



SUMMARY OF LEICHTNER MASTER PLANNING PROCESS

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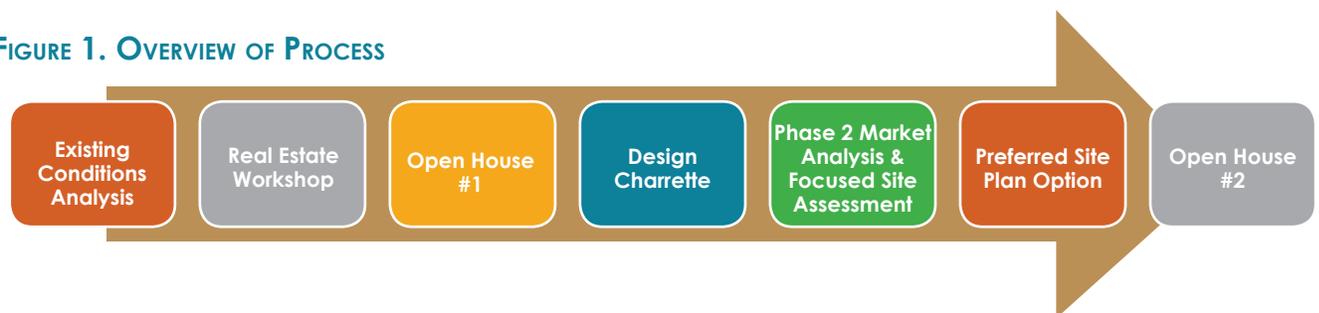
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INTRODUCTION

SUMMARY OF PURPOSE OF MASTER PLAN AND ANTICIPATED OUTCOMES

Clark County has engaged a consultant team led by Maul Foster Alongi, Inc. (MFA) to guide the master planning process of the closed Leichner Landfill, associated County-owned properties, and the privately owned adjacent Fleischer property (the "Planning Area"). MFA is providing the following overview to summarize the process used to evaluate opportunities for development and reuse, taking into consideration public input and return on investment for County residents.

FIGURE 1. OVERVIEW OF PROCESS



Work began in the fall of 2013. The County is currently preparing to host a second public open house on April 23. The purpose of the second open house is to provide the local neighborhood and business community the opportunity to review progress to date and comment on two conceptual redevelopment options. All documents referenced in this overview are available on the County's project webpage.

EXISTING CONDITIONS - REUSE ANALYSIS

INVENTORY AND ANALYSIS OF RELEVANT CONDITIONS IMPACTING REDEVELOPMENT OPTIONS AND OPPORTUNITIES.

The purpose of the reuse analysis was to characterize existing conditions in the Planning Area and identify reuse opportunities specific to the Fleischer Property and Leichner Campus, which is at the south end of the Planning Area and was previously called the Koski property. An area wide approach was taken to better understand how improvements could lead to future phased development on the closed Leichner Landfill, also known as the Leichner Fields property. The reuse analysis includes market opportunity assessment, evaluation of infrastructure, environmental conditions, and land use regulatory issues.

Based on the information generated through the reuse analysis, the following recommendations were outlined to guide redevelopment of the Planning Area.

- Complete master planning program for the Leichner Campus and Fleischer properties. Identify conceptual redevelopment scenarios and prepare property disposition strategies for the most preferred options.
- Seek public input to guide the planning process.
- Evaluate the feasibility of removing Leichner Campus from the Consent Decree that imposes a restrictive covenant on the property. The Consent Decree was agreed upon in 1996 to implement the final remedial actions associated with groundwater contamination generated from the closed landfill. The Decree and associated covenant established requirements for ongoing monitoring and restricted development on the property. The Decree has been modified in the past to allow for the removal of property for redevelopment.
- Address issues that create uncertainty for the property and get it as close to “shovel ready” as feasible.
- Plan for and prioritize increased utility and infrastructure capacity, specifically completing the 99th Street extension and expanding sewer and natural gas capacity.

REAL ESTATE WORKSHOP

FOCUSED WORKSHOP CONVENING REGIONAL EXPERTS IN AREAS OF REAL ESTATE DEVELOPMENT

The County hosted a workshop at the landfill site with regional specialists in the areas of real estate development, brokerage, appraisal, marketing, and construction on April 10, 2014. After a tour of the site and an overview of the findings from a Market Opportunity Analysis, participants were engaged in a facilitated discussion of opportunities and constraints related to the redevelopment of the property.

