



# Camp Bonneville Master Plan

**Presentation to Clark County Council | November 7, 2018**

Clark County Public Works

# Camp Bonneville Master Plan

## Goals for today's work session:

- Background and current status
- Overview of 2005 re-use plan
- Re-use guidance documents and requirements
- Master plan process
- Public involvement
- Funding options
- Next steps





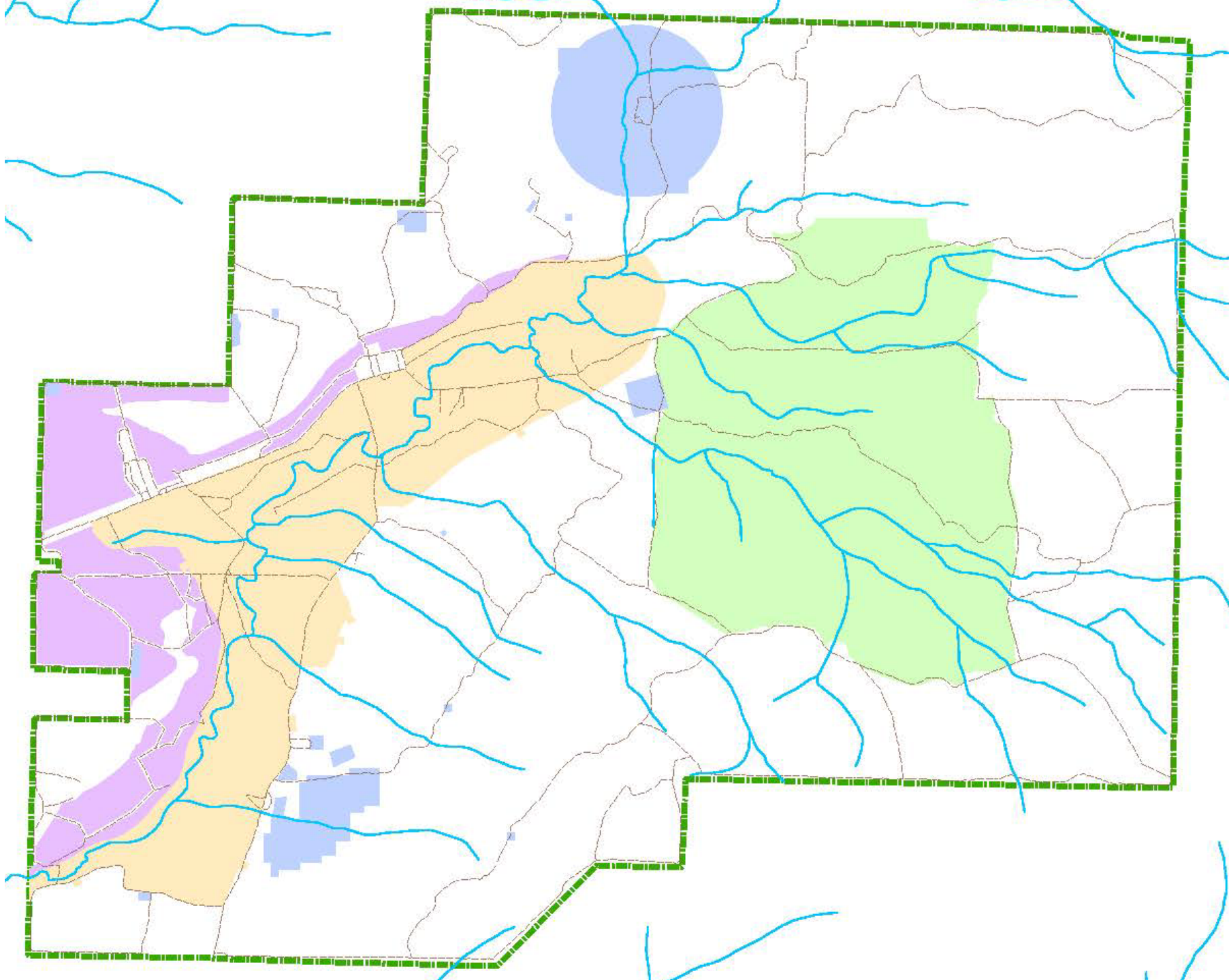
# Current Clean-up Status at Camp Bonneville

