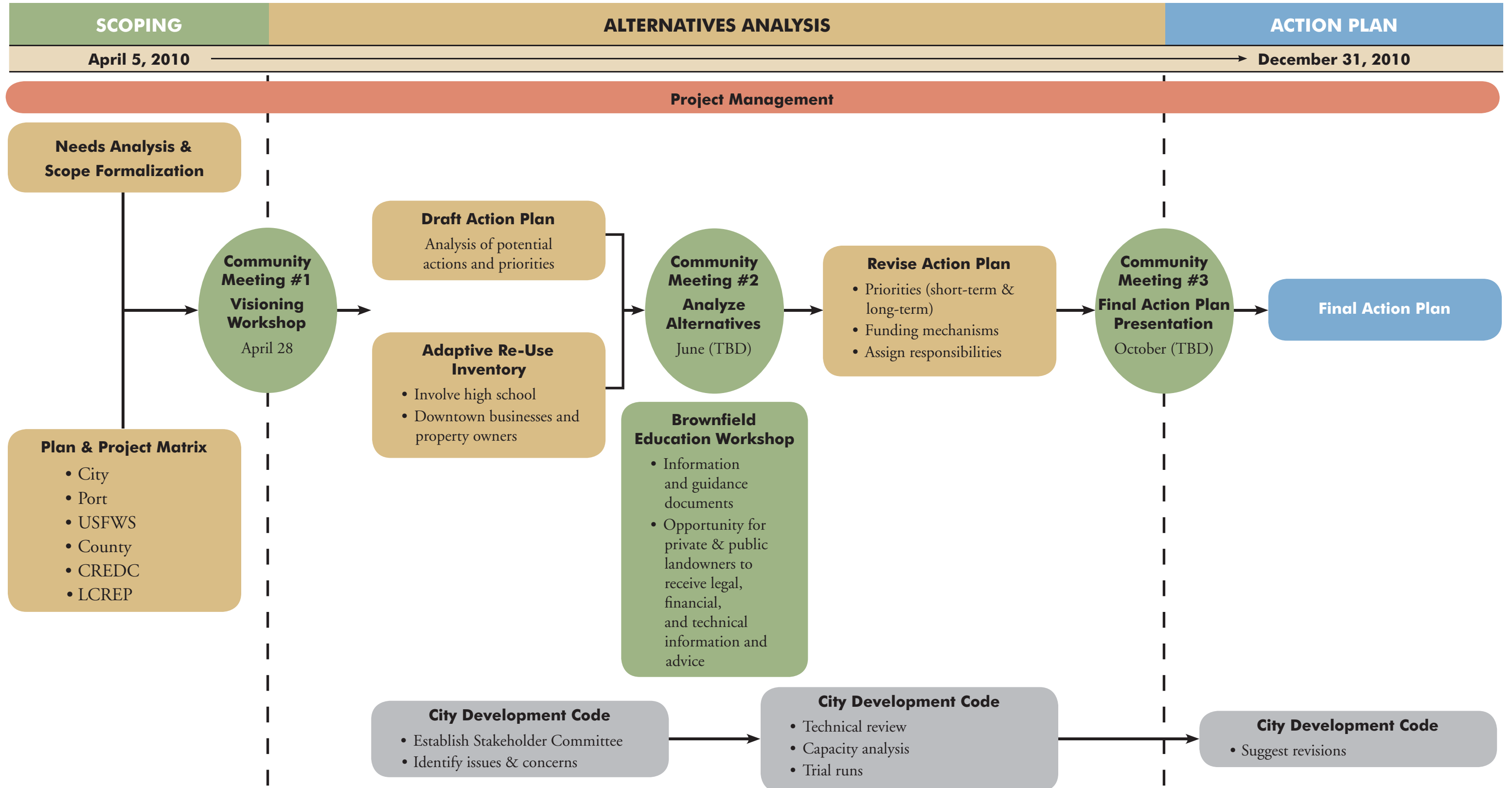


Unified Vision

Ridgefield is a regional employment and residential center that drives a local, robust economy. It is a destination area for tourists and visitors – admired for its quaint, walkable downtown, “Main Street” feeling, and small-town character and charm. Ridgefield is pedestrian, bicycle, and transit friendly with strong connections between neighborhoods, the downtown/waterfront, and adjoining activity centers. Ridgefield preserves and protects critical natural areas and is committed to community and environmental sustainability.

