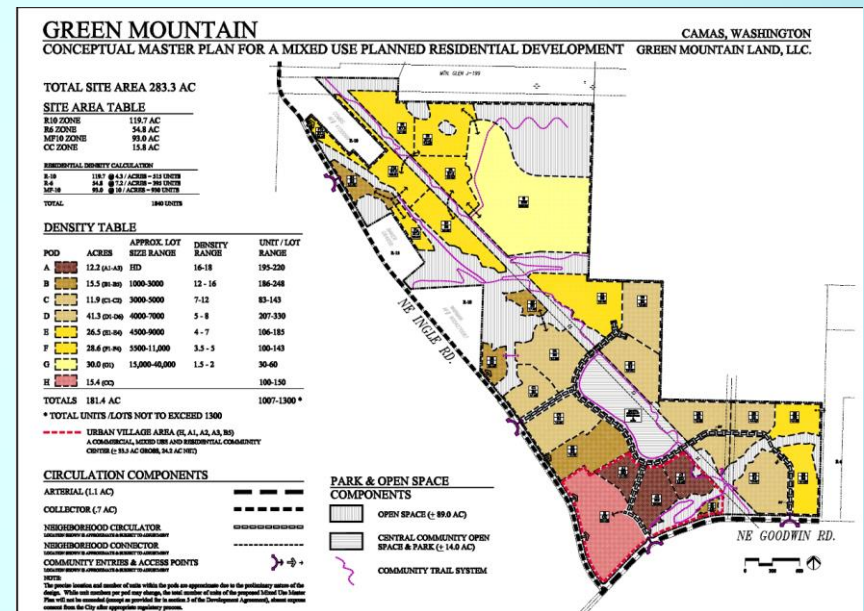


# **Green Mountain Planned Residential Development SUB14-02**

Planning Commission Public Hearing  
5/12/2015

# Project Background

- ▶ Development Agreement
  - Vesting / Predictability
  - Master Planning
  - Transportation
  - Planning Standards
  - Parks Plan
  - Tree Preservation
- ▶ Application Submittal
  - PRD
  - Subdivision Phase 1
- ▶ Sewer





