

Green Mountain Phase 2 SUB16-02

Hearing Examiner Public Hearing
Staff: Robert Maul, Planning Manager
5/25/2017

Project Background

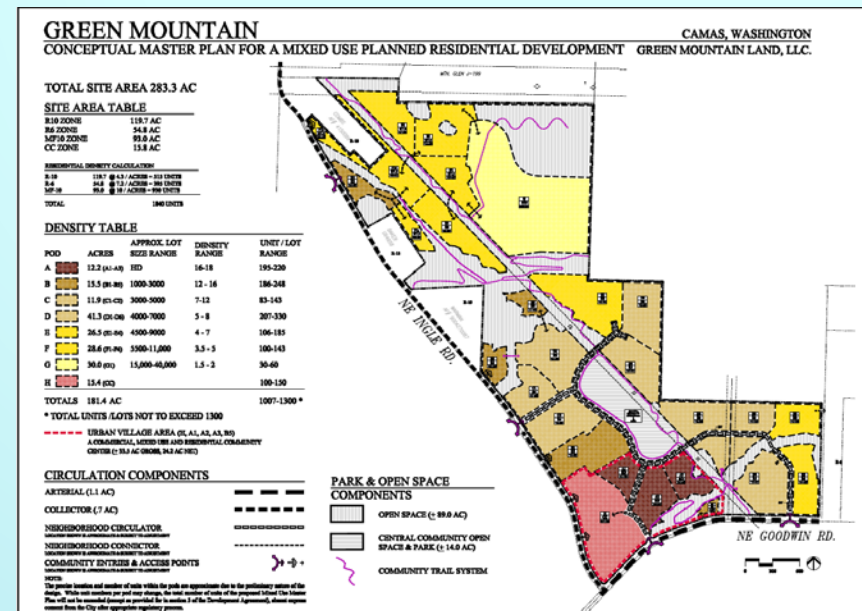
