



COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

Adopted September 27th, 2023

Prepared by:

The Port of Ridgefield
P.O. Box 55
Ridgefield, Washington 98642

ACKNOWLEDGEMENTS

PORT OF RIDGEFIELD COMMISSIONERS

- COMMISSIONER SCOTT HUGHES
- COMMISSIONER JOE MELROY
- COMMISSIONER BRUCE WISEMAN

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	2
TABLE OF CONTENTS	3
PREFACE	4
CHAPTER 1: INTRODUCTION	5
MISSION.....	5
VISION	5
ROLE OF THE PORT	5
COMPREHENSIVE PLANNING GOALS.....	5
COMPREHENSIVE PLANNING STRATEGIES	6
CHAPTER 2: THE COMPREHENSIVE PLAN	7
INVENTORY OF PORT REAL ESTATE ASSETS	7
RIDGEFIELD WATERFRONT PROPERTY	8
RIDGEFIELD INDUSTRIAL PARK PROPERTIES.....	10
WDFW REGIONAL HEADQUARTERS FACILITY	11
WISDOM RIDGE BUSINESS PARK	12
304 PIONEER STREET.....	13
CHAPTER 3: THE IMPLEMENTATION PLAN	14
PROJECT LIST.....	14
APPENDIX A: PORT DISTRICT MAP	16

PREFACE

This plan supersedes the Port's 2008 Comprehensive Scheme of Harbor Improvements.

Under Washington State law, the Port of Ridgefield is required to prepare a comprehensive plan, formally known as a "Comprehensive Scheme of Harbor Improvements". For ease of use the term "Comprehensive Plan" is also used throughout this document when referring to the Port of Ridgefield's Comprehensive Scheme of Harbor Improvements.

The purpose of this comprehensive plan is to guide the port management and inform the public regarding the expenditure of public funds on planned improvements to the port's properties and facilities.

Washington State law requires that port comprehensive plans provide the following items:

- (1) an inventory of the port's assets as to its properties and facilities,
- (2) a description of the recommended development of these assets, and
- (3) an implementation plan, detailing how the development of the port's assets will occur over time.

CHAPTER 1: INTRODUCTION

MISSION

The Port of Ridgefield's mission is to responsibly develop land and facilities that encourage private investment, job creation and local economic diversity and stability in order to preserve and better the quality of life for citizens of the greater Ridgefield area.

VISION

Our shared vision is for our communities to be recognized for their livability, healthy environment, and contributions to a robust local economy. Our communities want to be vibrant, clean, safe, enjoyable and productive places where citizens work together to manage the implications of their social, economic and environmental actions so as to not compromise the ability of future generations to do the same.

ROLE OF THE PORT

The development contemplated within this plan is designed to allow the community to broaden its tax base and spread the cost of public services. The Port promotes employment-based development to reduce the tax-rate and taxes paid by individual homeowners. Employers typically pay more in property taxes than they use in public services. This is one of the ways that having a healthy business community helps lower the tax burden and make public services more affordable.

However, as our communities evolve, several ongoing discussions will continue regarding the appropriate type, size, and location of employment-based development. As the lead economic development agency in North Clark County, the Port of Ridgefield will be at the forefront of these discussions.

COMPREHENSIVE PLANNING GOALS

To fully realize the Port's mission, the Port Commission and management team have defined the following planning objectives:

1. Develop properties that encourage private sector investment and new job creation.
2. Stabilize and strengthen the area's economy by diversifying the local employment base.
3. Determine the highest and best uses for the Port's existing lands.
4. Identify prime employment opportunities that will provide for the long-term economic health of the Port and the greater communities of the Port District.
5. Stimulate new private investments and seek out those interested in partnerships with the Port.
6. Promote the attraction and location of high-wage, value-added jobs.

The core business of the Port is to develop, lease and/or sell land and buildings to employers to increase the number and quality of local jobs. In addition, the Commission and management team have also set the following business objectives:

1. Grow the Port into a self-sustaining operation with annual revenues that exceed expenses.
2. Manage financial risks associated with Port investments.