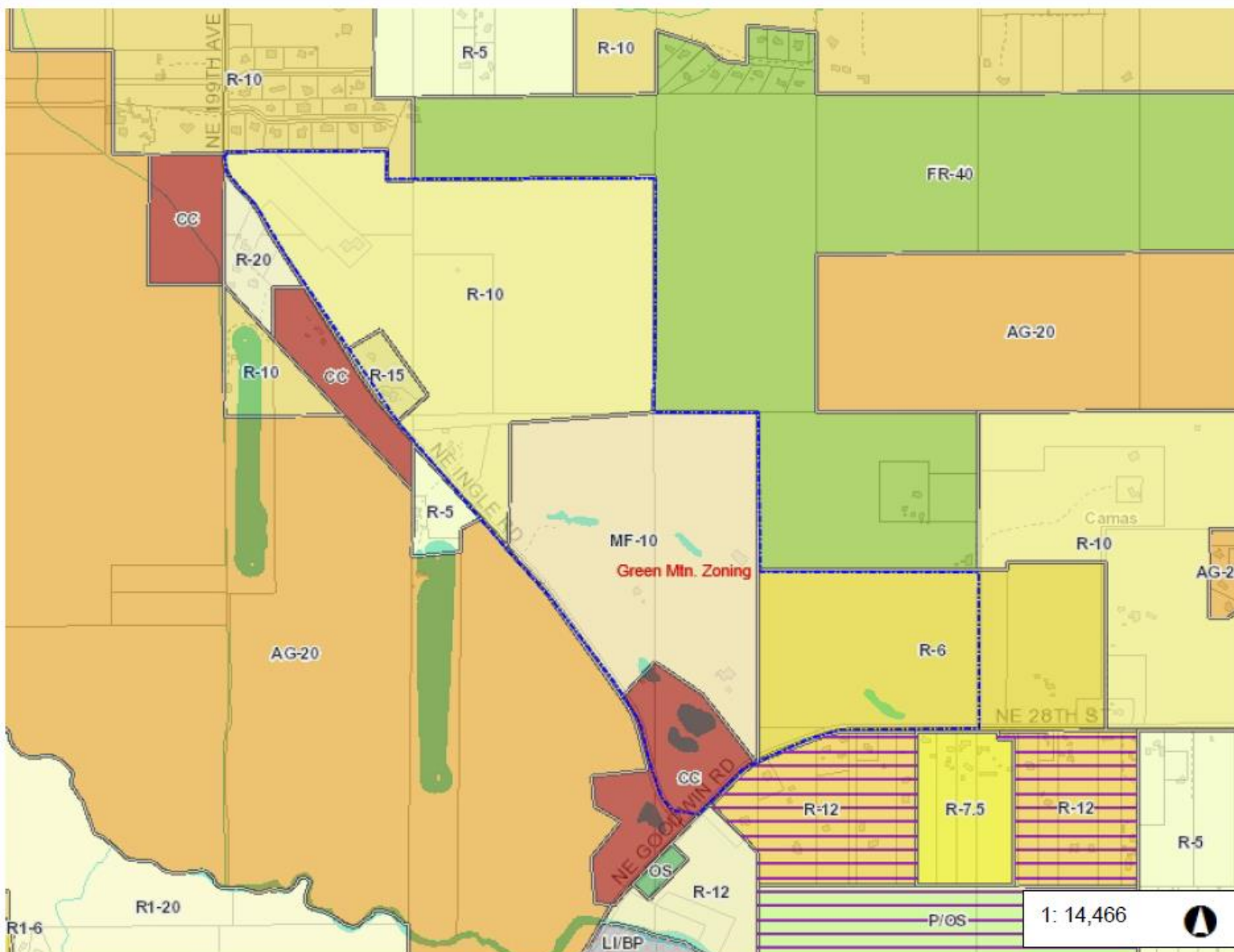


## Site Location >>

NE Corner of NE Goodwin Rd. and NE Ingle Rd.



# Zoning Map



## Legend

### Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Industrial Urban Reserve - 20 (UR-20)
- Railroad Industrial Urban Reserve (RIUR)
- Railroad Industrial Overlay District (RIOD)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Airport Environs Overlay
- Surface Mining Overlay District
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area Overlay
- Mixed Residential Area Overlay
- Multifamily Residential Area Overlay
- 78th Street Property
- Columbia River Gorge Scenic Area
- Mixed Use Overlay
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay
- Infill Residential Development Area

## Notes:

1: 14,466



2,411.0 0 1,205.48 2,411.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.