► Development Agreement

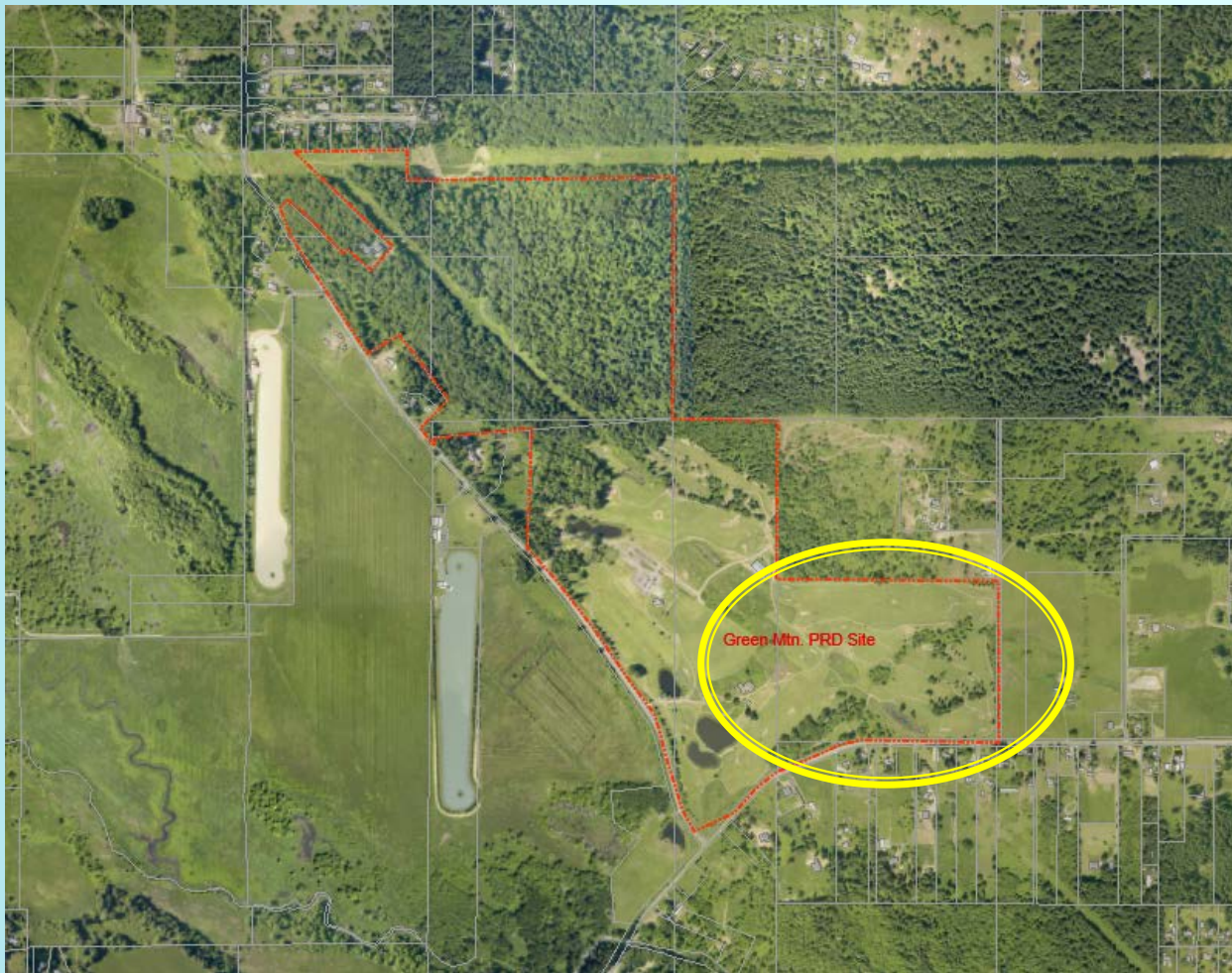
- Vesting / Predictability
- Master Planning
- Transportation
- Planning Standards
- Parks Plan
- Tree Preservation

