

Leichner Landfill Master Plan Open House Summary

Date: 4:00 – 7:00 PM, Tuesday, 29 April 2014

Location: Vancouver Church of Christ, 9019 NE 86th Avenue, Vancouver

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 hosted an open house to inform the community and the owners of property surrounding the former Leichner Landfill of the master planning process, to review information regarding existing site conditions, and to discuss thoughts 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. The distribution area for the mailing was Padden Parkway to the south, NE 92 Avenue to the west, NE 107 Avenue to the east, and NE 105 Street to the north.

Approximately 50 people, besides project team members, attended the open house but not everyone signed in (see Appendix A). Additionally, 14 attendees submitted comments (see Appendix B). Project team members present included Don Benton, Mike Davis, and Scott Fakler (County); Jim Maul, Seth Otto, and Stacy Frost (Maul Foster & Alongi); and Read Stapleton, Nelson Holmberg, and Traci Chumbley (BergerABAM).

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 (see Appendix C).

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 the traffic that currently cuts through the neighboring subdivision.



**Leichner Landfill Master Planning
Open House Summary**

**Appendix A
Participants**

Appendix A: Participants

	Name and Address	Add to Email Update List
1	Dominic Thornberg 10217 NE 102nd St. Vancouver, WA 98662	Ed.dnac@msn.com
2	Sara Thornberg 10217 NE 102nd St. Vancouver, WA 98662	
3	Debbie Gipe 8914 Ne 104th Ave. Vancouver, WA 98662	Dgipe60@gmail.com
4	Steve Tommerup 9411 NE 87th St. Vancouver, WA 98662	
5	Mark VanHouse 10511 NE 89th Cir. Vancouver, WA 98662	
6	Mike Coenen 15575 SW Sequoia Pkwy., Ste 100 Portland, OR 97224	mcoenen@geodesigninc.com
7	George Parrish 10305 NE 99th Ave. Vancouver, WA 98662	
8	Geoffrey Landis 10305 NE 99th Ave. Vancouver, WA 98662	
9	Ramona Davis 10304 NE 86th St. Vancouver, WA 98662	
10	Paul Hardman 9701 NE 94th Ave. Vancouver, WA 98662	
11	Ellen Hardman 9701 NE 94th Ave. Vancouver, WA 98662	
12	Mike Harris 9807 NE 86th St. Vancouver, WA 98662	mwhjch@comcast.net
13	Joyce Harris 9807 NE 86th St. Vancouver, WA 98662	
14	D. Johnston 9117 NE 105th Ave. Vancouver, WA 98662	
15	Sue Johnston 9117 NE 105th Ave. Vancouver, WA 98662	

	Name and Address	Add to Email Update List
16	Glen Workman 9813 NE 92nd Ave. Vancouver, WA 98662	
17	Karen Workman 9813 NE 92nd Ave. Vancouver, WA 98662	
18	Cherry Wilson 9019 NE 86th Vancouver, WA 98662	Office.manager@vanchurch.org
19	Randy Wilson 9019 NE 86th Vancouver, WA 98662	
20	Terry Lenhart 9613 NE 91st Ave. Vancouver, WA 98662	
21	David Haytur 9703 NE 100th Way Vancouver, WA 98662	
22	Carolynn Zenk 9609 NE 84th Way Vancouver, WA 98662	
23	Gordon Zenk 9609 NE 84th Way Vancouver, WA 98662	g.zenk@comcast.net
24	Janet Schoessler 9306 NE 94th Cir Vancouver, WA 98662	starclarke@aol.com
25	Sharon Morrison 10207 NE 85th Cir. Vancouver, WA 98662	
26	Fred Poujade 9908 NE 104th St. Vancouver, WA 98662	Fredp@hevanet.com
27	Jo Melo 9500 NE 107th St. Vancouver, WA 98662	Joe@hintondevelopment.com
28	Stan Nelson 9716 NE 83rd Cir. Vancouver, WA 98662	Stanor@juno.com
29	Norma Nelson 9716 NE 83rd Cir. Vancouver, WA 98662	
30	George Mitchell 8708 NE 103rd Ave. Vancouver, WA 98662	
31	Linda Mitchell 8708 NE 103rd Ave. Vancouver, WA 98662	