The County was provided with expert professional advice on how to proceed through master planning and into property marketing and disposition in a way that should best position the site for redevelopment. This recommendation resulted in the project team trying to provide as much development flexibility as possible.



PUBLIC INPUT RECEIVED AT OPEN HOUSE #1

INFORMATIONAL EVENT WITH COMMENT RECEIVED THROUGH DIRECT INTERACTION AND COMMENT CARD FEEDBACK

The County hosted an open house to inform the community and the owners of property surrounding the former Leichner Landfill of the master planning process on April 19, 2014. The County also wanted to provide information regarding existing site conditions and gather community input on the master plan design.

More than 2 weeks before the open house, a flier advertising the event was mailed to 1,386 residents and property owners. Approximately 50 people community members attended the open house. Additionally, 14 attendees submitted comments. Attendees were invited to review several displays, including a project schedule, an explanation of the project goals, a description of allowed uses on the site, and an existing conditions map.

Project team members responded to attendees' questions concerning traffic circulation and site access, the project schedule, the county's development plans, and the potential impacts of the project on traffic that currently cuts through a neighboring subdivision.

DESIGN CHARRETTE & CONCEPTUAL SITE PLANS

FOCUSED WORKSHOP INTEGRATING INFORMATION FROM PREVIOUS STEPS INTO SITE DESIGN CONCEPTS

On June 6 2014, the project team met with Clark County and City of Vancouver department directors for a focused design workshop to develop conceptual site designs for the Planning Area. The design conversation focused primarily on the layout of streets and parcels on the Leichner Campus and Fleischer properties. Additional consideration was given to the potential for public open space on the landfill, including a pedestrian trail throughout the entire Planning Area. The design process considered the input received in previous steps, including vehicular circulation, infrastructure, market opportunity and demand, and impact on the surrounding neighborhoods.

The charrette resulted in three potential site layout options, each with an option to include the Fleischer property, for a total of six potential redevelopment options. The concepts were finalized in conceptual layout and used for further analysis in subsequent steps.

FLEISCHER ENVIRONMENTAL ASSESSMENT

FOCUSED REMEDIAL ASSESSMENT AND PRELIMINARY COST ASSESSMENT

Through a Washington State Department of Ecology Integrated Planning Grant, the team investigated environmental conditions on the Fleischer property to determine whether there is an opportunity to expand the total developable area. The investigations found contamination in subsurface soils from PCBs above state-regulated concentration levels. Three remediation alternatives were considered and respective costs were estimated. The range of remediation approaches includes capping the site, along with partial and full excavation of all contaminated materials.

PHASE 2 MARKET ANALYSIS

EVALUATION OF POTENTIAL COST BENEFIT OUTCOMES FROM THREE MAIN CONCEPTS (PLUS FLEISCHER)

Using data generated in the previous steps and estimated costs for infrastructure improvements and site remediation costs (for the Fleischer property), the project team evaluated each of the six redevelopment options from an economic benefit standpoint. The purpose of the Phase 2 market analysis was to:

- Refine site-specific market support (in terms of land needs and time required for land absorption) and identify the potential sale price for the land (net of environmental remediation) associated with the Planning Area.
- Evaluate potential economic benefits, namely jobs created and direct tax revenues to Clark County).

The resulting study demonstrated that not one of the six site redevelopment options stood out as a clear winner across all financial and economic impact factors considered. The report presented an evaluation matrix that County decision-makers used in the subsequent selection process. The matrix includes summary information of key financial and economic indicators.

SELECTION OF PREFERRED SITE PLAN

MEETING OF DEPARTMENT DIRECTORS TO EVALUATE INPUTS FROM PREVIOUS STEPS.

On January 23, 2015, the project team hosted Clark County and City of Vancouver department directors to review the conceptual site plan options, with the intent of selecting a preferred option or options. Discussion focused on evaluating the relative economic benefit, cost, and impact to surrounding community. Ultimately, Options 2 and 5 were selected as the best alternative for providing redevelopment flexibility while minimizing impact to surrounding neighborhoods through ample buffering on the southern and eastern site boundaries.

DEVELOPMENT OF PLAN AND PRESENTATION TO PUBLIC

OPEN HOUSE #2

The project team has taken the preferred options and proceeded to prepare preliminary redevelopment site plans and illustrative exhibits showing potential site development, including building location, parking, and landscaping. These plan options will be shown to the public on April 23 at the second public open house event.