► PRD Approval Aug 4th 2015

- PRD Master Plan
- Subdivision Phase 1

► Sewer



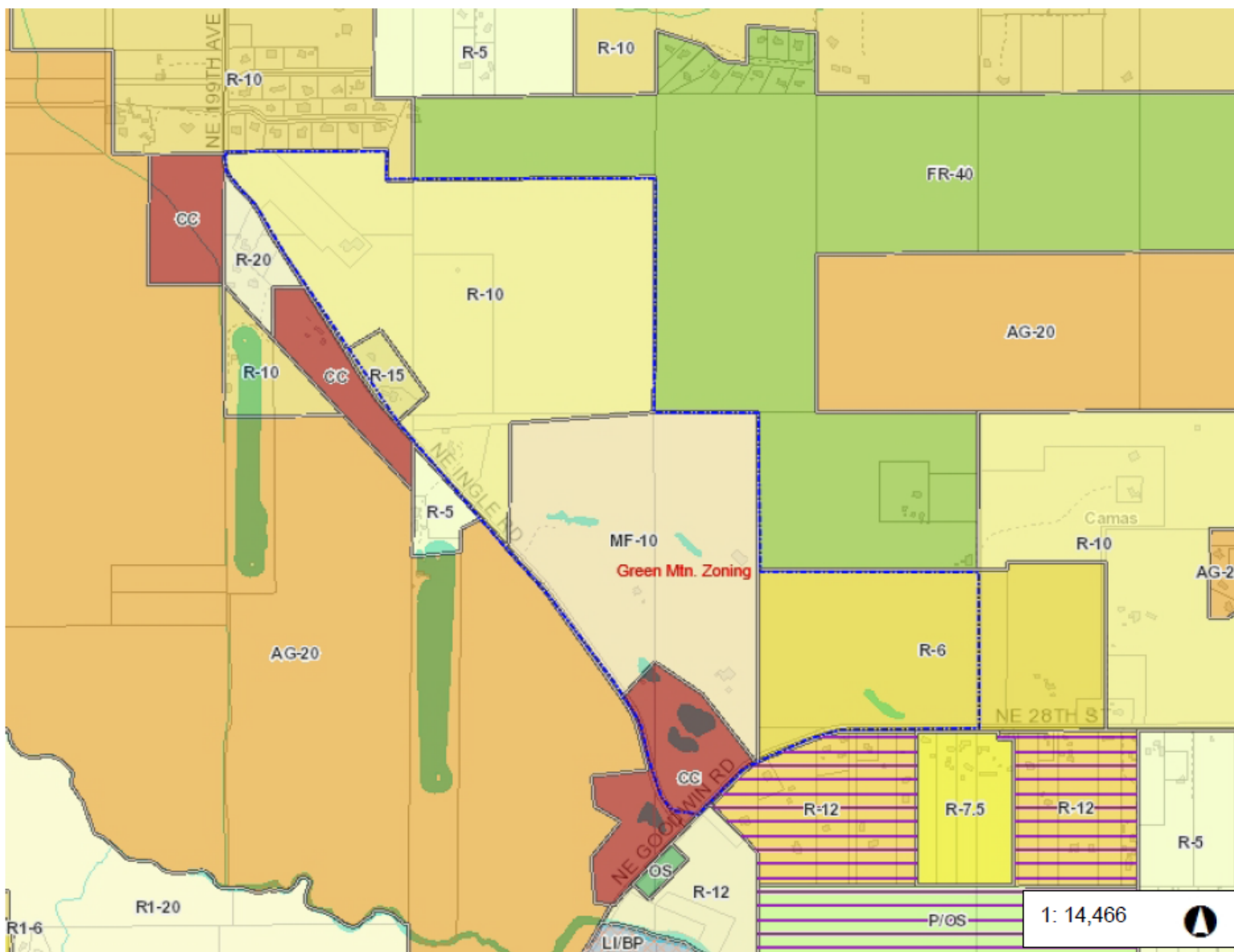
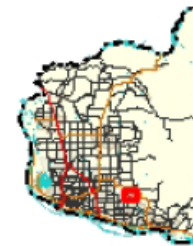


Site Location >>

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



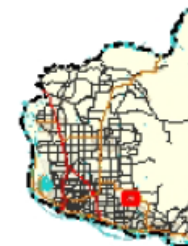
2,411.0 0 1,205.48 2,411.0 Feet

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

Phase 2

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:

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

R10 ZONE	119.7 AC
R6 ZONE	54.8 AC
MF10 ZONE	33.9 AC
CC ZONE	15.8 AC

DENSITY TABLE

POD	ACRES	APPROX. LOT SIZE RANGE	DENSITY RANGE	UNIT / LOT
A	12.2 (A1-A3)	HD	16-18	195-220
B	15.5 (B1-B5)	1000-1000	12-16	186-248
C	11.9 (C1-C7)	3000-1000	7-12	83-143
D	41.3 (D1-D6)	4000-1000	5-8	207-330
E	26.5 (E1-E6)	4500-1000	4-7	106-185
F	28.6 (F1-F4)	5500-1,000	3.5-5	104-143
G	30.0 (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

URBAN VILLAGE AREA (U1, A1, A2, A3, B1)
A COMMERCIAL, MIXED USE AND RESIDENTIAL COMMUNITY CENTER (≈ 33.5 AC GROSS, 24.2 AC NET)

