



45TH & PIONEER TAKING SHAPE AS ENVISIONED

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Nathan Gaither, pictured here, is project manager and junior partner in IDM Apartments, the firm currently constructing Acero Ridgefield Apartments near the roundabout at 45th & Pioneer streets. The project, shown in the background, will include 300 apartments. The facility is expected to house around 600 residents at full occupancy.

FROM THE COMMISSION

Bruce Wiseman,
Commissioner



A PROJECT WORTH DOING TAKES PERSEVERANCE

As a former and longtime employee of the U.S. Fish & Wildlife Service – the agency that manages the Ridgefield National Wildlife Refuge – I’m thrilled to hear the news that funding has come through for a multi-purpose building to house the employees who manage

the Refuge Complex. This has been a long-planned facility that’s been on the drawing board for nearly 25 years.

Like many important projects that have been envisioned and accomplished in Ridgefield, this one took a great deal of time, the energy of many people, and plain hard work.

The Port of Ridgefield knows how daunting it can be to continue putting forth resources to a project that can take 20 years from vision to completion. Funding shortages, political shifts, and navigating myriad permitting agencies can wear folks down.

One of the port’s best examples of staying the course on a project for the good of our community is the 20-year waterfront clean-up effort. Heck, I

suspect newcomers to Ridgefield don’t know of a time when it was a polluted industrial site!

Another example of port vision, long-range planning and execution is the Pioneer Street Rail Overpass project, which will begin its final phase soon. This project has required pushing, prodding and patience on the part of port staff over a nearly 20-year period. Laurie Olin, our Director of Operations, gets high praise from my fellow commissioners and me for keeping the project moving.

So, if it seems like a project will take too long, consider that if you don’t envision it, plan for and just do it....it will be further in the future before the community benefits. The good news? Your port is here to take on these tough projects now and into the future.

SUMMER 2019
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45TH & PIONEER TAKING SHAPE AS ENVISIONED



2 PROJECTS RAMP UP NEAR DISCOVERY RIDGE

PIONEER VILLAGE

- 10-acres, mixed-use, 16 buildings
- Groundbreaking June 2019; completion estimated late 2020
- Across 45th from Rosauers
- Adjacent to new, 10-acre park and city/port/Wildlife Refuge Trail
- Commercial, professional office, restaurants
- 30 studio apartments
- Top-floor condos
- Pedestrian-friendly
- Tenants
 - Trap Door Brewing
 - Regional medical clinic
 - Branch bank
 - Happy Kids Dentistry
 - Mexican restaurant
 - Coffee shop/bakery
 - Physical therapist
 - Hair and nail salon
 - Women's boutique clothing store
- A farmers' market is under consideration

Leasing contact: Scott Higgins, Fuller Group, 360.597.0577



ACERO RIDGEFIELD APARTMENTS

- 300 apartments; 27 buildings
- 1 BR/1BA; 2 BR/1BA; 2BR/2BA
- 720 sq. ft. - 1,100 sq. ft.
- Rents \$1,285 to \$1,620 (excluding opening specials)
- Available starting mid-August 2019 through May 2020
- 600 residents estimated

AMENITIES

- 9-ft. ceilings all units
- Fireplaces all units
- Walk-in closets
- Swimming pool/Hot tub
- Barbecue
- Fitness Center
- Community Room
- Adjacent to new, 10-acre park and city/port/Wildlife Refuge Trail
- Plentiful private green space
- Gated for family security
- Walking distance to Pioneer Village & Rosauers

Leasing contact: Sherry Coffield, Community Manager. 360.200.1861

When citizens and businesses participated in a city-wide planning exercise to envision Ridgefield's future several years ago, the collective goal for the 45th and Pioneer Crossing area was clear: a grocery-anchored retail center near the roundabout. Demand for a full-service grocery store was high, and it was believed this amenity would spark the development of commercial activity, bringing necessary services to the then-not-developed quadrants of the 45th and Pioneer intersection.

Fast forward to 2019, and that vision is being realized. To meet community demand, the Port of Ridgefield agreed to sell property at Discovery Ridge to local developer Dean Maldonado as the site for regional grocer Rosauers' first Southwest Washington location; Ridgefield citizens will be shopping at the store by late fall this year.