Finally, the following goals can be used to gauge the Port's performance in pursuit of its mission:

1. An ongoing program of commercial and industrial building development is implemented.
2. Financial stability of the Port is improved by ensuring that:
 - Annual earned income is greater than expenses;
 - Port operations are funded by earned income rather than tax revenue;
 - A sufficient cash reserve as detailed in the adopted financial policies is maintained.
3. A safe, publicly accessible Ridgefield waterfront is developed.

COMPREHENSIVE PLANNING STRATEGIES

To accomplish the port's goals, over the next 5 years the port will plan to:

- ❑ Develop commercial and industrial properties along the I-5 corridor, the NE 10th Avenue corridor, and elsewhere around the entire Port District.
- ❑ Rebuild the Ridgefield Waterfront property as a mixed-use waterfront with public access and amenities.
- ❑ Develop key properties in downtown Ridgefield consistent with the community's vision, preserving the unique character that makes downtown special while enhancing livability and improving economic vitality.

The timing of projects meeting these goals will depend largely on the Port's ability to fund them, market demand, availability of property for port acquisition and development, and future direction from the port commission.

CHAPTER 2: THE COMPREHENSIVE PLAN

INVENTORY OF PORT REAL ESTATE ASSETS

The Port currently owns the following properties:

- Ridgefield Waterfront property
- WDFW Regional Headquarters facility
- Wisdom Ridge Business Park
- Ridgefield Industrial Park properties

The Port is in the process of acquiring the following properties:

- 304 Pioneer Street

The proposed development strategies for each of these properties are discussed below as individual comprehensive plan elements.

RIDGEFIELD WATERFRONT PROPERTY



The Port owns approximately 40 acres of waterfront property generally located along Lake River in Ridgefield. The property is zoned for waterfront mixed use development under Ridgefield Development Code Chapter 18.30. Approximately one-half acre in the southwest corner of the site is dedicated to permanent use as a public boat launch. Another half-acre area is located to the east, on the opposite side of the BNSF railroad and along Railroad Avenue.

The property was the site of a major environmental cleanup effort. In 1963, the Port leased a portion of its Lake River property to Pacific Wood Treating Company (PWT). For 30 years, PWT's mill produced treated logs and was the Port district's largest employer. In 1985, the United States Environmental Protection Agency (EPA) required PWT to begin cleaning the property of environmental contamination and in 1993, PWT declared bankruptcy and ceased its operations at the Lake River property. PWT left the Lake River property of the Port severely contaminated with pentachlorophenol, creosote, and copper-chromium-arsenate. In 1995, the Port and Washington State Department of Ecology reached an agreement to begin cleaning the site, and this work was completed in 2017.

The site has been the traditional employment center for Ridgefield. The Ridgefield waterfront remains the only public working waterfront in North Clark County; this plan continues that tradition. However, new jobs will need to reflect a new sense of wise use and environmental stewardship.

The site is surrounded by over 10,000 acres of natural lands. The natural areas extend from Woodland and La Center to the north, south to Vancouver Lake, east across the Columbia River to Sauvie Island and encompass the Ridgefield National Wildlife Refuge. The Ridgefield waterfront is the nearest public waterfront & access to the Columbia River for the ever-expanding numbers of people living in North Clark County. Therefore, in addition to the jobs to be created on site, the site must also be able to accommodate large numbers of visitors & users.



Planning Areas used to describe different areas of the Ridgefield Waterfront property, with North oriented to the left.

A Waterfront Park will be developed by the port, in partnership with other organizations, generally located in the area between the existing hard-surface trail and the shoreline.

The Community Boat Launch will be maintained within its existing footprint and improved as resources allow, in order to better serve the local Ridgefield community.

In-water improvements will be made in Lake River state-owned aquatic lands, as resources allow. These will include docks offering additional transient (short-term) moorage, public safety facilities, and unpowered watercraft launching facilities.

The areas of the waterfront upland of the hard surface trail have been designated for mixed-use development by the port. These areas of the site can attract and accommodate a variety of users and business opportunities to Ridgefield, meeting the port's mission of creating positive economic activity. Improvements will also include enhanced public parking facilities accommodating multiple user groups.

