

300 Area Perspective

River and Plateau Committee

February 15, 2012

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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



Remediated 1100 Area -Industrial Area Roofs, asphalt promote runoff



Downspout



Grass

Channel Still Wet

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