PARK & OPEN SPACE COMPONENTS

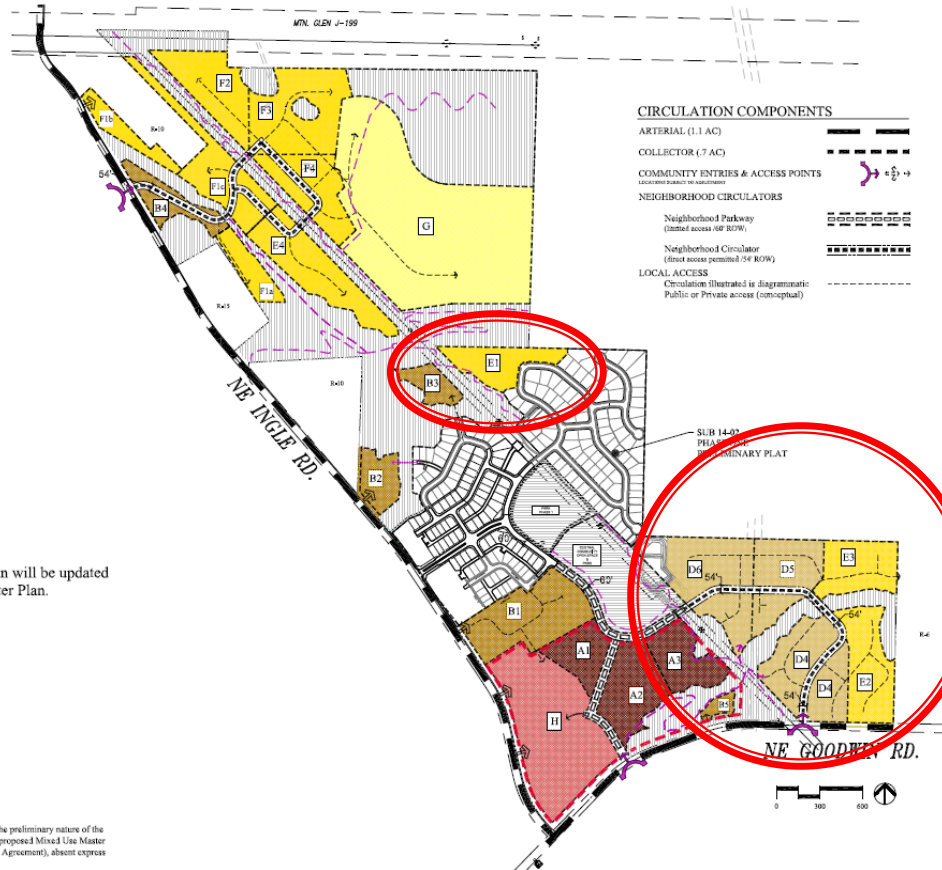
- OPEN SPACE (≈ 89.0 AC)
- CENTRAL COMMUNITY OPEN SPACE & PARK (≈ 14.0 AC)
- COMMUNITY TRAIL SYSTEM

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. While unit numbers per pod may change, the total number of units of the proposed Mixed Use Master Plan will not be exceeded (except as provided for in section 5 of the Development Agreement), absent express consent from the City after appropriate regulatory process.



CIRCULATION COMPONENTS

- ARTERIAL (1.1 AC)
- COLLECTOR (7 AC)
- COMMUNITY ENTRIES & ACCESS POINTS
- NEIGHBORHOOD CIRCULATORS
- Neighborhood Parkway (limited access (60' ROW))
- Neighborhood Circulator (direct access permitted (24' ROW))
- LOCAL ACCESS
- Circulation illustrated in diagrammatic: Public or Private access (conceptual)



Land Planning
Landscape
Architecture
2800 NW
LAWN CIRCLE, SE
PORTLAND, OR
97201-3410

SCALE: AS SHOWN
DESIGNED BY: WPL
DRAWN BY:
CHECKED BY:
DATE:
APPROVED:



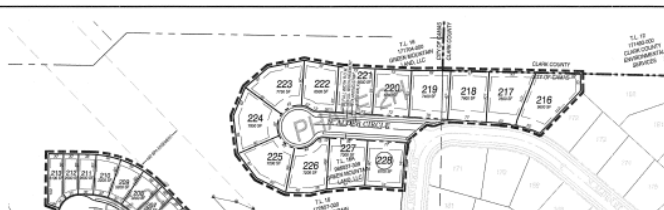
WILLIAM F. ROBERTS
CERTIFICATE NO. 262

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

1
of
3

PRD General Layout

Approved Master Plan



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ENVIRONMENTAL INFORMATION PROVIDED BY ECOLOGICAL LAND SERVICE

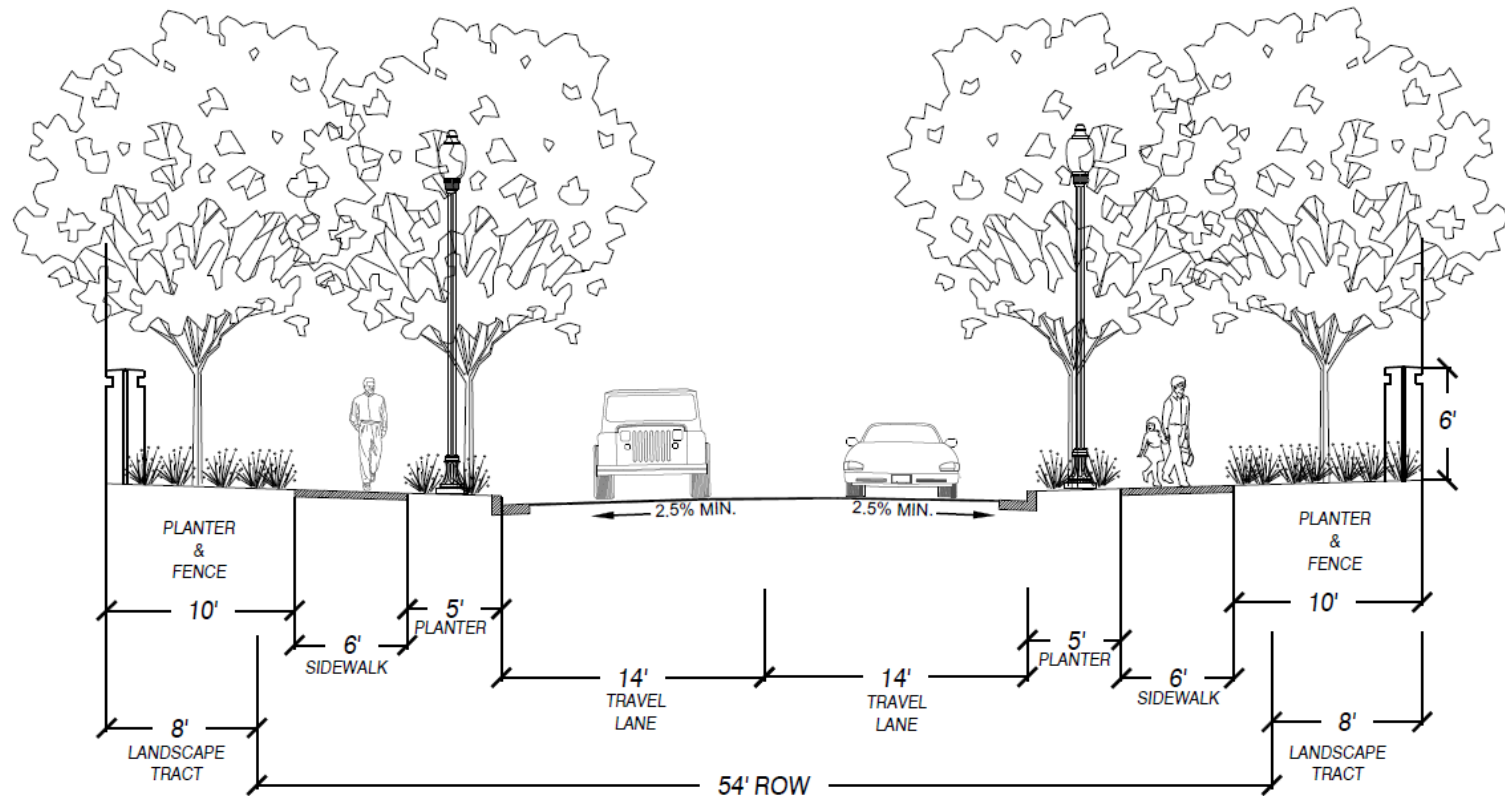
1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
3. 30 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
4. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.

