



RIDGEFIELD GROWTH

Background

- Incorporated in 1909
- Current population = 4,215 (April 1, 2009 OFM estimate)
- Current number of jobs = 1,130 (Junction area only)
- Council/manager form of government (1999)

Residential Growth

- 2004 growth rate = 20% population growth (highest in Clark County)
- 2005 growth rate = 23% population growth (highest in Clark County)
- 2006 growth rate = 14% population growth (highest in Clark County)
- 2007 growth rate = 9% population growth (highest in Clark County)
- 2008 growth rate = 5% population growth (highest in Clark County)
- 2009-2016 projected growth rate = 10 - 20% annual population growth
- Over 1,900 residential lots that have been approved for future development
- 25,000 persons by 2025 - GMA Comprehensive Plan Assumption

Employment-Based Growth

- Currently 18 new businesses comprising over \$55 million in private investment and over 460 new jobs have located at the Ridgefield Junction since 2006
- 1,500 undeveloped acres in current Urban Growth Area zoned for employment-based growth
- Direct access to the I-5 International Trade Corridor
- 25 minute drive to Portland International Airport
- 13,000 jobs by 2025 – GMA Comprehensive Plan Assumption

Infrastructure

To meet the 20-year projected residential and employment-based growth, the cost of constructing/expanding the public infrastructure over the next twenty years is estimated at:

- \$40 million for water supply and distribution
- \$106 million for sanitary sewer collection and treatment
- \$322 million for transportation

The City has increased its water and sewer system development charges (charges for new development) to finance the public portion of the costs of the improvements to these systems. In addition, the City has revised the ratio of private-public funding for transportation projects to 65% private – 35% public.

Current Employment-Based Businesses at Ridgefield Junction

Business	Description	No. of Employees
A to Z Interiors	Manufacturing	35
Agave Jeans	Distribution	14
Attbar, Inc.	Manufacturing	41
Burke Industrial Coating	Wholesale Distribution	6
Columbia Automation System	Manufacturing	15
Corwin Beverage	Distribution	100
Custom Cabinets 2Day	Manufacturing	45
Dollar Tree	Distribution	108
Essex Silver Line	Distribution	4
Ideal/Global Food Services	Wholesale Distribution	18
IMW Machineworks	Manufacturing	5
Inter-Pak Supply, Inc.	Wholesale Distribution	7
Masons Supply	Distribution	20
Micro Dimensions	Manufacturing	4
Pacific Power Products	Machine Maintenance	165
Parr Lumber	Retail	20
Promens	Manufacturing	120
Seventh Day Adventist	Regional Headquarters	60
Suburban Door	Manufacturing	12
TLC Towing	Service	10
United Natural Foods, Inc.	Distribution	164
Other	(Office/Retail/Service)	203
Total		1,173