



## RIDGEFIELD GROWTH

### Background

- Incorporated in 1909
- Current population = 3,730 (November 1, 2007 OFM estimate)
- Current number of jobs = 1,566 (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)
- 2007-2016 projected growth rate = 10 - 20% annual population growth
- 25,000 persons by 2025 - GMA Comprehensive Plan Assumption

### Employment-Based Growth

- Currently 12 employment-based developments contemplated or under construction
- 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

### Existing Employment-Based Businesses at Ridgefield Junction

<b>Business</b>	<b>Description</b>	<b>No. of Employees</b>
A to Z Interiors	Manufacturing	10
Attbar, Inc.	Manufacturing	165
Custom Cabinets 2Day	Manufacturing	100
Corwin Beverage	Distribution	105
Dollar Tree	Distribution	172
Essex Silver Line	Distribution	5
IMW Machineworks	Manufacturing	4
Micro Dimensions	Manufacturing	4
Pacific Power Products	Machine Maintenance	407
Parr Lumber	Retail	30
Promens	Manufacturing	105
Seventh Day Adventist	Regional Headquarters	60
Suburban Door	Manufacturing	40
TLC Towing	Service	10
United Natural Foods, Inc.	Distribution	120
Wastequip	Manufacturing	67
Other	(Office/Retail)	162
<b>Total</b>		<b>1,566</b>

### **Businesses approved or under construction at the Ridgefield Junction**

<b>Business</b>	<b>Description</b>	<b>No. of Employees</b>
ABC Truck	Manufacturing	60
Agave Jeans	Office/Distribution	15
Del's Farm Supply	Retail	20
Ideal Foods	Distribution	20
Pioneer Crossing	Retail/Office	40
Vancouver Sign	Manufacturing	40
Village View	Retail/Office	40
<b>Total</b>		<b>235</b>

### **Growth to continue at the Ridgefield Junction**

Southwest Washington Medical Health Systems in early 2007 purchased from the Port of Ridgefield 75 acres Northeast of the I-5 Interchange.

### **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 fully 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.