, Sonja
Subject: FW: Green Mountain District - Vancouver WA
Attachments: 3987_001.pdf
Importance: High

FYI and for the record. Thanks

From: Raelynn Good [<mailto:Raelynn.Good@evergreenps.org>]
Sent: Thursday, April 21, 2016 8:52 AM
To: Orjiako, Oliver
Cc: Boldt, Marc; Stewart, Jeanne; Olson, Julie - Auto answer; Madore, David; Mielke, Tom; Snell, Marty; 'shiggins@cityofcamas.us'; Mike Merlino; Susan Steinbrenner; John Deeder; Kaye Chamberlain
Subject: Green Mountain District - Vancouver WA
Importance: High

Dear Oliver,
On behalf of John Deeder, Superintendent of Evergreen Public Schools, please find the attached letter that will be mailed to your attention today.

Thank you for your consideration to this very important matter.

Raelynn Good
Secretary to the Director of Facilities
Evergreen Public Schools
(360) 604-4077



April 21, 2016

Evergreen Public Schools

Oliver Orjiako, Director
Clark County Community Planning
PO Box 9810
Vancouver WA 98666

RE: Green Mountain District
Vancouver, WA

Dear Oliver:

As you are aware, school district boundaries do not necessarily follow City boundaries when siting schools. This is the case in the northeast area of the Evergreen School District's boundaries. The attached map provides the district boundary and the City of Camas boundary.

With the projected residential growth over the next few years within the Green Mountain area, the district will need to prepare for students. Currently the elementary schools servicing students within the northeast area of the district are at capacity. The district has been working on the long range plan for student planning and finds the need to identify property suitable for an elementary school within the Green Mountain area. Due to environmental constraints (specifically wetlands) and limited infrastructure, there are few opportunities available for a 10-12 acre parcel.

One of the possibilities is property owned by Mr. Rocque Merritt. Mr. Merritt's property is identified on the attached map. Mr. Merritt's property is currently outside the UGB. Although we have no formal agreement with Mr. Merritt at this time, property within his 55 acre parcel may be suitable for the district's needs. Given the limited options as noted above, the district is in support of approving Mr. Merritt's property being brought into the UGB with the upcoming review.

Sincerely,

John Deeder
Superintendent

C:

Marc Boldt, County Council Chair

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Julie Olson, Councilor District 2

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Mary Snell, Director of Community Development

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Mayor Scott Higgins, City of Camas

shiggins@cityofcamas.us

Mike Merlino, Chief Operating Officer Evergreen Public Schools

Susan Steinbrenner, Director of Facilities Evergreen Public Schools

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GREEN MOUNTAIN

FINAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.

TOTAL SITE AREA 283.3 AC

SITE AREA TABLE

| | |
|-----------|----------|
| RIP ZONE | 119.7 AC |
| RA ZONE | 54.6 AC |
| MF10 ZONE | 97.9 AC |
| CC ZONE | 11.1 AC |

DENSITY TABLE

| POD | ACRES | APPROX. LOT SIZE RANGE | DENSITY RANGE | UNIT / LOT RANGE |
|---------------|-----------------|------------------------|---------------|--------------------|
| A | 12.2 (A1-A4) | RD | 18-18 | 195-220 |
| B | 15.3 (B1-B4) | 1000-1000 | 12-18 | 176-208 |
| C | 11.9 (C1-C4) | 3000-5000 | 7-12 | 84-143 |
| D | 41.1 (D1-D4) | 4000-7000 | 5-8 | 204-30 |
| E | 26.2 (E1-E4) | 4500-7000 | 4-7 | 106-193 |
| F | 28.7 (F1-F4) | 5500-11 000 | 1.5-3 | 106-343 |
| G | 30.1 (G1) | 15,000-40,000 | 1.5-2 | 30-60 |
| H | 15.4 (H1) | | 100-150 | |
| TOTALS | 181.4 AC | | | 1007-1300 * |

* TOTAL UNITS /LOTS NOT TO EXCEED 1300

URRAM VILLAGE AREA (A1, A2, A3, A4, A5)
A FORMALIZED MIXED USE AND RESIDENTIAL COMMUNITY CENTER (C, D, E ACCORDY, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)