## Remedial Action Unit status:

- ✓ Remedial Action Unit 1: Site wide hazardous waste contamination (100% complete).
- ✓ Remedial Action Unit 2A: Lead contamination of small arms ranges (100% complete).
- ✓ Remedial Action Unit 2B: Demo areas 2 and 3 (100% complete).
- ❑ Remedial Action Unit 2C: Site wide groundwater feasibility and cleanup (40% complete).
- Remedial Action Unit 3: Site wide munitions of explosive concern:
  - ✓ Phase 1: Clearance of the central valley floor (100% complete).
  - ✓ Phase 2: Clearance of demolition areas 1 & 2, and firing points (100% complete)
  - ❑ Phase 3: Clearance and expansion of Central Impact Target Area; (50% complete).
  - ❑ Phase 4: Clearance of the western slopes area; (Scope defined and negotiations in progress).







**LEGEND**

-  Phase 1 (100% Complete)
-  Phase 2 (100% Complete)
-  Phase 3 (50% Complete)
-  Phase 4 (Incomplete)
-  Property Boundary
-  Road
-  Stream / River




**Clark County Public Works**

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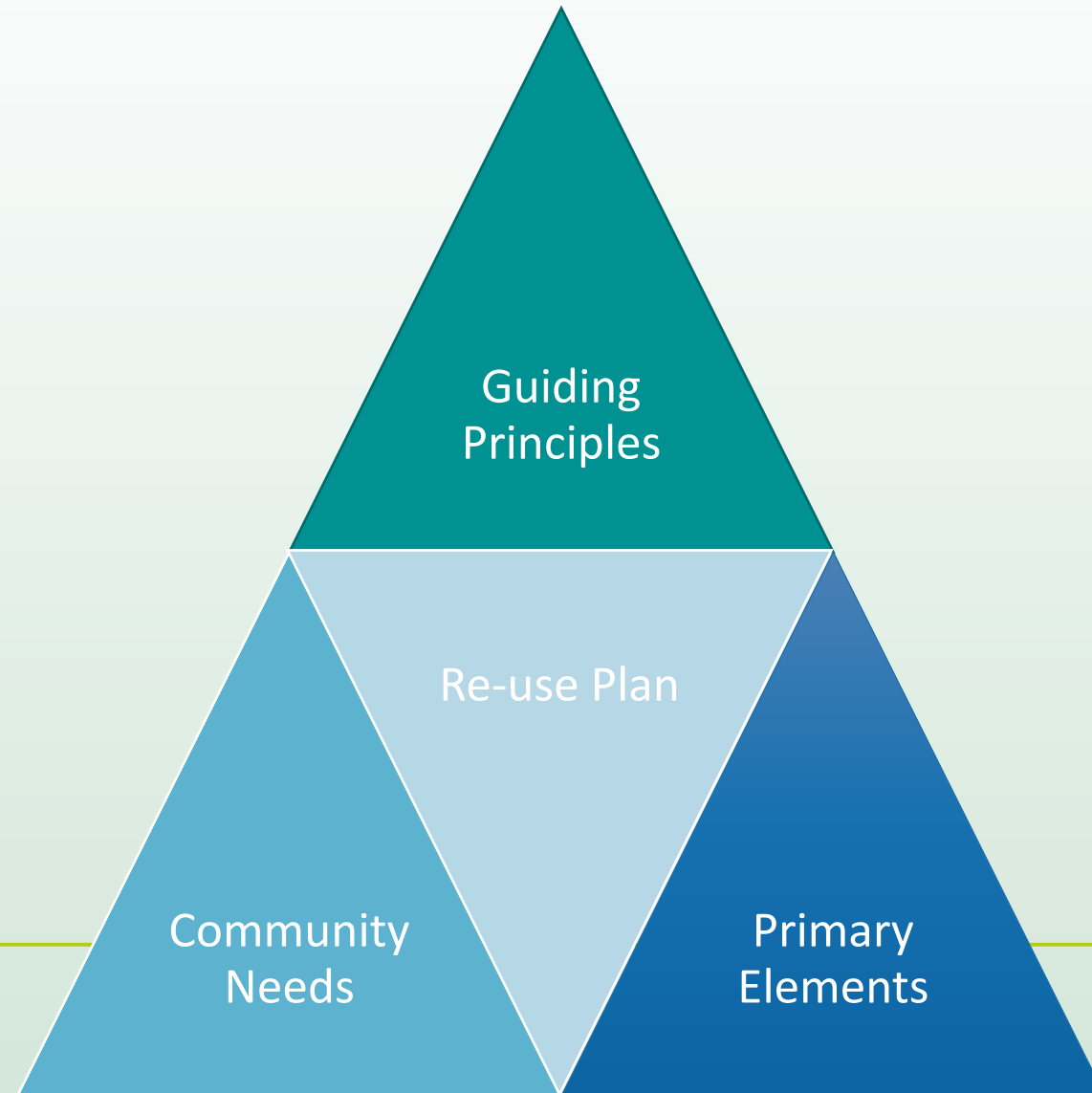
**CAMP BONNEVILLE  
PHASE COMPLETION MAP**