Maldonado is building additional commercial sites at the Discovery Ridge site; leasing for those is taking shape. One named tenant is Taco Bell, and others are likely to be a financial institution and six other businesses in the development's Phase 1. Subsequent phases will bring more opportunities for business development, further expanding Ridgefield's jobs base.

Cropping up around Maldonado's project are other developments that will serve to meet demand in both the residential and commercial arenas. The Port of Ridgefield had the opportunity to meet with the parties involved in two key projects taking shape at the 45th and Pioneer Street intersection.

PIONEER VILLAGE: 'COUNTRY FARM FEEL'

Ron Edwards, of Edwards Construction in Ridgefield and developer of Felida Village, is a principal in the Pioneer Village project with business partner Tom Files of Vancouver. The project, described by Edwards as a project with a "Ridgefield vibe and country farm feel," was scheduled to break ground by the end of June on the southwest corner of 45th and Pioneer, just across from the Rosauers development.

The 10-acre, mixed-use project comprised of 16 buildings will include restaurants, commercial space for businesses and professional offices, studio apartments and several top-floor condos. Restaurant spaces will have covered walkways and outside seating space overlooking a new 10-acre park, under development by IDM Companies. (*Acero Ridgefield Apartments sees demand, low risk*).

Why Ridgefield?

Edwards says he's been looking at Ridgefield for a long time, appreciative that the City of Ridgefield has a plan to manage growth and has infrastructure to handle it.

"We also looked at an imaginary circle that is 20 miles from downtown Portland," he says. With all the other quadrants built out, the remaining quadrant is Clark County, and Ridgefield is at the heart of growth and development. We knew we needed to be there."

While Edwards and his team knew when they purchased the property for Pioneer Village that a grocery store was looking at coming in, he says they would have invested anyway.

"The addition of a grocery store just made it better; we knew we'd be part of a bigger picture." Edwards believes the other developments

This rendering by EM Architecture shows the S. 45th Avenue of Pioneer Village slated for completion in 2020.

springing up around Pioneer Village will add value to their project.

"The residential density in this area will help draw more businesses to our project, which translates to more value for our investors." (*And as noted in Port CEO Brent Grening's column on page 4, will help lower the tax burden for citizens who live here.*)

What Inspired Pioneer Village?

Edwards says Pioneer Village is well-designed and will have an open feel, with parking, amenities and services close by. The inspiration for Pioneer Village came from Edwards' own travels.

"I'd been to Europe and have seen how even small villages between larger cities had town squares and one or more butcher shops, cheese shops and other services," he says. "People could get what they needed without driving to another city."

Asked if there was any concern this project will take away from downtown Ridgefield, Edwards is adamant that won't be the case.

"There will be three unique commercial districts in Ridgefield, all feeding each other. We believe our project will help bring people downtown."

ACERO RIDGEFIELD APARTMENTS SEES DEMAND, LOW RISK

Apartments are few and far between in Ridgefield, and most are older. Acero Ridgefield Apartments developer IDM Companies, located in Vancouver, is about to change all that; it's presently constructing 300 apartments in 27 buildings just west of the Pioneer Village project. The east side of the development, like Pioneer Village's west edge, will have direct access to a new 10-acre park situated between the two developments. IDM purchased the park acreage and will develop the park before transitioning it to the City of Ridgefield. IDM's Chief Operating Officer, Jason Larson, estimates about 600 residents will call Ridgefield Apartments "home" in the coming year.

Larson says that for 25 years IDM has focused on building high-quality communities with plans to own them for generations, and the Ridgefield Apartments development is no exception.

"We build properties that are fairly priced, well-constructed, and have great amenities," Larson says. "Our communities generally serve a very wide demographic, from first time renters to downsizers and retirees."

Nathan Gaither, project manager and junior partner in IDM Apartments, says the demand for this type of housing in Ridgefield makes the relatively large scale of this development a good investment.

We operate in the Portland-Metro area including Clark County, and this is our 18th project," says Gaither. "With the Ilani resort bringing jobs, and the pace of growth in Ridgefield, we've had our eye on building here. We think our apartments will fill quickly."

