

RIDGEFIELD JUNCTION SUBAREA PLAN

DRAFT NOVEMBER 2015

NOVEMBER 19, 2015 STUDY SESSION



cai community
attributes inc



1. Background

What We're Doing

Subarea Plan Purpose

The Ridgefield Junction neighborhood subarea plan will focus on further developing the area's identity and potential as an employment and commerce center. This document will:

- > Provide guidance for future infrastructure investment, zoning regulations and urban design
- > Serve as an implementation plan that City leaders and staff can leverage

Key Tasks

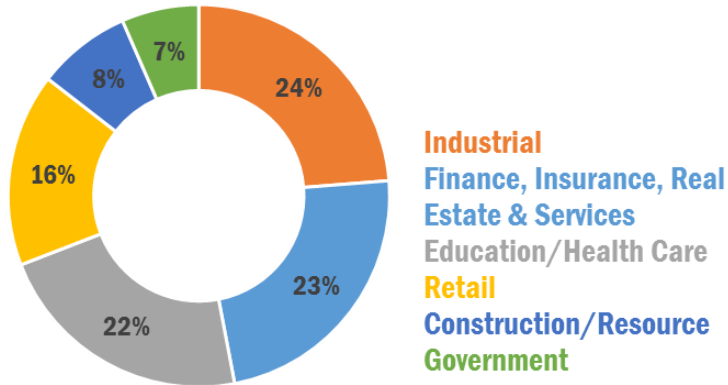
The following is an overview of the major tasks involved in developing the subarea plan.

- ✓ Project Framing
- ✓ Stakeholder Interviews
- ✓ Existing Conditions Assessment
- ✓ Stakeholder Roundtable – Vision and Guiding Principles
- ✓ Design Concept
- ✓ Implementation Plan
- ✓ **Draft Subarea Plan**