Former Camp Bonneville Military Reservation  
Vancouver, Washington

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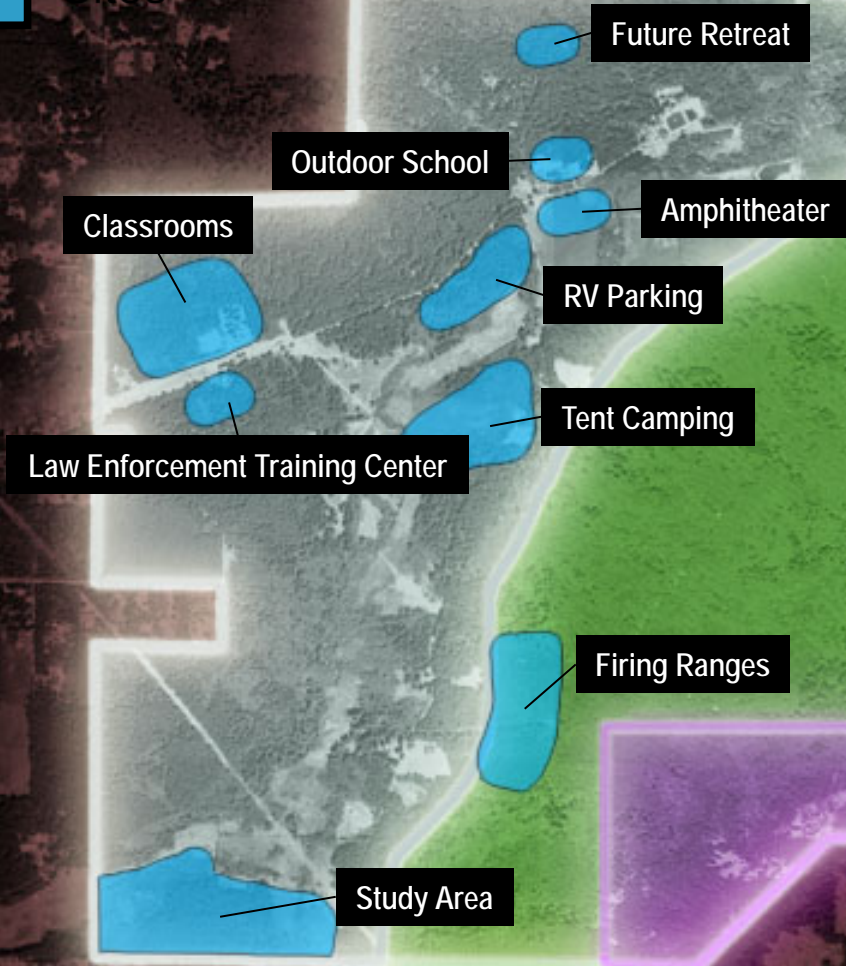


