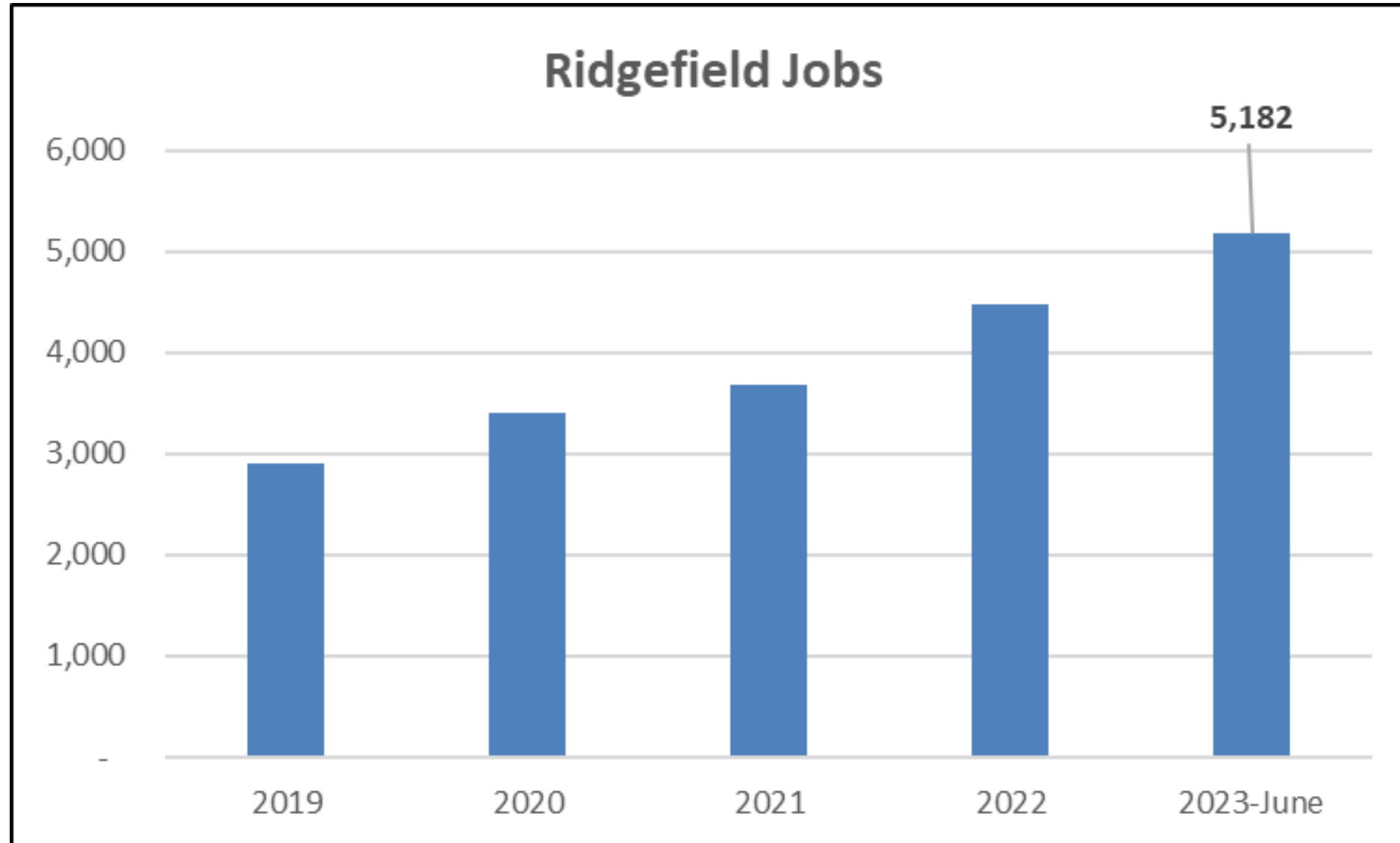




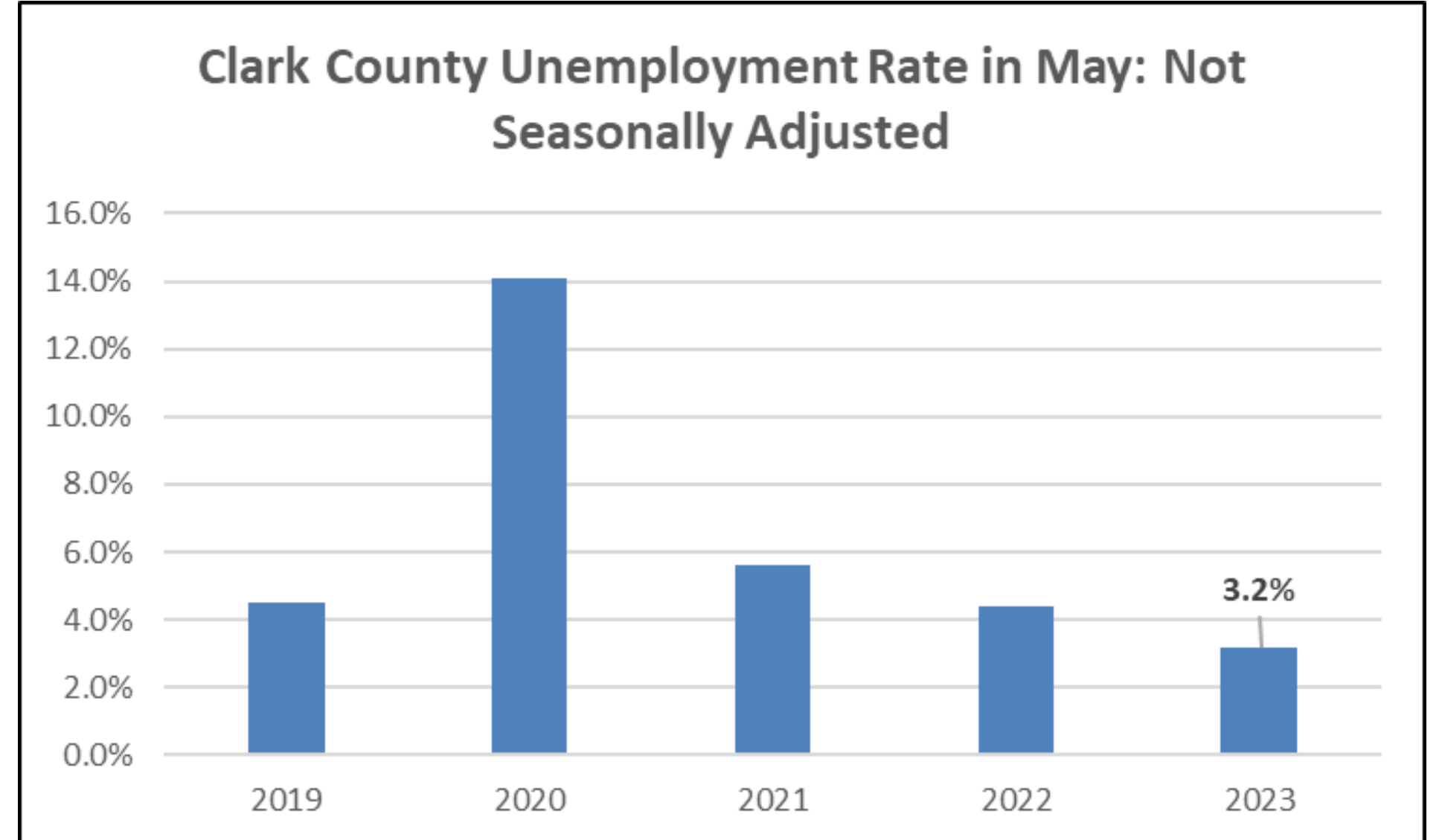
# Economic Update



# City of Ridgefield Economic Indicators



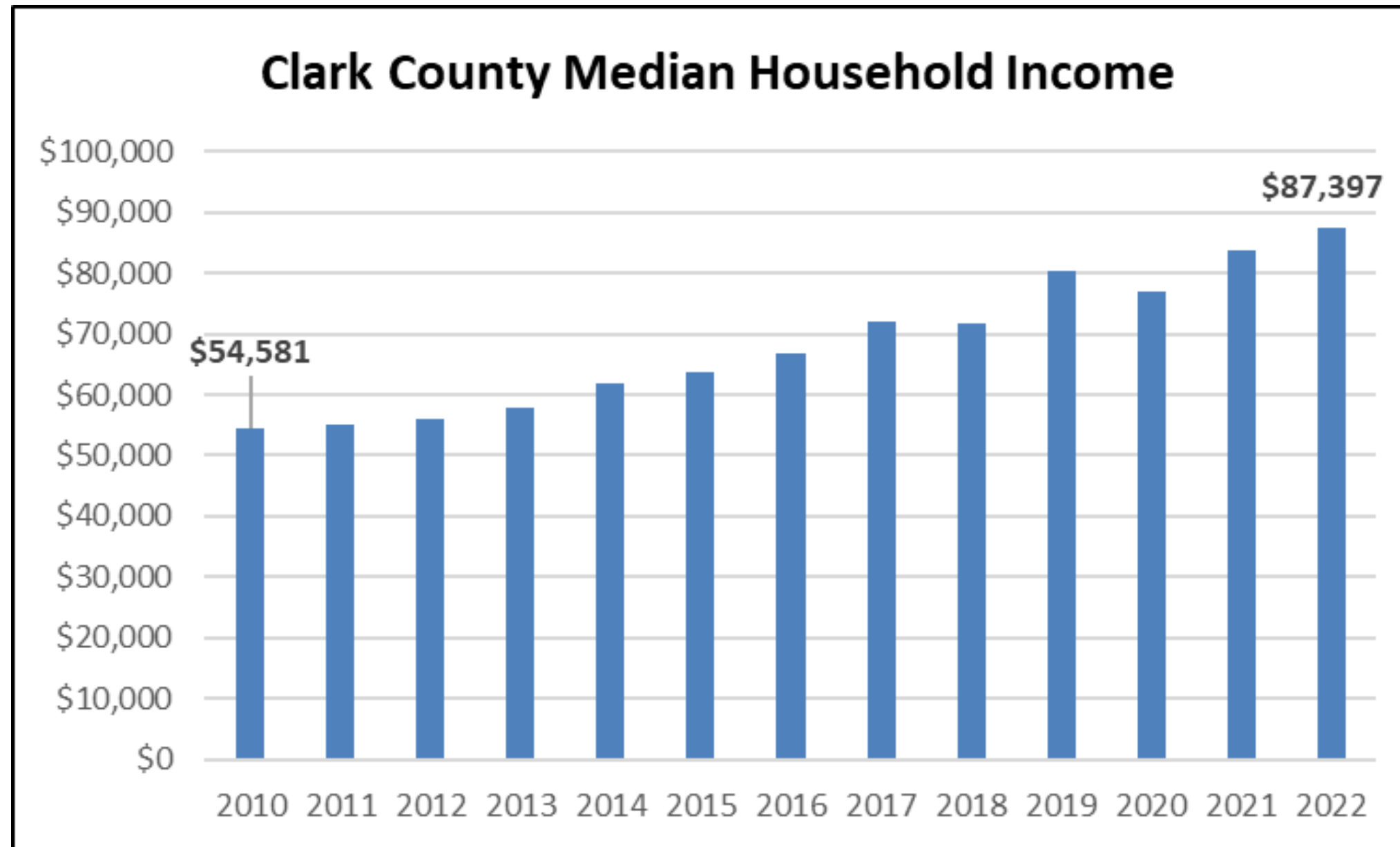