# General Slope Map



## Legend

### Slopes

less than 5 Percent

5-10 Percent

10-15 Percent

15-25 Percent

25-40 Percent

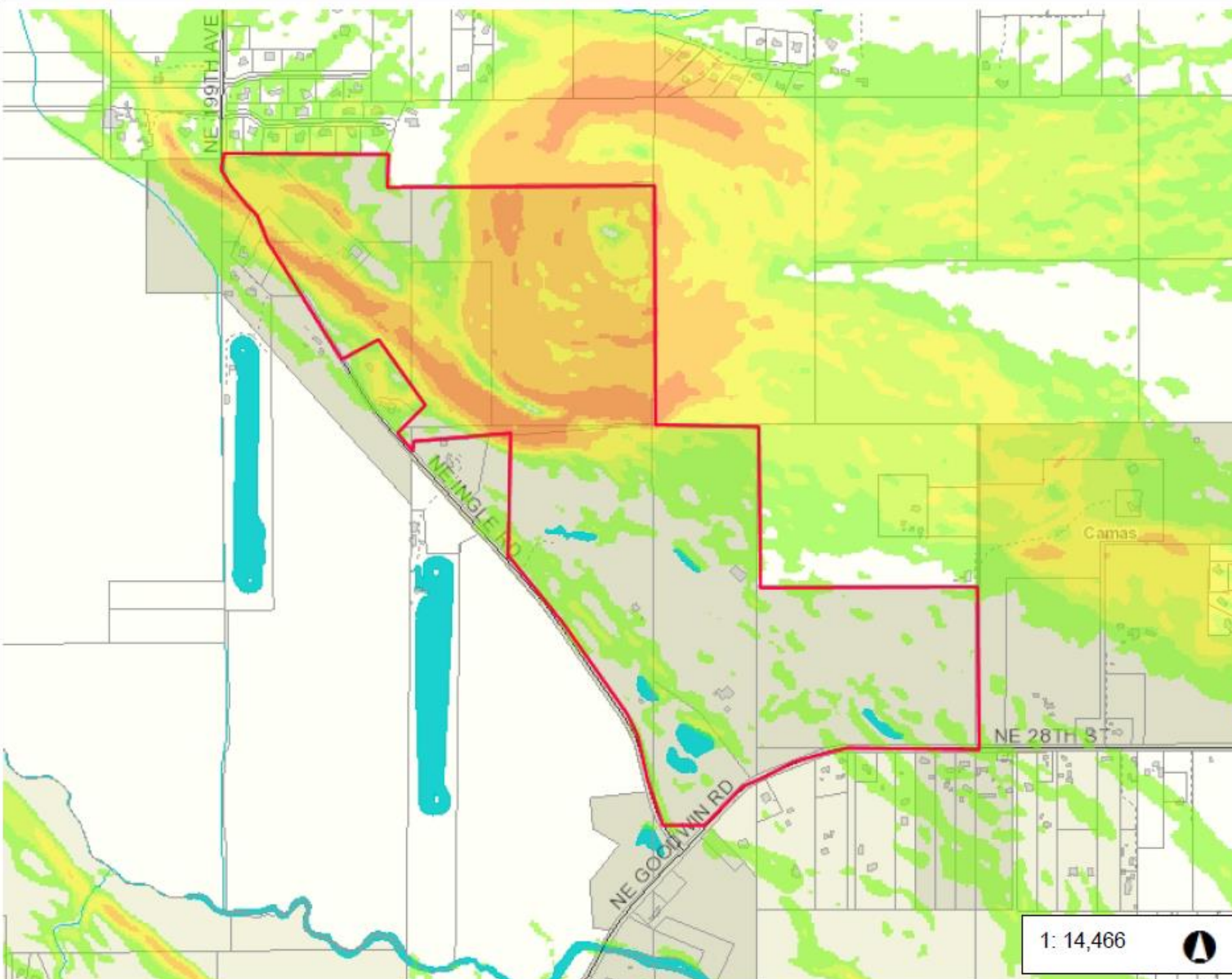
40 - 100 Percent

Building Footprints

Taxlots

Cities Boundaries

Urban Growth Boundaries



1: 14,466



2,411.0 0 1,205.48 2,411.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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## Notes:





# Biodiversity Map

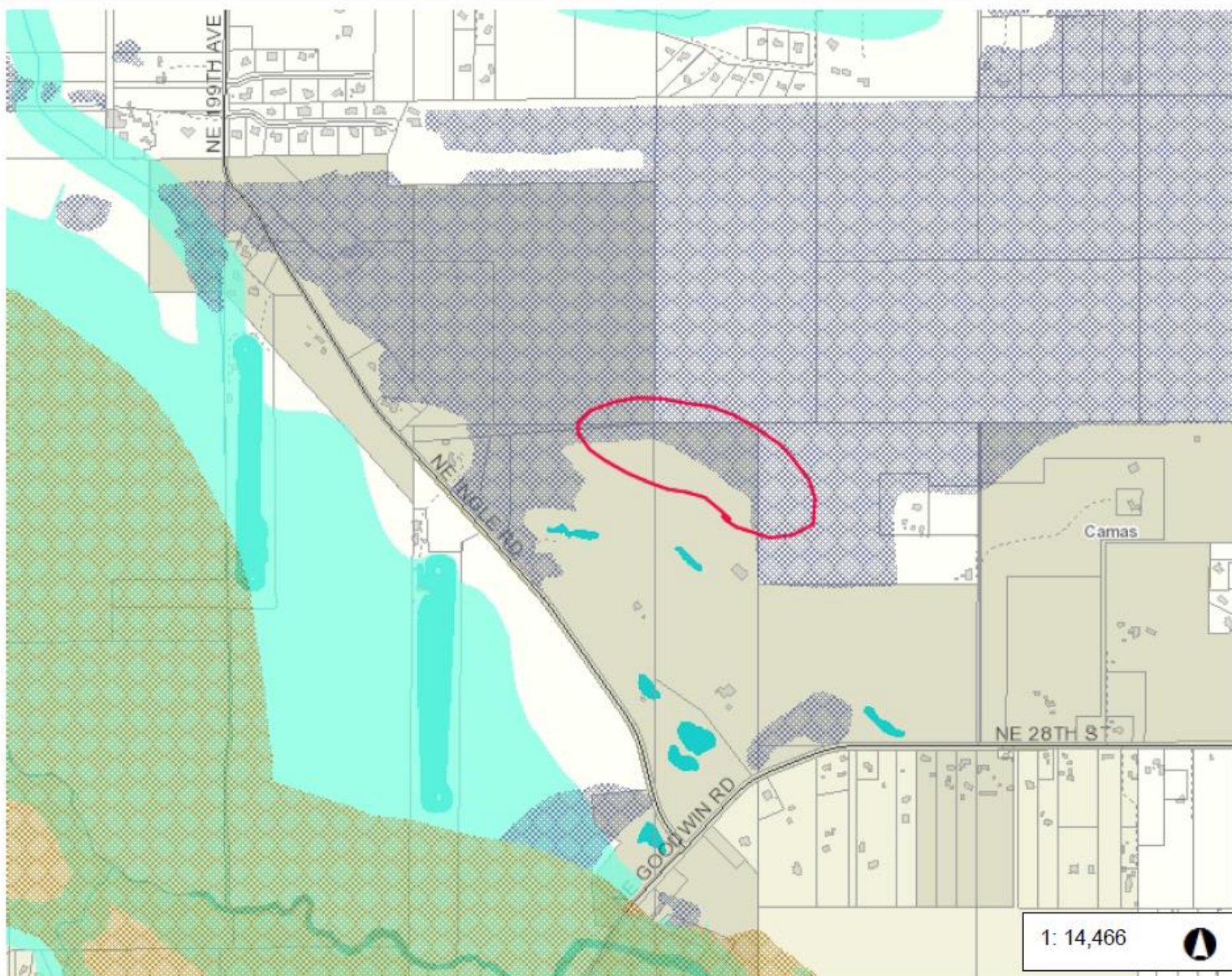


## Legend

### Priority Habitat & Species Area

- Non-riparian Habitat Conservation /
- Species Area
- Riparian Habitat Conservation Area

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



1: 14,466



## Notes:

2,411.0 0 1,205.48 2,411.0Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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# GREEN MOUNTAIN

CONCEPTUAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON

GREEN MOUNTAIN LAND, LLC.

TOTAL SITE AREA 283.3 AC

## SITE AREA TABLE

RES ZONE	178.7 AC
RM ZONE	94.8 AC
LODGE ZONE	88.8 AC
CC ZONE	13.8 AC

## RESIDENTIAL DENSITY TABLE

POD	ACRES	DENSITY
A	12.2-44.4	10-15
B	15.5-44.4	12-18
C	11.8-44.4	7-12
D	41.5-44.4	5-8
E	38.5-44.4	4-7
F	38.5-44.4	3.5-5
G	38.5-44.4	1.5-3
H	15.4-44.4	100-150

## DENSITY TABLE

POD	ACRES	DENSITY	UNIT / LOT
A	12.2-44.4	10-15	100-200
B	15.5-44.4	12-18	120-240
C	11.8-44.4	7-12	80-160
D	41.5-44.4	5-8	200-300
E	38.5-44.4	4-7	100-180
F	38.5-44.4	3.5-5	100-140
G	38.5-44.4	1.5-3	30-60
H	15.4-44.4	100-150	100-150
TOTALS	181.4 AC		1000-1500+

\* TOTAL UNITS (LOTS) NOT TO EXCEED 1500

--- URBAN VILLAGE AREA (AL ALA, 10)  
A COMMERCIAL, LOCAL USE AND RESIDENTIAL COMBINATION  
(SEE MAP FOR DETAILED LAYOUT)

## CIRCULATION COMPONENTS

ARTERIAL (1.1 AC)

COLLECTOR (7 AC)

INTERCOMMUNITY CIRCULATION

INTERCOMMUNITY CIRCULATION

COMMUNITY TRAIL SYSTEM

NOTES:  
The purpose of this plan is to provide a conceptual master plan for the development of the site. It is not intended to be a final design. The plan is subject to change without notice. The plan is not intended to be a final design. The plan is subject to change without notice. The plan is not intended to be a final design. The plan is subject to change without notice.