# Camp Bonneville Re-Use Plan





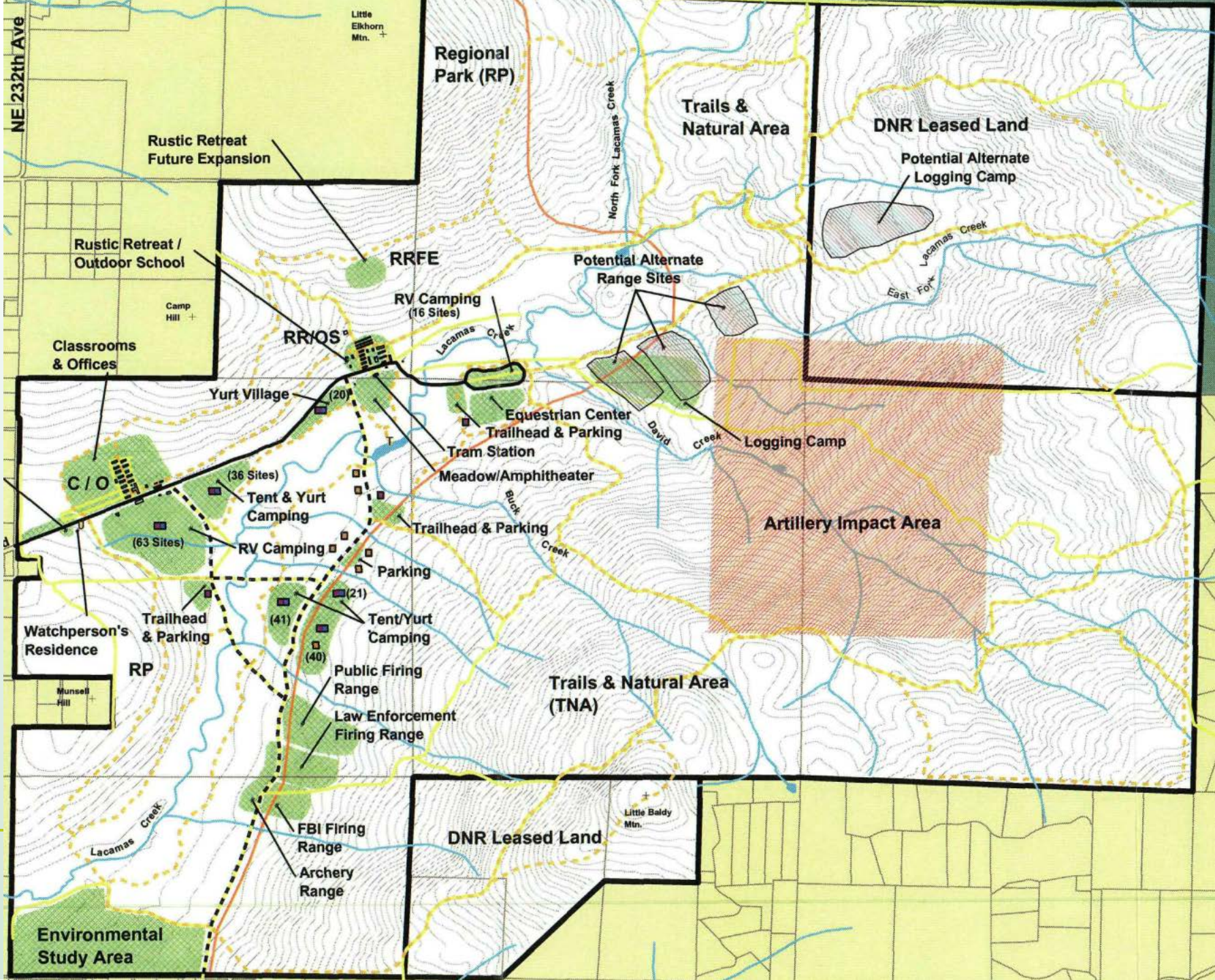
- Regional Park
- Open Space Greenway
- DNR Leased Land
- Sites



# Reuse Plan







Environmental Study Area





# Camp Bonneville Governing Documents

- Re-use Plan is the foundation for governing agreements
- Prospective Purchaser Consent Decree
- Memorandum of Agreement for Early Transfer
- Finding of Suitability for Early Transfer

