

Park Laundry

Background

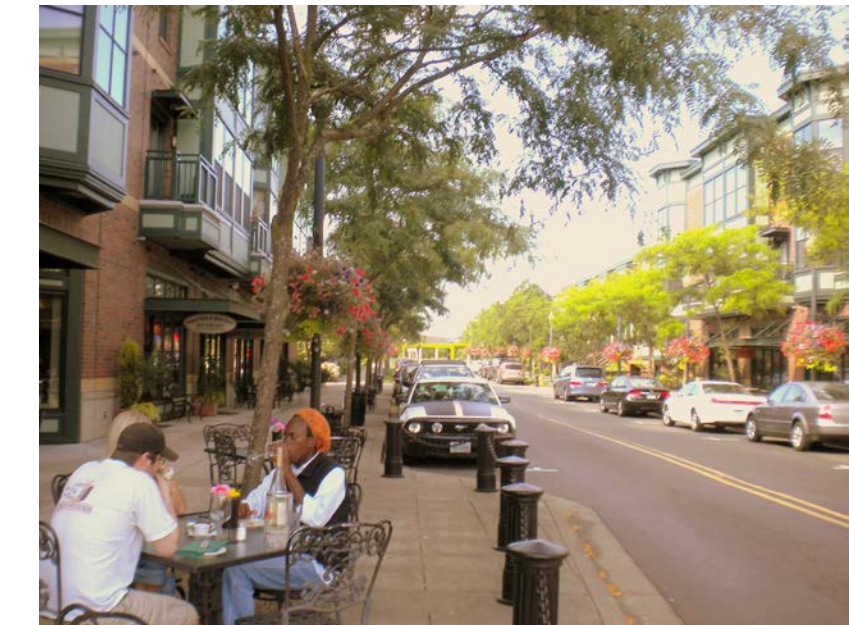
The Former Park Laundry property is an undeveloped lot located at 122 N. Main Avenue in Ridgefield. A building was constructed on this property around 1948 and was used by Park Laundry from 1965 to 1977. The laundry service is believed to have included a self-service, coin-operated washer and dryers, laundry, and dry cleaning services. Park Laundry ceased operations in 1978 and Union Ridge Investment Company (URIC) purchased the property in 1979. At the time of purchase there was no dry cleaning equipment in the building. The building was demolished and the property sold in 2000, but the owner defaulted and the property was quitclaimed by 2007.



Redevelopment Scenarios

Concepts A: Retail and Apartment Mixed Use

Concept A involves development of 4,500 square feet of retail ground floor space together with 17 apartment units on three floors above the street level. Area for 19 at-grade parking spaces (providing at least one per unit) is allocated behind the retail and apartment structure facing the alley and adjoining park. Apartment size is assumed to average 750 square feet per unit, with a mix of one and two bedroom units (and/or a couple of studios).



Orenco Station in Hillsboro, OR (left) has created medium density mixed use developments. In Vancouver, WA the Lewis & Clark Plaza provides small, quality senior housing apartment units above an interpretive center and art gallery on a one-quarter block site.



Environment

Site History

The historical dry cleaning operations have resulted in significant groundwater contamination in the area of the property. Initial site investigations in 2006 detected volatile organic compounds, primarily tetrachloroethene (PCE) and associated breakdown products in the soil and groundwater on the property and nearby.

Site Assessment

The lateral extent of surface soil impacts are limited to the site and those immediately adjacent. The groundwater plume extends approximately 1000 ft downgradient of the site, along the flow of groundwater in the north-northwest direction.

Timeline

A likely remedy would be excavation in the source area and chemical oxidation treatment of the chlorinated solvents through injections. Groundwater monitoring would be conducted semi-annually for 10 years.



Concept B: Townhouses

This concept aims to stay within the current density limit of 16 units per acre. It proposes the development of four live-work residential townhomes. The first floor of each townhome would include a 500 square foot commercial space on the street front, with two-car tandem parking garage behind.

The two upper levels are residential-ownership units at 750 square feet per level. Units are assumed to be sold for home ownership with the potential for the owner to either utilize or rent out the ground floor commercial space. The site area includes at-grade parking and yard area as structure covers about 45% of the site area with added deck area possible above a portion of the parking garage.



Prestige Plaza is a live-work residential space in downtown Vancouver, WA that provides studios as well as one- and two-bedroom apartments with retail space available at ground level.