Ridgefield Downtown/Waterfront Integration Project

Project Timeline



Ridgefield Downtown/Waterfront Integration Project

Plan Matrix

	City Comprehensive Plan	Port Comprehensive Scheme of Harbor Improvements	Downtown Guidelines
Vision	<p>Vision based on four principles:</p> <ul style="list-style-type: none"> ◆ Become a regional employment center ◆ Maintain existing and create new, quality neighborhoods ◆ Protect critical environmental resource areas ◆ Carefully manage growth 	<p>Our shared vision is for our communities to be recognized for their livability, healthy environment, and contributions to a robust local economy. Our communities want to be vibrant, clean, safe, enjoyable, and productive places where citizens work together to manage the implications of their social, economic, and environmental actions so as to not compromise the ability of future generations to do the same.</p>	<p>Concentrate on what we have:</p> <ul style="list-style-type: none"> ◆ Quaint walkable downtown ◆ Wildlife Refuge ◆ Refuge Plank House ◆ Archeological resources ◆ Lewis and Clark
Community	<p>Ensure that the existing strengths of Downtown Ridgefield and the Waterfront areas are maintained:</p> <ul style="list-style-type: none"> ◆ Orientation and access to the Lake River shoreline ◆ Comfortable “Main Street” feeling ◆ Pedestrian, bicycle, and bus access ◆ Continued use of floating homes along Lake River 	<p>The waterfront property is owned by the citizens of the Port District; it is the intent and strong desire of the Port Commission and citizens that the site accommodate a variety of activities and amenities. Public access, spaces, and facilities where family and friends can gather, socialize, relax, and recreate will be important attributes of the site. The site is close to nature and presents wonderful opportunities for people to enjoy the outdoors, natural landscape, and nearby wildlife.</p>	<p>Downtown Ridgefield has always been the traditional heart of the community. Downtown is the social, commercial, and governmental crossroads of old Ridgefield. However, this central position is likely to be challenged as the community and region focus on the development of the regional, industrial, and commercial property and infrastructure at the I-5 Junction.</p>
Economy	<p>Build a robust economy that provides a wealth of living wage employment opportunities for residents. A healthy downtown that provides a setting for mutually supportive businesses and community events is essential to a livable community. In addition to efforts to revitalize downtown, the City will continue to work with developers to create efficient and attractive development in all areas of the city. Ridgefield will support existing businesses and encourage them to expand by providing information resources and by completing economic development-oriented public projects.</p>	<p>The waterfront will again become a place for industrious people to generate value in products and services. We can imagine productive work areas supporting uses such as research and development, education, and professional offices. Retail commerce and the exchange of value and ideas can also re-emerge on the waterfront. A mix of retail shops catering to the needs of workers, residents, and visitors is encouraged.</p>	<p>Create a destination area for Downtown Ridgefield that provides quality merchandise, service, and activities with an ambience that is unique to Ridgefield and not readily available elsewhere</p>
Environment	<p>By integrating the natural and built environments, Ridgefield will create a sustainable urban environment with clean air and water, habitat for fish and wildlife, and comfortable and secure places for people to live and work.</p>	<p>The Lake River site is located in an environmentally sensitive area. Past uses of the site have degraded and damaged the quality of the site. As the Port redevelops the site, it will be simultaneously working to clean and environmentally secure the site. Redevelopment will be guided by the Port’s commitment to community and environmental sustainability.</p>	<p>Ridgefield has abundant resources to draw upon including:</p> <ul style="list-style-type: none"> ◆ Small town character and charm ◆ Natural surroundings, such as the rolling hills, the Lake River waterfront, and the Ridgefield National Wildlife Refuge ◆ Attraction to artisans ◆ Rich Native American archaeological history ◆ Association with the Lewis and Clark Expedition