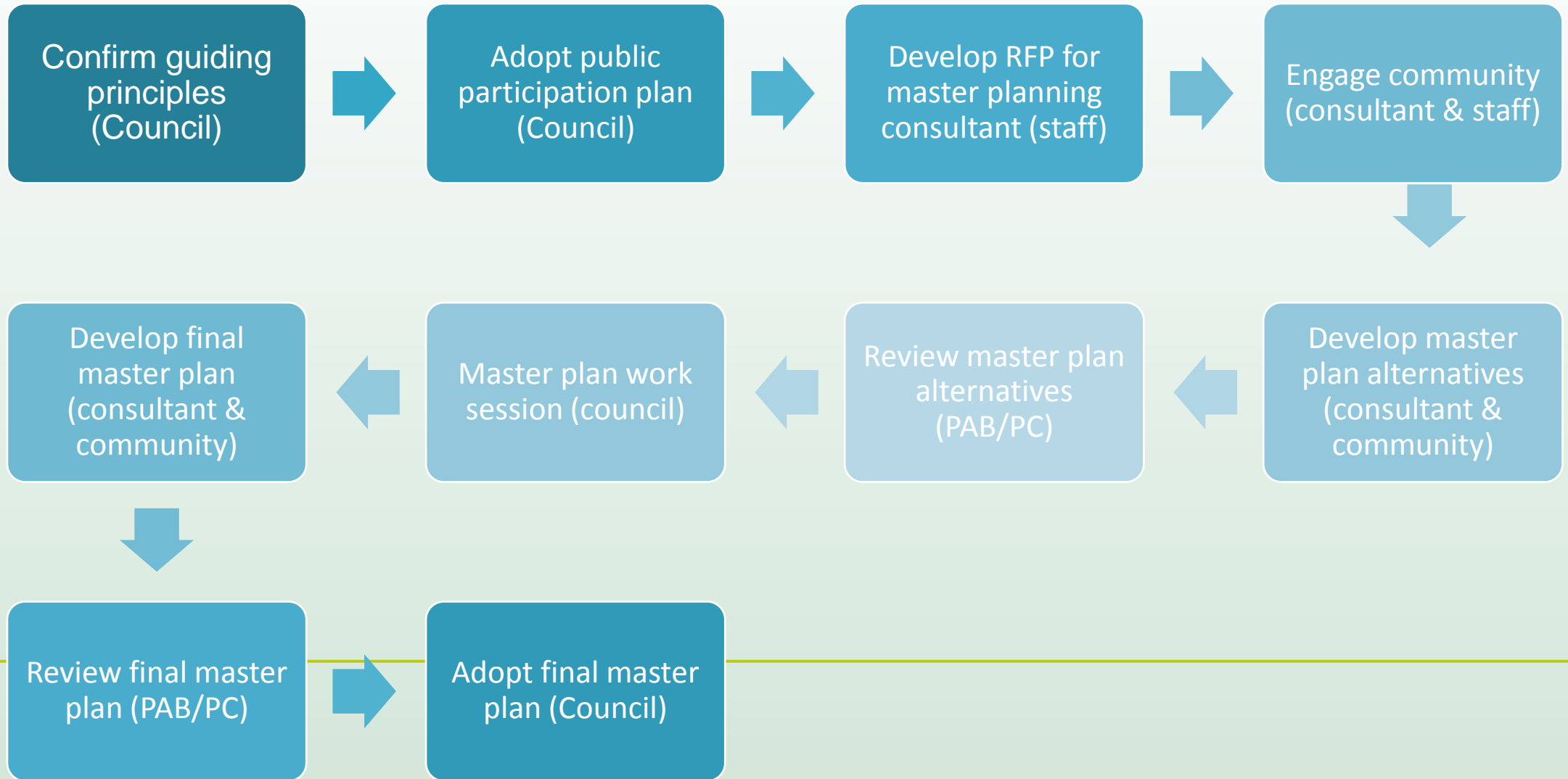




# Camp Bonneville Deed Restrictions

- Deed Restrictions:
  - site-wide institutional controls
  - no residential use
  - groundwater
  - excavation and land use
  - public access
  - notification of archaeological site and preservation of artifacts
- DNR Parcels:
  - fish and wildlife habitat
  - open space
  - recreation

# Camp Bonneville Master Plan Process





# Public Participation Plan

**A public participation plan for Camp Bonneville could include the following:**

- Appoint a citizen advisory committee
- Hold community working group meetings composed of stakeholders and technical advisors
- Engage the Clark County Youth Commission
- Work sessions with Parks Advisory Board & Planning Commission
- Hold public information meetings
- Periodic council work sessions
- Website and social media





# Funding Options

- |  |                               |
|--|-------------------------------|
| • Camp Bonneville Timber Fund                    | • Real Estate Excise Tax II   |
| • Grant opportunities                            | • Public Private Partnerships |
| • Metropolitan Park District or Park Impact Fees | • User fees                   |





# Camp Bonneville Timber Revenue & Projection

|                     | 2013        | 2014        | 2015        | 2016        | 2017        | 2018*       | 2019        | 2020        |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Revenues      | \$2,352,185 | \$469,386   | \$3,683     | \$33,104    | \$1,053,215 | \$650,000   | \$850,000   | \$850,000   |
| Total Expenses      | \$872,012   | \$457,723   | \$146,193   | \$188,935   | \$635,453   | \$170,926   | \$970,000   | \$725,000   |
| Ending Fund Balance | \$1,480,174 | \$1,491,836 | \$1,349,326 | \$1,193,495 | \$1,611,257 | \$2,090,331 | \$1,970,331 | \$2,095,331 |

## \*Note:

- Includes actual revenue & expense through September 2018.
- Revenue for 2018 includes approved timber sale agreement but timber has not yet been harvested.
- Expenses in 2019/2020 include master planning expenses and 2019 decision packages.



