ALTERNATIVE SITES ANALYSIS

Summary of Preliminary Analysis

Purpose

Clark County is considering the establishment of a rural industrial land bank (RILB) as provided in the GMA under RCW 36.70A.367. Clark County received a docket application to establish the RILB on two properties that front SR-503 north of the Vancouver UGA: Ackerland property west of 117th Avenue, 223.72 acres and the Lagler property east of 117th Avenue, 378.71 acres.

This Alternative Sites Analysis builds on the "Inventory of Possible Industrial Land Bank Areas" presented at a public workshop in April 2015. That inventory identified five sites including the docket site for analysis as candidate alternative sites. The five sites are listed below and shown in Attachment A:

- Site 1 is the subject docket site north of the Vancouver UGA.
- Site 2 is adjacent to the Ridgefield UGA.
- Site 3 lies between the Vancouver and Ridgefield UGAs.
- Site 4 is adjacent eastward of the Vancouver city limits.
- Site 5 consists of the Section 30 subarea plan site in the Vancouver city limits.

All non-UGA sites were considered for employment purposes in the 2007 Clark County Comprehensive Plan Environmental Impact Statement. Site 5 was the subject of its own subarea plan.

This document provides a summary preliminary comparative analysis of the sites and will contribute to the programmatic environmental review of the RILB application (RCW 37.70A.367(2)).

Criteria

To help identify and evaluate sites suited to industrial development, Industrial Site Criteria have been developed. The criteria address:

1. Utilities: System development charges
2. Process Water – Capacity and adjacency (volume and disposal)
3. Potable Water – Capacity and adjacency (volume)
4. Fire Flow – Capacity and adjacency
5. Sewer – Availability to wastewater disposal
6. Power – Clark Public Utility
7. Natural Gas – Proximity, capacity, etc.
8. Telecommunications
9. Site Topography (0-8% Slopes (highly developable), 8-15% (moderately developable)
10. Soils
11. Presence of onsite critical areas (wetlands, floodplains, aquifer recharge areas, fish and wildlife habitat conservation areas, geologic hazards)
12. Environmental Contaminants (prior uses, including Agriculture)
13. Geometry of parcels: Rectangular, 400 foot depth, 100 acres minimum, and contiguous property preferred
14. Ownership (common versus multiple)
15. Comprehensive Plan and Zoning: Identified for commercial or industrial purposes through designation or overlay, presence of designated Agricultural Lands
16. Compatibility
17. Transportation impact fee burden
18. Access to a Regional roadway facility
19. Rail access
20. Travel time to international airport
21. Suitability for existing or targeted industrial cluster per County Economic Development Plan and Light Industrial (IL) zone uses [CCC 40.230.085 Employment Districts].

Preliminary Comparison

A comprehensive analysis is underway. The following chart shows a preliminary comparison.

Clark County Rural Industrial Land Bank: Alternative Sites Comparison

Feature	Site 1	Site 2	Site 3	Site 4	Site 5
Gross Parcel Acres	602	412	764	366	325
Net Buildable Area, estimated	378	179	219	23.5	213
Percent Developable, estimated	63%	43%	29%	6%	66% +
UGA Adjacency	Vancouver	Ridgefield	Vancouver, Ridgefield	Vancouver	Vancouver
Site Topography Suitability	●	◎	◎	*Not further evaluated due to significant constraints and low developability*	○
Site Geometry: Parcel size, depth	●	◎	○		◎
Common Ownership	●	◎	○		◎
Free of Critical Area Constraints (see percent developable)	◎	○	○		●
Water Adjacency	●	◎	●		●
Sewer Adjacency	◎	○	◎		◎
Freight Route Access	●	○	●		●
Roads: Access to major roads, multiple access points, ability to improve connectivity	◎	○	◎		◎
Rail Access	●	○	○		○
Land Use & Visual Quality: Adjacent Industrial and Commercial Zones and ability to Buffer Residential Uses	◎	○	◎		◎
Proximity to Workforce and Housing	●	◎	●		●
Legend: Strong Feature	●	Moderate Feature	◎	Low Feature	○

