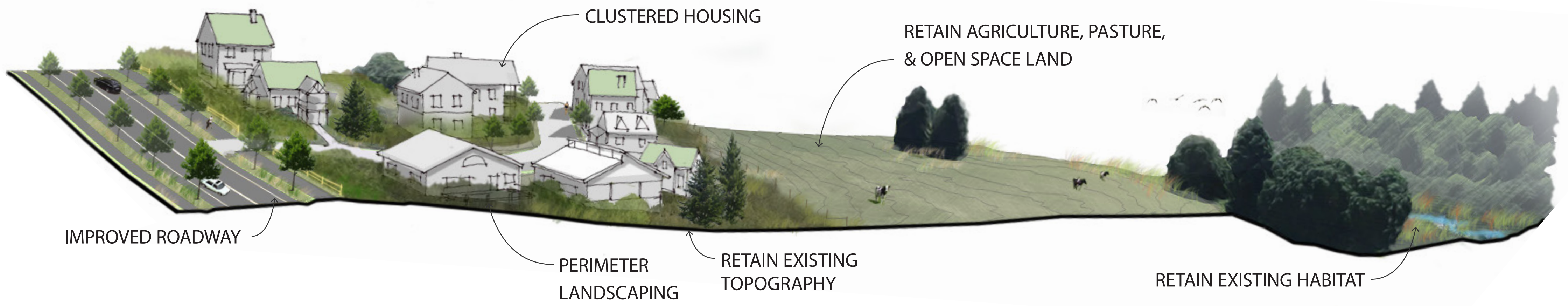


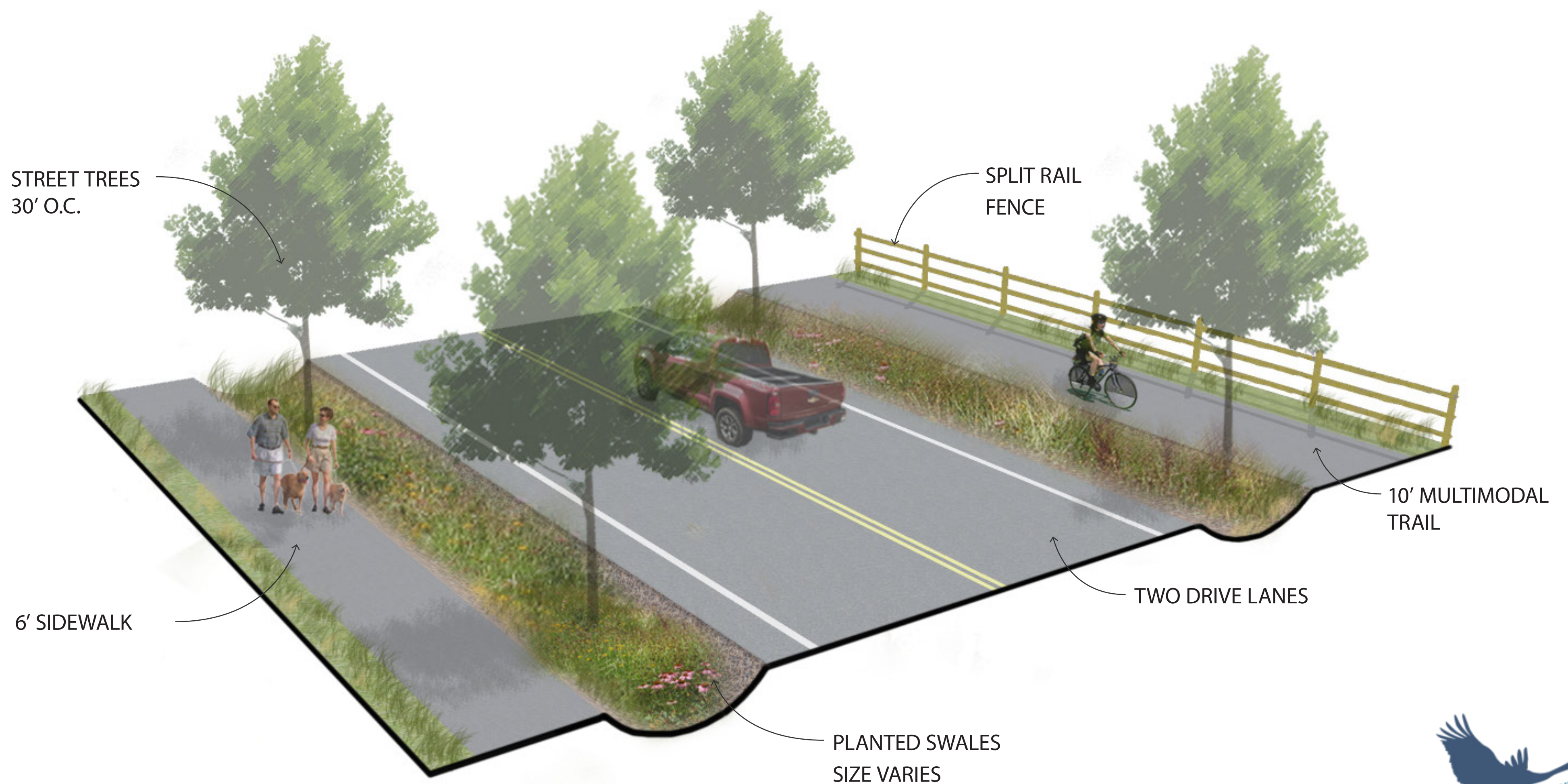
Gee Creek Plateau

Subarea Plan

Residential-Cluster Development



Collector Cross Section (70-Foot ROW)



Gee Creek Plateau

Design Guidelines

Rural Street

- Streets to maintain rural character with two drive lanes, landscaped swales and detached multimodal trail.
- Swales to be planted with mowable materials and also street trees placed 30 feet on center.
- Split rail fence to be placed along public right-of-way.
- Landscaping along street to mimic rural character and use drought tolerant, native species where appropriate.

