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Port of Ridgefield Offers Property via Competitive Bid

Bids are now open for the last remaining parcels of the Port of Ridgefield's Discovery Ridge mixed-use development, which are available for sale or lease for the right project.

Development proposals for the seven parcels, totaling about 5.5 acres, will be accepted through April 22nd, 2022. Port of Ridgefield CEO Randy Mueller explained the parcels are part of an original 40 acres which the port district purchased with the original goal of developing into offices and light industrial developments. Plans changed when the city of Ridgefield began growing exponentially and the community's desire for a grocery store needed to be addressed. Rosauers Supermarkets became the anchor tenant of Discovery Ridge in 2019 and has since been followed by several other businesses that have been welcomed by the community.

The seven available parcels comprise the final development phase of Discovery Ridge. Zoned for Commercial Community Business (CCB), the development is located less than 1-minute from Interstate 5, about 20 minutes from Portland Airport and 10 minutes from the Washington State University Vancouver campus. Discovery Ridge is also located within walking distance of many newer residential developments and the new Horns Corner Park.

Bidders may propose either purchase or lease of one or more of the seven parcels. Bids should include: proposed terms and price; description of proposed project; estimated project start and completion dates; estimated value of the completed project; estimated type and number of jobs generated; other benefits to the community of the project; as well as information on the developers and their past experience. As with Discovery Ridge's first three development phases, Mueller said the port's development goals for the final parcels will focus on meeting the needs of the growing Ridgefield community.

"The idea is the commissioners will look at all the bids and it's not about the highest bid, but the best bid," Mueller said.

The Port of Ridgefield was established in 1940 and actively pursues projects that will improve the quality of life and economic prosperity for all port district residents and business owners. Other community projects by the Port of Ridgefield include: the Ridgefield Industrial Park, the development of dark fiber optic broadband infrastructure; the Ridgefield Waterfront revitalization project; and the Wisdom Ridge Tech Center. Interested persons can visit www.portridgefield.org or call (360) 887-3873 for more information.

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