

LEICHNER LANDFILL Master Plan Update

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.

An open house in April 2014, introduced the project to neighbors and businesses. During the past year, the county's project team has studied the entire 120-acre site and completed market and environmental analyses for potential reuses. Through a Washington State Department of Ecology brownfield grant, the team investigated environmental conditions on an adjacent 9.5-acre property to determine whether there is an opportunity to expand the total developable area.

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.

LEICHNER LANDFILL HISTORY

The Leichner Landfill began receiving garbage and other waste in the late 1930s. Garbage was burned or buried for almost 50 years until environmental studies found that decaying wastes from the unlined landfill had contaminated groundwater. In 1987, the Department of Ecology issued a consent order that required the landfill owners to stop further groundwater contamination and clean up the site. The landfill closed completely in 1991. Clark County and the city of Vancouver joined the property owners in the cleanup effort, with an eye toward the future purchase of the site for beneficial public reuse.

The cleanup included covering the 74-acre landfill with a layer of dirt, followed by a thick membrane liner and a second layer of dirt to keep additional precipitation out of the landfill. This process is called "capping" the landfill.

The property owners also installed a system to collect methane gases generated by decaying garbage and monitoring wells to track groundwater contamination. Since the mid-1990s, methane production and groundwater contamination have decreased significantly.



Leichner Campus 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.

The 35-acre parcel at the south end of the landfill provided much of the soil used to cap the landfill and does not have contamination or cleanup issues. Therefore, that portion of the site offers the greatest opportunity for a range of future uses. The master plan process has explored a range of potential uses for this area, with an emphasis on job creation.

The master planning process included a series of studies analyzing land use, environmental, transportation and infrastructure needs to serve development. A fiscal analysis assessed the market demand for the types of businesses and uses that might locate at the site. The county has shared information about the project through printed materials, the project website and the initial open house. County staff has consulted business representatives to help assess future development opportunities.



Capped landfill with methane and stormwater collection systems.



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

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Email Comments

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Map of Leichner planning area.

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