## PARK & OPEN SPACE COMPONENTS

OPEN SPACE (1-100 AC)

CENTRAL COMMUNITY OPEN SPACE & PARK (1-100 AC)

COMMUNITY TRAIL SYSTEM



# PRD General Layout >>>

Conceptual Master Plan

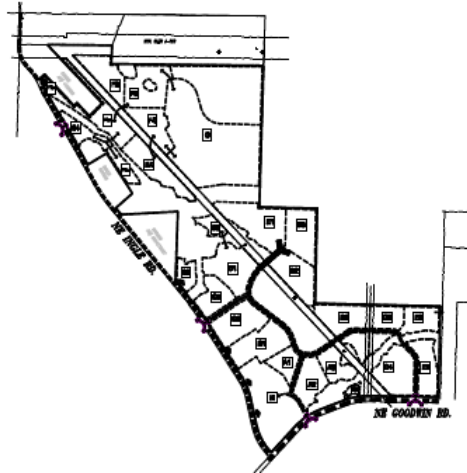






# GREEN MOUNTAIN DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON  
GREEN MOUNTAIN LAND, LLC.



## PLANNING STANDARDS

### URBAN VILLAGE AREA



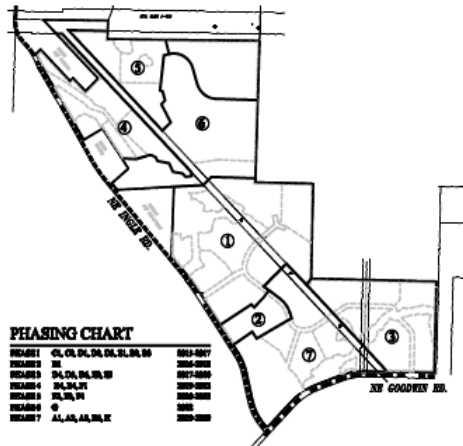
### DENSITY & DIMENSIONS

Green Mountain PREP PDS A-B and corresponding Green Units

	A-2000	B-2000	C-2000
Lot Area	10,000	10,000	10,000
Lot Width	100	100	100
Lot Depth	100	100	100
Lot Area (sq ft)	100,000	100,000	100,000
Lot Area (ac)	2.3	2.3	2.3
Lot Area (sq ft)	100,000	100,000	100,000
Lot Area (ac)	2.3	2.3	2.3
Lot Area (sq ft)	100,000	100,000	100,000
Lot Area (ac)	2.3	2.3	2.3
Lot Area (sq ft)	100,000	100,000	100,000
Lot Area (ac)	2.3	2.3	2.3
Lot Area (sq ft)	100,000	100,000	100,000
Lot Area (ac)	2.3	2.3	2.3

1. Green Mountain PREP PDS A-B and corresponding Green Units
2. All lots are to be developed within 10 years of the date of the PDS.
3. Minimum lot area is 10,000 sq ft.
4. Minimum lot width is 100 feet.
5. Minimum lot depth is 100 feet.
6. Minimum lot area is 10,000 sq ft.
7. Minimum lot width is 100 feet.
8. Minimum lot depth is 100 feet.

