



***Welcome to
Ridgefield***

Port of Ridgefield

- Community Port
- Locally Directed Investment
- 21st Century Port

POR Lines of Business

- Property Acquisition & Development
- Environmental Remediation
- Data Transmission
- Public Facilities
- Economic Development
- Visitor & Tourism Promotion

- PORT = Publicly Owned Reinvestment Trust

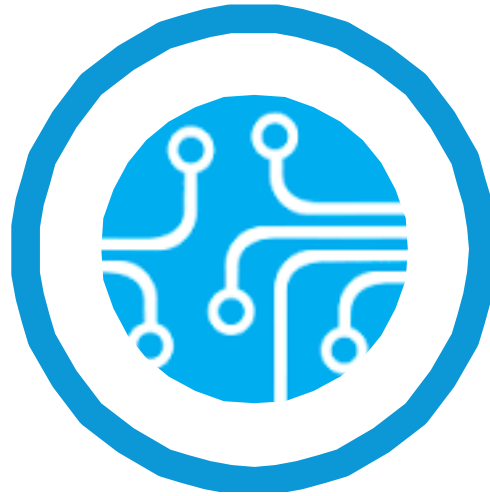
Vision

Build a safe, healthy,
just, prosperous and sustainable
community with state-of-the-art
infrastructure, employment
and human potential.

Macro Economic Forces at Play



Globalization



Technology



Demographics

Knowledge Capitals*

Seattle and Portland are among the world's 19 leading knowledge creation centers. Knowledge Capitals compete in the highest value-added segments of the economy, relying on their significant stock of human capital, innovative universities and entrepreneurs, and relatively sound infrastructure connectivity.

Of the 19 Knowledge Capitals, **Portland Ranked:**

- #1 in annual average GDP per capita growth, 2000-2015
- #1 in average real GDP per worker, 2000-2015
- #2 in annual average real GDP growth, 2000-2015



*Brookings Report: <https://www.brookings.edu/research/redefining-global-cities/>

Keys:

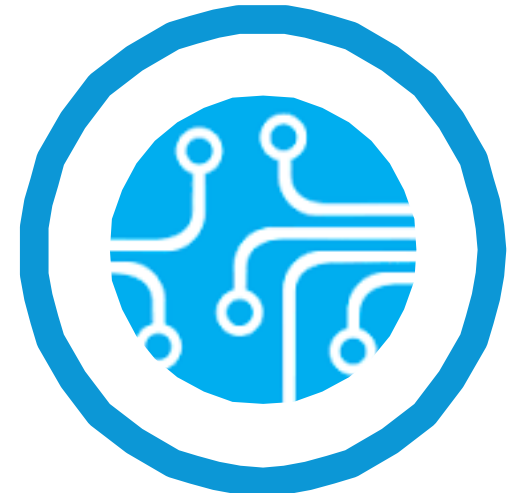
- Talent - Education is Critical, K-20⁺
- Modern infrastructure
- Housing Affordability
- Labor Mobility
- Lifestyle/Livability



- WSU Drive to 25
 - Local Research & Growth
 - Life Sciences Building
 - Entrepreneurial Training
- Clark College North County Campus
 - Advanced Industries Support
- Ridgefield School Bond

Port Strategic Plays

- Leadership, Vision & Branding
- POR Innovation
- Broadband Connectivity
- Transportation & Infrastructure Connectivity
- Alliances & Partnerships
- Place-making
- Smart Parks