	Name and Address	Add to Email Update List
32	Lois Pappadis 9709 NE 113th Ave. Vancouver, WA 98662	sprklplnte@comcast.net
33	Bradley Cooper 9204 NE 104th St. Vancouver, WA 98662	gizzy2005@hotmail.com
34	Steve Dail 10211 NE 102nd St. Vancouver, WA 98662	
35	Nancy Dail 10211 NE 102nd St. Vancouver, WA 98662	Nancy.dail@comcast.net
36	Jason Pacheco 10310 NE 96th St. Vancouver, WA 98662	Jason_Pacheco@comcast.net
37	Peggy Buytaert 10001 NE 95th Ct. Vancouver, WA 98662	Peg.buytaert@gmail.com
38	Steve Fleischmann 10115 NE 83rd St. Vancouver, WA 98662	Steve6f@q.com
39	Joyce Fleischmann 10115 NE 83rd St. Vancouver, WA 98662	
40	Dawn Hegarty 8619NE 94th Ave. Vancouver, WA 98662	dhegarty@comcast.net
41	Jeff Ragle 8707 NE 97th Ct. Vancouver, WA 98662	JR98662@comcast.net
42	Wendy Freeman 9307 NE 94th Cir. Vancouver, WA 98662	Wimpy1975@centurylink.net
43	Ken Oslund 8802 NE 94th Ave. Vancouver, WA 98662	oslundken@yahoo.com
44	Irene Oslund 8802 NE 94th Ave. Vancouver, WA 98662	
45	Mike Swanson 9208 NE 91st St. Vancouver, WA 98662	Msswanson3@yahoo.com

**Leichner Landfill Master Planning
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**Appendix B
Comments Received**

Appendix B: Comments Received

	Name	Comment
1	Steve and Nancy Dail 10211 NE 102nd St. Vancouver, WA 98662	We would cheer a decision to rezone the property north of the proposed 99th Street extension for a water retention area, or some other natural or recreational use. Thanks. This open house was very helpful.
2	Anonymous	With bike and walk paths, would like to see graffiti patrols. I think whoever takes care of Padden is doing a great job. Plans for 86th to continue from 94th to 107th?
3	Jeff Ragle 8707 NE 97th Ct. Vancouver, WA 98662	Clark County must do <u>everything possible</u> to avoid <u>any</u> commercial development on the identified property. It is not in the best interest of the public, those who reside in the affected neighborhood. The Master Plan <u>should not be</u> a plan for maximizing a return on investment, an increase in taxable property value, or job creation. <u>Any</u> plan that lessens the quality of life or existing property values is directly at odds with what the County should be doing with this property, for its residents. It would seem that <u>the only</u> viable options for this property are: an untouched natural area, a regional park with significantly designed buffers from existing residents and structures, or lastly a golf course within the property interior, leaving <u>all</u> property adjoining existing structures with a substantial buffer to avoid any interruption in existing residential quality. Simply put, though some property within this master plan may currently be zoned with commercial possibilities, it does not fit with, belong within, or add to the neighborhood that Clark County has planned for and allowed to develop around the property. This property identified in this "Master Plan" is not Clark County's "savings account." It is land that was purchased that's use must now be compatible with the neighborhood.
4	Sharon Morrison 10207 NE 85th Cir. Vancouver, WA 98662	I am concerned about the 94th and 86th intersection, Silver Star subdivision's <u>ONLY</u> option for exiting the subdivision. Traffic is already a problem at times. I would STRONGLY support a roundabout at that intersection to allow traffic flow.
5	Gordon Zenk 9609 NE 84th Way Vancouver, WA 98662	Our biggest concern is with traffic at the intersection of 94th Ave and 86th St. We strongly believe that a roundabout would be the best and most economical solution. Traffic volume at this intersection has greatly increased in recent years. As for the landfill, we would like to see some recreational facilities - walking trails, hiking paths, etc.
6	Anonymous	Please make the landfill into walking trails! (On the part that can't be built on.)
7	Sara Thornberg 10217 NE 102nd St. Vancouver, WA 98662	- No homes or any other building(s) on the adjacent property to Noah Pointe. Keep that area a green space/water retention area. - Turn closed landfill into walking trails. - Leichner campus: No industrial or auto shops. This is a residential area and should not be brought down in value or any other means. A fitness/recreational area would be nice or maybe something like a café/coffee shop or other community-type area.