Ridgefield Downtown/Waterfront Integration Project

Vision Summary

	City Comprehensive Plan	Port Comprehensive Scheme of Harbor Improvements	Downtown Guidelines
Vision	<ul style="list-style-type: none"> ◆ Regional employment center ◆ Quality neighborhoods ◆ Protect critical environmental resource areas 	<ul style="list-style-type: none"> ◆ Healthy environment ◆ Robust local economy ◆ Vibrant, clean, safe, enjoyable, and productive places 	<ul style="list-style-type: none"> ◆ Quaint walkable downtown ◆ Wildlife Refuge ◆ Refuge Plank House ◆ Archeological resources
Community	<ul style="list-style-type: none"> ◆ Orientation and access to the Lake River shoreline ◆ “Main Street” feeling ◆ Pedestrian, bicycle, and bus access 	<ul style="list-style-type: none"> ◆ Gather, socialize, relax, and recreate ◆ Close to nature ◆ Enjoy the outdoors, natural landscape, and nearby wildlife. 	<ul style="list-style-type: none"> ◆ Traditional heart of the community ◆ Social, commercial, and governmental crossroads of old Ridgefield
Economy	<ul style="list-style-type: none"> ◆ Robust economy that provides a wealth of living wage employment opportunities for residents ◆ Mutually supportive businesses and community events 	<ul style="list-style-type: none"> ◆ Place for industrious people to generate value in products and services 	<ul style="list-style-type: none"> ◆ Destination area for Downtown Ridgefield that provides quality merchandise, service, and activities
Environment	<ul style="list-style-type: none"> ◆ Sustainable urban environment 	<ul style="list-style-type: none"> ◆ Commitment to community and environmental sustainability 	<ul style="list-style-type: none"> ◆ Small town character and charm ◆ Natural surroundings

Ridgefield Downtown/Waterfront Integration Project

Completed Projects

Project Name	Project Description	Location	Lead Entity	Project Status
Historic Walking Tour	Create and publish a walking tour and/or historic sites tour of the Old Town.		Centennial Committee	The Centennial Committee created a historic sites tour map in 2009. Using the Historic Promotion Grant the City recently obtained through Clark County, the map will be refined/improved in 2010.
Downtown Design Guidelines	The guidelines define, describe and illustrate the 14 essential characteristics that contribute to the physical form of Ridgefield. These essential design guidelines are intended to ensure that new development builds upon these strengths by preserving and adding to them.	Throughout Downtown	City	Completed in 2004
Eliminate, reduce or waive impact fees for Old Town	The planning commission should consider amendments to the Capital Facility Plan and the Impact Fee code to allow for reductions in impact fees in the Old Town study area. Consider impact fee credits for physical improvements made to public streets and rights-of-way in Old Town.	Throughout Downtown	City	Park and school impact fees are not required for non-residential development and, therefore, do not impact downtown business development. The City has implemented the option for waiver of traffic impact fees for downtown businesses (RMC 18.070.140.C); no application for waiver of traffic impact fees has been made since adoption of the waiver option (2004).
Information Centers	Create other information centers such as, the Community Center, the Tri-Mountain RV Park, restaurants and coffee houses. Create a 'bulletin board' downtown where flyers advertising events and activities can be posted.	Multiple locations	Ridgefield Business Association	The Library and Post Office both have information centers for posting of information or display of informational flyers. Other downtown businesses regularly post information on upcoming events.
Map of activities in Ridgefield area	Create or revise a map and informational piece describing opportunities for activities in the Ridgefield area.	Downtown / Waterfront / Refuge	Ridgefield Business Association	The Ridgefield Business Association has created a map that includes both businesses and tourist opportunities in Ridgefield.
Portable Buildings Purchase	Purchase stand-alone portables for future City staff space.		City	Purchased Community Development Building.
Ridgefield Community Park & Davis Park	City Parks Comprehensive Plan recommends that Davis Park be redesigned to accommodate the amenities currently at Ridgefield Community Park. The current location of Ridgefield Community Park could be a key development opportunity site in future downtown revitalization efforts.	Main Street and Mill Street	City	Upgrade to Skate Park Equipment. Upgrades to Davis Park - 2008.
Tree Plan for Downtown	The planning commission should create a task force to work with a local specialist to revise the tree planting plan for Old Town. Trees should not obscure the buildings or business signs and should be easier to maintain.	Throughout Downtown	City	The City formed a Street Tree Committee in 2007 to address ongoing concerns of businesses and residents associated with street trees in the downtown. The outcome of the Committee's review was recommendation of the dwarf capital pear as the downtown street tree with ongoing funding in each annual budget for replacement of trees that are diseased, interfering with overhead lines, or buckling sidewalks.