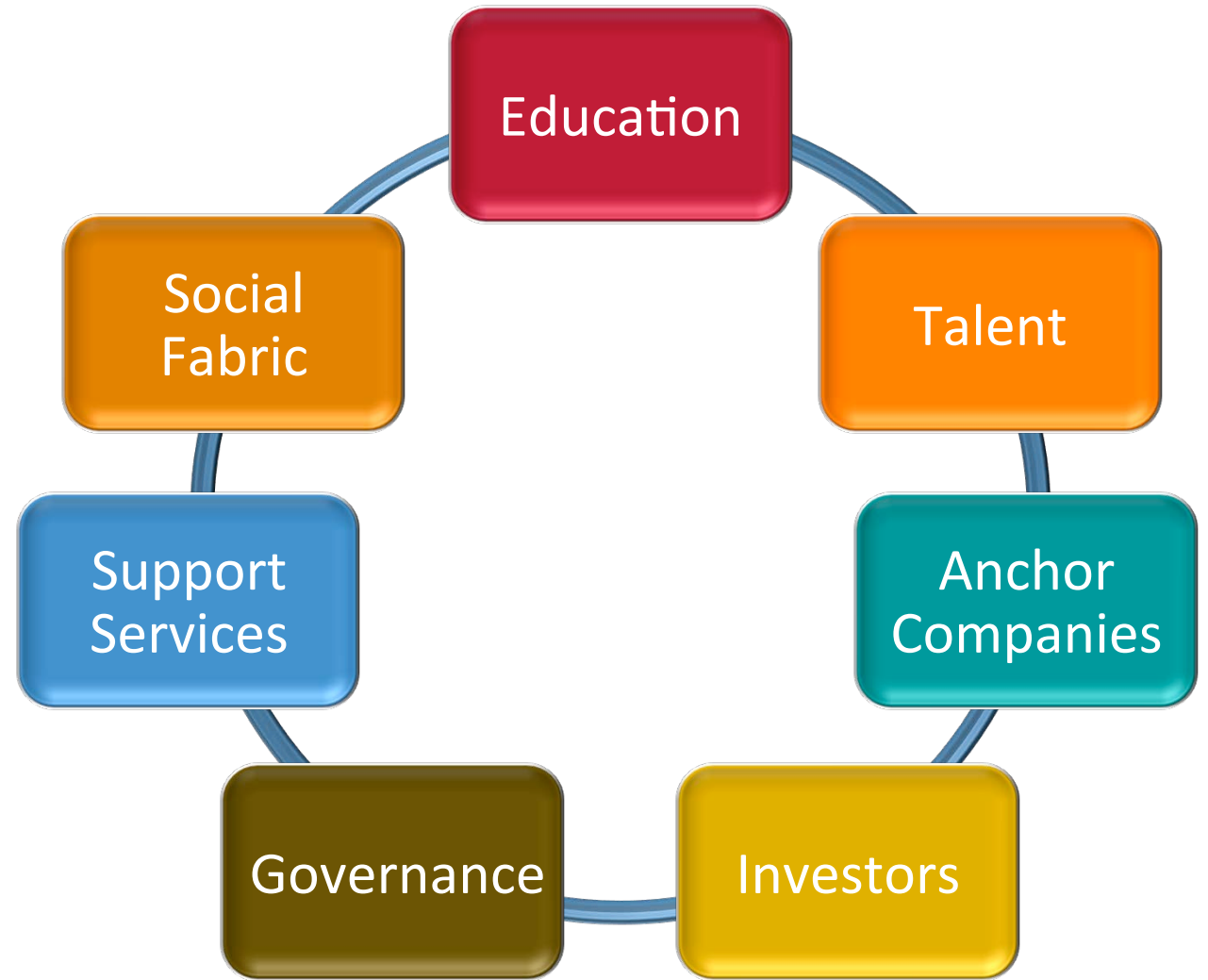
Discovery Corridor

- Region for Innovation
- Business Parks
- Livable Communities
- Growing Edge of Greater Portland Metro
- Talent Platform
- Economic Ecosystem



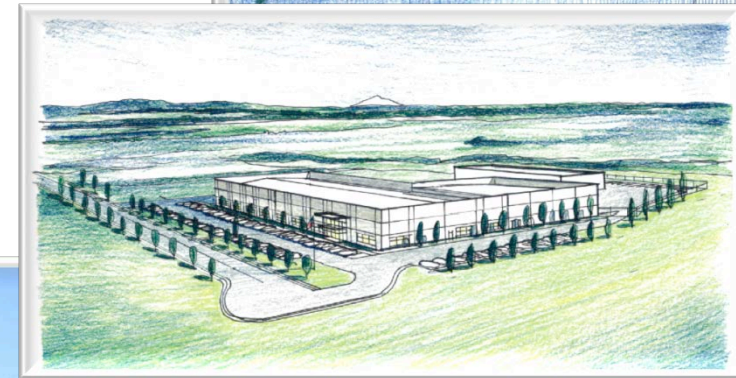
Entrepreneurial Culture

- Medical
- Education & Research
- Entertainment
- Recreation
- Forward Thinking



POR Projects

- Dark Fiber Optic Network
- Waterfront Redevelopment
- State Department of Fish & Wildlife
- Pioneer Street Rail Overpass