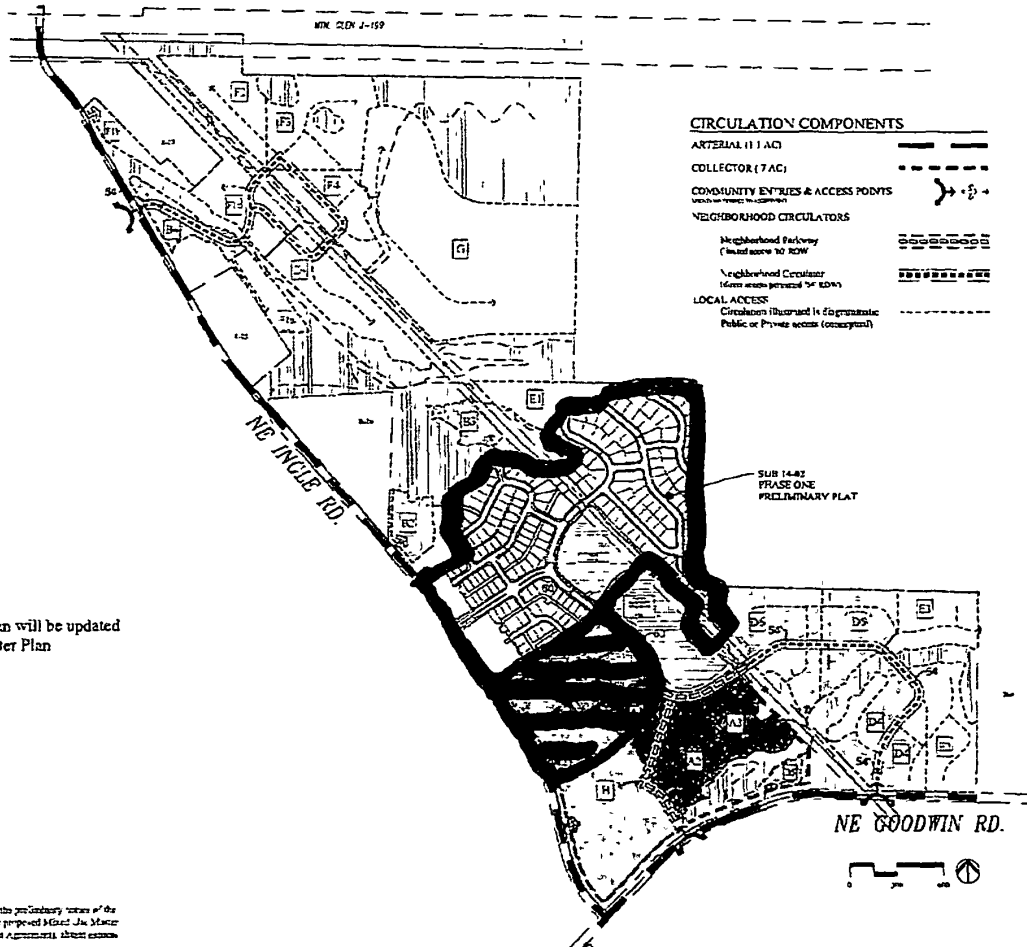
PARK & OPEN SPACE COMPONENTS

- OPEN SPACE (≈ 99.9 AC)
- CENTRAL COMMUNITY OPEN SPACE & PARK (≈ 14.9 AC)
- COMMUNITY TRAIL SYSTEM

MASTER PLAN IMPLEMENTATION

As subdivisions of the PRD occur, the Master Plan will be updated to graphically depict the subdivisions on the Master Plan

NOTE:
The precise location and number of units within the pods are approximate due to the preliminary nature of the design. With each subdivision, the final number of units in the proposed Mixed Use Master Plan will be detailed (except as provided for in Section 2 of the Development Agreement). All final actions must be approved by the City after appropriate regulatory review.



CIRCULATION COMPONENTS

- ARTERIAL (11.1 AC)
- COLLECTOR (7.4 AC)
- COMMUNITY ENTRIES & ACCESS POINTS
- NEIGHBORHOOD CIRCULATORS
 - Neighborhood Parkway (Road access to ROW)
 - Neighborhood Circulator (Local access personal use only)
- LOCAL ACCESS
 - Circulators (Illustrated in Engineering Public or Private access (occupants))



Lead Planning
Landscape
Architecture

SCALE AS SHOWN
DESIGNED BY: WPA
CHECKED BY: [Name]

DATE: 11/08/15
REVISED:



"CITY OF CAMAS"
OFFICIAL NO. 202

GREEN MOUNTAIN
FINAL MASTER PLAN
GREEN MOUNTAIN LAND, LLC
CAMAS, WASHINGTON

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