

**Clark County  
Solid Waste Advisory Commission  
Regular Meeting  
Thursday June 5, 2014**

Waste Connections Hauling Company  
9411 NE 94<sup>th</sup> Ave  
Vancouver, WA

**SWAC Members Present:** Lisa Schmidt, Don Ebbeson, Richard Baker, Allan Jeska, Rem Wilson, Jack McClary, Stephen Smythe, Bill Turlay, and Brandon Vick

**SWAC Members Excused:**

**Staff Present:** Mike Davis, Rob Guttridge, Karen Underhill, Sabra Hall-Nelson

**Others:** Scott Campbell, Jim Maul, Gary Albrecht, Jason Hudson, Rich McConaghy, Chris Thomas, Joe Laxson, Chris Nottenkamper

**I. Roll Call, Approval of Minutes**

Allan Jeska made a motion to approve the May 1, 2014 minutes as written, Richard Baker seconded the motion. Don Ebbeson and Brandon Vick abstained. Motion passed.

**II. Tour of Leichner Landfill**

The commission and guests toured Leichner Landfill, Fleischer Property, Leichner Campus and location of the future 99<sup>th</sup> Street ROW.

**III. Update on Leichner Landfill Master Plan Process – Mike Davis**

Jim Maul provided handouts on Leichner Campus Area Master Planning Project and Leichner Landfill Master Plan Project Schedule. Jim gave a brief overview of the master planning process. Information attached below.

**IV Updates- County Public Health –County Environmental Services –City of Vancouver – Department of Ecology**

No updates at this time.

**V. Other Business**

The commission agreed to cancel the July 3 SWAC meeting. It was requested that a tour of the transfer facilities be scheduled in the near future.

**VI. Comments from the Public on non-agenda items**

No comments from the public.

The meeting adjourned at 6:30 pm, followed by a tour of Leichner Landfill and adjacent properties.

# LEICHTNER CAMPUS AREA MASTER PLANNING PROJECT



## PLANNING AREA

Clark County has begun a master planning process that will help guide decisions about the future use of properties located at 9411 NE 94<sup>th</sup> Avenue in Vancouver, WA. The primary focus of the current phase of master planning is redevelopment of the Leichter Campus and potential acquisition, cleanup, and development of the Fleischer Property. Redevelopment of these properties will leverage other investments by the County and create jobs and generate revenue for continued environmental management of the landfill.

### Leichter Campus (Koski)

- Purchased by the County in December 2012 as part of the former landfill
- Fenced off, limited access

### Fleischer Property

- Privately owned
- Blighted and possibly contaminated
- Subject of a County-led Integrated Planning Grant Project

## PROPERTY PROFILE INFORMATION

**Zoning:** Light Industrial (IL)

**Critical Areas:** No wetlands or habitat, Category 2 CARA, low risk of liquefaction, very susceptible to seismic activity

**Potable Water:** Available in all directions, including 12-inch main line in NE 94<sup>th</sup> Ave

**Sewer:** via NE 94<sup>th</sup> Ave, may require upgrades (Clark Regional Wastewater District)

**Natural Gas:** via NE 94<sup>th</sup>, may require upgrades (Northwest Natural Gas Co.)

**Power:** overhead service available in all directions (Clark Public Utilities)

**Communications:** internet, cable, and telephone via NE 94<sup>th</sup> Ave (Comcast)

**Stormwater:** Managed on-site, on adjacent properties and adjacent ROWs.

**Transportation:** Access to Padden Parkway, I-5, and I-205

Property	Parcels	Acreage	Ownership	Phasing
Leichter Campus	199845-000, 199863-000, 105740-000	35.03 acres	Clark County	Near-term
Fleischer Property	199851-000, 199854-000, 199861-000	9.4 acres	Fleischer Family (private ownership)	Near-term
Future 99 <sup>th</sup> Street ROW	199856-000	11.03 acres	Clark County	Mid-term
Residential Property	199865-000, 199866-000	7.96 acres	Clark County	Mid-term
Leichter Fields	199869-000, 199843-000, 199858-000	74.14 acres	Clark County	Long-term