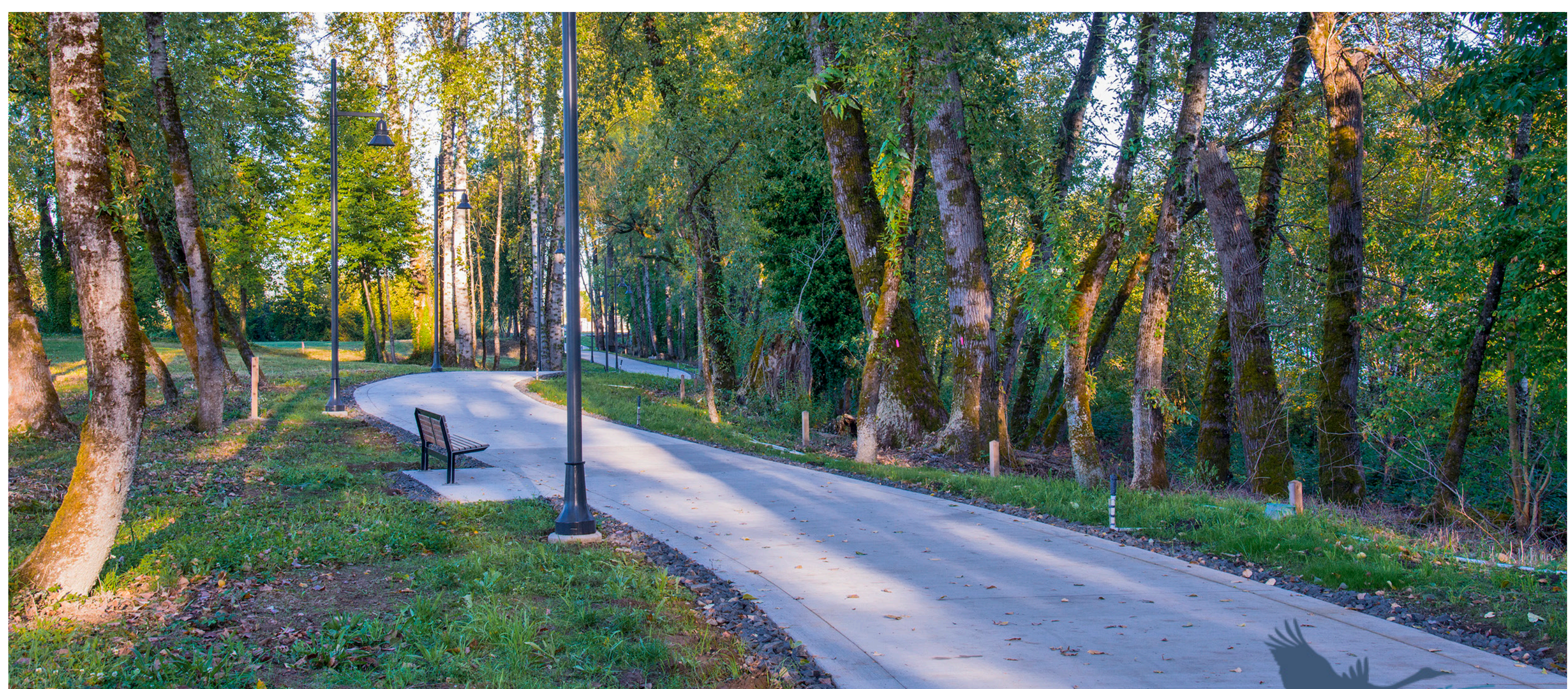


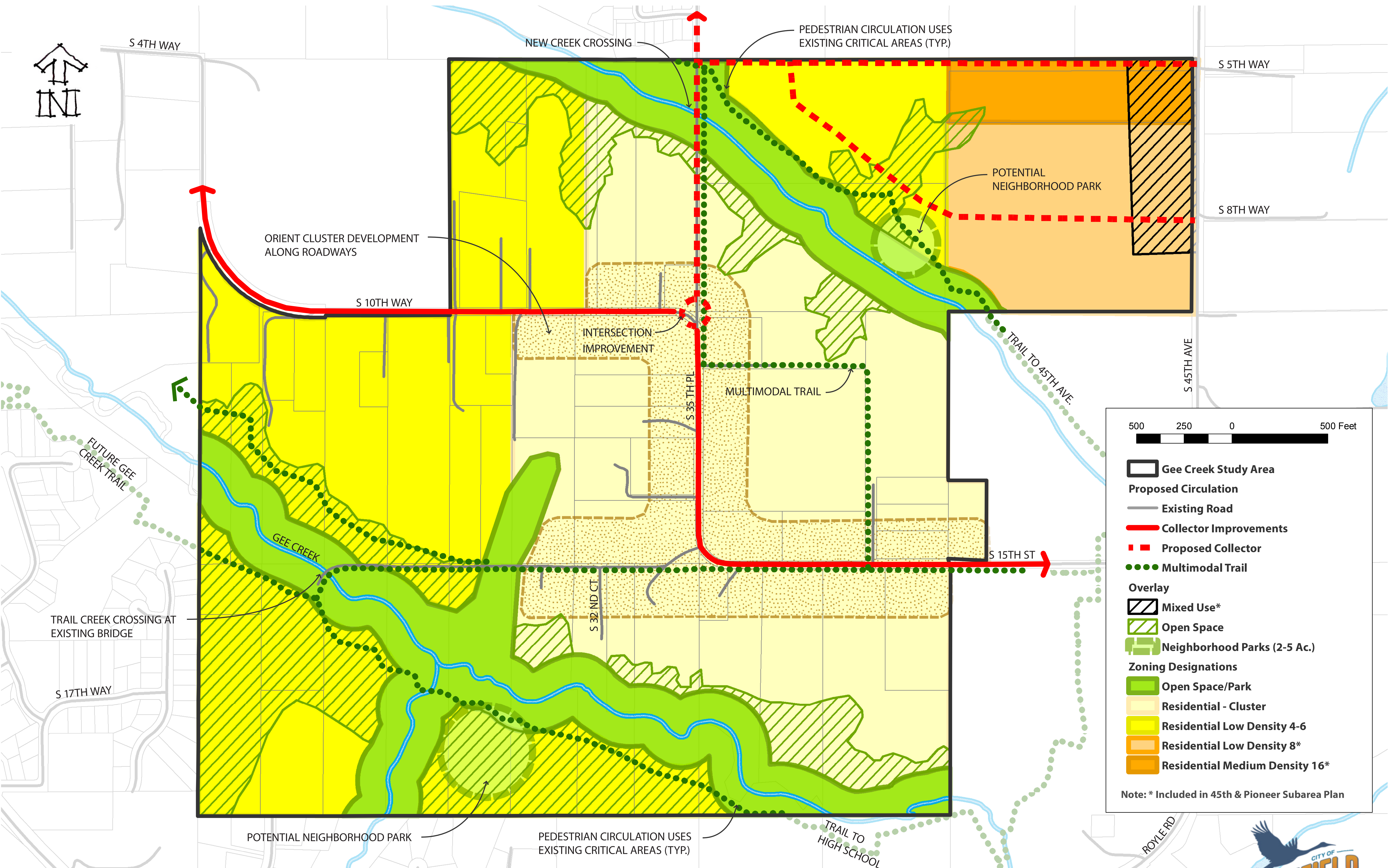
Residential Cluster Development

- Cluster development to incorporate and maintain existing agriculture, pasture, and open space.
- Align cluster development along roadways to reduce utility and infrastructure costs and development impacts.
- Vary lot sizes within cluster development to mimic existing development patterns.
- Provide perimeter landscape buffers to L3 standard to screen new development.
- Consider existing iconic views from public rights-of-way and parks.
- Allow commercial activity that supports agricultural use.
- Maintain native soil and existing topography.

Trail Network

- Multimodal trail along public right-of-way to provide non-motorized transportation options.
- Reflect rural heritage and agricultural character in wayfinding signage, lighting, and benches.
- Develop network that directs users to agricultural and recreational amenities.
- Connect with trails to downtown and 45th & Pioneer subarea.
- Interpretive signs for historic, cultural, and natural resources of Gee Creek.





