

# DOWNTOWN WATERFRONT DISTRICT

## DESTINATION-FOCUSED OPPORTUNITY

The Downtown Waterfront District is nestled at the end of Pioneer Street. Here, small-town charm is made magical with the Ridgefield National Wildlife Refuge as its front door, and the meandering Lake River providing a welcoming avenue for kayaking, fishing, boating, hunting and bird watching.

Ridgefield's Downtown Waterfront District features a vibrant mix of locally-owned businesses in a spectacular natural setting, offering a rare opportunity for destination-focused businesses.

Here, locals and visitors enjoy leisurely shopping, dining and visiting - providing the perfect location for the entrepreneur seeking business success, community connection and access to world-class recreational activities.

## ROOM TO GO BIG

Significant opportunity exists for lifestyle-seeking business owners who need more room to spread out. Here, a 41-acre, Port-owned waterfront development site awaits, with a waterfront trail that traverses the property and into the Refuge.

Imagine your business in this recreational playground – attractive to employees and visitors alike.

## IN THE WORKS

### RAIL OVERPASS TO IMPROVE DOWNTOWN WATERFRONT CONNECTIVITY 2018



### TRANSPORTATION PLAN BIKING, TRAIL & PARK NETWORK 1 MILE OF NEW PAVED TRAIL / YEAR



COWLITZ CASINO  
NEARLY 17,000 NEW WEEKDAY TRIPS  
& OVER 19,000 NEW WEEKEND TRIPS  
EXPECTED HERE 2017

CLARK COLLEGE NORTH  
COUNTY SATELLITE CAMPUS  
AT THE JUNCTION 2020  
1,000 STUDENTS  
PHASE 1

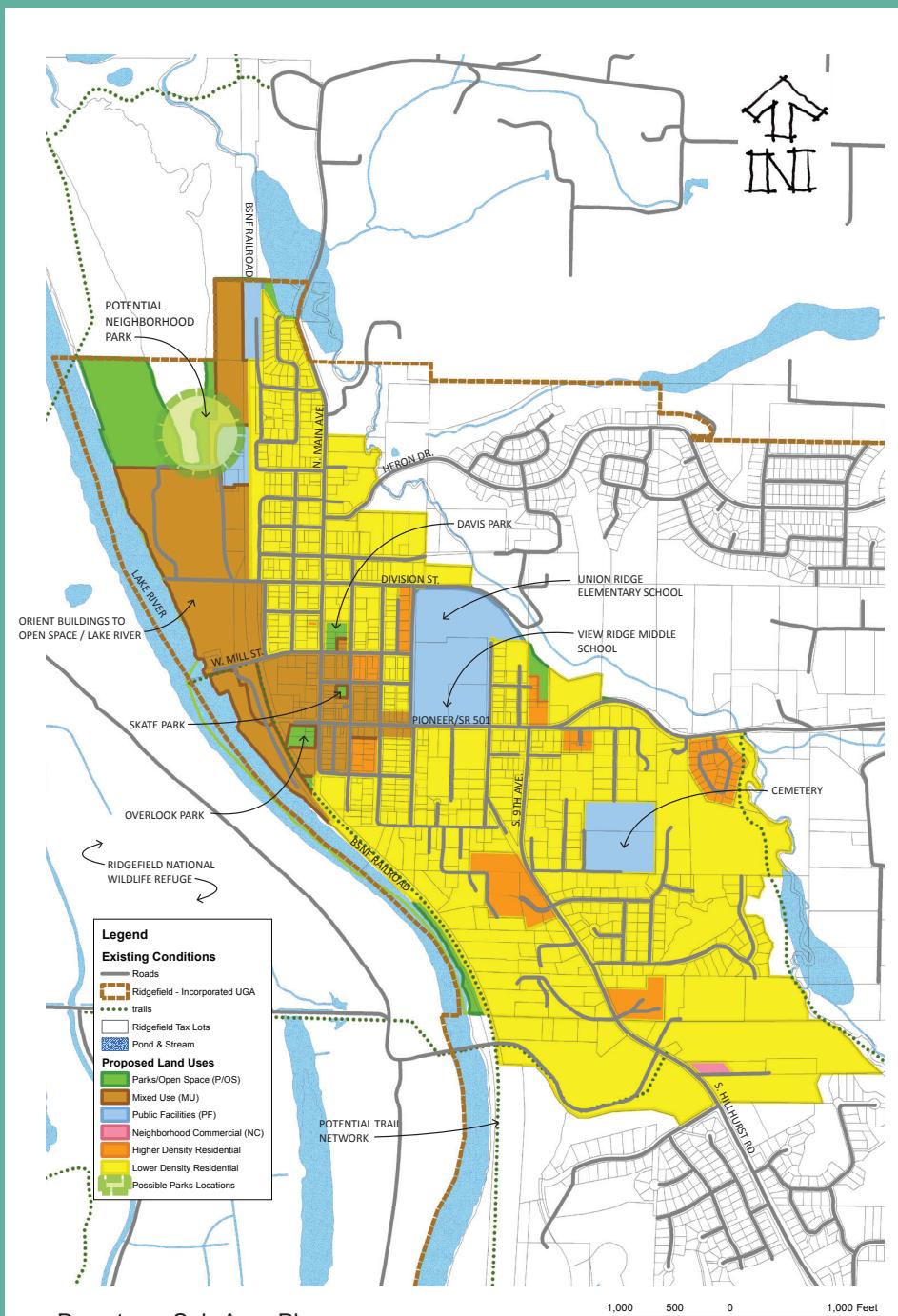
PORT OF RIDGEFIELD SEEKING  
DEVELOPMENT  
PARTNERS FOR ITS  
WATERFRONT SITE



*“Business is increasing because Ridgefield is not only growing exponentially; it is also the perfect place to do business. It has so many things going for it.”*

— TERRY HURD, OWNER, SPORTSMAN'S STEAKHOUSE & SALOON - DOWNTOWN RIDGEFIELD

# 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)

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[ridgefieldbusinessassociation.com](http://ridgefieldbusinessassociation.com)



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