Ridgefield Downtown/Waterfront Integration Project

Projects In Progress

Project Name	Project Description	Location	Lead Entity	Project Status
Abrams Park Improvements	Extensive improvements to sports fields, concessions, maintenance facilities, parking, entrance, trails, memorial garden, and natural areas.	Abrams Park	City	Master Plan has been completed.
Development Code Update	Revision of draft development code. The intent of the code update is to enhance the quality of future development.	Entire City	City	Initiated and expected to be completed in 2010.
Downtown Pathways	Sidewalk and bicycle lane along Main Street, Division Street, Mill Street, and Pioneer Street (to 5th Ave) to provide connections through downtown to parks and the waterfront.	Length of Main Street, Division Street (between Abrams Park and Pioneer), Mill Street, and Pioneer Street (to 5th Ave).	City	Pathways have been identified in City Parks and Recreation plans. Pedestrian and bicycle access is incorporated in plans for the Pioneer Street rail overpass project.
Prohibit ground floor residential uses.	Make the moratorium on ground floor residential uses in the Old Town area permanent.	Throughout Downtown	City	The Planning Commission has recommended for approval the draft development code, which enhances mixed use opportunities in the downtown business district.
Public Parking Lot at I-5 Junction	Create a central parking area at the Junction and shuttle people into Ridgefield, especially during festival times. The existing Park & Ride, which is leased by the Department of Transportation from the private property owner, is scheduled to be closed when the property develops.	I-5 Freeway Interchange at SR 501	City	The City is working with C-TRAN on future locations of a Park & Ride/transit station at the Junction.
Rezoning commercial to residential	The planning commission should work with property owners who wish to take land out of commercial zoning and place it into residential zoning.	Throughout Downtown	City	The Planning Commission has actually done the opposite of this request in proposing to expand the business district rather than contract it.
Marketing and Business Recruitment Program	Develop a program to promote downtown and actively recruit businesses to locate in downtown.	Throughout Downtown	City / Port / Ridgefield Business Association	A component of the current Integrated Planning Grant includes branding and marketing the downtown and waterfront. In addition, the City and Port teamed with the cities of La Center and Battle Ground in 2008 to host a Business Opportunities Expo encouraging businesses to locate in North Clark County.
Marketing efforts aimed at smaller high-tech or biotech companies	The City and Port, in collaboration with the Columbia River Economic Development Council, continue to market the City for new job growth. The City has approached professional firms and governmental agencies in relocating to the downtown and the Port continues to plan for professional office space within its waterfront redevelopment project.	Waterfront & Downtown	City / Port / Ridgefield Business Association	A component of the current Integrated Planning Grant includes branding and marketing the downtown and waterfront. In addition, the City and Port teamed with the cities of La Center and Battle Ground in 2008 to host a Business Opportunities Expo encouraging businesses to locate in North Clark County.
Marketing to government agencies	Marketing efforts to encourage government agency investment in downtown housing, offices and services.	Downtown	City / Port / Ridgefield Business Association	There is an on-going effort. Various pamphlets and brochures have been created by the Port, City and Ridgefield Business Association that encourage investment in Ridgefield.
Connections to regional trails	Coordinate planning for trails among City, Port, Refuge, and Clark County-Vancouver Parks.	Multiple locations	City, Port, & Refuge	City, Port, USFWS and County are meeting to discuss trails from Vancouver Lake to Ridgefield running through the USFWS Ridgefield National Wildlife Refuge. There is ongoing discussion on creating other regional trail linkages (including to the Portland metropolitan trail system). In addition, routes to Ridgefield are included on the Cycling Clark County map.
Lake River Industrial Site Cleanup	Cleanup of contamination from former wood treating facility on the waterfront.	Ridgefield waterfront	Port	The project is nearing completion and final cleanup remedy will be integrated with redevelopment.