Source: WA State Department of Revenue  
City of Ridgefield Finance Department



Source: WA State Employment Security Department



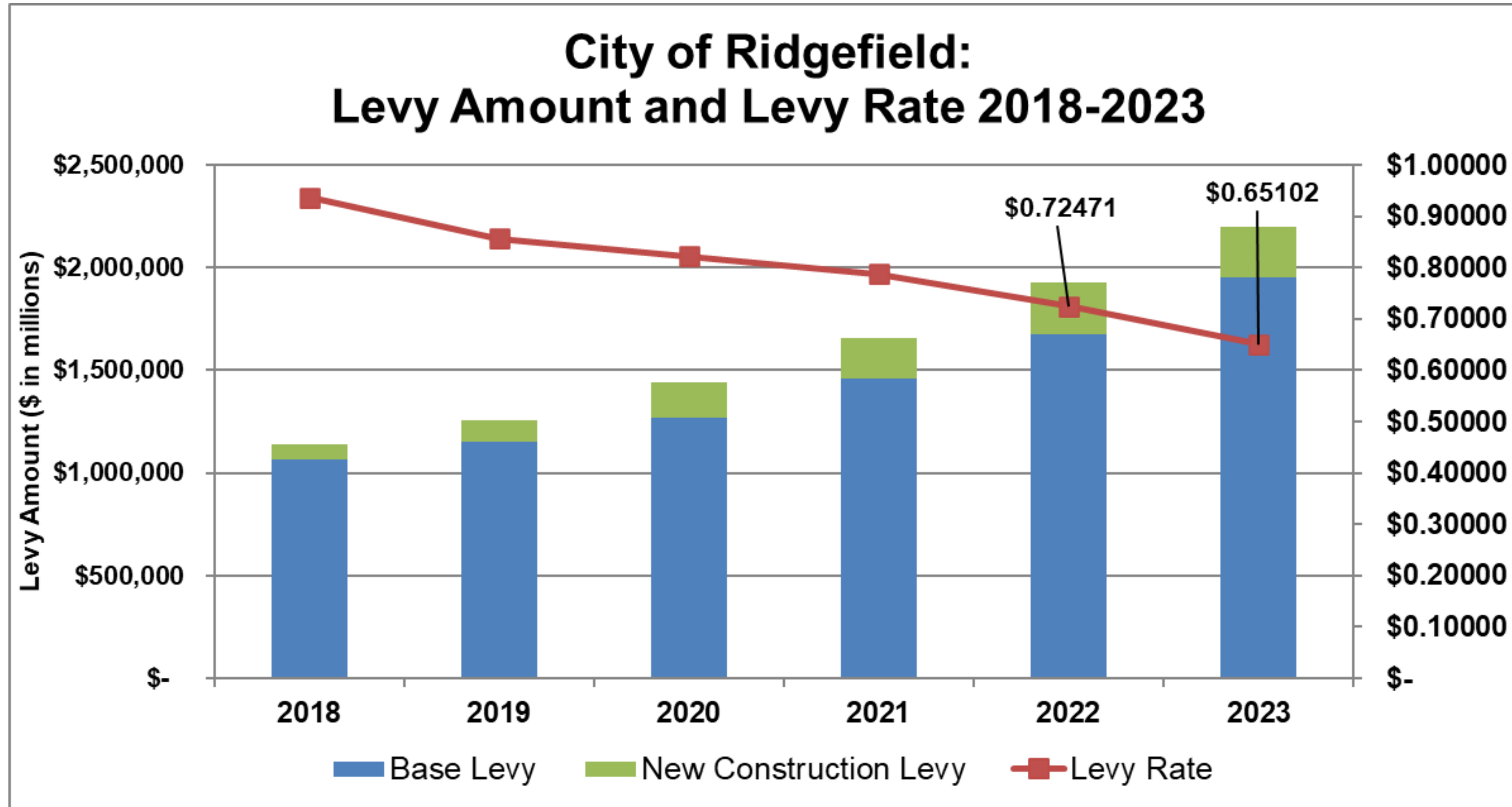
# City of Ridgefield Economic Indicators



