

LEICHNER LANDFILL Master Plan

A master planning process to guide decisions about the future use of the county-owned property.

PROJECT OVERVIEW

Clark County has begun a master planning process to guide decisions about the future use of county-owned property at 9411 NE 94th Avenue. The county agreed to purchase the 120-acre site from private owners in December 2012, with the intent of encouraging job creation on a 35-acre portion of the property zoned for light industrial development. A 74-acre portion of the property, which encompasses the closed Leichner Landfill, will be included in the master planning process, but its redevelopment will be limited for at least 5 to 10 years because of the constraints of environmental regulations.

The master plan will not determine what specific uses will develop at the site. Instead, the plan will provide a conceptual design identifying where buildings, roads and other infrastructure might be located to support future development. Typically, such a plan assumes a site develops in phases over several years.

LOOKING AHEAD

The site is currently managed under a consent decree with the Washington State Department of Ecology. 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. The master plan will consider these constraints when determining potential future uses for the landfill portion of the property, and the constraints do not rule out some form of future public use. The 35-acre parcel at the south end of the landfill does not have the same level of regulatory constraints and offers the greatest opportunity for a range of future uses.

The master planning process will include studies analyzing land use, environmental, transportation and infrastructure needs to serve development. A fiscal analysis will assess the market demand for the types of businesses and uses that might locate at the site.

The master plan will explore a range of potential uses for this area, with emphasis on future development that will create jobs.

Join us at our open house to learn about the master planning process.

Tuesday April 29, 2014 | 4 to 7 p.m.

Vancouver Church of Christ | 9019 NE 86th Street

The open house also will allow area residents to learn more about the county's plans to improve NE 94th Avenue from Padden Parkway to NE 99th Street in 2015.

www.clark.wa.gov/Leichner

LEICHNER LANDFILL HISTORY

The Leichner Brothers Land Reclamation Corporation began receiving garbage and other waste at the site in the late 1930s. Garbage was burned and buried for almost 50 years until environmental studies found that decaying wastes from the unlined landfill had contaminated groundwater.

In 1987, the Washington State Department of Ecology issued a consent decree 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 future purchase of the site for beneficial public uses.



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STAY INFORMED

Visit the project web site for the latest information:
www.clark.wa.gov/Leichner

CONTACT THE PROJECT MANAGER

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EMAIL YOUR COMMENTS

Comment.Leachner@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.



Collection system for methane produced by decomposing garbage



The Leichner Campus in its current state