500 250 0 500 Feet

Gee Creek Study Area

Proposed Circulation

- Existing Road
- Collector Improvements
- Proposed Collector
- Multimodal Trail

Overlay

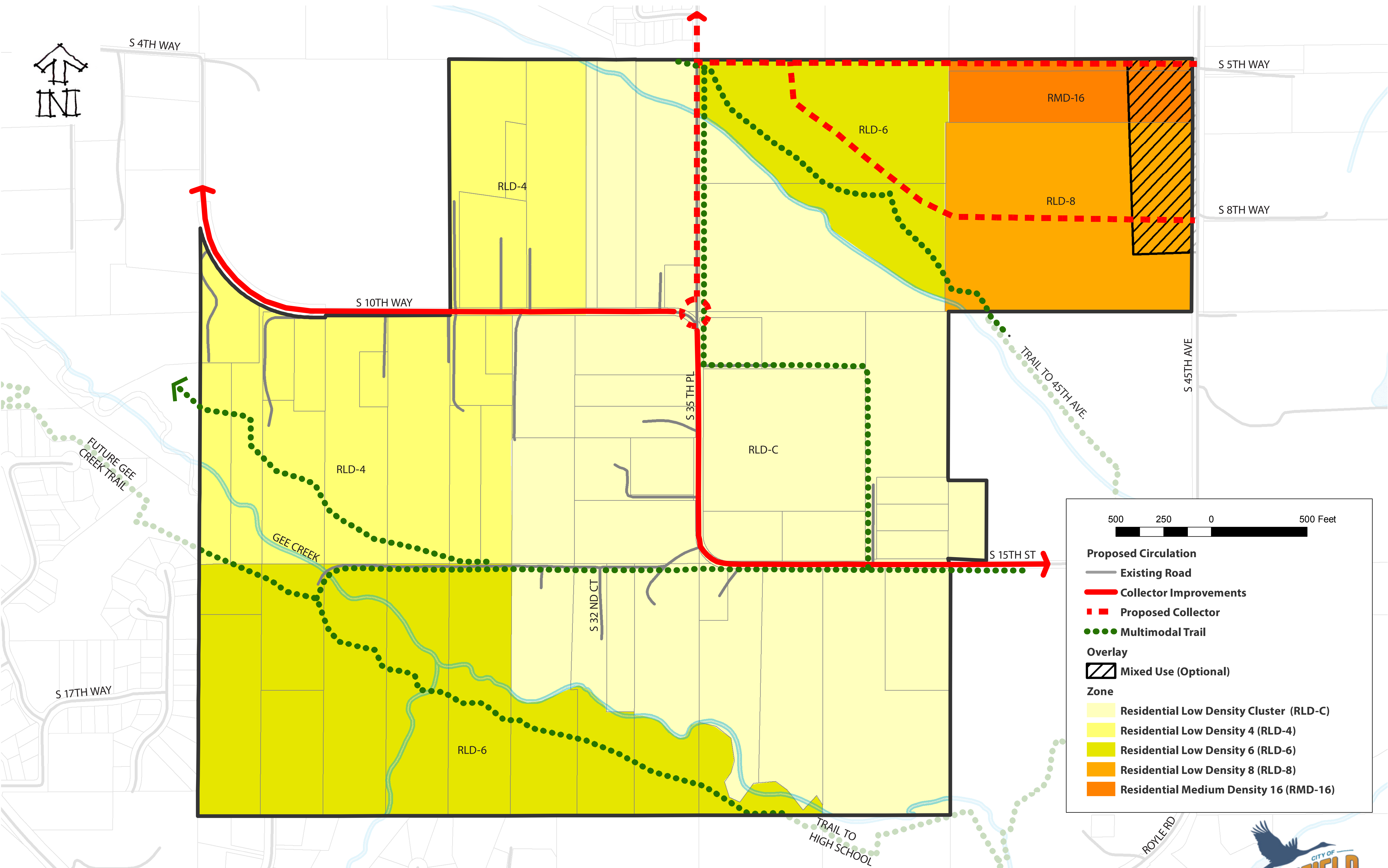
- Mixed Use*
- Open Space
- Neighborhood Parks (2-5 Ac.)