- **Per U.S. Census Bureau 2021 Median Household Income in Ridgefield is \$107,861**



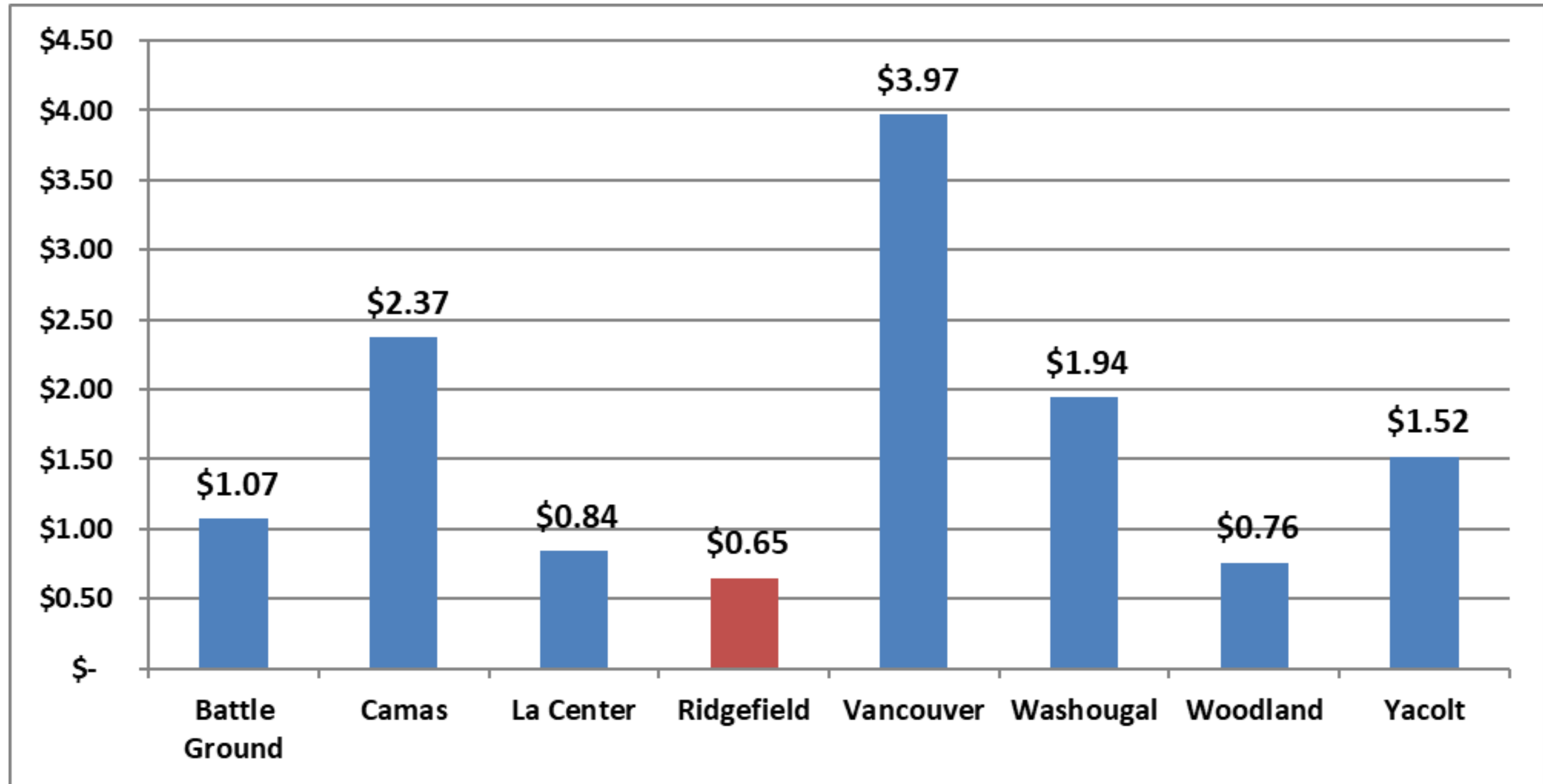
# Levy Rates and Revenue



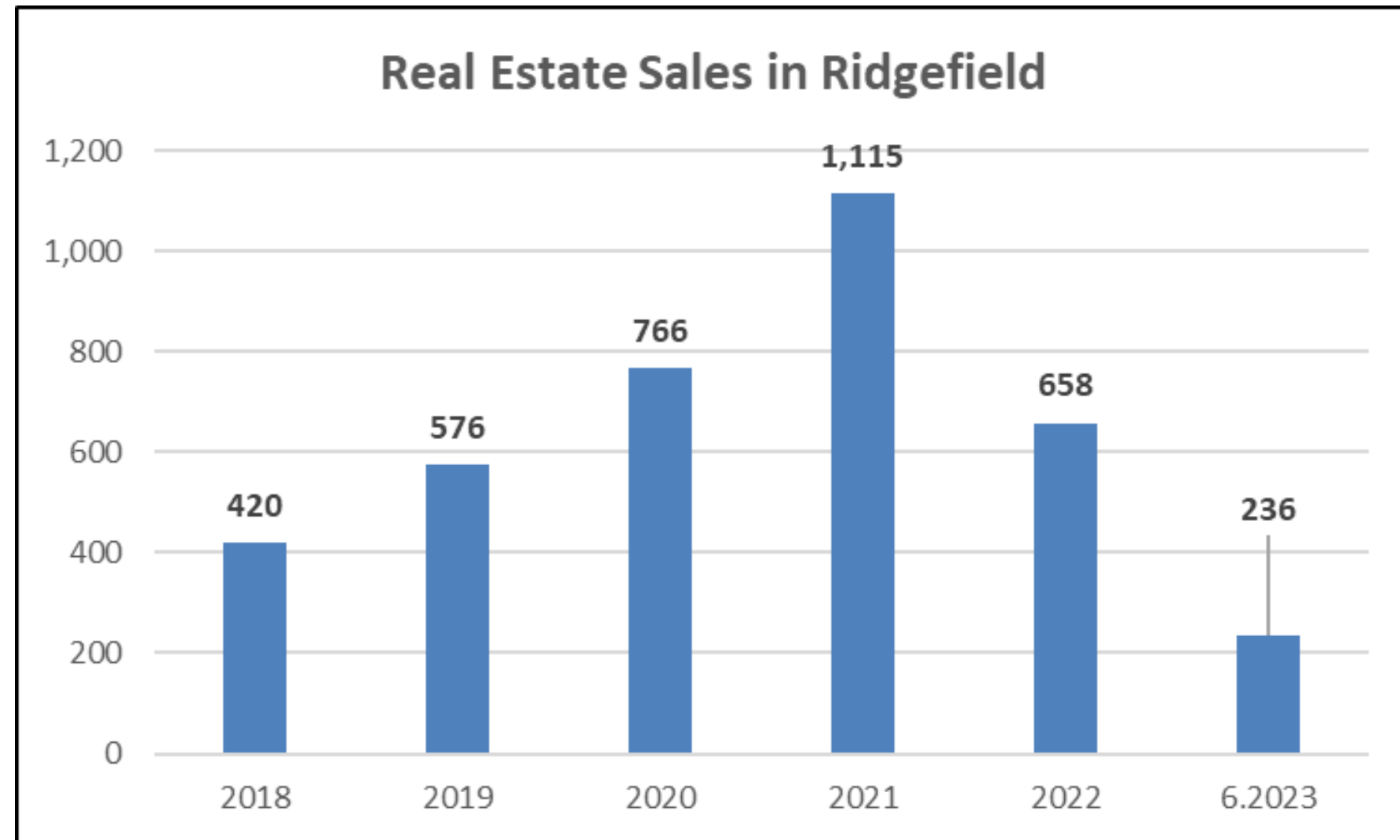
Source: Clark County Assessors Office



# 2023 Property Tax Levy Comparisons by Entity



# City of Ridgefield Economic Indicators

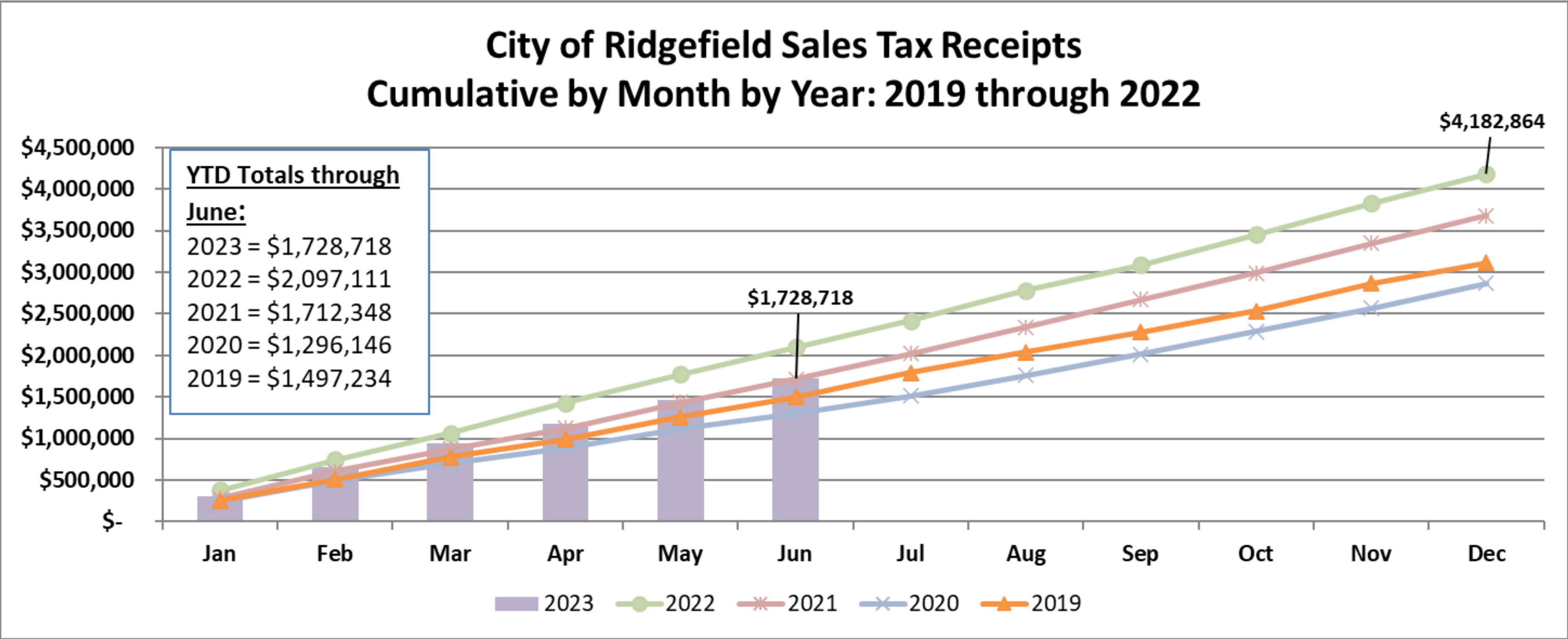


Source: Clark County Assessor's Office

- Real estate sales are down **28%** compared to 2022
- As of July 13, the average 30-year fixed rate mortgage per the St Louis Federal Reserve was **6.96%**. In July 2022, the average rate was **5.51%**
- July 2023 median list price for homes in Ridgefield is **\$674,610**, with **59** homes listed for sale and a median time of **39** days on the market
- The median sale price in June was **\$570,036** down **14%** from June 2022, with a median days on the market of **16** days
- There is **1.6** months of current inventory in Ridgefield. A balanced market is between **6 – 7** months of inventory