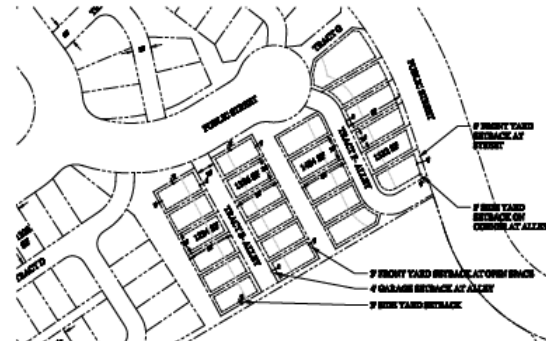
## PLANNING UNITS



### PHASING CHART

PHASE	PLANNING UNIT	PHASE	PLANNING UNIT
PHASE 1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	PHASE 2	101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

## PHASING PLAN



### POD B- TYPICAL LOT & DEVELOPMENT PATTERNS

### LOT DIMENSIONS & BUILDING ENVELOPES



### POD C- TYPICAL LOT & DEVELOPMENT PATTERNS

### LOT DIMENSIONS & BUILDING ENVELOPES



Land Planning  
Landscape  
Architecture

PLANNING  
LAW OFFICE  
OF  
CAMAS, WA

SCALE: AS SHOWN  
DESIGNED BY: WPA  
DRAWN BY: SM  
CHECKED BY: WPA  
DATE: 01/18/18  
REVISED:



WILLIAM F. HARRIS  
CERTIFICATE NO. 382

GREEN MOUNTAIN  
DEVELOPMENT STANDARDS & PHASING PLAN  
GREEN MOUNTAIN LAND, LLC.  
CAMAS, WASHINGTON

# 2014 Parks Plan Park Map





# 2014 Parks Plan Trail Map




# GREEN MOUNTAIN

## CONCEPTUAL OPEN SPACE, PARK & LANDSCAPE MASTER PLAN


CAMAS, WASHINGTON  
GREEN MOUNTAIN LAND, LLC.

### LEGEND


#### PARK & OPEN SPACE COMPONENTS


 PARKS & OPEN SPACE AREAS  
(+ 89 \* ACRES TOTAL)


 CENTRAL COMMUNITY OPEN  
SPACE & PARK  
[+14 AC]

 TOP OF GREEN MOUNTAIN  
[+20 AC]

#### COMMUNITY TRAIL SYSTEM (LOCATION SHOWN IS CONCEPTUAL)

 REGIONAL TRAIL T27  
TYPICAL BASEMENT WIDTH 24 FEET \*\* PLUS SWITCHBACK AREAS  
8' WIDE AT CENTRAL PARK, PAVED  
6' WIDE FLAT UP TO 8% TRAIL GRADE, PAVED  
4' WIDE IN STEEP TERRAIN (8% - 16% TRAIL GRADE), COMPACTED  
GRAVEL

 T29 / T30 / SU14  
TYPICAL BASEMENT WIDTH 24 FEET\*\* PLUS SWITCHBACK AREAS  
6' WIDE FLAT UP TO 8% TRAIL GRADE, COMPACTED GRAVEL  
4' WIDE IN STEEP TERRAIN (8% - 16% TRAIL GRADE), COMPACTED  
GRAVEL


 NEIGHBORHOOD TRAILS  
EASEMENTS IN COMMON AREA TRACTS  
6' WIDE FLAT UP TO 8% TRAIL GRADE, PAVED  
4' WIDE IN STEEP TERRAIN (8% - 16% TRAIL GRADE), COMPACTED  
GRAVEL