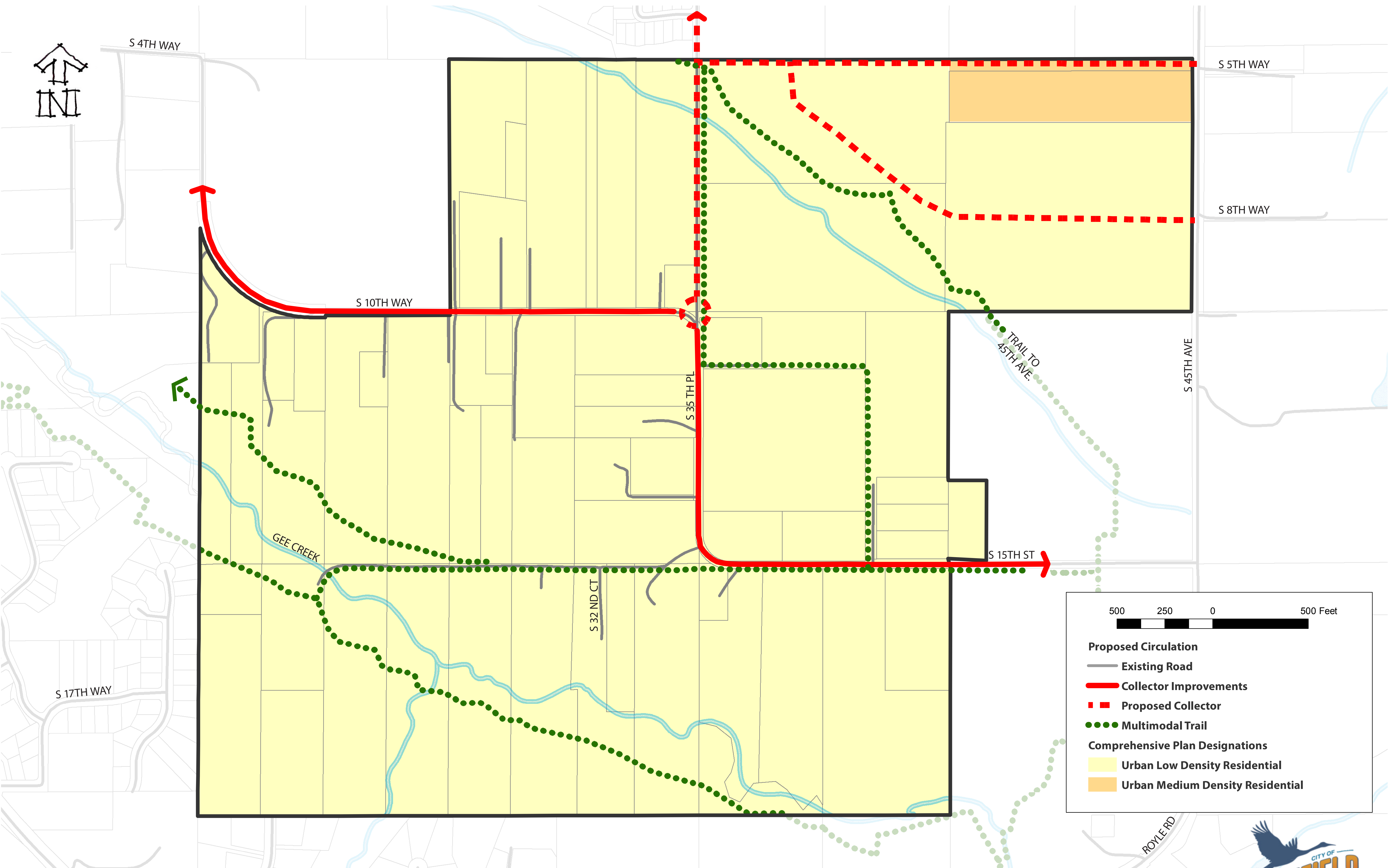
Zoning Designations

- Open Space/Park
- Residential - Cluster
- Residential Low Density 4-6
- Residential Low Density 8*
- Residential Medium Density 16*

Note: * Included in 45th & Pioneer Subarea Plan







GEE CREEK SUBAREA PLAN

VISION STATEMENT

Gee Creek Plateau is a scenic neighborhood that reflects the rural heritage of Ridgefield. Residential developments are integrated within the natural environment and agricultural land is preserved to support family farms and maintain a working landscape.

GUIDING PRINCIPLES

Future development in the Gee Creek Plateau will

- Respect existing development and the community's desire to remain principally rural.
- Maintain larger lot sizes and protect agricultural lands.
- Support mobility by encouraging multimodal trails and new roadway connections within and outside of the subarea.
- Protect the area's natural topography and critical areas.
- Support local community-serving small-scale commercial development at the subarea's fringe in coordination with the 45th and Pioneer Subarea Plan. Commercial development should be designed to visually complement the community's rural heritage.