	Name	Comment
8	Dominic Thornberg 10217 NE 102nd St. Vancouver, WA 98662	<p><u>N. Adjacent Property:</u> No more homes! This would be a great area for water runoff. It currently has standing water that the ducks use. Coyotes also use the land.</p> <p><u>99th Street:</u> Great! It needs to go through. Make it look nice.</p> <p><u>Closed Landfill:</u> Let's use it for walking trails or solar farm.</p> <p><u>S. Adjacent Property and Leichner Campus:</u> No eyesores! Professional looking or, better yet, fitness and recreation would be great!!!</p> <p><u>94th Street:</u> This should go further than the current plan. The property north of North Pointe Estates will likely be developed soon. Tri-Stone Dev. recently purchased.</p> <p>No homes on North Adjacent Property No homes on North Adjacent Property No homes on North Adjacent Property... [etc.] Thank you!</p>
9	Fred Poujade 9908 NE 104th St. Vancouver, WA 98662	<p>- We need traffic control at 86th, 88th, 94th, 95th, and 99th avenues. I would prefer roundabouts instead of signals.</p> <p>- Build a public golf course and park/kids play areas and bike/walking trails on the landfill. Establish a recreational use on the landfill.</p>
10	Mark VanHouse 10511 NE 89th Cir. Vancouver, WA 98662	<p>- Please use the property to benefit the community around it. A community park, greenspace adjacent to 99th Street would give residents a place to relax, walk, run; not look into a neighbor's backyard!!</p> <p>- No more homes</p> <p>- Definitely extending 99th Street through would be great.</p>
11	Leon Winger 10114 NE 105th Ave. Vancouver, WA 98662	Keep the area north of 99th Street zoned as residential. Do not cause an adverse impact on groundwater and private wells.
12	Anonymous	I feel this development is ridiculous! It will take away homes from the wildlife. The delays or even being told you cannot drive to or from your home because of roadwork is outrageous. I am all for improvements but at what cost as a taxpayer and as a resident in the area plus the loss for wildlife. I vote NO!
13	Kelly Ragle 8707 NE 97th Ct. Vancouver, WA 98662	I live directly behind the projected development on 97th Ct. I already have to deal with the noise and lights at night from the Waste Connection facility. I am concerned that with any kind of commercial or light industrial I will have to deal with <u>more</u> noise pollution and lights shining into my home at night. I am also very concerned about the extra traffic that will be created on 94th. It is already very difficult and dangerous to exit our neighborhood. We only have one entrance/exit to our neighborhood because the other exit is closed off at the elementary school. I am concerned with more people traveling up and down 94th. It will be nearly impossible and/or safe to get out of our neighborhood.
14	Susan Johnston 9117 NE 105th Ave. Vancouver, WA 98662	Like the plan. Include walking trails around perimeter. Gate from 93rd (end of - off 107th Ave.) to property. Develop ball fields and play area on property that cannot be built on.

**Leichner Landfill Master Planning
Open House Summary**

**Appendix C
Open House Displays**



LEICHNER LANDFILL | Master Plan Project Schedule

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV
Task 1: Additional Funding													
Prepare Integrated Planning Grant (IPG) Application	█												
Implementation of IPG Tasks							█	█	█	█	█	█	█
Evaluate Funding Sources			█										
Task 2: Public Engagement													
Public Involvement Plan		█	█										
Generate Outreach and Informational Materials			█	█	█	█	█						
Public Open Houses								●				●	
Initial Site Design Map				█	█								
Task 3: Reuse Analysis													
Market Analysis				█	█	█	█						
Site Conditions				█	█	█	█						
Land Use Regulations				█	█	█	█						
Environmental Regulations				█	█	█	█						
Real Estate Experts Workshop													
Design Charrette													
Task 4: Implementation Strategy													
Development Disposition Strategy													
Master Plan													

LEICHNER LANDFILL

Master Plan

Project Goals

- Engage the public in the planning process.
- Realize maximum economic benefit from the County's investment in the property.
- Provide opportunities for creation of family-wage jobs.
- Encourage environmental stewardship through redevelopment.
- Create an action-oriented redevelopment strategy.
- Remove barriers to redevelopment (e.g., environmental and regulatory constraints).

What will it mean to create a master plan for the closed landfill and adjacent properties?

The County will work with the community to forge a viable vision for reusing the site and attracting private investment, creating public benefit, addressing environmental concerns and allowing future development.

The plan will take into account the site's physical conditions, environmental constraints, regulation requirements and economic and market conditions. It also will consider transportation and other infrastructure that will be needed to serve development.

The master plan will not necessarily identify specific users for the property, nor will it provide specific designs of buildings and other site features. Rather, it will provide a sense of development scale and potential building layout.

LEICHNER LANDFILL Master Plan

Possible uses on the site that are allowed in the light industrial (IL) zone include:

- Professional, scientific, and technical services (testing laboratories, surveying, other)
- Medical and diagnostic laboratories
- Warehousing and storage
- Communications-related businesses (broadcasting and publishing)
- Fitness and recreation centers
- Public administration
- Office, if serving a permitted industrial use
- Light manufacturing (food processing, metal fabrication, bakeries, furniture, clothing manufacturing, etc.)
- Auto repair and maintenance