Ridgefield Downtown/Waterfront Integration Project

Projects In Progress

Project Name	Project Description	Location	Lead Entity	Project Status
Miller's Landing Development	Redevelopment of the Lake River Industrial Site. Development is planned for seven phases over 20-30 years. The first phase calls for 130,000 s.f. of new office, retail, and hotel building space and 344 parking spaces. Full build-out is planned for up to 820,000 s.f. of office, retail, and hotel space. Development will also include waterfront trails and connections to the Refuge.	Ridgefield waterfront	Port	Master planning is completed and grading of site may occur as early as 2010-11.
Overlook Park	Overlook Park is envisioned to anchor the Refuge to Ridgefield's downtown and enhance the connection of the community with the Refuge. The plaza will provide facilities for orientation of visitors to the City and the Refuge with brochures and guidebooks. Overlook Park will also form a future hub for a system of walking and cycling trails throughout the City, and ultimately, Clark County.	Southwest corner of Pioneer and Main Street	City	Under Design.
Pioneer Street Rail Overpass	The purpose is to provide safe, unobstructed, and direct access on to the redeveloped Ridgefield waterfront. Elevated roadway over railroad tracks to improve access to waterfront.	Downtown, Pioneer Street	Port	Preliminary planning is completed and fundraising is in progress.
Public Works Operations / Police East Precinct Facility	Renovate existing building and acquire additional land for construction of a new operations facility that includes space for a Police Department expansion.	Eastern Part of City	City	Purchased old Fire District 12 Building.
Refuge Visitor Center	New visitor center on Carty Unit to replace existing modular building. Visitor Center designed to accommodate Refuge staff and visitor services / education displays. Approximately 11,000 square feet.	Refuge, Carty Unit	USFWS	Planning, environmental assessment, and fundraising in progress.
Ridgefield Interchange Project	Replace the current interchange at I-5 and SR 501 in Ridgefield with a new interchange; widen SR 501 through the interchange to four travel lanes; add turn lanes, bike lanes and sidewalks; and make improvements to the SR 501/56th Place and Pioneer Street/65th Avenue intersections.	I-5 Freeway Interchange at SR 501	WSDOT	Phase 1 (construction of new overpass) is in progress. Phase 2 (Intersection improvements at SR 501 and 56th Place and at SR 501 and 65th Ave) pending funding.
Sewer Collection System Improvements	Numerous collection system improvements are proposed to meet the demands of future development.	Throughout UGA outside of historic downtown	City	Assessment of System - Maple Street Collection System and Downtown Area.
Tourist / visitation data	Collect basic data about visitation before creating plans supported only by assumptions.	Downtown / Waterfront / Refuge	Ridgefield Business Association	Some downtown businesses have collected information from customers (Ridgefield Kayaks via liability forms and Seasons Coffee during specific events).
Water Capacity / Water Rights	The current City Capital Facility Plan projects that future development will require additional water capacity by 2015 and provides a plan for phased expansion.	UGA-wide	City	Pursuing water right applications.
Wastewater Treatment Plant Expansion	The current City Capital Facility Plan projects that future development will require additional wastewater treatment by 2015 and provides a plan for phased expansion.	WWTP located on waterfront at foot of Cook Street	City	Upgrades completed in 2008. Upgrades to 1 million gallons per day capacity in 2009. Current capacity sufficient.
Welcome Center Kiosk	Place an informational sign at the welcome center site to let people know what is coming.	Overlook Park - Downtown	Friends of the Ridgefield NWR	In Design Process.
Wildlife Refuge Connector & Gee Creek Trail	Trail connecting downtown Ridgefield with Refuge along Gee Creek.	Gee Creek	City	Under Conceptual Design.

