



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

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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.



Mechanisms

- 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.





THANK YOU