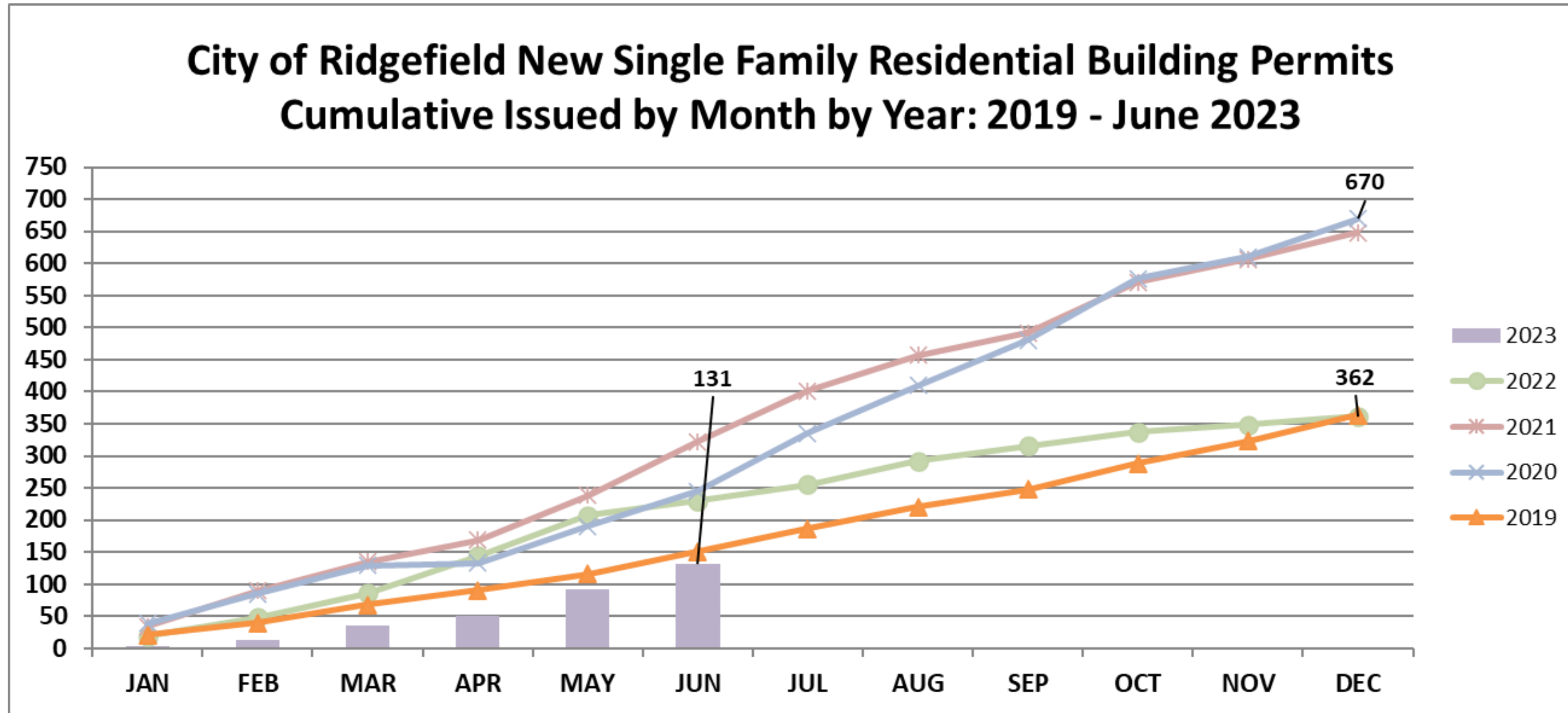
# General Fund Sales & Use Tax Revenue



Source: City of Ridgefield Finance Department



# 2nd Quarter 2023 SFR Permitting



Source: City of Ridgefield Community Development Department

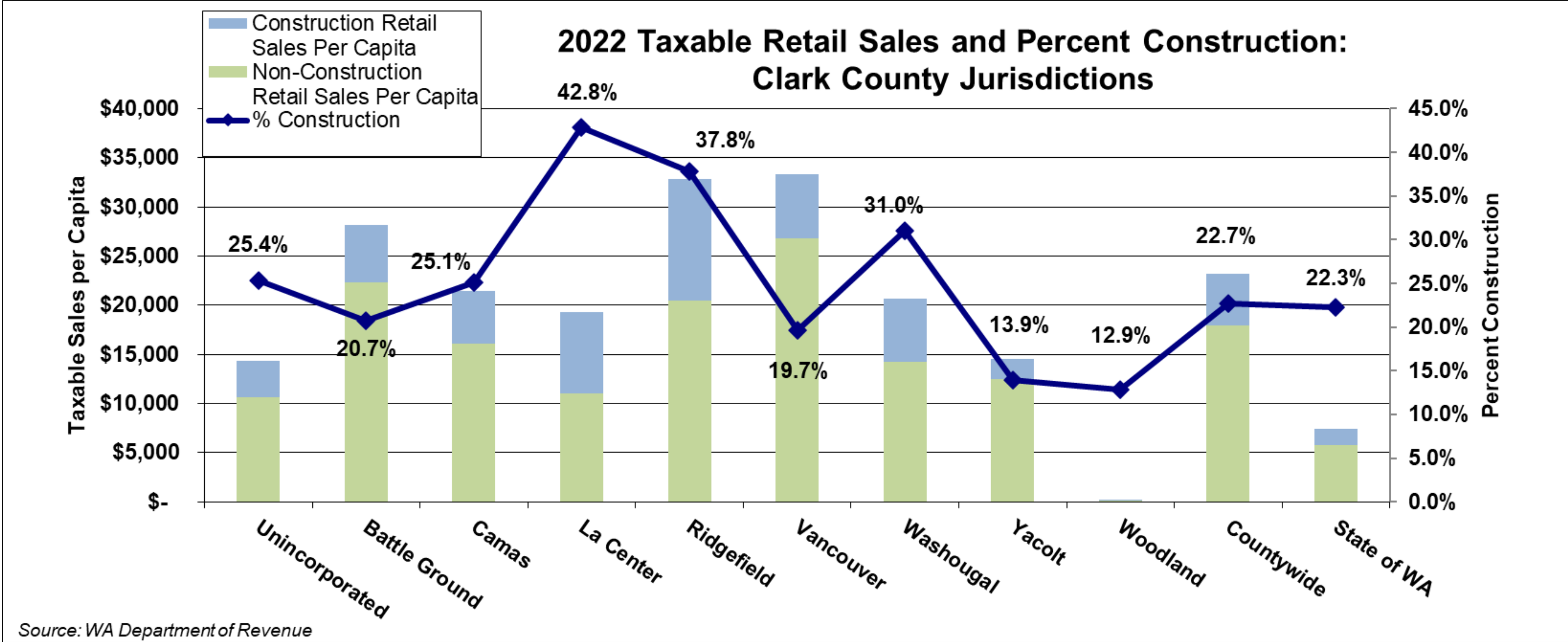
New housing starts down 8% nationally in June compared to May





