

WHAT MAKES A GOOD INDUSTRIAL SITE?

The Industrial Land Bank statute indicates the County must consider the availability of alternative sites within Urban Growth Areas (UGAs) as well as the long-term annexation feasibility of sites outside of UGAs. (RCW 36.70A.367(2)(b)(ii)). The law also describes a number of criteria for the RILB related to size, access, etc. Therefore, Industrial Site Criteria have been developed for the purposes of developing a RILB inventory. Suitable inventory sites may then be further evaluated as alternatives.

Proposed Industrial Site Criteria

Utilities
<p>1. System Development Charges</p> <ul style="list-style-type: none"> • High costs • Medium costs • Low costs
<p>2. Process Water - Capacity and adjacency (Volume and disposal; national averages)</p> <p>Capacity</p> <ul style="list-style-type: none"> • High Tech Manufacturing 3 million gallons per day (GPD) • Light Industrial 20,000 - 40,000 GPD <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property
<p>3. Potable Water - Capacity and adjacency (Volume)</p> <p>Capacity</p> <ul style="list-style-type: none"> • High Tech Manufacturing 3 million gallons per day (GPD) • Light Industrial 20,000 - 40,000 GPD <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property
<p>4. Fire Flow – Capacity and adjacency</p> <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property <p>Capacity</p> <ul style="list-style-type: none"> • 1,200-1,800 gallons per day (preferred capacity) • 800-1,200 gallons per day (adequate capacity) • 400-800 gallons per day (minimal required capacity) <p>Pressure</p> <ul style="list-style-type: none"> • 95+ (exceeds pressure required) • 45-75 psi (preferred range) • 35 and lower (undesirable)

<p>5. Sewer - Availability to wastewater disposal (<i>Clark Regional Wastewater District</i>)</p> <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property <p>Capacity</p> <ul style="list-style-type: none"> • High Tech Manufacturing 2.4 million gallons per day (GPD) • Light Industrial 20,000-40,000 GPD
<p>6. Power - (Clark Public Utility)</p> <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property <p>Capacity</p> <ul style="list-style-type: none"> • High Tech Manufacturing 2 separate sources at 115KV or 20 MW continuous • Light Industrial 5,500 KW peak demand; 3,000,000 KWH/Month, 75% demand factor <p>Costs</p> <ul style="list-style-type: none"> • High • Medium • Low
<p>7. Natural Gas- Proximity, capacity, predictability, continuity, affordability (<i>Northwest Natural</i>)</p> <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property <p>Capacity</p> <ul style="list-style-type: none"> • High Tech Manufacturing 2,000 MCF @ 8 PSI • 50,000 therms or 5,000 MCF/Month <p>Costs</p> <ul style="list-style-type: none"> • High • Medium • Low
<p>8. Telecommunications - (<i>varies</i>)</p> <p>Adjacency</p> <ul style="list-style-type: none"> • Adjacent to the property (within 100' of property) • Within one mile of the property • Further than one mile of the property
<p>Physical Parcel Constraints</p>
<p>9. Site Topography</p> <ul style="list-style-type: none"> • 0-8% Slopes (highly developable) • 8-15% Slopes (moderately developable) • 15%+ Slopes (undesirable)

<p>10. Soils</p> <ul style="list-style-type: none"> ● Hydric soils (wetlands) ● Infiltration capacity (High, Medium or Low) ● Foundation bearing capacity (High, Medium or Low) ● Seismic vulnerability (High, Medium or Low) ● Moisture content (High, Medium or Low) ● Spill containment, (High, Medium or Low)
<p>11. Presence of sensitive onsite critical areas (e.g. wetlands, floodplains, aquifer recharge areas/wellhead protection areas, fish and wildlife habitat conservation areas, geologic hazards)</p> <ul style="list-style-type: none"> ● Yes ● No
<p>12. Environmental Contaminants (prior uses, including Agriculture)</p> <ul style="list-style-type: none"> ● Yes (High, Medium or Low contamination) ● No
<p>13. Geometry of the parcel(s)</p> <ul style="list-style-type: none"> ● Rectangular (preferred) ● Square (acceptable) ● Broken parcels (unacceptable) ● Common ownership (may assist parcel geometry to be acceptable or preferred instead of unacceptable) ● 400' parcel depths or conglomeration to make these depths (preferred) ● 100 acres minimum parcel requirement (contiguous property preferred) ○ Policy 1.6.2. The Industrial Reserve Area overlay should be applied at certain freeway or arterial interchanges or other sites well served by existing or planned transportation systems, or adjacent to technological or research related uses associated with industrial uses. The IRA designation shall be applied in a limited number locations, in contiguous areas of 100 acres or more. ○ Policy 9.3.1, last bullet. New industrial sites that are part of a major industrial land bank shall be required to have a minimum of 75 acres or more and shall not be subdivided less than 50 acres. ● Adjacent parcels allows for future expansion
<p>14. Ownership</p> <ul style="list-style-type: none"> ● Common ownership of properties (minimal acquisition time) ● Multiple ownerships (maximum acquisition time)
<p>Land Use</p>
<p>15. Comprehensive Plan and Zoning</p> <ul style="list-style-type: none"> ● Identified for commercial or industrial purposes through designation or overlay, or zoned for such ● Agricultural lands of long-term commercial significance / Agricultural-20 zone <p>16. Compatibility</p> <ul style="list-style-type: none"> ● Industrial friendly neighborhoods: Adjacent Industrial or commercial zones, limited conflict with residential uses, common adjacent land uses and zoning ● Visual quality - Ability to provide a buffer or increase quality of development ● Proximity to complementary/ancillary uses ● Proximity to employee workforce ● Proximity to housing options
<p>Transportation</p>
<p>17. Transportation impact fee burden</p> <ul style="list-style-type: none"> ● High Costs ● Medium Costs ● Low Cost

<p>18. Access to a Regional Roadway Facility</p> <ul style="list-style-type: none"> • Convenient access (less than 0.5 mile driving distance) to a major road or minor or major arterial roadway facility as designated by the Clark County Arterial Atlas • Convenient access to a designated freight route. The Washington State Freight and Goods Transportation System (FGTS) Classification System designates roadways and railways based on tonnage. Roadways designated at T-1 or T-2 are considered to be Strategic Freight Corridors. The T-1 designation represents roadways carrying more than 10 million tons per year while the T-2 designation represents roadways carrying 4 million to 10 million tons per year. Per WSDOT, the FGTS is primarily used to establish funding eligibility for Freight Mobility Strategic Investment Board (FMSIB) grants, fulfill federal reporting requirements, support transportation planning process, and plan for pavement needs and upgrades. • Balances site circulation and access needs with regional mobility • Site circulation provides for appropriate separation between freight, employee, and nearby neighborhood access • More than one access point • Site is located in proximity to existing and planned residential areas within the County to ensure convenient access for employees
<p>19. Rail Access</p> <ul style="list-style-type: none"> • Adjacent to site (within 100' of property) • Rail Spur could be extended (1 mile length maximum) • Mainline can be easily accessed (5 mile radius maximum)
<p>20. Travel time to International Airport</p> <ul style="list-style-type: none"> • 20 minutes preferred • 40 minutes acceptable • 40 minutes or more undesirable
<p>Other criteria</p>
<p>21. Ability to accommodate desired Economic Development Plan and Light Industrial Zoning Uses Suitability for existing industrial cluster or targeted cluster consistent with the Clark County Economic Development Plan (commissioned by CREDC in 2011), and compatibility with Light Industrial (IL) zone uses [CCC 40.230.085 Employment Districts (IL, IH, IR, BP)].</p>