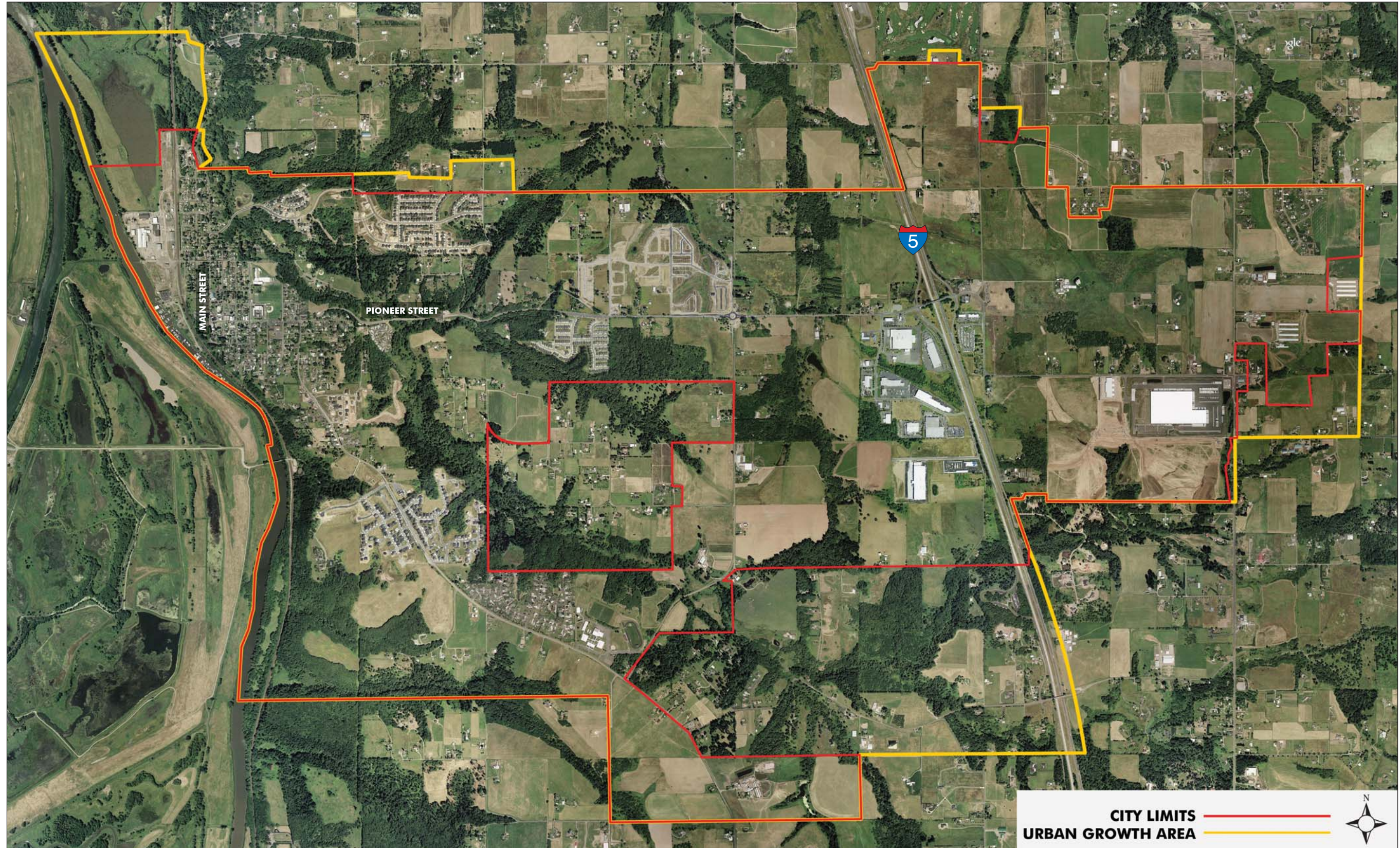
Ridgefield Downtown/Waterfront Integration Project