PREFERRED CONCEPT PLAN ELEMENTS

- Creates new Residential-Cluster zone to preserve agriculture, open space, and pasture lands.
 - Includes low-density residential development at three dwelling units per acre.
 - Requires a cluster Planned Unit Development to ensure large portions of land are maintained for agriculture or grazing.
- Concentrates higher-density residential in the northeast corner of the subarea adjacent to 45th Avenue; maintains the mixed-use overlay developed for the 45th and Pioneer Subarea Plan.
- Provides trail connections to support multimodal transportation through the subarea.
 - Gee Creek trail located on the south side of Gee Creek.
- Identifies locations for two neighborhood parks, as planned in the City's Parks and Recreation Plan.
- Identifies planned transportation improvements.
 - 35th Avenue improvements as primary circulation route through the subarea.
 - Extend/improve 5th Street and 8th Way to provide circulation in the northeast portion of the plan area.

LAND USE CAPACITY

Land use capacity for the proposed zoning map compared to current County zoning is provided on the following tables.

Total Land Use Capacity: Existing and Proposed

	Net Acres ¹		Capacity		Proposed vs Existing
	Existing	Proposed	Existing	Proposed	
Residential	248	248	1,563 units 4,533 people ²	1,172 units 3,399 people ²	(391) units (1,134) people

Land Use Capacity by Zone –Existing

Zone	Net Acres ¹	Max. Density (DU/Acre)	Max. Allowed DU
R1-10	29	4.4	128
R1-7.5	109	5.8	632
R1-6	110	7.3	803
Total			1,563

Land Use Capacity by Zone –Proposed

Zone	Net Acres ¹	Max. Density (DU/Acre)	Max. Allowed DU
RLD-C	108	3	324
RLD-4	51	4	204
RLD-6	62	6	372
RLD-8	20	8	160
RMD-16	7	16	112
Total			1,172

¹Estimated to include gross acres with a 30 percent deduction for infrastructure and steep slopes/critical areas.

²Based on an average of 2.9 people per household.

IMPLEMENTATION STRATEGIES

The following strategies are recommended to implement the Gee Creek Plateau Subarea Plan.

Adoption

Adopt the Gee Creek Sub-Area Plan and incorporate it into the comprehensive plan. The preferred alternative will be adopted as the subarea concept plan map. Through the adoption of the subarea plan, the City and property owners can ensure future development is consistent with the Gee Creek Guiding Principles, including preservation of agricultural uses within the plan area.

Code Amendments

In order to integrate the subarea plan elements into the Ridgefield Development Code (RDC), amendments are recommended. Amendments will include establishing a new low-density residential zone (RLD-C), additional use categories to address the keeping of animals and commercial uses associated with agriculture, and specific clustering standards within the planned unit development ordinance.

Annexation

The petition method of annexation, pursuant to RCW 35A.14.120, is anticipated for the subarea. Under this method, annexation is initiated by landowners with 60 percent or more of the assessed property value within the proposed annexation area. An annexation petition will require City Council review and approval. Annexation can occur in phases or the entire subarea can be annexed at one time. The timing and sequence of annexation will be driven by property owners' interest in developing their property and connecting to City services.

Capital Improvements

Capital improvements, including water, sewer, and transportation infrastructure, are required in conjunction with subarea development. Sewer pump stations are preliminarily proposed within the Gee Creek corridor within the subarea. The collection sewer is also proposed along 35th Avenue, 30th Place, 15th Street, and within the Gee Creek corridor with force mains proposed to connect the collection sewer to pump stations. A water line is proposed through the subarea along 15th Street, 35th Avenue, and 10th Way. Transportation improvements include improvements to 35th Avenue/Place, 5th Street, and 8th Way.