Next Steps

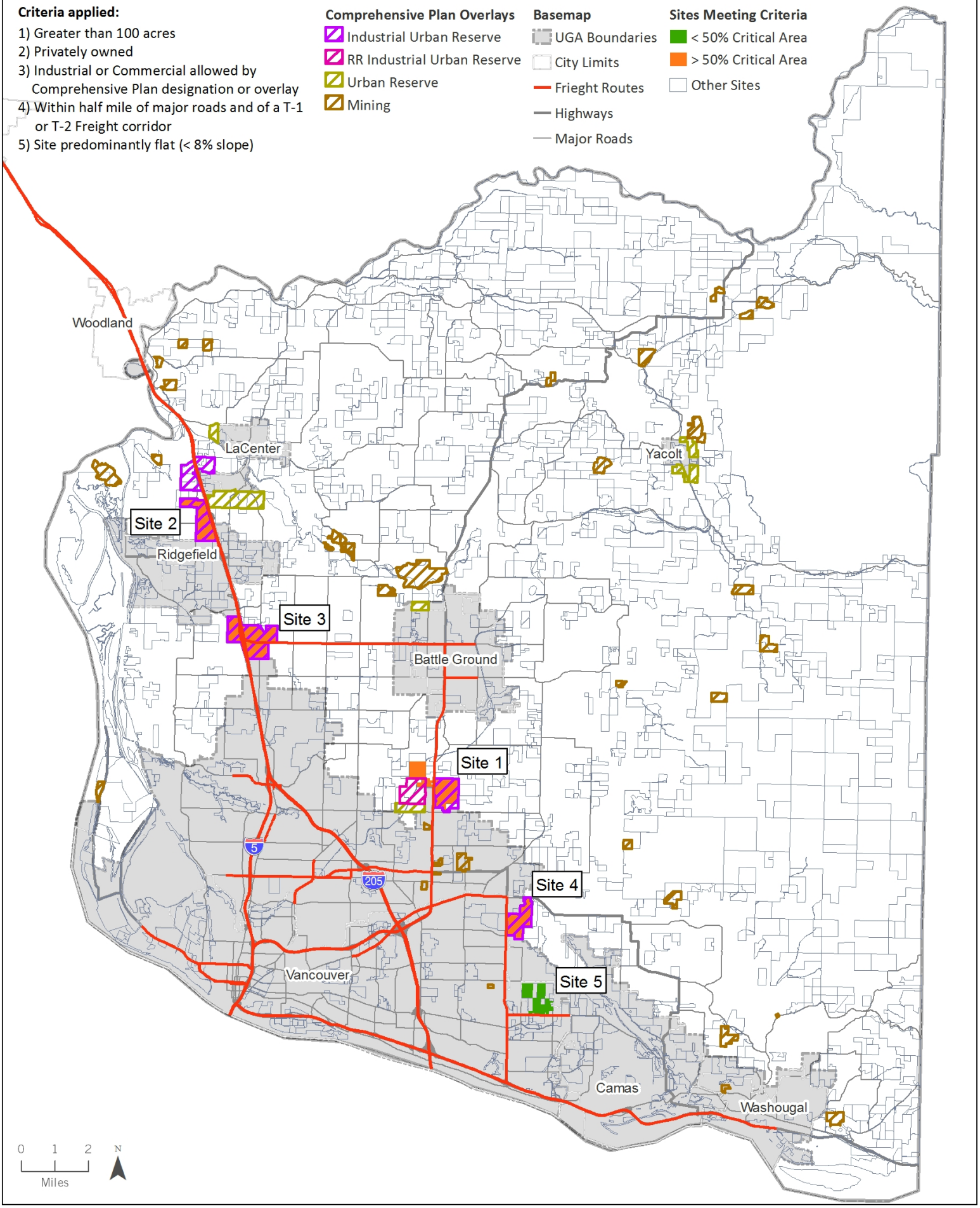
Following the public workshop in July 2015, the County intends to complete the following steps between Summer 2015 and Winter 2016:

A. Finalize programmatic environmental evaluation of alternative sites

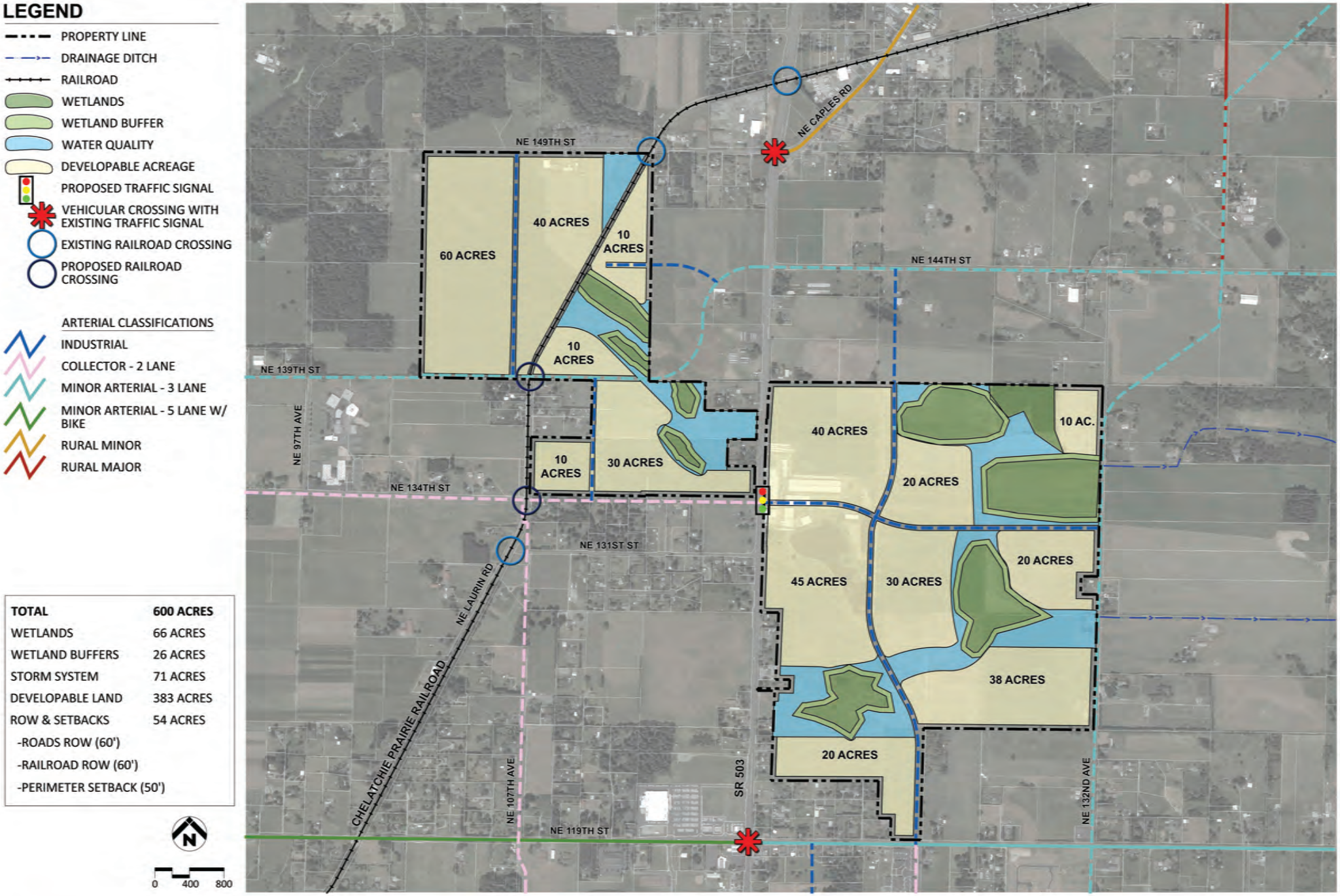
B. Issue notices at appropriate junctures: notice of intent to designate a rural industrial land bank, State Environmental Policy Act notices, notices of application, notices of hearing

C. Hold public legislative meetings: public workshop, and study sessions and hearings with Planning Commission and Board of County Councilors

Clark County: Potential Industrial Sites



BERK Date: June 15, 2015
Source: BERK, Clark County



TOTAL	**600 ACRES**
WETLANDS	66 ACRES
WETLAND BUFFERS	26 ACRES
STORM SYSTEM	71 ACRES
DEVELOPABLE LAND	383 ACRES
ROW & SETBACKS	54 ACRES
-ROADS ROW (60')	
-RAILROAD ROW (60')	
-PERIMETER SETBACK (50')	

CLARK COUNTY RURAL INDUSTRIAL LAND BANK

LAND USE ANALYSIS

JULY 2015

MacKay Sposito