# General Fund Sales & Use Tax Revenue

## Retail Sales & Construction Comparison

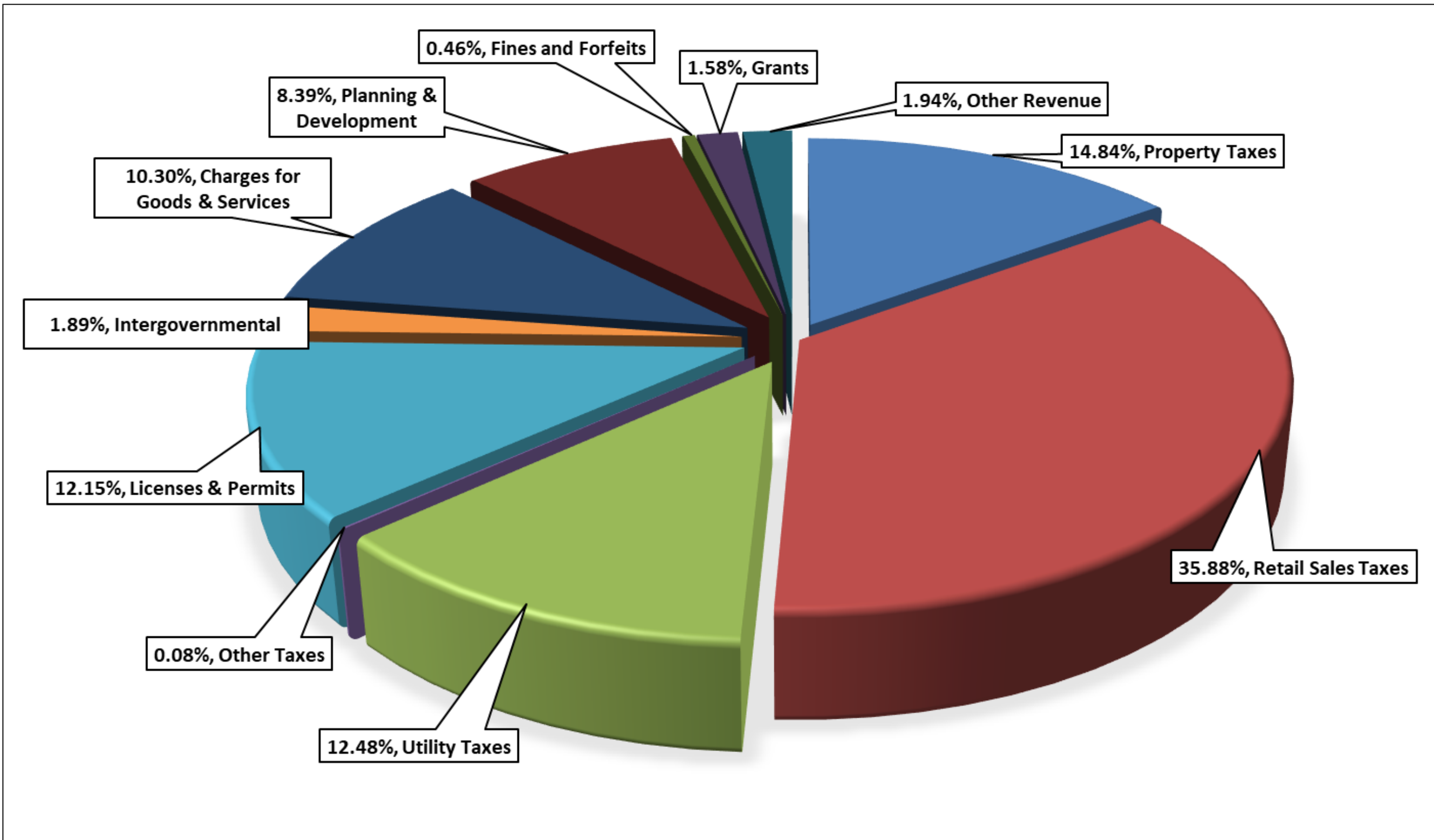


Source: WA Department of Revenue

Woodland includes the Clark County portion only



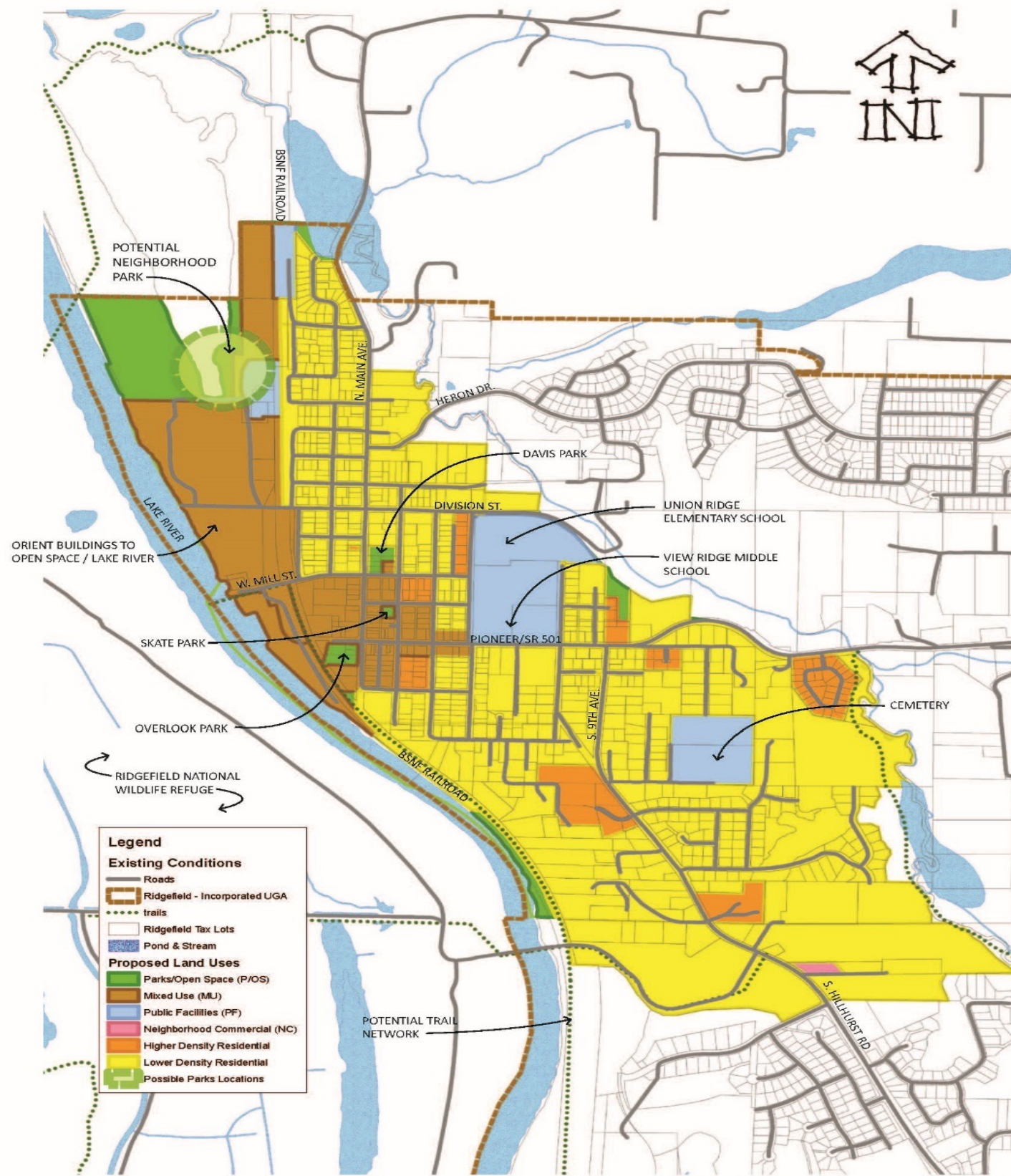
# General Fund Revenue Sources



Source: City of Ridgefield Finance Department



# DOWNTOWN WATERFRONT DISTRICT DATA



**Downtown Sub-Area Plan**  
Ridgefield, WA | August 2016

## BY-THE-NUMBERS

- Avg. annual visits to Ridgefield National Wildlife Refuge: 110,000
- Est. total annual non-motorized & motorized vessel launches from Ridgefield boat ramp: 12,000
- Est. annual Birdfest attendees: 4,000
- Population within 2 hrs. of Ridgefield: 5.6 million and growing

## ON THE GROUND

Banking • Restaurant • Retail  
Floral • Hardware • Wine • Antiques  
Chiropractor • Massage Therapy  
Art Gallery • Kayak Rental • Garden  
Health & Fitness

## POSSIBLE WATERFRONT SITE USES

- Corporate Campus/HQ
- Recreation Equipment Mfg. (kayak, canoe, paddle board, etc.)
- Mixed Use housing/retail/restaurant
- Boutique Hotel
- Boat/Kayak Storage

ZONING: Mixed-Use & Residential

DOWNTOWN WATERFRONT SUB AREA  
PLAN [ci.ridgefield.wa.us/cd/page/downtownwaterfront](http://ci.ridgefield.wa.us/cd/page/downtownwaterfront)

## HERE TO HELP

Ridgefield Main Street Association  
[ridgefieldbusinessassociation.com](http://ridgefieldbusinessassociation.com)

Ridgefield Business Association  
[ridgefieldbusinessassociation.com](http://ridgefieldbusinessassociation.com)