2. What We Learned

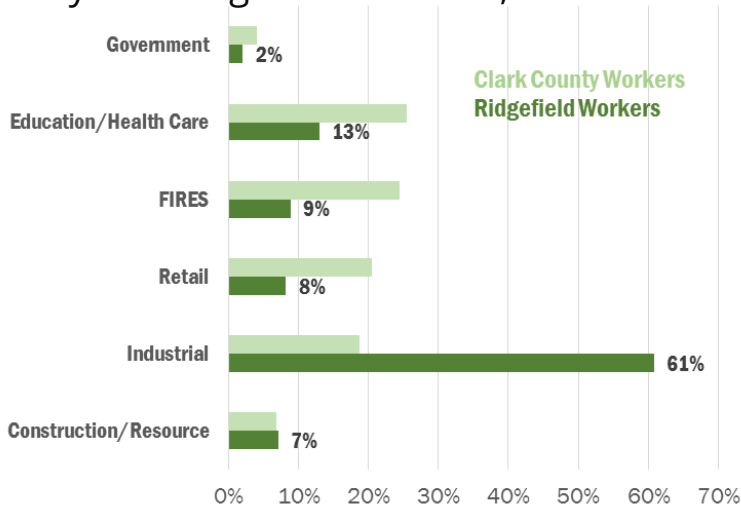
Market Analysis

Exhibit 1. Employment by Industry for Ridgefield Residents, 2013



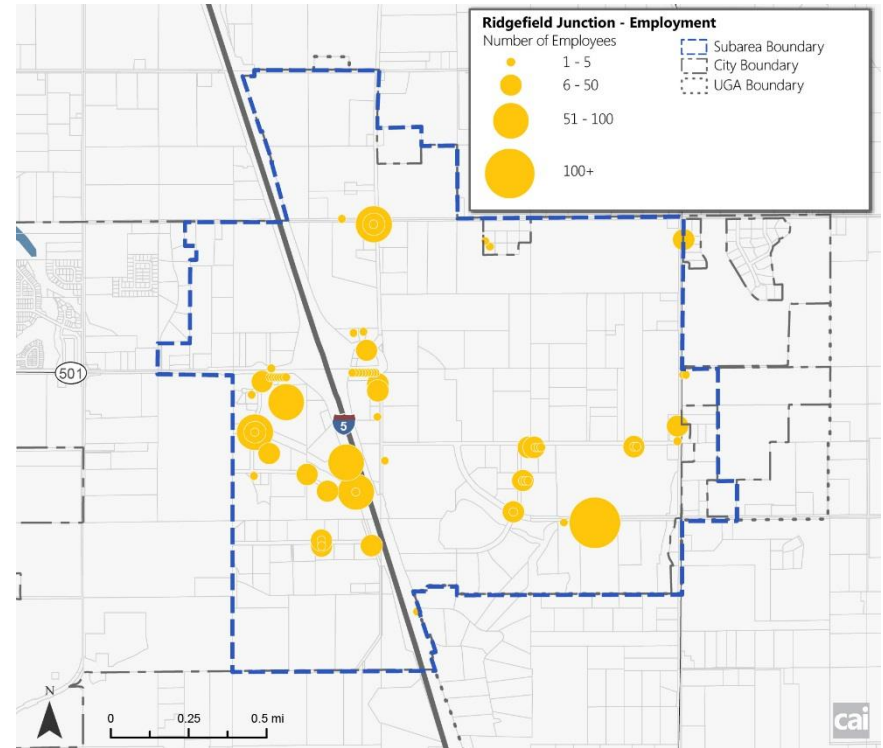
Source: LEHD, 2015

Exhibit 2. Employment by Industry for Clark County and Ridgefield Workers, 2013



Source: LEHD, 2015

Exhibit 3. Ridgefield Junction Business Concentrations, 2015

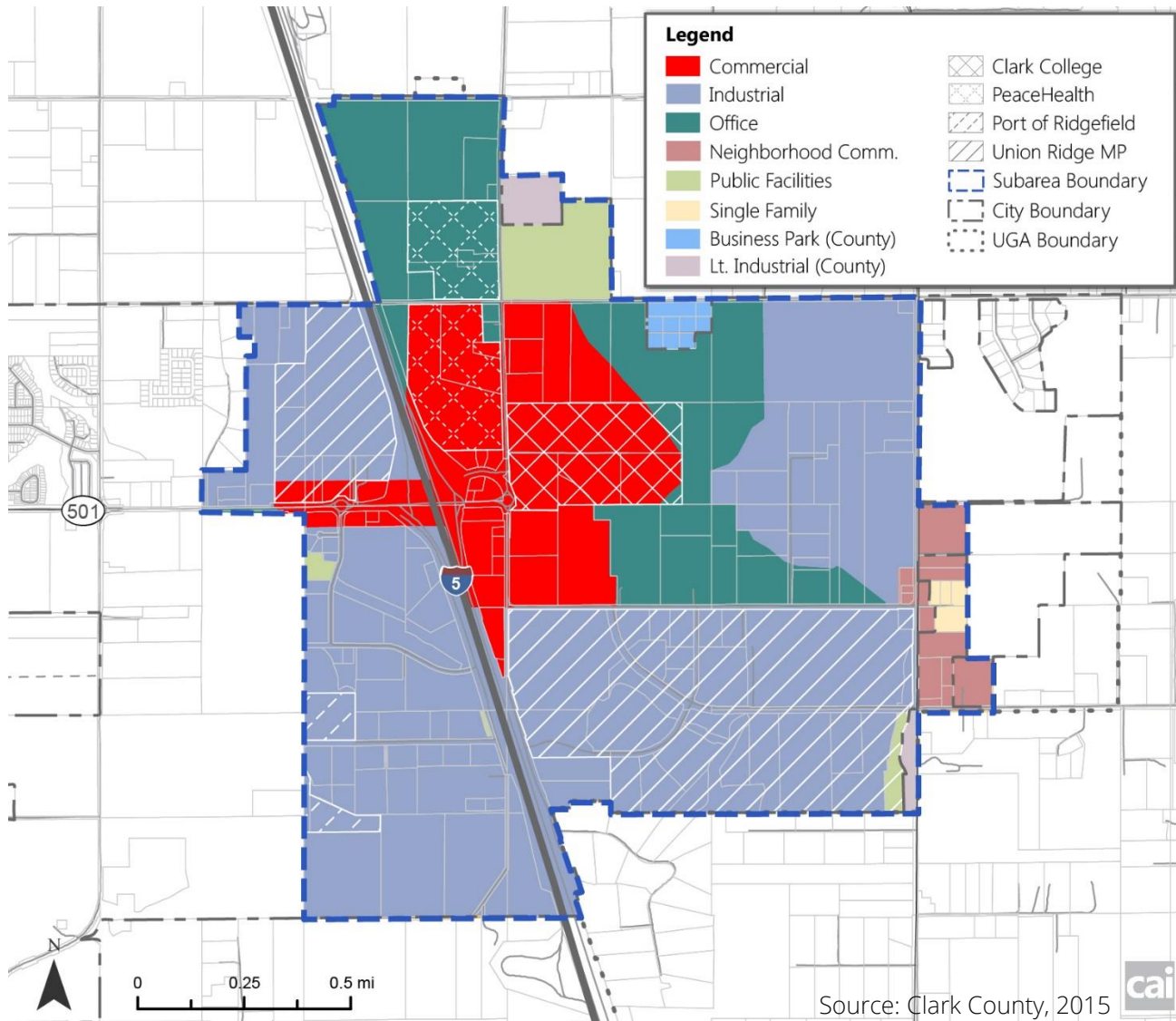


Source: Hoovers, 2015

- > Employment center with existing clusters of activity
- > Attractive location for industrial and retail in the near and long term
- > Important location for long term employment growth

Key Properties and Existing Zoning

Exhibit 4. Key Properties and Land Use Types, 2015



Source: Clark County, 2015

Ridgefield Junction has some key properties that have already or will impact how the area develops:

- > Union Ridge (N and S)
- > Clark College
- > PeaceHealth
- > Port of Ridgefield

Outreach Overview and Vision

Overview of Engagement Efforts

Phone Interviews (June & July 2015): Key stakeholders were asked about their vision for the Junction and the opportunities/challenges for various types of land use activities.

Roundtable 1 (Aug 6, 2015): Stakeholders discussed the preliminary subarea vision and goals, findings from the existing conditions assessment and proposed districts.

Roundtable 2 (Sept 17, 2015): Stakeholders responded to preliminary design concepts, including circulation, land use activities and open space.

Open House (Sept 23, 2015): City staff hosted a public open house with presentation materials from the various planning efforts underway. Attendees provided written comments that were shared with consultant teams.

Online Survey (Oct 2015): City staff created an online survey that included questions related to each of the planning efforts. Survey results were compiled and shared with each consultant team.

Vision

Ridgefield Junction is a mixed use destination that provides an attractive, distinctive gateway to Ridgefield and serves as an important employment and commerce center for the city and region. Key institutions and industrial anchors are the foundation for the Junction's vitality, and new development reinforces Ridgefield's aesthetic appeal and capitalizes on its scenic setting.

Goals

1. Honor Ridgefield's commitment to livability, sustainability and design excellence in new development
2. Provide critical infrastructure and amenities for anchor tenants and key institutions
3. Develop a range of commercial centers that complements the city's historic downtown
4. Create unique gateways and districts in Ridgefield Junction that reflect community character
5. Promote opportunities for live/work lifestyles
6. Increase and diversify the City's tax base by attracting new development and greater employment

