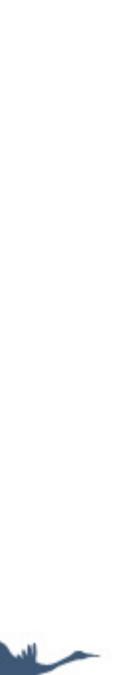




What is the future of Downtown Ridgefield? **Ridgefield Main Street**







Downtown Waterfront Sub Area Plan

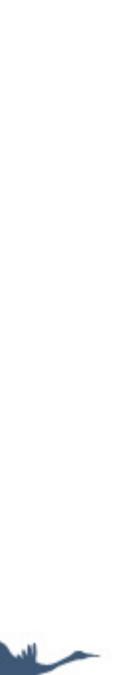


Market Analysis

Ridgefield is the fastest growing community in Washington State.

- Vacant Prime Real Estate
 - Downtown: 6 acres
 - Waterfront: 40 acres
- Industry Growth Areas
 - Residential: serving empty nesters, senior and young creatives.
 - Recreation and Hospitality: in conjunction with the Refuge.
 - Office Space: serve local professionals and creative firms.
 - Flex and Industrial Space: fit well with the waterfront.
 - Market Hybrids: realistic market opportunities (e.g. mixed use).





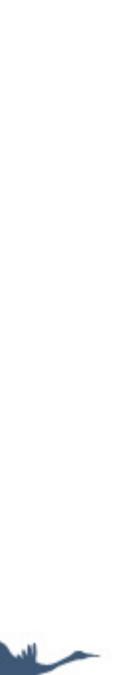
Market Analysis

Key Development Concepts suggested by this market analysis:

•Village residential.

- Independent boutique retail.
- •Destination Wildlife Refuge attractors.
- Professional and creative services
- •Live Work units.





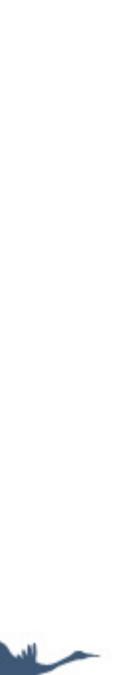


Redevelopment Scenarios







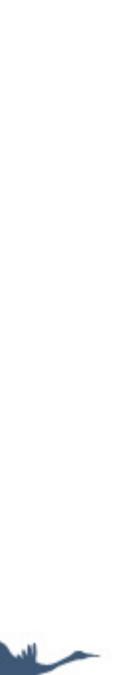


Redevelopment Scenarios

Key Development Concepts suggested by this market analysis:

- A four-story development with retail on the ground floor and apartments above.
- Four live/work townhomes with shops on the ground floor and living space on the two floors above. One, two and three story structures with ground level retail and office
- spaces above.



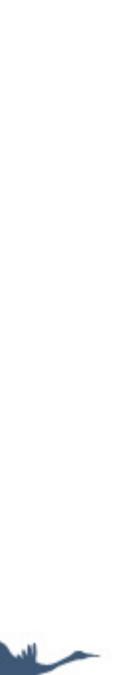


Objectives Create the Climate for Downtown revitalization

Strategies:

- Infrastructure and regulatory platform to accommodate development. Link the development of the waterfront with downtown.
- Initiate waterfront development.
- Capitalize on the Refuge.
- Support development of downtown properties.
- Generate adequate resources to sustain economic growth.





- Brownfields properties.
- Park along the waterfront.
- Downtown to Refuge trail connections.
- Branding and Events.
- Urban Refuge program.



Assist Ridgefield School District with development of the Bus Barn property.