Although Gaither and his team knew the City of Ridgefield was pursuing a grocery store in 2016 when they purchased the property for development, he says IDM would have moved ahead on the project anyway.

"We aren't risk takers," says Gaither. "We like to follow and support existing trends, not to be at the front end of a new trend."



With the help of \$2million in state funding, The Port of Ridgefield is moving ahead with the development of three metal buildings, the largest of the three is modeled after the one shown here, constructed recently in Tumwater, Wash.

WISDOM RIDGE DEVELOPMENT STATE \$\$\$ ALLOW PORT TO MOVE AHEAD

A \$2 million capital request made by the Port of Ridgefield to the State of Washington was recently approved by the legislature, paving the way for new development at a port-owned parcel at Wisdom Ridge on S. 11th Street in Ridgefield. The 3.5-acre building site is directly adjacent to the Washington State Department of Fish & Wildlife building, another port development.

The port's plans for the site call for the construction of three metal buildings totaling 44,000 square feet; two buildings will be 12,000 square feet, and one will be 20,000 square feet. The buildings are designed to accommodate multiple tenants. Tenant bays will include space for office, manufacturing/shop space, and some warehousing. The port will announce tenants as

leases are finalized.

"The port's goal is to provide space to attract and retain businesses in Ridgefield and the greater Discovery Corridor, said Brent Grening, CEO for the Port of Ridgefield. "Doing so reduces the tax burden for local residents."

Port of Ridgefield Chairman Scott Hughes said that to save money and speed the development process, the Ridgefield port worked with the Port of Chehalis.

"Randy Mueller, our port's former business development director, now executive director of the Chehalis port, generously shared plans they developed," said Hughes. "We'd like to publicly thank Randy and his commission for their generosity."

A storm pond for water runoff and rough

grading work has been completed at the site, and the funding provided now allows the port to move ahead on work to secure the necessary building permits.

Grening said the port is also seeking letters of intent from potential lessees and is seeking grant funds or loans from federal sources to complete what is likely to be a \$5 million to \$6 million total buildout cost.

"We're getting concepts and ideas in front of these funders right now," said Grening, who also noted the project can be phased if all the required money isn't available up front.

For more information contact the Port of Ridgefield by calling 360.887.3873 or email BGrening@PortRidgefield.org.

COWLITZ TRIBE GIFTS PORT

When the Cowlitz Indian Reservation was taken into trust in 2010, tribal leaders recognized that local municipalities and schools would lose part of their tax base. So, at the Port of Ridgefield's April 24 meeting, Cowlitz Tribe representative Phil Harju addressed the port commission to explain a gift of nearly \$14,000 made to the port in March.

"A commitment was made by the tribe that when the casino was up and running, we would provide the missing tax dollars to those affected," Harju

said. "The money was available in March of this year, so we paid what was lost to the taxing districts from 2015 to 2019."

Other Clark County taxing districts received funds from the tribe, depending on the percentage of the overall tax base allocated to each entity. The total amount paid out by the tribe, which has committed to these payments on an annual, going-forward basis, was \$602,000.

Commissioner Joe Melroy expressed his appreciation for the tribe's action.