3. Subarea Concept

Exhibit 5. Proposed Districts

District Three

Anchor institutions plus supporting retail and services

District Two

Master-planned, mixed-use hub featuring destination retail

District One

Employment center with a mix of office and industrial uses

District Four

Mix of industrial and commercial uses focused on local production

District Five

Planned industrial campus consistent with Union Ridge master plan

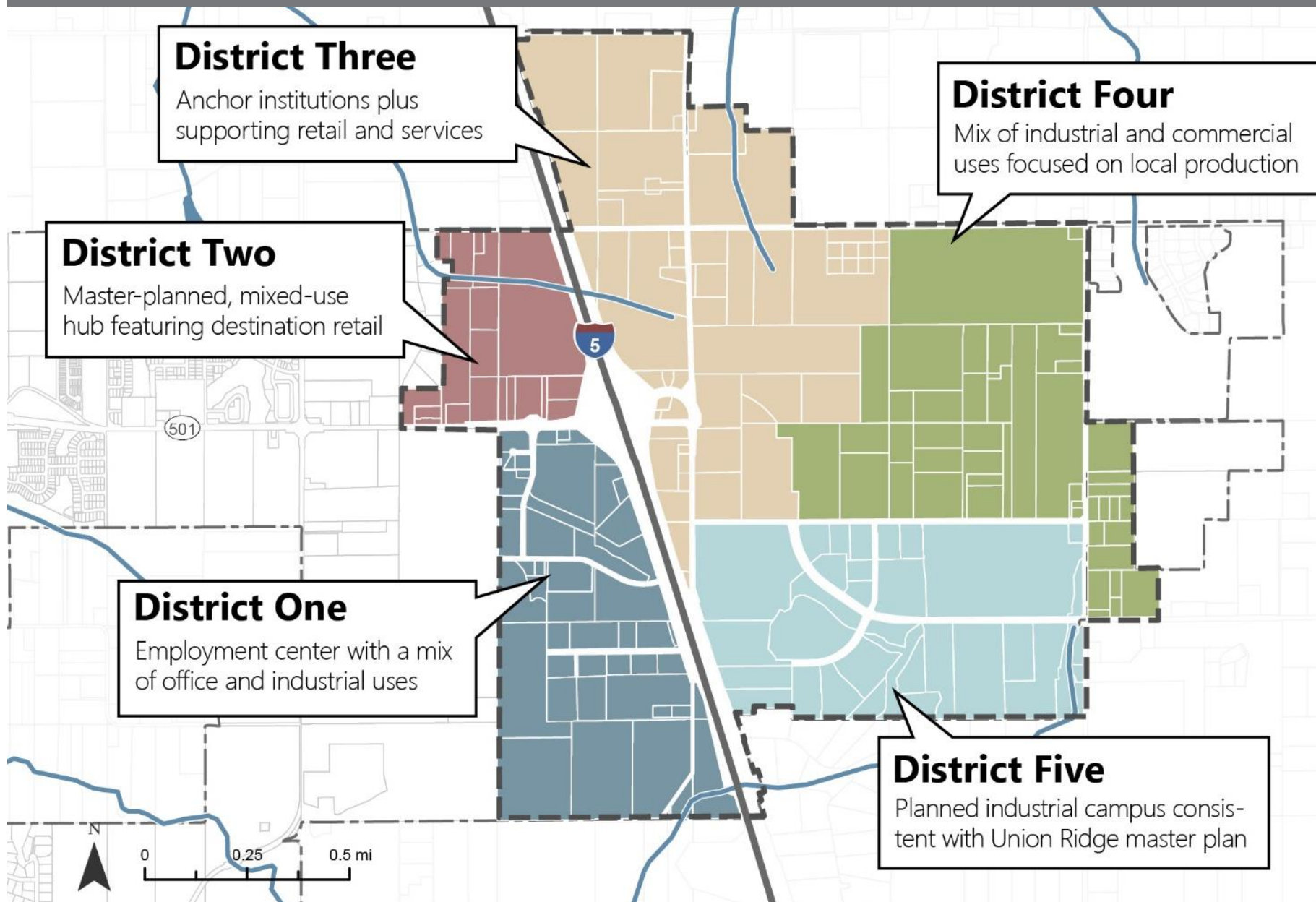


Exhibit 6. Proposed Road Network and Classifications

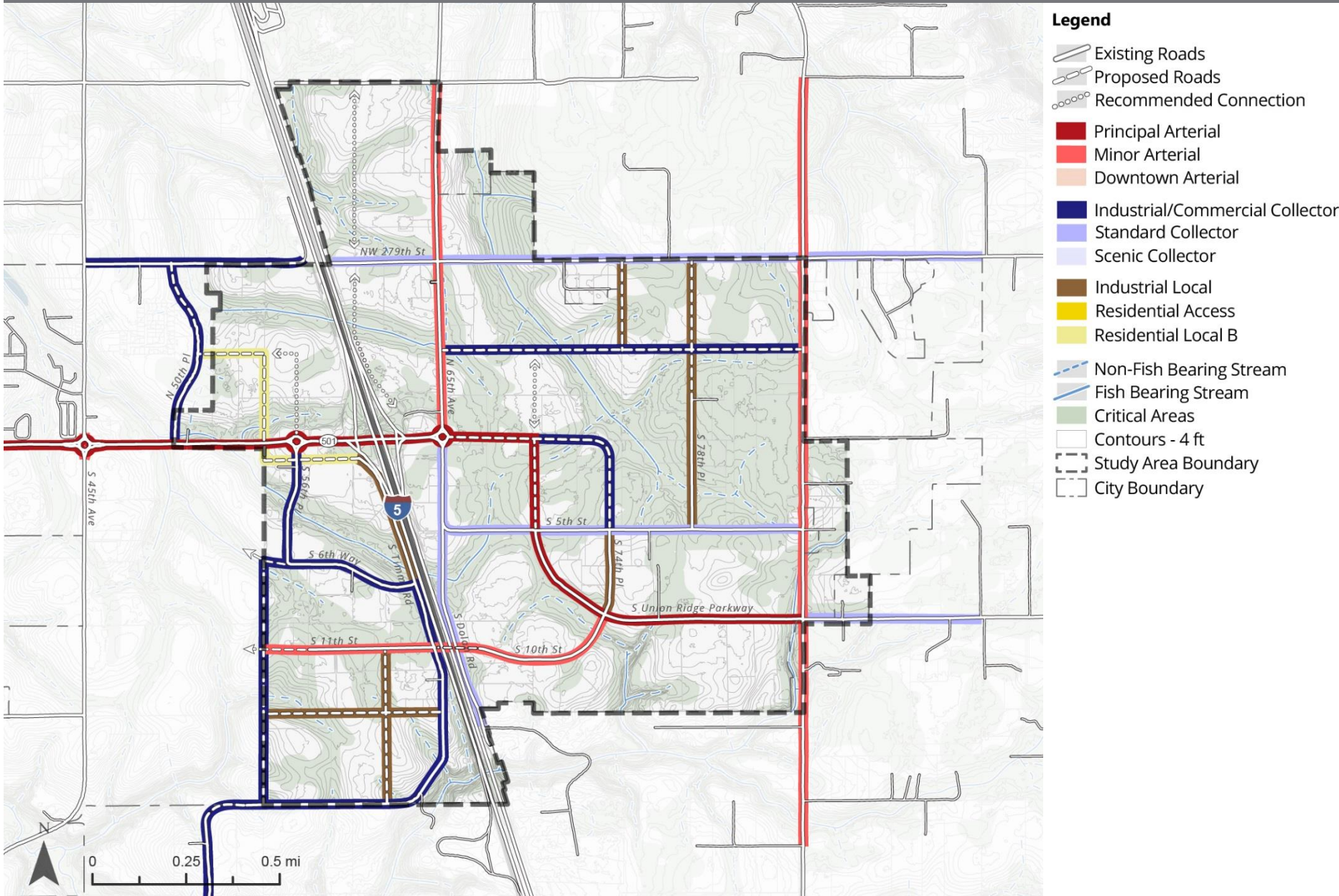


Exhibit 7. Proposed Open Space Network

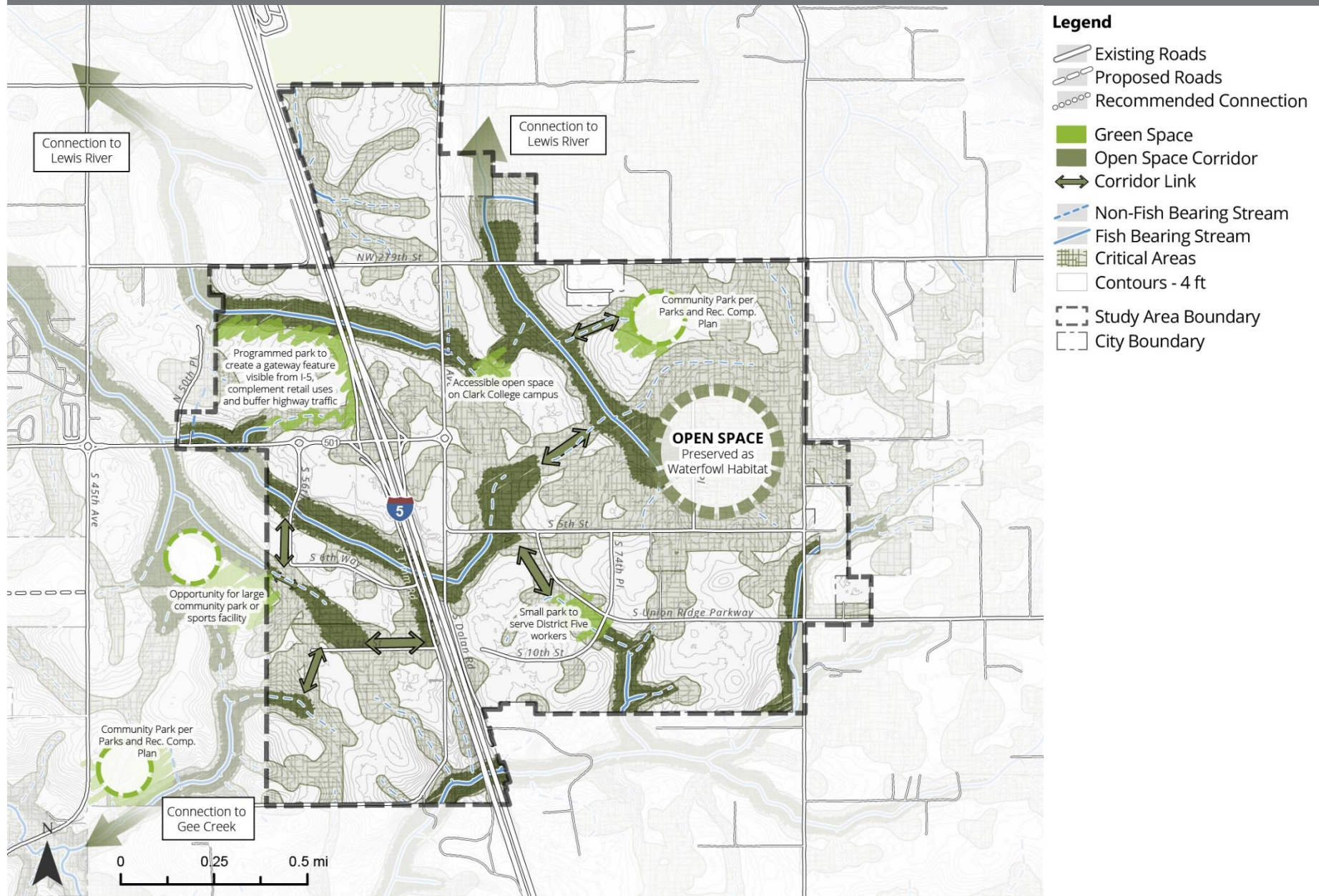


Exhibit 8. Proposed Land Use Activities

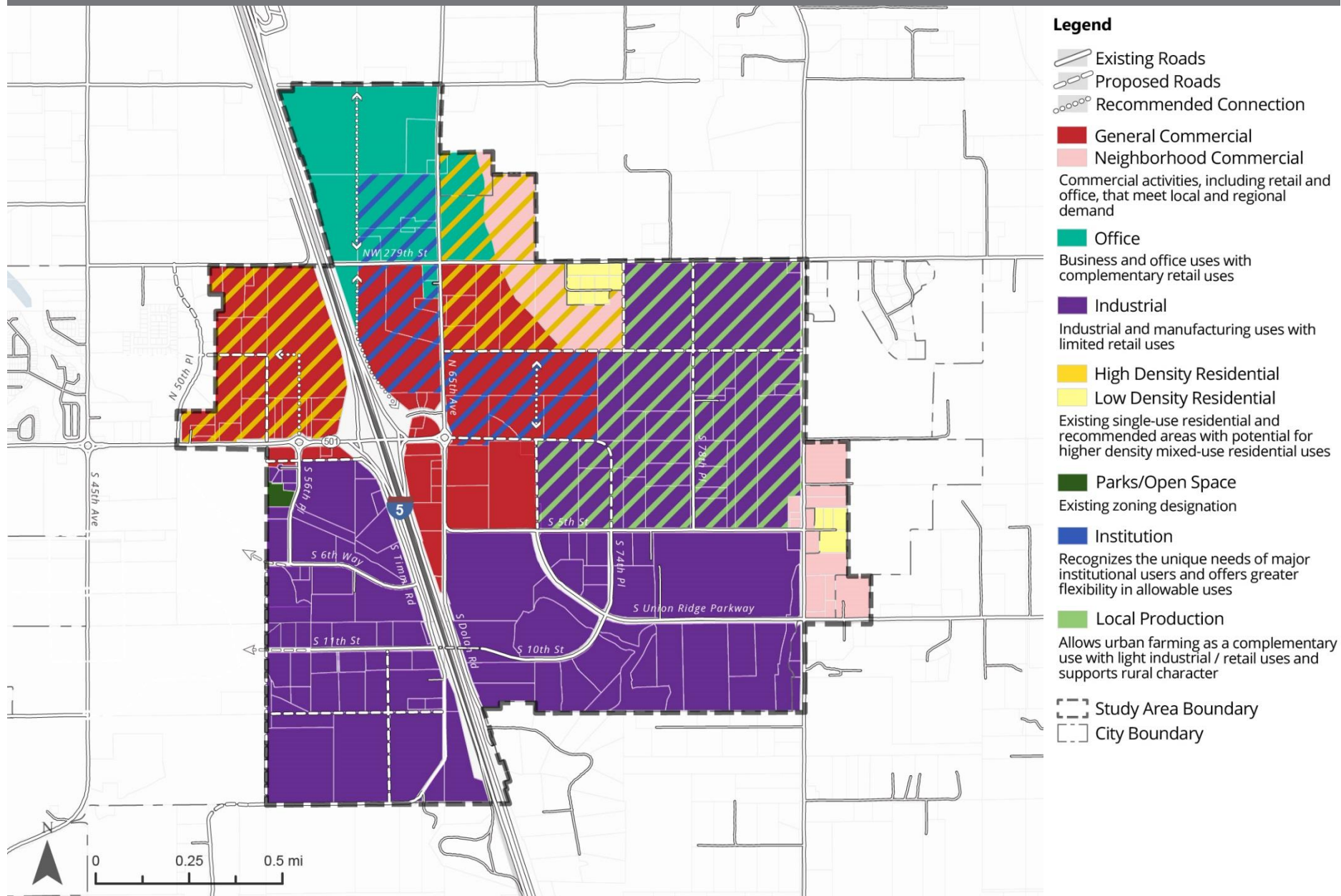
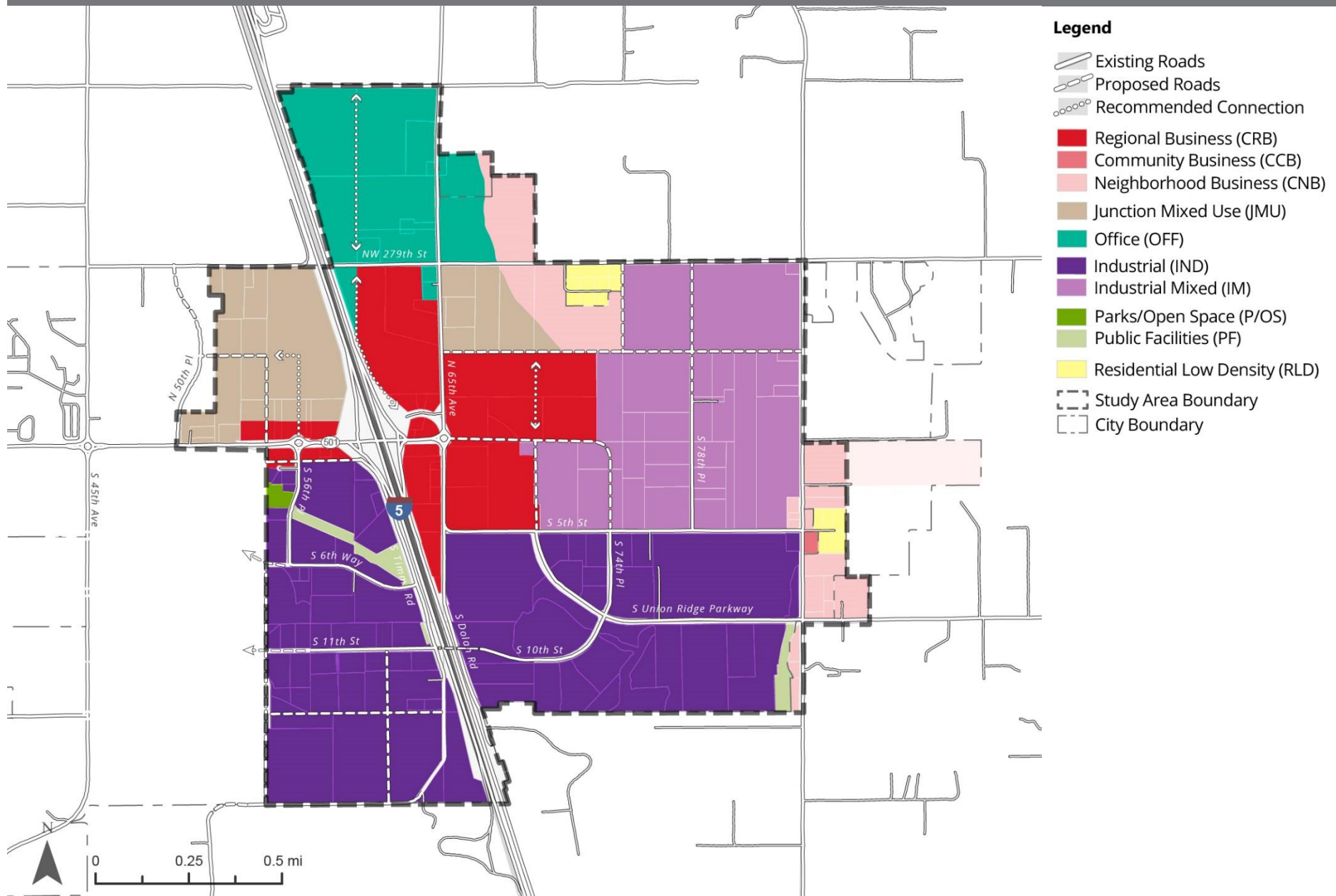


Exhibit 9. Proposed Zoning



Zoning Implementation

Proposed New Zones

- Junction Mixed Use (JMU): supports high intensity mixed use development, promotes a pedestrian-friendly environment and contains provisions for public open space
- Industrial Mixed (IM): supports a variety of uses associated with local production activities (e.g. food processing, urban farming, viticulture, artisan goods production) and creates development that complements Ridgefield's rural character

Increase Potential for Multifamily and Other Housing Options

- Increase maximum residential density above 16 dwelling units per acre to promote vertical mixed use in Junction Mixed Use (JMU), Office (OFF) and Neighborhood Business (CNB) zones
- Allow for horizontal mixed use and cottage housing in the CNB and OFF zones
- Add senior housing as a complementary use in the OFF zone, anticipating PeaceHealth's development; only allow when other amenities become available nearby

Union Ridge Master Plan

- Consider negotiating with Union Ridge to revise existing master plan so that it supports mixed use development in Union Ridge North

Other

- Continue high development standards (e.g. building and landscaping requirements) for commercial development
- Support low impact development (LID) techniques to treat stormwater on-site
- Amend Parks & Recreation Comprehensive Plan to include open spaces and corridors as proposed
- Need to study critical areas further to fully understand impact on development potential