Dark Fiber Optic Infrastructure

- Why Broadband Matters

- Education & Research
- Economic Opportunity
- Healthcare

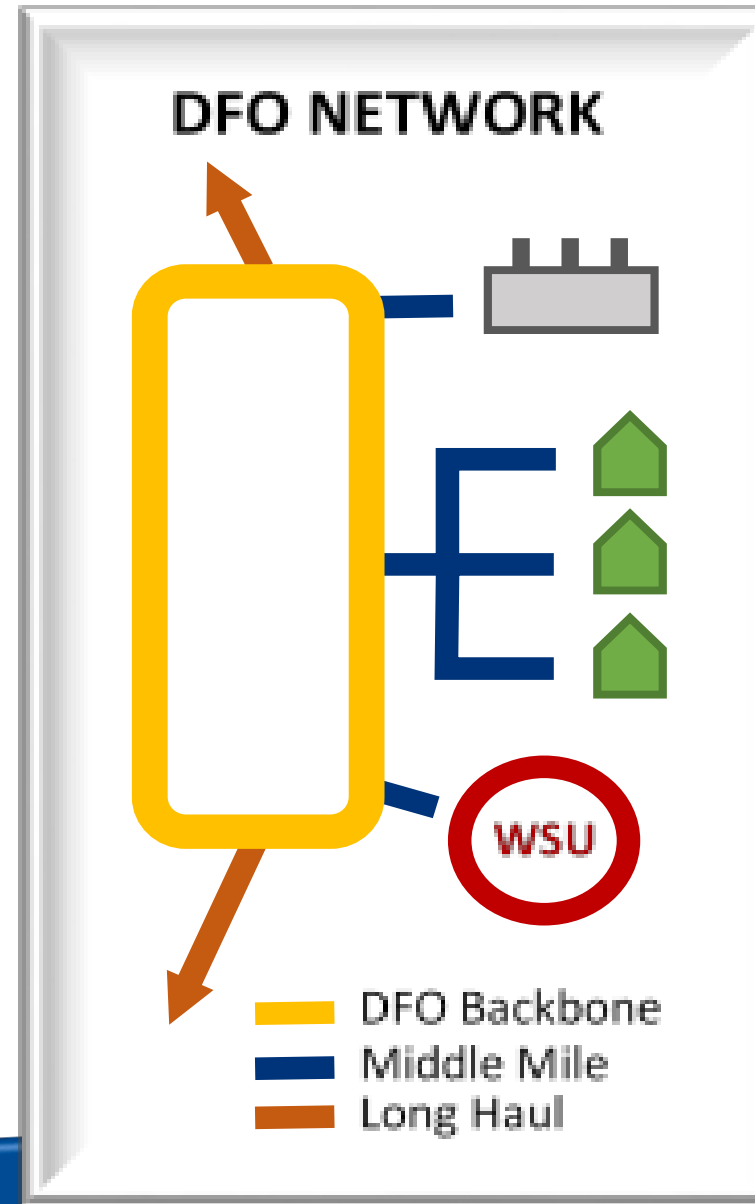
- ✓ Public Safety
- ✓ Energy & Environment
- ✓ Government Performance
- ✓ Public Engagement