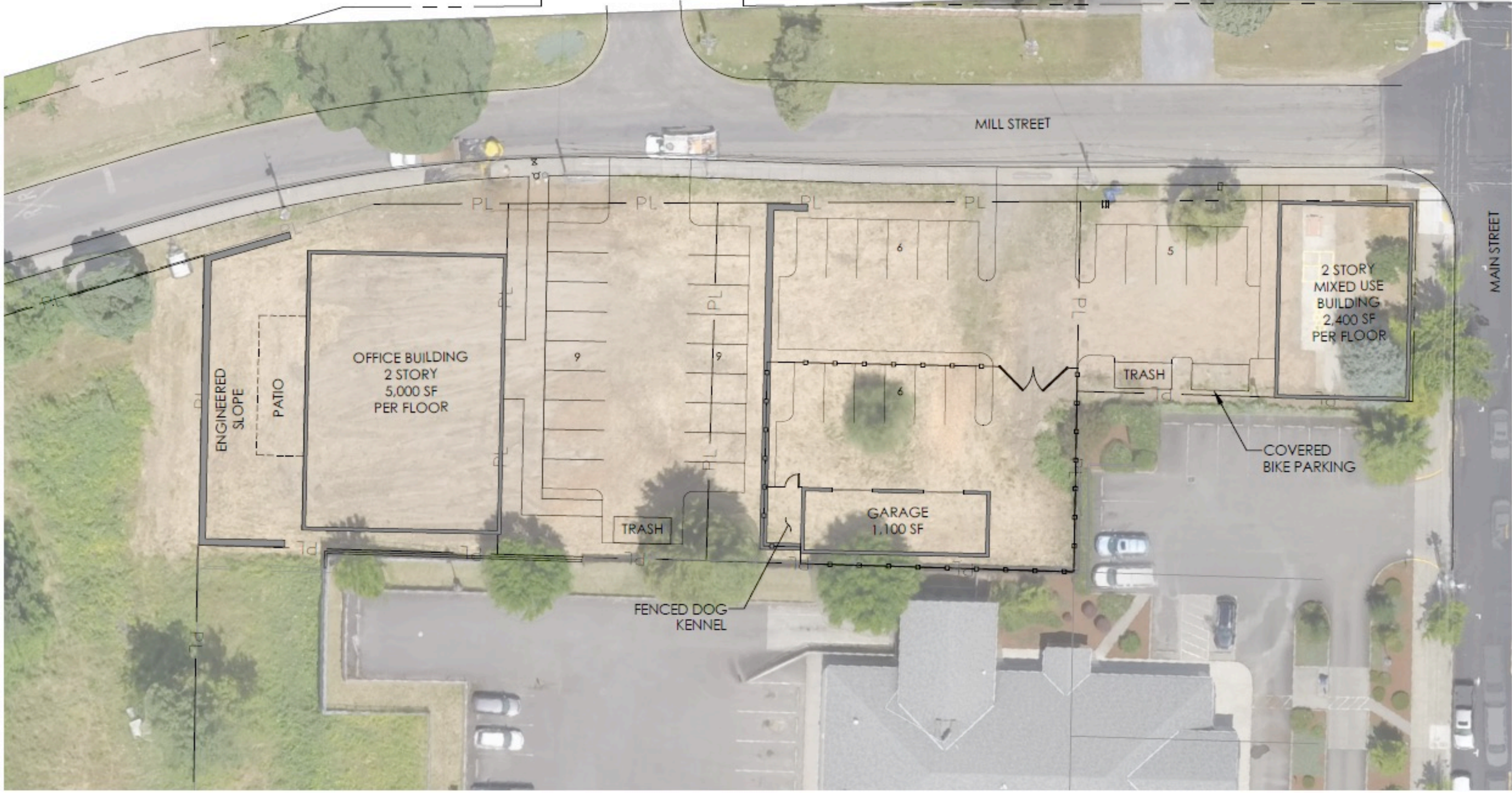


230 Pioneer St.  
Ridgefield, WA  
98642  
360.887.3557  
[ci.ridgefield.wa.us](http://ci.ridgefield.wa.us)



111 W. Division  
Ridgefield, WA  
98642  
360.887.3873  
[portridgefield.org](http://portridgefield.org)



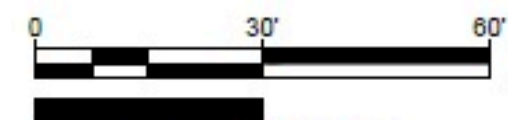


MFA JOB #: 1416.04.02  
 ISSUE DATE: 10/02/2018  
 CHECKED:  
 DRAWN: C. RILEY

**MAUL FOSTER ALONG I**  
 400 EAST MILL PLAN BLVD, SUITE 400  
 VANCOUVER, WA 98660  
 PHONE: 360.694.2691  
 www.maulfooster.com

**THE BLUFFS**  
 FDM DEVELOPMENT  
 RIDGEFIELD, WA

**CONCEPTUAL SITE PLANNING**  
 SITE PLAN IS CONCEPTUAL AND MAY NOT MEET CITY CODE REQUIREMENTS



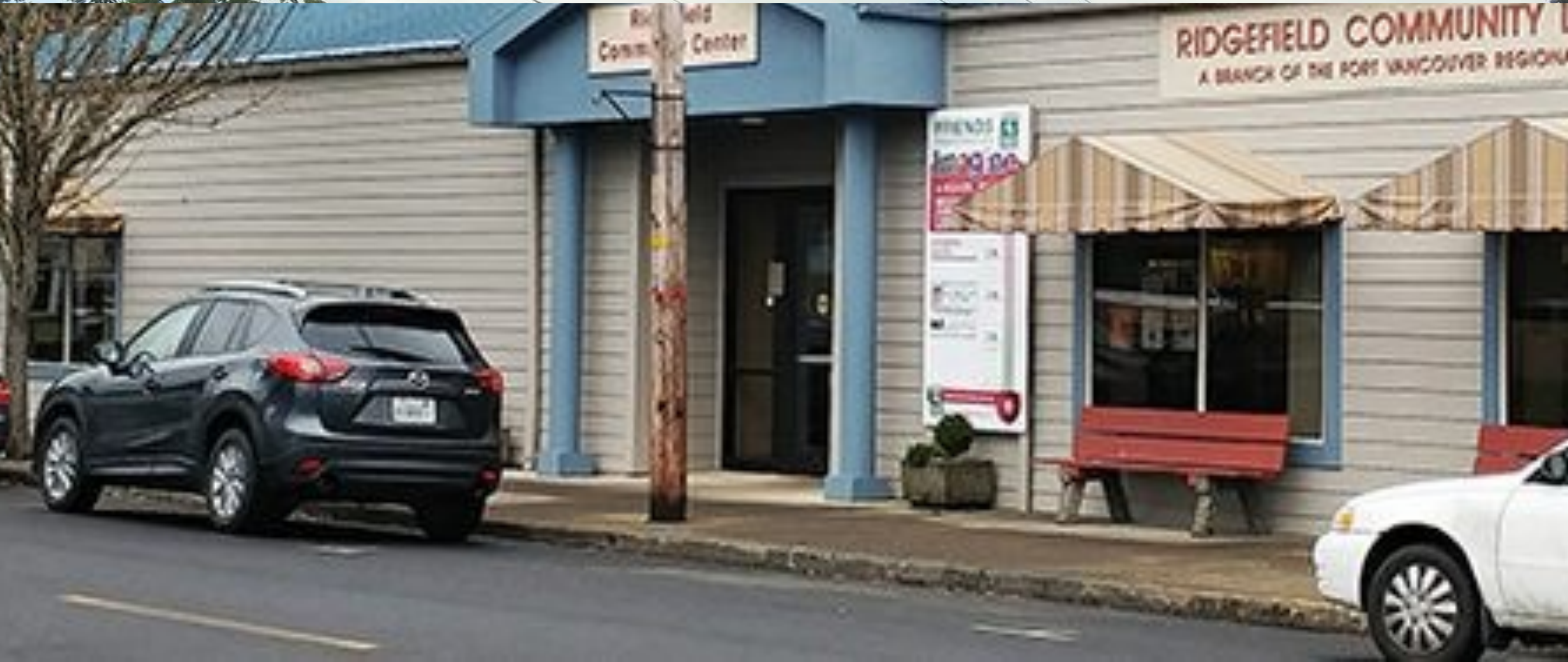
NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