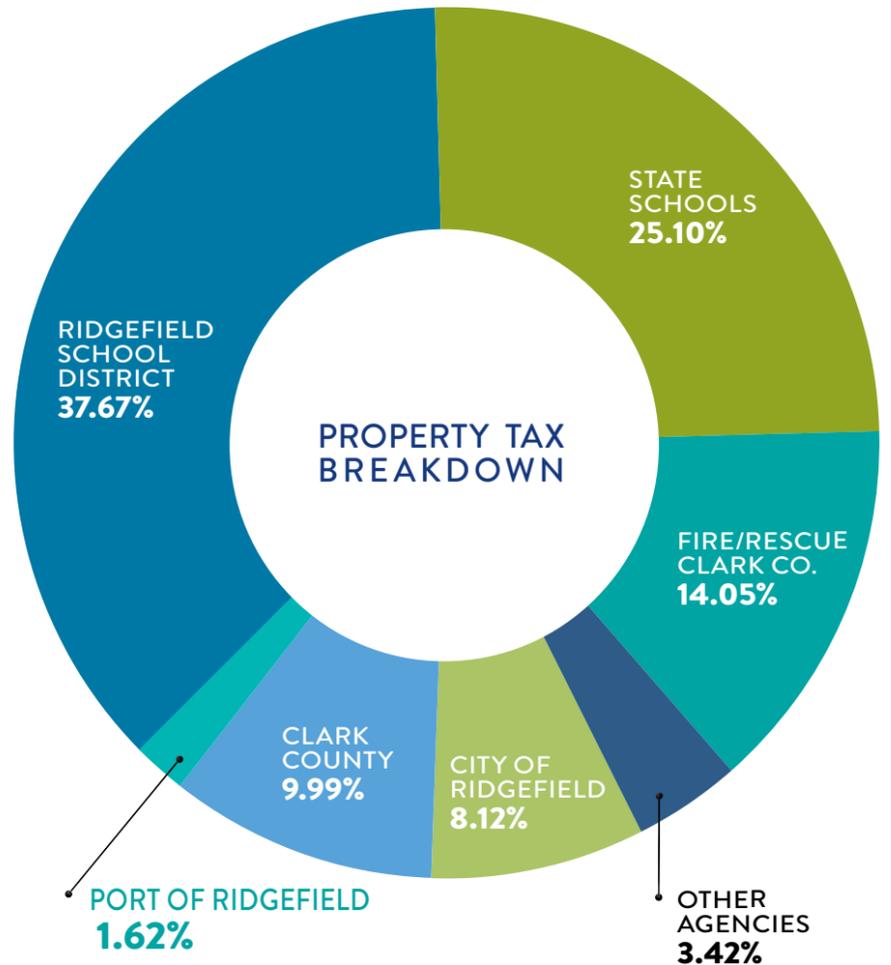
"Thank you for keeping the promise made long ago."



Port of Ridgefield commissioners expressed appreciation for a gift of lost tax revenue made by the Cowlitz Tribe to the port. Pictured from left: Commissioner Bruce Wiseman; Commissioner Joe Melroy; Cowlitz Tribe representative Phil Harju; Commission Chair Scott Hughes, and Port CEO Brent Grening.



Big Paddle 2019
was a big splash!



HOW MUCH? PORTS AND PUBLIC FUNDING

Our port's slice of a \$5,000 property tax bill is \$81.

Above is a breakdown showing the percentage of property taxes collected by Clark County that go to the port and other municipalities each year.

Most ports have operating revenue requirements in excess of what they receive in public funds. The Port of Ridgefield's operating budget to perform economic development projects of community benefit is around \$1.5 million per year.

With no marine terminals, airports or rail operations, the port must earn nearly \$1 million through boat launch fees, property leases or profitable land sales in addition to what they receive from property taxes.

FROM THE CEO

Brent Grening
CEO



WHY RIDGEFIELD NEEDS ITS COMMUNITY PORT

The role of cities and counties in our communities is generally understood. They provide police and fire protection and help manage growth. They implement and enforce land use, building ordinances

and laws. Ports, however, are wholly different animals; from what they do to how they are funded.

Chartered as economic development engines, ports do hard things the private sector won't do, and cities and counties aren't empowered to do. Examples of the Port of Ridgefield's work in the Discovery Corridor include the environmental clean-up of the Ridgefield waterfront; the Rail Overpass – soon to start its final phase – that will provide safe vehicle and pedestrian passage between the waterfront and downtown Ridgefield; selling property to a developer for a community-desired, full-service grocery store though timing and pricing weren't right for the port; offering a tenant-advantaged lease to the Washington State Department of Fish & Wildlife to bring over 100 jobs to Ridgefield; working to develop a broad-

band network so providers can bring high-speed internet and data services here, and more.

While cities receive permit revenue, property and sales taxes, ports derive a relatively small amount of money from public funding, via property taxes only. (See graph above). State laws limit the taxes a port can levy. For most ports, including ours, taxes received for operations fall well short of what is needed to do the job.

So as a community port – without cargo terminals, an airport or a marina to provide revenue – land development and leases are the means available to fund the balance of our operations, allowing us to do good work for community benefit. It's challenging and requires patience and long-term vision. It's important work though, because we believe it makes Ridgefield an exceptional and more affordable place to live, work and raise a family.

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