



Agenda
City Council Workshop Meeting
Tuesday, March 25, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Agenda Items:

- I. Industrial Growth of the City North of the Northwest Advanced Clean Energy Park
 - Joe Schiessl, Deputy City Manager

Future Workshop Agenda Items

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



COUNCIL WORKSHOP COVERSHEET

Council Date: 3/25/2025

Department: Deputy City Manager

Strategic Priority 4 - Quality of Life

Subject:

Industrial Growth of the City North of the Northwest Advanced Clean Energy Park

Summary:

The Northwest Advanced Clean Energy Park (NACEP) is owned the City and the Port of Benton. The Port's properties are encumbered by a lease with Tucci Energy for a solar energy generation project and a purchase and sale agreement with Atlas Agro, a green fertilizer company. A portion of the City's property in NACEP is encumbered by an option to purchase property agreement with Washington Energy, LLC, a nuclear supply chain company, and other portions of the City's property remain available for sale (see attachment 1). Property interest is stronger than expected for NACEP, and it's now time for the City to begin making plans for future industrial growth.

The Department of Energy (DOE) manages land use on Hanford lands using the "Comprehensive Land Use Plan" (CLUP) (see attachment 2). The current CLUP identifies over 5,000 acres north of NACEP as "industrial." NACEP is former DOE property that also carried an "industrial" land use designation in the CLUP prior to the land being transferred to the Tri-City Development Council (TRIDEC) in 2015 and later transferred from TRIDEC to the City and Port for economic development purposes. This transfer was authorized by an act of Congress.

Tonight's discussion concerning Richland's industrial growth will include representatives from the Department of Energy.

Attachments:

1. North Richland Industrial Map
2. CLUP Land Use Map

North Richland Development

City of Richland

Port of Benton



Future Small Modular
Reactor Project
X-energy/Energy Northwest

5,200 Acre
Corridor

North Glade Rd

RAIL TRACK KEY	
	PORT OF BENTON TRACK
	DOE TRACK
	CITY OF RICHLAND TRACK
	PRIVATE TRACK
	FUTURE TRACK

Date:3/13/25



Ruby Flats
Solar Project
125 MW

Northwest Advanced
Clean Energy Park

Washington
Energy LLC

City of
Richland

Atlas
Agro

Port of Benton
Barge Complex

High Dock
Low Dock

Framatone

Battelle Blvd

Stevens Drive

Port of Benton
Northwest
Intermodal Facility

Port of Benton
Richland
Innovation
Campus

Port of Benton
Richland
Business Park

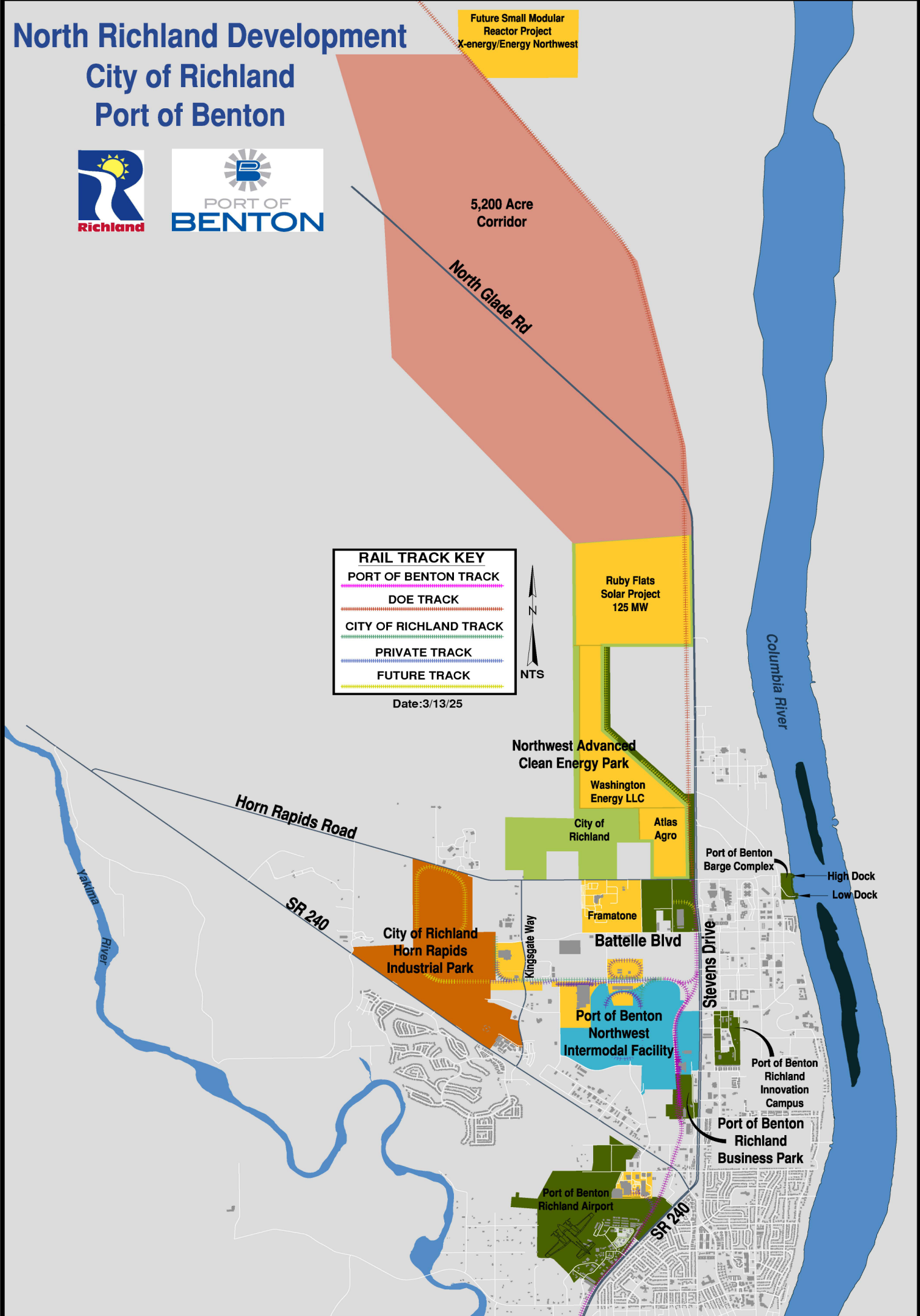
Port of Benton
Richland Airport

Horn Rapids Road

SR 240

City of Richland
Horn Rapids
Industrial Park

Kingsgate Way



Washington

Site

Saddle Mountains

100-D & -DR

100-N

100-KW & -KE

100-B & -C

Priest Rapids Dam

243

YAKIMA BENTON

Umtanum Ridge

Vernita Bridge

Yakima Barricade

6

24

Gable Butte

200-West Area

200-East Area

11A

2

4

1

4

3

ERDF

US Ecology

WTP

Army Loop Road

Beloit Avenue

Rattlesnake Barricade

Fitzner-Eberhardt And Lands Ecology Reserve

Borrow Area C

240

10

225

Rattlesnake Mountain

Former observatory site

Yakima River

Benton City

West Richland

700 Area

EMSL

Richland

Pasco

Kennewick

400 Area

300 Area

Johnson Island

Stevens Drive

George Washington Way

Columbia Generating Station

Old Hanford Townsite

100-F

100-H

White Bluffs Townsite

ADAMS FRANKLIN GRANT BENTON

To Grand Coulee Dam

To McNary Dam

Scale in Kilometers

0 2 4 6 8

Scale in Miles

0 1 2 3 4 5

Key: EMSL=Environmental and Molecular Sciences Laboratory; ERDF=Environmental Restoration Disposal Facility; LIGO=Laser Interferometer Gravitational-Wave Observatory; WTP=Waste Treatment Plant.

Source: DOE/EIS-0391, 2012, Final Tank Closure and Waste Management Environmental Impact Statement