## Comparative Reuse Matrix

Potential Site Use	Market Opportunity	Site Advantages	Site Disadvantages	Economic Returns	Key Issues to Address	Implementation Requirements
<b>Industrial</b>	Strong, especially for distribution	<ul style="list-style-type: none"> <li>I-205 proximity + local access</li> <li>Good blue collar labor force</li> </ul>	<ul style="list-style-type: none"> <li>Deep / narrow configuration</li> <li>Adjacency to residential uses</li> </ul>	<p># Jobs: Mid Wages: High Taxes: Mid</p>	<ul style="list-style-type: none"> <li>Truck access</li> <li>Housing buffer</li> <li>Extraordinary site costs w/landfill</li> </ul>	Secure single developer, discount price to market
<b>Flex Space</b>	Modest with build-to-suit or pre-lease	<ul style="list-style-type: none"> <li>Potential mix w/ industrial space</li> <li>NE Clark County labor force</li> </ul>	<ul style="list-style-type: none"> <li>Low area rents &amp; high vacancies</li> <li>Distance from tech corridors</li> </ul>	<p># Jobs: Mid-High Wages: High Taxes: Mid</p>	<ul style="list-style-type: none"> <li>Siting to open space amenity</li> <li>Creating value to support high rent</li> </ul>	Reserve high-amenity site area; market to anchor flex user or tenant
<b>Office</b>	Limited to back-office or build-to-suit	<ul style="list-style-type: none"> <li>Potential mix w/ industrial space</li> <li>For back office not requiring street presence</li> </ul>	<ul style="list-style-type: none"> <li>Low area rents &amp; high vacancies</li> <li>Limited street presence</li> </ul>	<p># Jobs: High Wages: Mid-High Taxes: Mid</p>	<ul style="list-style-type: none"> <li>Siting to open space amenity</li> <li>Creating value to support high rent</li> </ul>	Site plan for high amenity office use plus parking requirements
<b>Retail</b>	Limited to small scale, ancillary retail/service use	<ul style="list-style-type: none"> <li>Potential support to industrial use</li> <li>Enhanced w/ Fleischer site</li> </ul>	<ul style="list-style-type: none"> <li>Zoning restriction to ancillary use</li> <li>Limited street frontage</li> </ul>	<p># Jobs: Mid Wages: Low-Mid Taxes: High</p>	<ul style="list-style-type: none"> <li>Street frontage for pad site(s)</li> <li>Integration with Fleischer site</li> </ul>	Target preferred retail to support on-site jobs + neighborhood
<b>Single Family Residential</b>	Strong for housing on north side of former landfill	<ul style="list-style-type: none"> <li>Nearby housing (north side)</li> <li>Potential amenity of open space</li> </ul>	<ul style="list-style-type: none"> <li>Small site size (8 acres)</li> <li>Perception of land fill proximity</li> </ul>	<p># Jobs: High during construction only Wages: Mid-High Taxes: Mid</p>	<ul style="list-style-type: none"> <li>Setting market niche for housing</li> <li>Designing landfill pond as amenity</li> </ul>	Develop separately from Koski property
<b>Recreation/ Open Space</b>	Good for passive neighborhood or regional open space	<ul style="list-style-type: none"> <li>Large open space for passive use</li> <li>Possible outdoor event space</li> </ul>	<ul style="list-style-type: none"> <li>Not suitable for active sports use</li> <li>Use conflicts with adjoining housing</li> </ul>	<p># Jobs: Low Wages: Low-Mid Taxes: None-Low</p>	<ul style="list-style-type: none"> <li>Parking to serve non-local events?</li> <li>Commercial event potential?</li> </ul>	Master plan with credibility to attract full site reuse
<b>Mixed Use</b>	Most likely if led by industrial anchor user	<ul style="list-style-type: none"> <li>Separate housing &amp; industrial areas</li> </ul>	<ul style="list-style-type: none"> <li>Site configuration limits mix options</li> </ul>	<p># Jobs: Mid-High Wages: High Taxes: Mid</p>	<ul style="list-style-type: none"> <li>Integration with Fleischer site</li> <li>Which use leads?</li> </ul>	Focus on recreation plan & industry first

## **PRELIMINARY PROPERTY DISPOSITION ASSUMPTIONS**

### **Barriers to Redevelopment:**

Many factors combine that currently reduce the Campus site's market value and create uncertainty about the site's redevelopment potential and entitlement timeline:

- Residential uses surrounding the site and possibility of opposition, particularly at the southern end
- Nearby landfill
- Existing business (Waste Connection) and externalities associated with it
- Limited number of larger-scale industrial users nearby makes the site riskier and development more difficult to finance
- Uncertain utility capacity
- Uncertainties around environmental issues, wetlands
- Transportation access needs

### **Suggested strategy to mitigate barriers:**

- (1) Remove as many barriers and as much uncertainty as possible to improve opportunities for disposition:
  - a. Prepare preliminary site plans, including design and engineering for site access (in progress)
  - b. Complete improvements to NE 94<sup>th</sup> Avenue (scheduled for 2015)
  - c. Prepare studies that characterize and address environmental and wetland issues.
  - d. Zoning should be as flexible as possible
  - e. Plat and subdivide now, to reduce time and cost if multiple users are involved
  - f. Framework for a development agreement spelling out the terms of a public-private partnership
  - g. Distill all information into a useable and concise summary for potential developers
- (2) Consider using a Planned Action approach to provide more certainty for developers and neighbors
- (3) Preserve option of attracting a large industrial user as long as possible, but recognize that a longer-play parcel-by-parcel disposition approach may be necessary. Buildings of about 20,000 sq. ft. seems to be the sweet spot for speculative development flex space
- (4) Regarding public involvement: group suggested entering conversations carefully, being forthright about the likely future use as industrial, and putting in place restrictions regarding noise, odor, hours of operation, and screening for all new development

### **Likely Target Market:**

- More likely a regional or local user with some entrepreneurial / risk taking attitude
- A single larger user may express interest in the site, or it may be a series of smaller-scale users interested in portions of the site. Should be ready to go either direction



# Leichner Landfill Master Plan Project Schedule