**EXHIBIT**  
**G**  
**CONCEPTUAL**



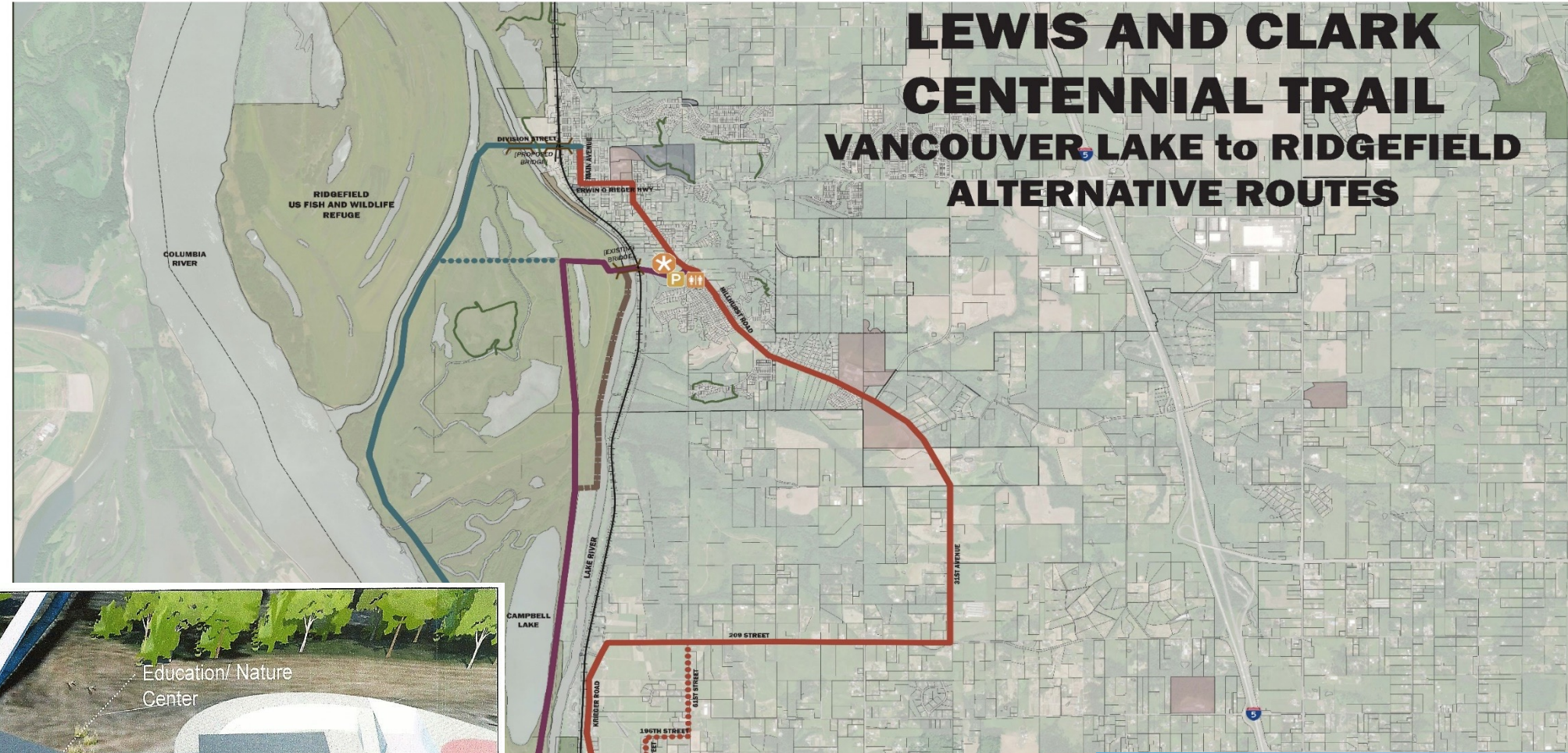


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# LEWIS AND CLARK CENTENNIAL TRAIL VANCOUVER LAKE to RIDGEFIELD ALTERNATIVE ROUTES



Birdseye View

NO. 502		DESCRIPTION		BY
RIDGEFIELD NATIONAL WILDLIFE REFUGE				
DESIGNED	DRAWN	CHECKED	DATE	SCALE
			04/18/17	

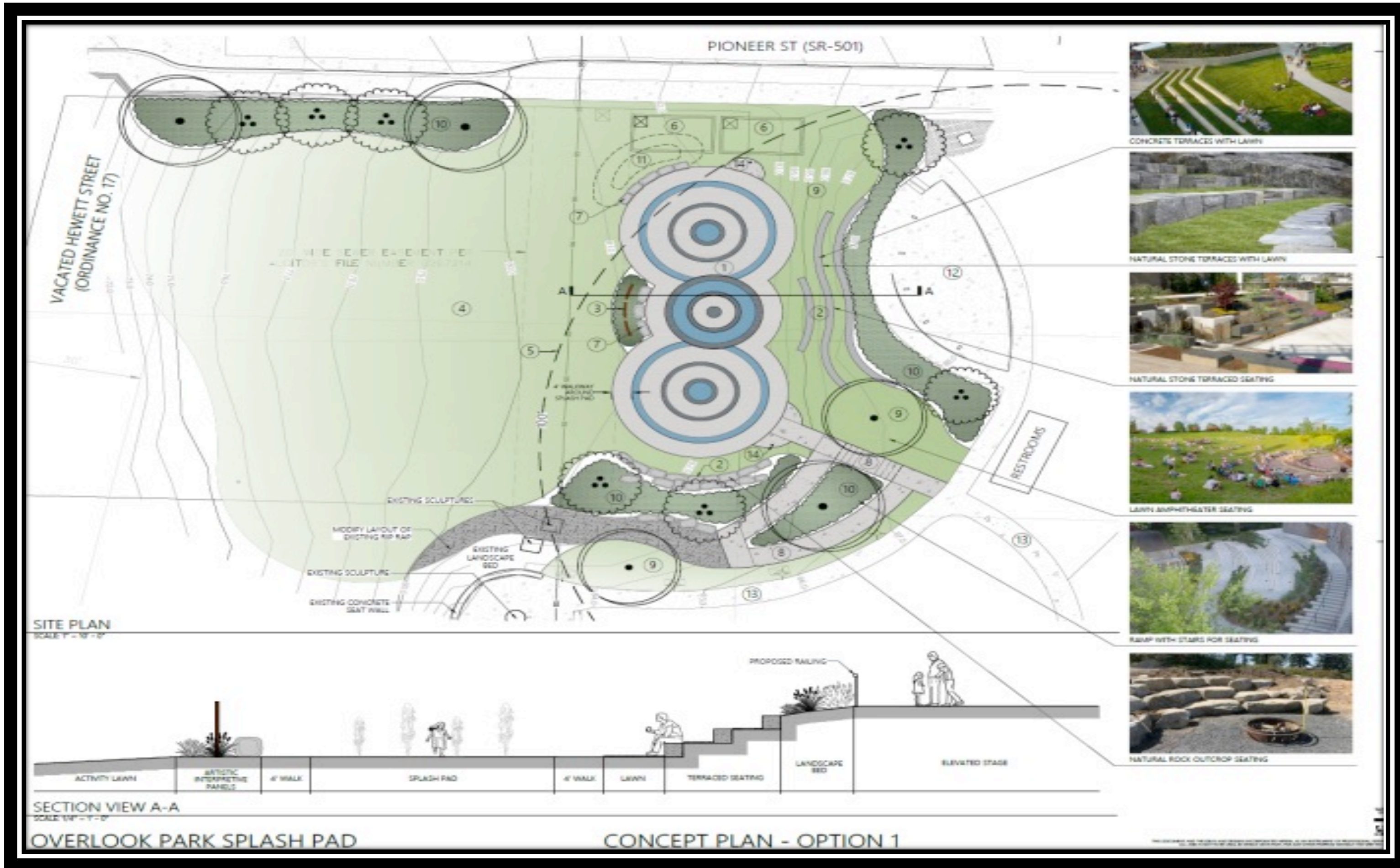




I-5 Pioneer Street Overpass



# Overlook Park Splashpad





# Destination Downtown





THANK YOU