

LEICHNER CAMPUS AND FIELDS MASTER PLAN



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 94th Avenue in Vancouver, WA. The primary focus of the first phase is redevelopment of the Leichner Campus and potential acquisition and development of the Fleischer Property. Redevelopment of these properties will help catalyze future improvements on adjacent properties and the former landfill.

Leichner Campus (Koski)

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

Fleischer Property

- Privately owned
- 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 94th Ave

Sewer: via NE 94th Ave, may require upgrades (Clark Regional Wastewater District)

Natural Gas: via NE 94th, may require upgrades (Northwest Natural Gas Co.)

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

Communications: internet, cable, and telephone via NE 94th Ave (Comcast)

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

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

Market Viability

Industrial: Relatively strong given proximity to freeway system and substantial local blue-collar labor force

Flex Space: Feasible; however, near-term vacancies and lower rents present challenges. Curb appeal to attract tenants

Office: Low suitability due to high vacancies and low rents in the area

Retail: Not well situated, zoned, or configured for extensive retail. Limited retail may be possible on a small scale

Residential: Not currently zoned for residential; could occur on other portions of planning area

Open Space: Opportunity for recreational or passive open space despite appearance of surplus in area

Mixed Use: Strong possibilities with industrial-led development with ancillary uses

Master Plan Properties

Property	Parcels	Acreage	Ownership	Phasing
Leichner 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 99th Street ROW	199856-000	11.03 acres	Clark County	Mid-term
Residential Property	199865-000, 199866-000	7.96 acres	Clark County	Mid-term
Leichner Fields	199869-000, 199843-000, 199858-000	74.14 acres	Clark County	Long-term

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Standards	Light Industrial (IL)
Setbacks:	
Front	20 ft
Side (street/interior)	20 ft/ 0 ft
Rear	0
Screening:	
From R1-7.5	10 ft
From IL (separated by street/not separated by street)	10 ft/ None
Max Building Height	100 ft
Perimeter parcels or adjacent to R1-7.5 zone	60 ft
Max Lot Coverage	100%
Min Landscaped Area	10%
Min Lot Area	N/A
Max Average Lot Area	N/A
Average Min Lot Width for Each Lot	N/A
Average Min Lot Depth for Each Lot	N/A
Parking & Loading	
Loading Berths	0-2 depending on square footage and use
Parking	1 space/500 sq ft