\* DOES NOT INCLUDE POCKET PARKS

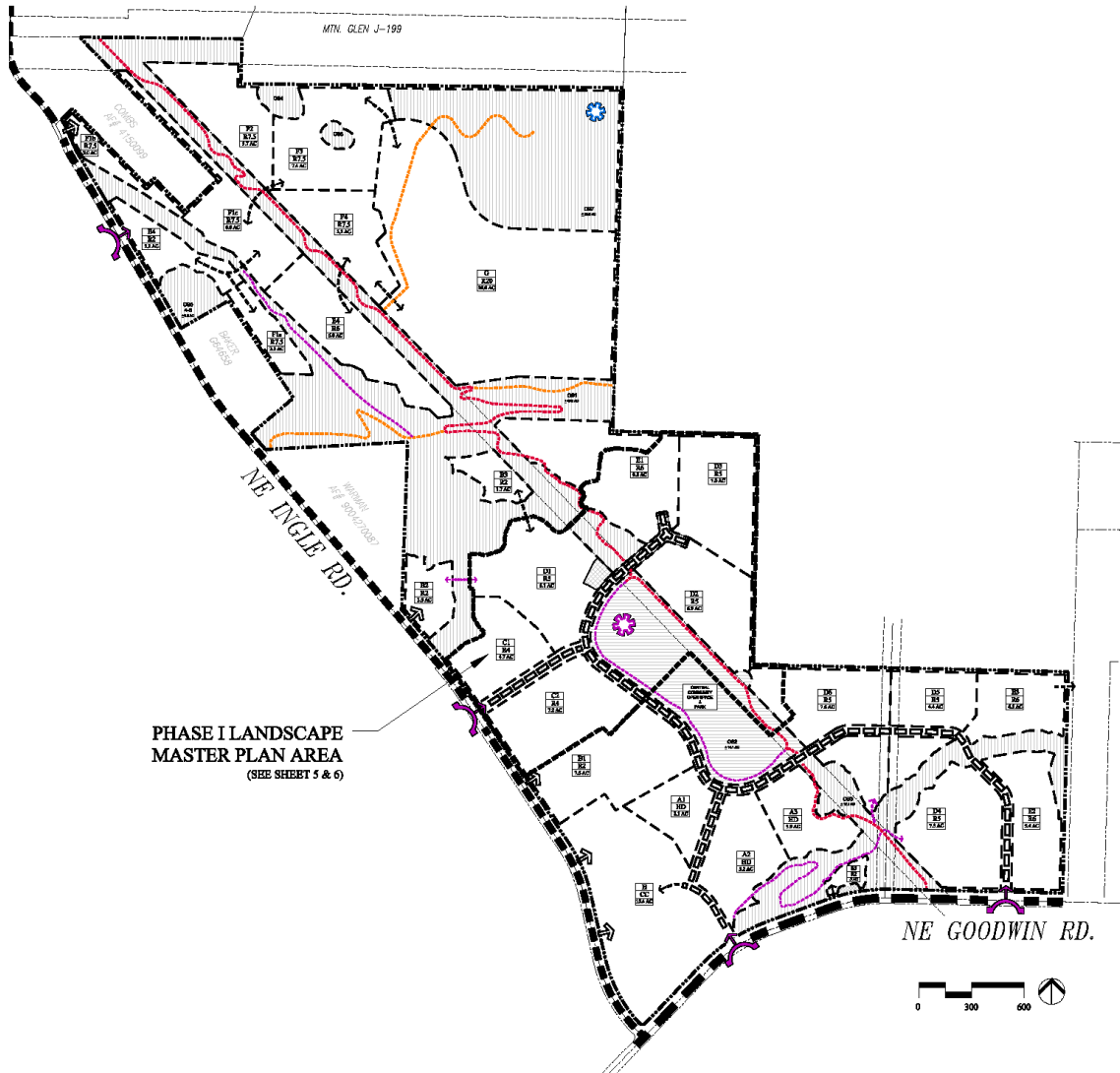
\*\* WHERE NOT ADJACENT TO A PUBLIC RIGHT OF WAY

#### LANDSCAPE MASTER PLAN COMPONENTS

 ENTRY BOULEVARD

 IDENTIFICATION & LANDSCAPED  
ENTRY

 GREEN MOUNTAIN CLUB HOUSE



Land Planning  
Landscape  
Architecture  
PUEBLO, CO  
LAKE OSWEGO, OR  
97030  
503-264-4022