PHASE 2 SOUTH AREA

PHASE 2 PROPOSED STREET SECTION - BOXWOOD STREET

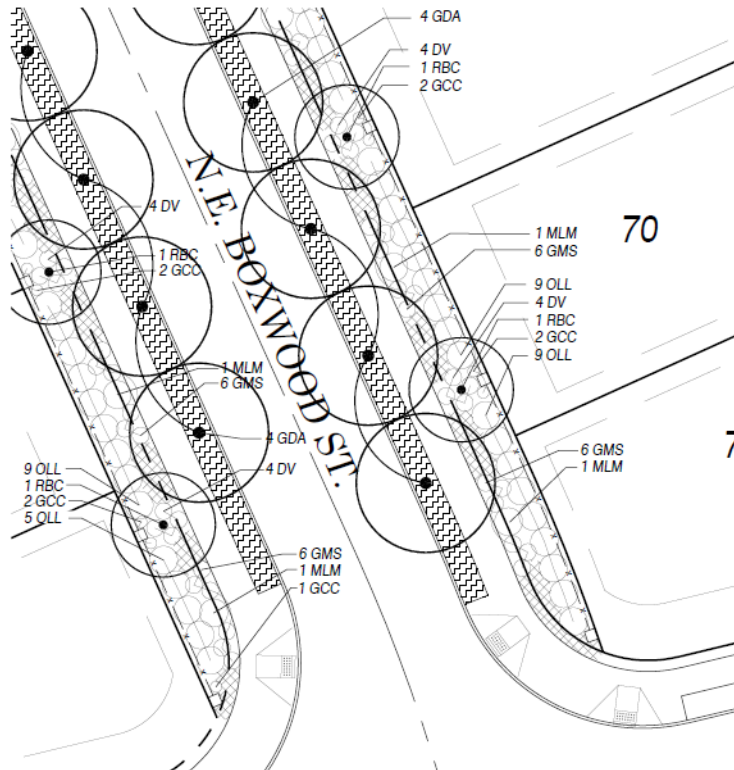
MARCH 9, 2017

NO SCALE



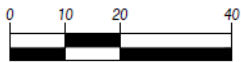
Boxwood Street

GREEN MOUNTAIN MIXED USE PRD - PHASE 2



NE BOXWOOD STREET - CONCEPTUAL LANDSCAPE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.	SPACING
TREES			
GDA	Golden Desert Ash <i>Fraxinus excelsior</i> 'Handes'	1.5" CAL.	AS SHOWN
RBC	Royal Burgundy Cherry <i>Prunus serrulata</i> 'Royal Burgundy'	1.5" CAL.	AS SHOWN
SHRUBS			
DV	David Viburnum <i>Viburnum davidii</i>	3 GAL.	3' O.C.
GCC	Wilma Goldcrest Cypress <i>Cupressus macrocarpa</i> 'Wilma Goldcrest'	5 GAL.	AS SHOWN
GMS	Goldmound Spirea <i>Spiraea japonica</i> 'Goldmound'	2 GAL.	3' O.C.
MLM	Morning Light Miscanthus Grass <i>Miscanthus sinensis</i> 'Morning Light'	1 GAL.	AS SHOWN
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	24"-30"	5' O.C.

GROUND COVER

	Kinnikinnick <i>Arctostaphylos uva-ursi</i> 'Emerald Carpet'	1 GAL.	24" O.C.
	Sword Fern <i>Polytichum munitum</i>	1 GAL.	36" O.C.

OLSON
ENGINEERING INC.