# Grant Opportunities

- Washington Wildlife & Recreation Program
- Land and Water Conservation Fund
- National Recreation and Park Association
- American Hiking Society's National Trails Fund
- Federal Recreation Trails Program
- Various Private Corporation and Foundation Grants
- Legislative Appropriations



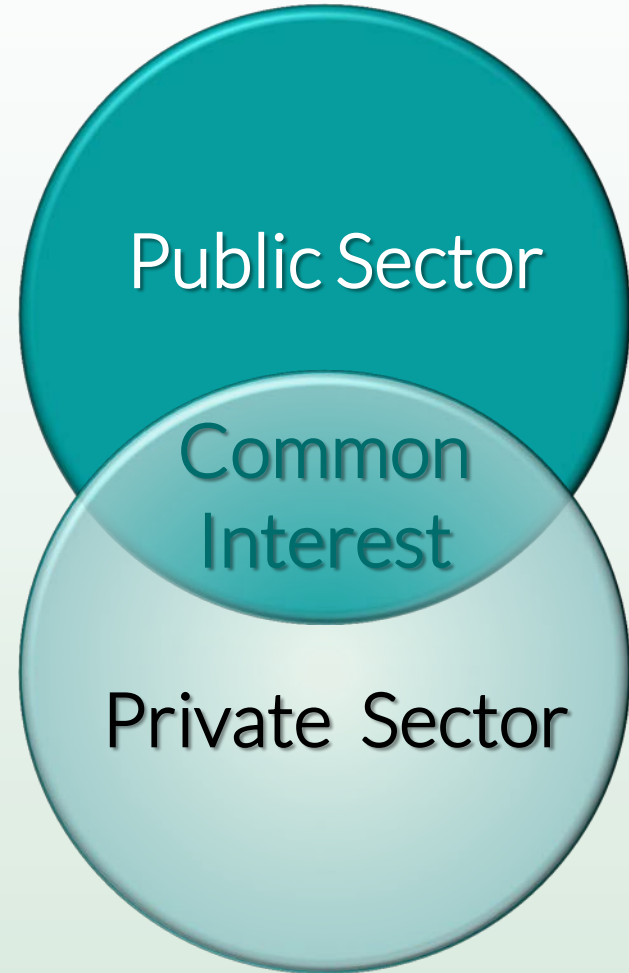


# Parks Funding

- Create a park impact fee overlay specific to Camp Bonneville
- Dedicate a portion of Real Estate Excise Tax II funding to parks
- Expand the Metropolitan Parks District maintenance levy to include unincorporated Clark County
- Bonds for initial infrastructure improvements
- Public Private Partnerships



