300 Area Perspective

River and Plateau Committee
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Business/Research Park in N Richland High Density Residential is the norm

MSA Bldg and Townhouses

“Smartpark” includes Townhouses
High Density Residential
Infiltration from Impervious Areas & Irrigation

- Townhouses
- Grass
- Townhouse
- Bare Ground from Construction
- Grass
- Storm Sewer Grate
- Asphalt
Remediated 1100 Area - Industrial Area

Roofs, asphalt promote runoff
PNNL campus & 300 Area: no different

PNNL Campus “User Housing Facility”

Grass
Rocks
Asphalt
Tri-Cities Growth

1961 - North Richland to 300 Area
2000 – Richland Looking North

300 Area no longer remote
Ecology Conclusions about infiltration

– 300 Area Conceptual Site Model (CSM) bases infiltration rates on return to mature shrub-steppe habitat in 30 years

Replacement fact-based assumptions

– Standard for industrial areas is 70% impervious surfaces that collect, concentrate rainfall

– Current irrigation in 300 Area will continue

– Proposed Plan (then ROD) should include specific sewer and drainage controls for urban runoff
Future land use

• City of Richland study found surplus industrial property in Tri-Cities
  – Traditional industrial use of 300 Area is unlikely
  – Hanford former 1100 Area difficult to redevelop
• City zoning far north is Business/Research Park
• High-density residential use is the norm in Hanford former 1100 Area, far North Richland, and PNNL campus

Ecology conclusions

• ROD should allow high-density residential use