RIDGEFIELD INDUSTRIAL PARK PROPERTIES



In 1984, the Port of Ridgefield purchased 78 acres of property in the southwest quadrant of the I-5 freeway and Pioneer Street interchange and began development of an industrial park. The Port has now sold all the large developable parcels of industrial land in the industrial park to a variety of individual businesses.

The Port still retains ownership of certain remaining parcels of land in the industrial park. Two of the parcels contain stormwater facilities, which the port may continue to operate or may transfer to the City of Ridgefield.

Parcel # 986033597 is approximately 2.44 acres in size, and may be sold, leased, or developed by the port.

WDFW REGIONAL HEADQUARTERS FACILITY



In 2017, the Port of Ridgefield constructed 31,000 square feet of buildings at 5525 South 11th Street in the Ridgefield Industrial Park. This facility is currently leased to the State of Washington and serves as the Regional Headquarters of the Washington Department of Fish and Wildlife. It is anticipated that the building is to remain a leased asset of the port.

WISDOM RIDGE BUSINESS PARK



In 2021, the Port of Ridgefield constructed two 21,000 square foot industrial buildings at 5645 South 11th Street in the Ridgefield Industrial Park. These two buildings are currently leased out by the port to multiple tenants and are anticipated to remain leased assets of the port.

304 PIONEER STREET



The Ridgefield School District currently owns a 9,024 SF brick building (informally known as the “bus barn”) on two parcels totaling .33 acres, located at 304 Pioneer Street in downtown Ridgefield.

The port and the school district are currently planning to transfer this property to the port district. Once acquired by the port, the port plans to perform any necessary environmental remediation work and then renovate and restore the property for use as leasable commercial space. This property is anticipated to remain a leased asset of the port.

CHAPTER 3: THE IMPLEMENTATION PLAN

The Implementation Plan identifies the list of elements that are important steps toward carrying out the Comprehensive Plan and may identify additional factors that need to be considered such as timing, problems to be encountered, and financial aspects that factor into the implementation. The annual Capital Facilities Plan (CFP) for the Port is prepared by Port staff. The CFP is a document separate from this Comprehensive Plan. The Port staff are guided by this Comprehensive Plan as part of the process to update the Port's CFP.

PROJECT LIST

The following is a listing of the Comprehensive Plan recommendations. The timing of the implementation of these projects will depend largely on the Port's ability to fund these development recommendations, market demand and when additional property becomes available for Port acquisition and development. Projects may take place sequentially or concurrently.

- 1. Redevelop the Ridgefield Waterfront** with a mix of uses, and make improvements to the waterfront park, waterfront trails, and shoreline enhancements along Lake River. Those mixed uses may include employment, office, retail, civic, cultural, recreational, and residential uses. Improve connections to and enhance the downtown. Specific elements may include:

Rebuild the Waterfront. Improvements include demolition, grading, complete streets, utility work, parking facilities, docks, fire district facilities, sheriffs marine patrol facilities, EV charging, and brownfield mitigation.

Creation of a new Waterfront Park. Improvements include the planning and construction of a Waterfront Park and accessory infrastructure.

Improve the Community Boat Launch. Enhance the existing powered boat launch within its current footprint, in order to better serve Ridgefield residents.

Construct Port Waterfront Building One. Improvements include the planning and construction of a multistory mixed-use public facility building with office, retail, and community spaces.

Construct enhancements to public spaces downtown. Improvements include street and parking improvements, a Railroad Avenue parking facility and railroad pedestrian bridge, EV charging, and park improvements.

As the required capital investment to develop the Ridgefield Waterfront will greatly exceed the port's financial capacity, the port will need to seek out private and public investment and/or create partnerships to expedite a phased development.

- 2. Construct and/or acquire properties throughout the entire port district** that can be developed to provide new employment opportunities and additional economic activity for the community.

Construction, Renovation, and Restoration at 304 Pioneer Street. Improvements include building renovation and/or restoration, new construction, and environmental cleanup.

Construction of Ridgefield Industrial Park business facilities. Improvements include site acquisition, streets, utilities, public facility construction, parking, and terminal facilities.

Construction of 179th/219th interchange area business facilities. Improvements include site acquisition, streets, utilities, public facility construction, parking, and terminal facilities.

APPENDIX A: PORT DISTRICT MAP