# Public Private Partnerships (PPPs)



## What are Public Private Partnerships?

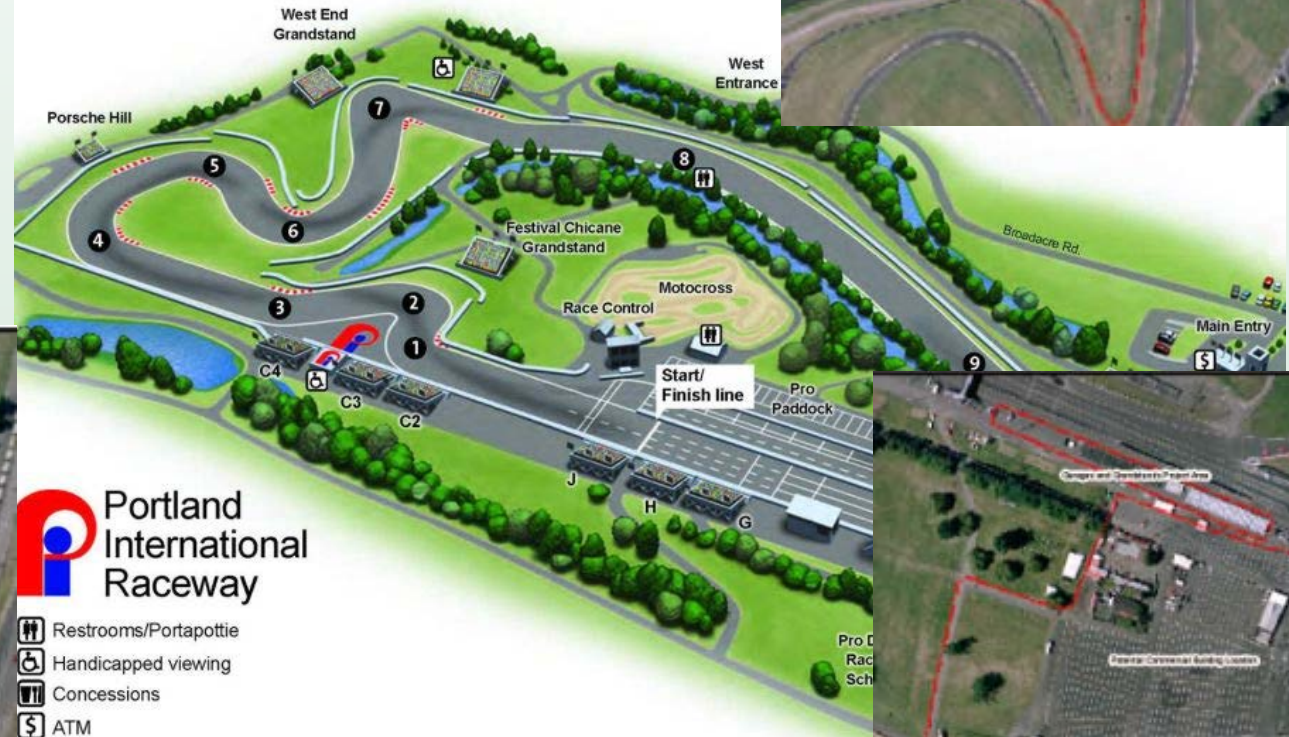
- Longer-term arrangements between public agencies and private or non-profit organizations
- Public sector obligations are met by private or non-profit organizations
- Clear agreement on shared objectives for delivery of public infrastructure or services



# PPPs Relevant to Camp Bonneville

## Portland International Raceway

- Master Plan identified several priority projects
- RV park, indoor Kart racing center, commercial space, garages
- Requests for Expressions of Interest



# PPPs Relevant to Camp Bonneville



## Holladay Park Partnership Portland, Oregon

- Non-profit organization
- Partners with Portland Parks & Recreation, the Lloyd District, neighbors and other businesses
- Activate Holladay Park & build community





# PPPs Relevant to Camp Bonneville

## The Lodge at St. Edward Park

- Agreement between Washington State Parks & The Lodge at St. Edwards Park, LLC
- LLC refurbishes lodge and acquires some surrounding land
- LLC operates and maintains lodge
- State receives portion of each room rental and parking fee
- 62 year lease agreement



# PPPs Relevant to Camp Bonneville

## Memphis River Parks Partnership

- \$65 million transformation of city's waterfront
- Combination of private donations and sales tax from tourism development zone
- 13 year agreement
- Partnership also manages downtown parks