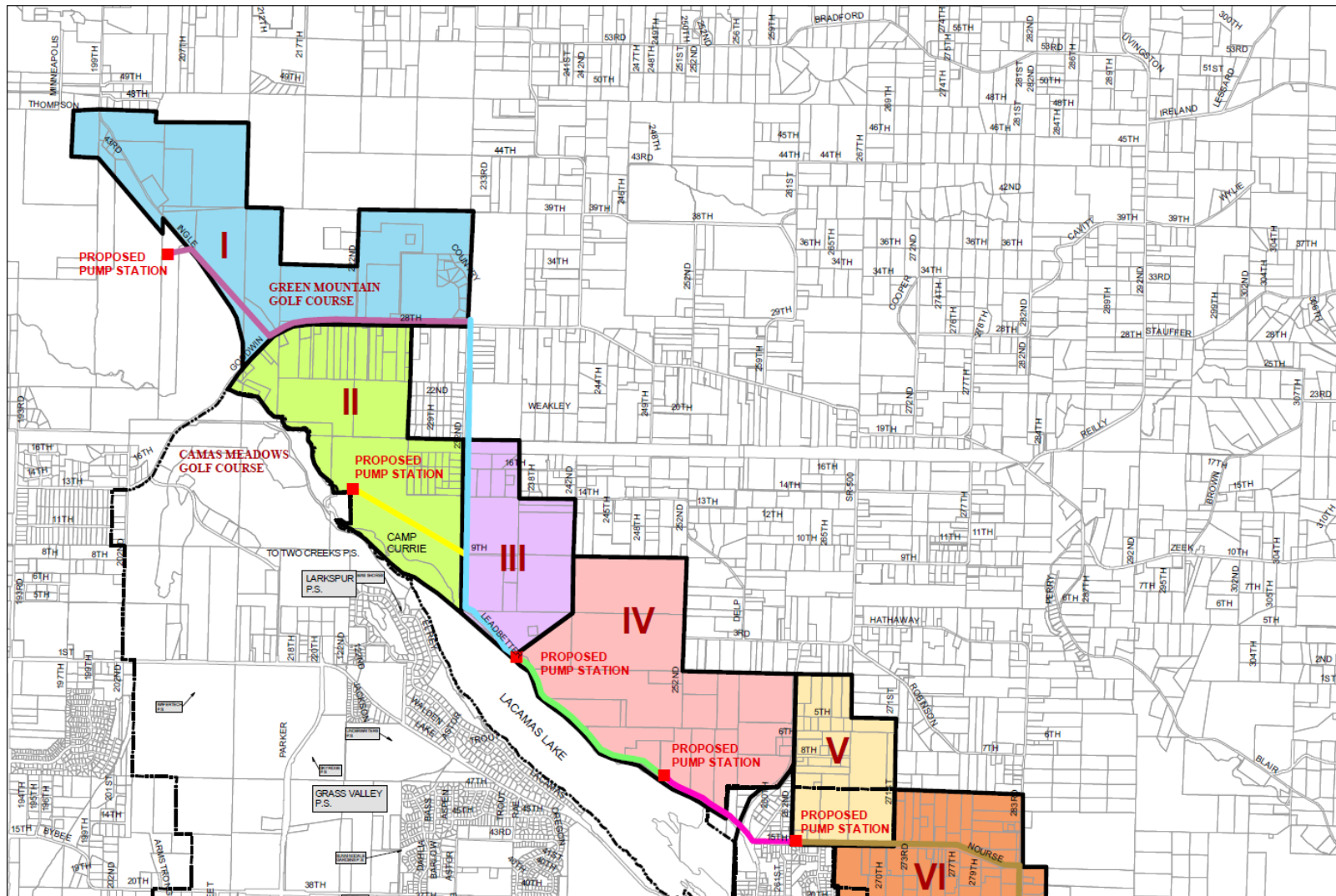
SCALE: AS NOTED  
DESIGNED BY: WFB  
DRAWN BY: SH  
CHECKED BY: WFB  
DATE: 01/14/15  
REVISED:



WILLIAM F. HORVATH  
CERTIFICATE NO. 382

GREEN MOUNTAIN  
CONCEPTUAL OPEN SPACE, PARK & LANDSCAPE MASTER PLAN  
GREEN MOUNTAIN LAND, LLC.  
CAMAS, WASHINGTON





0 2,500

# LEGEND

## GRAVITY

12-INCH

16-INCH

## FORCE MAIN

6-INCH

10-INCH

12-INCH

14-INCH

16-INCH

NUGA

CITY LIMIT

PARK

SCHOOL

STREET

WATER

IRrigation

Force Main

Force Main

Force Main

Force Main

Force Main

Force Main

Force Main

Force Main



—2—

GRAPHIC SCALE

0 50 100 200

GREEN MOUNTAIN MIXED USE PRD  
PHASE 1

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC.  
1111 BROADWAY, VANCOUVER, WA 98660  
206 683-7300  
FAX 206 683-7309

[illegible]