Discovery Corridor

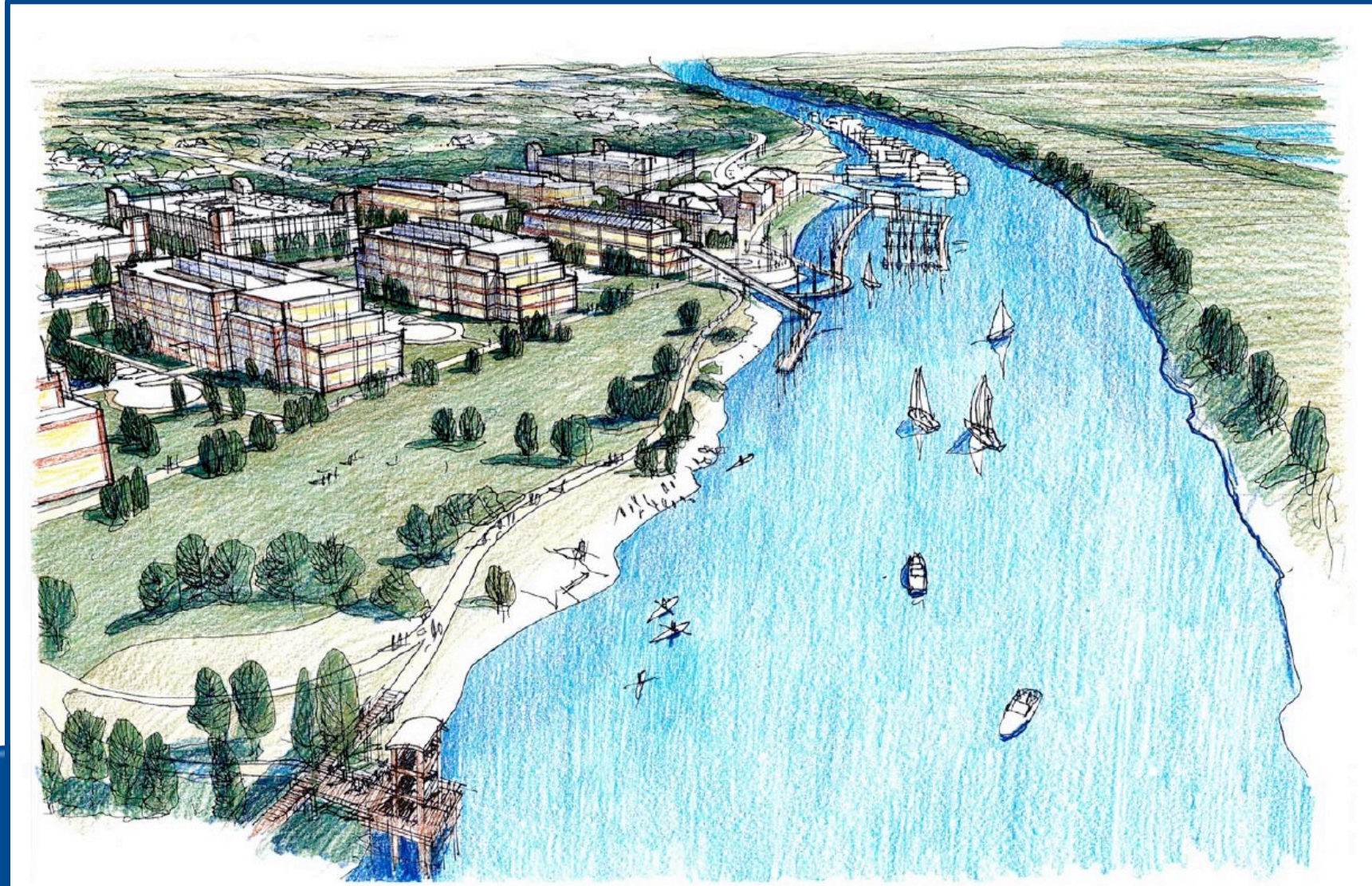
DFO Backbone

- Publicly Owned
- Open Access
- Leased to Service Providers
- Constituent Orientation
- Supports Competition



Waterfront

- Mixed Use
- Public space
- Active open space
- River access
- Visitor destination
- Next steps:
 - Overpass Construction
 - Update Master Plan
 - More Events & Amenities



Pioneer Street Rail Crossing

- Final engineering & permitting underway
- Construction 2017-2018
- Close at-grade crossings
- Walkable/ADA



Ridgefield Community Trail System



Abrams
Park

Ridgefield

Plank
House

Ridgefield
National
Wildlife Refuge

Carty Lake

Port of
Ridgefield

Boat Launch
& Public
Restroom

Kayak
Launch

Ridgefield National
Wildlife Refuge

Lake River - Water Trail 28+ mi

Waterfront Uses

Desired	Acceptable	Prohibited
<ul style="list-style-type: none"> Employment Professional Offices Dining (restaurant) Recreation/Entertainment Civic Offices Meeting/Gathering spaces Parking 	<ul style="list-style-type: none"> Light Industry/Assembly Live/Work Spaces Higher Education (college/university) Education Museum/Exhibition/Interpretation Research and Development (labs) Lodging Retail Public Transit access, facilities Passenger Rail station Marina/short-term moorage Commercial Dock/moorage Residential (upper-story) 	<ul style="list-style-type: none"> Warehousing Outdoor Storage Covered Storage Wastewater Treatment Heavy Industry Residential (ground-level) Wood Treatment
<ul style="list-style-type: none"> Waterfront Trail Boat Launch Kayak Launch Access to Water Trail Public Restrooms Outdoor Public Plazas Open Spaces View Points Art and Sculpture 	<p>This list of uses and amenities was compiled using input received from the community through a variety of meetings, hearings, open house events, and stakeholder interviews.</p> <p>The port commission developed this list as a set of general guiding principles for planners and staff, as the work to redevelop the port's Lake River site continues.</p>	

Final Thoughts

- Lifestyle attracts talent
- Quality of experience matters
- Talent creates economic opportunity
- Downtown & waterfront “district” approach
- Smart infrastructure & connectivity are essential
- Seeking “win/win” with Downtown & Discovery Corridor



Questions?



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