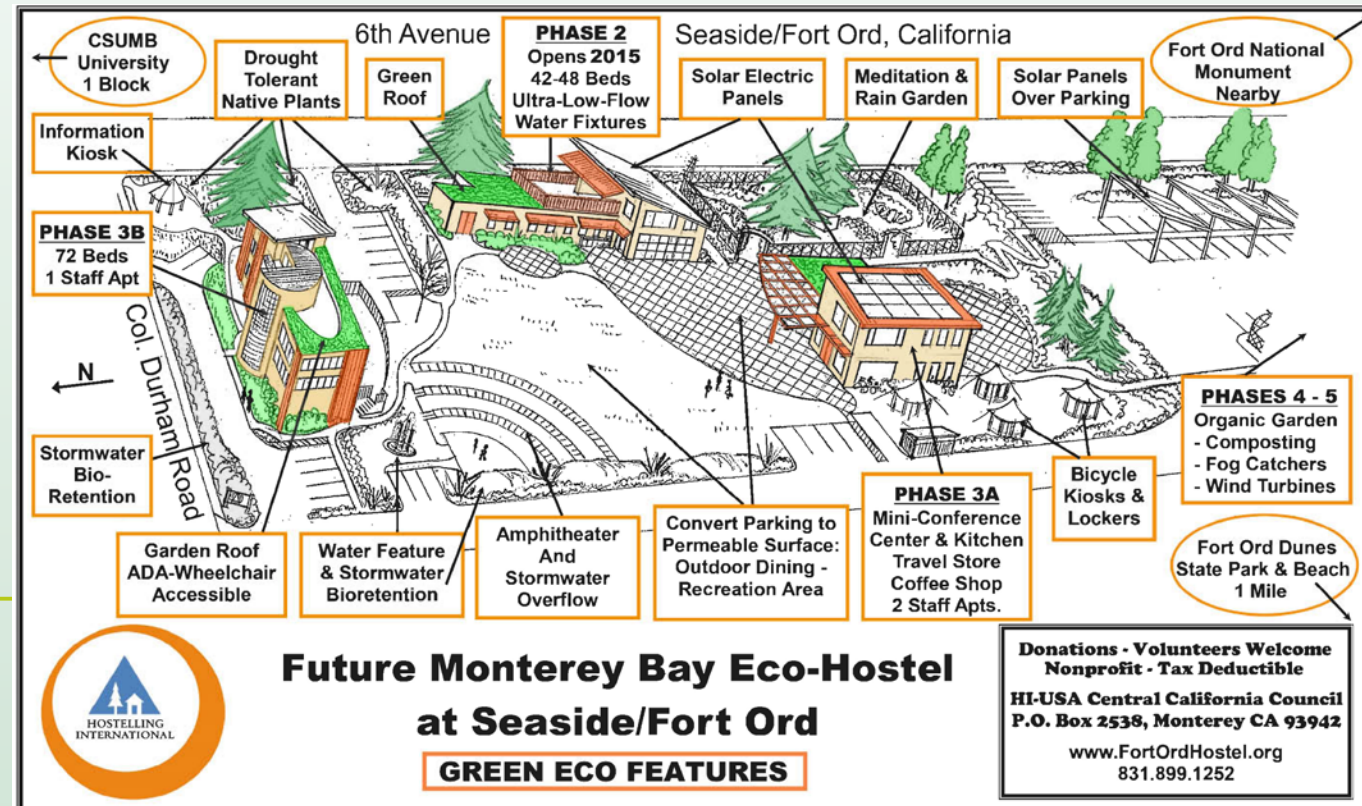




# PPPs Relevant to Camp Bonneville

## Fort Ord Eco Hostel

- Conveyance of 4.6 acres and 4 buildings located in the former Fort Ord
- Agreement between city of Seaside and Fort Ord Hostel Society
- 30 year lease agreement
- Makes use of some existing buildings



# PPPs Relevant to Camp Bonneville

**California Land Management**  
Managing and Servicing Outdoor Recreation  
Facilities Nationwide



- Visitor Services
- Interpretation
- Security
- Janitorial
- Landscape Maintenance
- Campground Management
- Retail Sales
- Hospitality Services
- Resource Management
- Food Service
- Water Sports Marina





# Camp Bonneville Master Plan

## Local Partnership Ideas:

- Form a new non-profit or work with an existing non-profit like Parks Foundation or Friends of Clark County
- Private gun clubs, Sheriff Dept., FBI develop and manage a gun range
- Evergreen Mountain Bike Alliance or other group develops mountain bike park
- Washington Trail Association develops and maintains trail system
- Equestrian center operated and maintained by local horse enthusiast group
- Partner with a company like Team Synergo to develop a high-ropes or challenge course



# Camp Bonneville Master Plan

## Next Steps:

Confirm guiding principles

- Today or soon

Adopt Public Participation Plan

- Council hearing
- 2-3 months

Develop and issue RFP

- Staff
- 1<sup>st</sup> quarter 2019

Engage community

- Consultant and staff
- 2<sup>nd</sup> and 3<sup>rd</sup> quarters 2019

Develop master plan alternatives

- Consultant and community
- 3<sup>rd</sup> and 4<sup>th</sup> quarters 2019

Review master plan alternatives

- Parks Advisory Board, Planning Commission, Council
- 4<sup>th</sup> quarter 2019

Develop final master plan

- Consultant and community
- 1<sup>st</sup> quarter 2020

Adopt final master plan

- Parks Advisory Board, Planning Commission, Council
- 2<sup>nd</sup> quarter 2020





**Questions?**

**Thank you!**