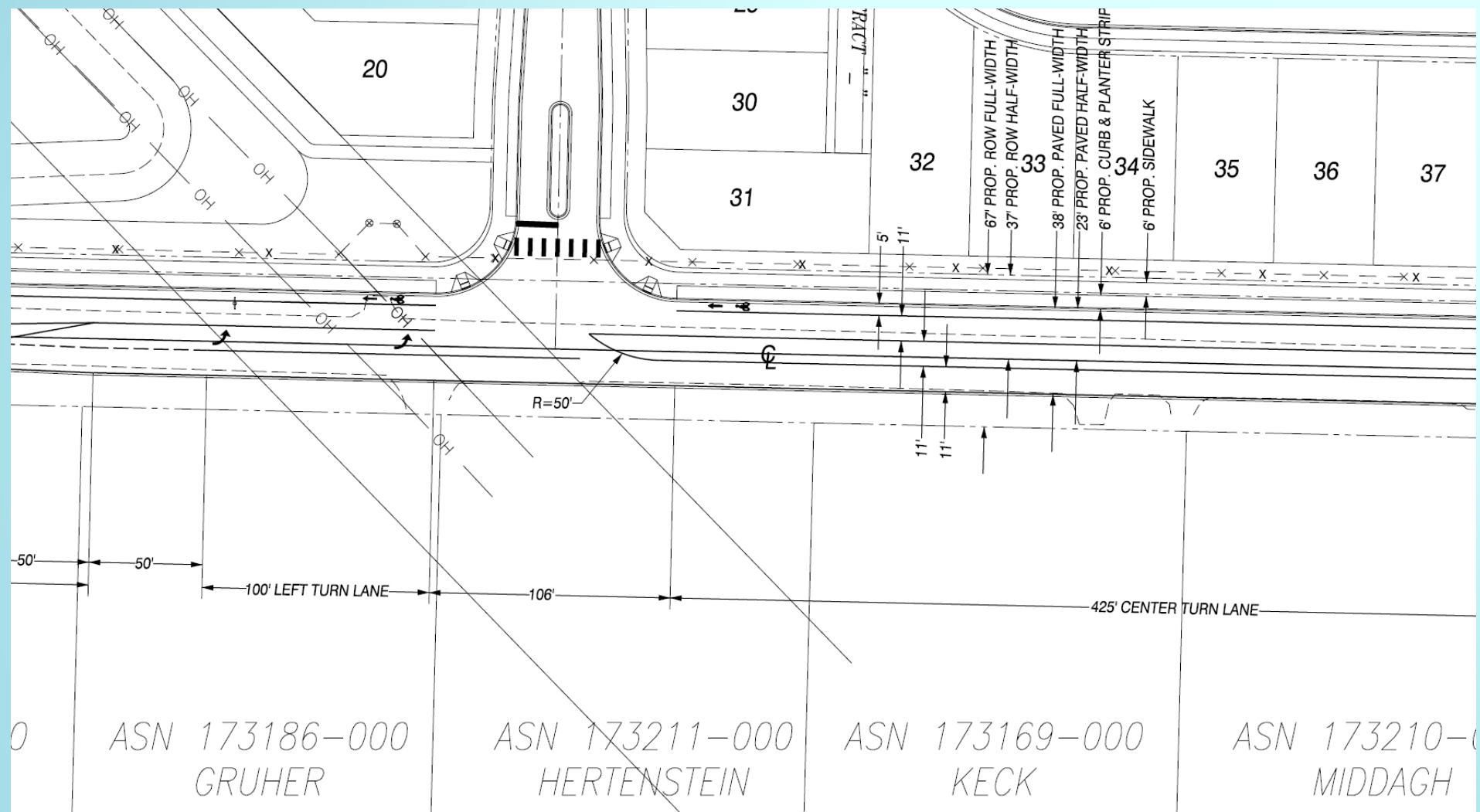
LAND SURVEYORS
ENGINEERS

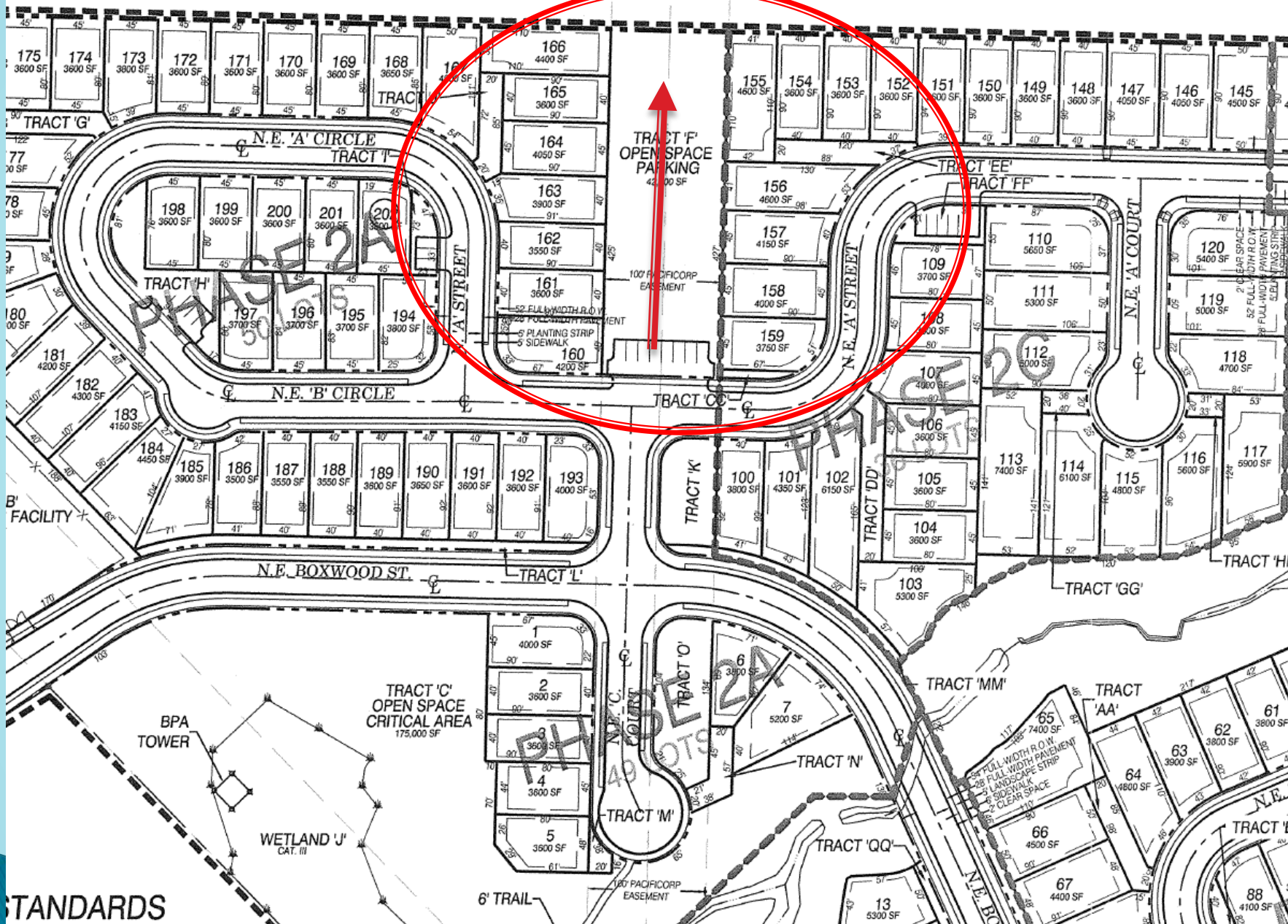
360-695-1385
503-289-9936

222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

Boxwood Street Landscaping







STANDARDS