Projects To Be Completed

Project Name	Project Description	Location	Lead Entity	Project Status
Dedicated account for downtown improvements	Dedicate sales tax revenue generated by Junction businesses to downtown improvements such as streetlights, benches, flowers, kiosk or other amenities. Create a dedicated account, funded by sales tax, that will provide long term funding for public improvements in the Old Town area.	Throughout Downtown	City	To be completed.
Downtown Municipal Parking Lot	Create a parking lot in downtown to provide additional capacity.	Not determined	City	To date the City has not pursued creation of a municipal parking lot beyond that provided in the Police Department.
Eliminate or reduce water and sewer connection fees for Old Town	The planning commission and public works should evaluate ways to reduce connection fees on the Old Town study area since water and sewer service is already available downtown.	Throughout Downtown	City	To be completed.
Informational Signs	Place Lewis & Clark informational signs on I-5 directing visitors to Ridgefield. Place informational signs along Pioneer Street at I-5 junction directing visitors to "Old Town Ridgefield."	I-5 Freeway Interchange at SR 501		To be completed.
Linkages to WSU campus and Clark County Amphitheater	Promote the linkage between downtown and WSU campus or to the Clark County Amphitheater.	South of City, in Clark County		No known action, no specific tasks identified.
New City Hall Planning & Design	Develop space needs analysis and initiate design of a future City Hall.	Pioneer Street	City	To be initiated.
New Water Wells Near Railroad	Drill two new wells near rail line between Division and Mill Streets.	West of rail line between Division and Mill Streets	City	To be initiated.
Pioneer Street /SR 501 and 9th Street Intersection	Signal or intersection improvement.	Pioneer Street and 9th Street	City	To be completed once traffic conditions warrant - development driven.
Pioneer Street/ SR 501 from Reinman Road to I-5	Widening and construction of additional roundabouts at 35th Avenue and 51st Avenue.	Pioneer Street / SR 501 east of downtown	City	To be completed once traffic conditions warrant - development driven.
Put downtown electric lines underground	Evaluate burying the electric lines in Old Town.	Throughout Downtown	City	Preliminary discussions with Clark Public Utilities indicate this task would be cost prohibitive (CPU estimates the cost of converting overhead lines to underground on a backbone system such as Pioneer Street to be \$200 per lineal foot – or roughly \$380,000 from 9th Avenue to Main Avenue).
Re-route traffic off of Pioneer Avenue	Reroute traffic on N 5th Avenue from the school and Abrams Park to relieve congestion on Pioneer and bring traffic out on Main Avenue or 3rd Avenue.	Pioneer Street	City	With the preferred location of the Rail Overcrossing identified as Pioneer Street, the Capital Facility Plan was revised in 2008 to reflect continued use of Pioneer Street as the primary route into downtown.
Special Use Waterfront Park	Urban waterfront park with walk-in, non-motorized boat access.	Near existing boat launch	Port	Identified by Port as future improvement area.
Streetscape amenities	Develop a selection of the types of amenities appropriate in downtown, e.g., benches, streetlights, flower baskets, etc.	Throughout Downtown	City	The 14 Essential Guidelines for Downtown Ridgefield developed in 2004 provides recommendations for business fronts (facades, colors, etc.), but does not provide specific recommendations for public improvements.
Waive, reduce or phase City fees in consideration of building designed to blend into downtown	The planning commission should create a task force to begin work to blend into downtown on building and landscaping design guidelines for downtown. The commission should consider incentives as well as regulatory mechanism to encourage new buildings to blend into rather than overpower the character of Old Town Ridgefield.	Throughout Downtown	City	To be completed.

Ridgefield Downtown/Waterfront Integration Project

Urban Growth Area



Ridgefield Downtown/Waterfront Integration Project

Downtown/Waterfront Boundaries

