



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

Memorandum

To: Clark County Board of Councilors
From: Jeff Niten, City of Ridgefield Community Development Director
Date: April 18, 2017
Re: Reasonable Measures to Implement Comprehensive Plan Residential Density Targets

Background

The 2016 Ridgefield Urban Area Comprehensive Plan (RUACP) was adopted in March 2016. Since adoption, the City has implemented various plan policies to ensure that residential development has efficiently used land within the City's UGA, to implemented the adopted minimum densities and related policies regarding the provision of housing units. The two primary implementation measures have been to ensure new residential developments achieve adopted density targets, and to implement mixed-use zoning to provide additional residential development options at higher densities. The City is succeeding with these two measures and has seen development of both residential and mixed-use projects at or above the 6.0 units per net developable acre density target for new development adopted in the RUACP.

Measure: Minimum Densities for New Residential Development

The RUACP establishes minimum density goals for new residential development to ensure that the City is efficiently developing the land within its UGB. Policy HO-1, Accommodate growth, includes the following objectives to provide an adequate supply of land to meet housing needs: New overall density target of six units per net acre and a minimum density of four units per net acre for single-family dwellings in any single-family development. (RUACP, page 38.) Additional provisions establish minimum and maximum densities for residentially designated land, with Urban Low Density Residential to be developed at 4 and 8 units per net acre, and Urban medium Density Residential to be developed at 8 and 16 units per net acre. (RUACP, page 13.)

Residential development is primarily regulated by Chapters 18.210 (Residential low-density districts) and 18.220 (Residential medium-density districts). Established densities range from 4 to 16 units per acre, consistent with adopted RUACP policies.

Table 1: Minimum and Maximum Allowed Densities

Plan Designation	Zone	Minimum Density	Maximum Density
Urban Low	RLD-4	4 units/net developable acre	4 units/net developable acre
	RLD-6	4 units/net developable acre	6 units/net developable acre
	RLD-8	6 units/net developable	8 units/net developable

		acre	acre
Urban Medium	RMD-16	8 units/net developable acre	16 units/net developable acre

There are also numerous opportunities through the development code to increase the maximum density of projects, while limiting opportunities to decrease minimum density. Cottage development, a form of clustered, single-family detached housing, is allowed in all RLD zones at up to double the maximum density of the zone. (See RDC Table 18.210.150-1.) The density transfer provisions of the Critical Areas code allows transfer of a portion of the density on lands encumbered with critical areas to the developable portion of the site, and reducing minimum lot dimensions by 20 percent to accommodate the increased density. (See RDC 18.280.070.) The Planned Unit Development (PUD) process allows for an increase in density, while prohibiting a decrease in minimum density. (See RDC 18.401.100.A.6 allowing increases in density and 18.401.080.A establishing minimum densities.) Almost all of recent development in Ridgefield has been required to use the PUD process, ensuring no reductions in minimum project densities.

Recent development has achieved target densities at an average of 6.0 units per net developable acre. Table 2 below summarizes residential development projects from 2015 to 2017 that have been preliminary platted, completed a post-decision review on a previous preliminary plat, or are under review for preliminary plat approval. Projects have utilized a variety of strategies that have resulted in higher net densities, including utilizing the PUD process, the critical areas (CA) density transfer provisions, and the higher densities allowed in the RMD-16 medium-density zone.

Table 2: Recent Residential Development Densities

Development	Total Units	Net Acres	Net Density	Strategies
Canterbury Trails PUD (PLZ-15-0026)	69	11.3	6.1	PUD, CA density transfer
Bella Noche PUD (PLZ-15-0045)	34	3.5	9.7	PUD, RMD-16 base zone
Cedar Creek (PLZ-15-0050)	31	4.6	6.7	CA density transfer
Ridgecrest PUD (PLZ-16-0035)	339	69.9	4.8	PUD
Taverner Ridge (PLZ-16-0059)	115	13.1	8.8	RMD-16 base zone
Cloverhill PUD (PLZ-16-0088)	455	75.9	6.0	PUD
Teal Crest PUD (PLZ-16-0084)	63	10.0	6.3	PUD, density transfer
Hillhurst Highlands PUD (PLZ-16-0104)	69	12.4	5.6	PUD, density transfer
Village at Canyon Ridge PUD (PLZ-17-0017)	23	2.1	11.0	RMD-16 base zone
Kennedy Farms (PLZ-17-0028)	245	37.9	6.5	PUD, CA density transfer
Total	1,443	240.7	6.0	

Measure: Residential Options in Mixed-Use Districts

The RUACP prioritizes mixed-use development to provide additional residential opportunities. Policy LU-6, Mixed-use development, states: “Facilitate development that combines multiple uses in single buildings or integrated sites. Target areas for mixed-use development include the Lake River waterfront and the central city

core, with additional opportunities at 45th & Pioneer.” (RUACP, page 14.) The adopted sub-area plans for 45th & Pioneer and the Ridgefield Junction establish more specific goals and objectives for mixed-use development in these areas that incorporates residential development.

The mixed-use districts are implemented by Chapter 18.235 of the Ridgefield Development Code (RDC). Together they provide expanded options for higher density residential development and a variety of housing types.

Table 3: Residential Development Potential in Mixed-Use Zones

District	Size (Gross Acres)	Portion Allowed as Residential	Minimum Density	Maximum Density
Downtown RDC 18.235.020, Central Mixed Use District	22 acres, estimated	25 to 70%, must be upper-story uses	8 units/nda	16 units/nda, or up to 32 units/nda with bonuses
Waterfront RDC 18.235.030, Waterfront Mixed Use District	44 acres, estimated	No percentage limit, must be upper-story uses	4 units/nda	18 units/nda
Pioneer & 45th RDC 18.235.060, Ridgefield Mixed Use Overlay	392 acres eligible for RMUO overlay	20 to 60% in commercial base zones	8 units/nda	28 units/nda, with no limit for upper- story residential above non- residential use
Ridgefield Junction, RDC 18.235.060, Ridgefield Mixed Use Overlay	661 net developable acres eligible for RMUO overlay	0 to 60% in employment base zone 40 to 80% in multifamily base zone		

Because the RMUO overlay was implemented recently (Fall 2016), it is still early to see what development patterns will result. However, early proposals are promising. The City has conducted a pre-application conference for a mixed-use development known as Ridgefield Crossing (PLZ-17-0028) that would include 232 units of multifamily housing on 13.7 net acres, for a net density of 16.9 units per net developable acre, as part of a larger 39-acre project. This project would exceed the City’s overall density goal for new residential development. Additionally, the project is proposed on non-residentially-zoned property, providing additional residential development potential beyond what was forecast in the RUACP.