

LEICHNER LANDFILL Master Plan Open House

Master Plan to Guide Future Land Use at Leichner Properties

PROJECT OVERVIEW

Clark County has engaged in a master planning process to guide decisions about the future use of county-owned property at 9411 N.E. 94th Ave. The county agreed to purchase the 120-acre site from private owners in December 2012. The county's intent was to encourage job creation on a 35-acre property, known as the Leichner Campus, that is zoned for light industrial development. A 74-acre portion of the property, which encompasses the closed Leichner Landfill, is part of the master plan, but redevelopment options will be limited for at least five to ten years because of environmental regulatory constraints.

Based on economic, environmental, land use and community considerations, the team identified six redevelopment options. The county favored options that minimized impacts on neighboring properties and provided the greatest return on investment in terms of job creation and tax generation. Based on this evaluation, two preferred options were selected. The county is seeking your input at a second open house before proceeding with further master planning and marketing of the property.

Join us

Thursday, April 23, from 4 to 7 p.m. at the Vancouver Church of Christ, 9019 NE 86th Street, to review and comment on preliminary site plans for the two options.

The site plans identify where buildings, roads and other infrastructure might be located. The plans also indicate buffers to reduce impacts on adjacent properties. The site plans will not identify specific uses or businesses that might locate on the property.

LOOKING AHEAD

The Department of Ecology consent order likely will remain in effect for at least the next five to 10 years. That legal document includes a deed restriction that prohibits any future use of the 74-acre capped landfill area that could breach the cap and cause additional groundwater contamination. Because of that restriction, the current master plan process did not evaluate future uses for the landfill portion of the property. The preliminary site plans presented at the open house will show what public access to the landfill might look like in relation to redevelopment of other portions of the site.



Detail of site plan graphic.



LEICHNER LANDFILL

Master Plan

Join us at our open house to review and comment on preliminary site plans.

Thursday April 23, 2015
4 to 7 p.m.

Vancouver Church of Christ
9019 NE 86th Street

www.clark.wa.gov/Leichner

STAY INFORMED

Website

For the latest information, visit the project website at www.clark.wa.gov/Leichner

Open House

Thursday, April 23, 2015 | 4 to 7 p.m.
Vancouver Church of Christ | 9019 NE 86th Street

Questions

Don Benton, Director
Clark County Department of Environmental Services
360-397-2121 ext. 4352

Email Comments

Leichner@clark.wa.gov

For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322;
Relay 711 or (800) 833-6388; **Fax** (360) 397-6165; **Email** ADA@clark.wa.gov.



www.clark.wa.gov/Leichner



Capped landfill with methane and stormwater collection systems.