



MEETING SUMMARY

PROJECT NAME	Carty Road Subarea Plan
PROJECT NUMBER	31600114
DATE	March 4, 2020
TIME	6 p.m. to 8 p.m.
VENUE	Ridgefield Outdoor Recreation Complex (RORC)
SUBJECT	Community Open House

1.0 PURPOSE

This community open house is for the Carty Road Subarea Plan. The event gave interested community members, residents, and stakeholders the opportunity to review the draft concept plans, ask questions one-on-one with subject matter experts on the project team, and provide their comments and feedback related to two concept plans, road cross sections, and design guidelines. The event was facilitated by the City of Ridgefield and consultant staff members, as follows.

2.0 PROJECT TEAM ATTENDANCE

- Claire Lust, City of Ridgefield, Interim Planning Director
- Brenda Howell, City of Ridgefield, Engineer
- Bryan Kast, City of Ridgefield, Public Works Director
- Reah Flisakowski, Transportation Engineer, DKS
- Nicole McDermott, Planner/Public Involvement, WSP
- Don Hardy, Project Manager, WSP
- Sam Jones, Landscape Architect, WSP
- Sam Rubin, Planner, WSP

3.0 PROJECT BACKGROUND

The City is developing a subarea plan for the Carty Road area. Following several annexation petitions within the area, Ridgefield City Council directed City staff to prepare a subarea plan and identify a community vision for the area prior to further annexation discussions. Ridgefield is a fast-growing city that has seen increases in traffic and housing demand. The Carty Road subarea is unique and represents a rural development pattern more reflective of Ridgefield's agricultural heritage. The subarea is located outside the city limits, within the city's urban growth area. The subarea plan will evaluate existing traffic and environmental conditions, gather input from the community to craft a vision, and recommend land use and transportation improvements through a concept plan and implementation measures.

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4.0 EVENT OVERVIEW

The community open house for the subarea plan was held at the Ridgefield Outdoor Recreation Complex on Wednesday, March 4, 2020 from 6 p.m. to 8 p.m. An open house announcement was mailed to all residents with the subarea boundaries. Approximately 30 community members attended, including several members of the City Council. When they arrived, attendees were asked to sign in and view the project boards. Team members were available at all stations to discuss the materials presented and answer questions from attendees.

Five stations were set up and staffed by team members to discuss and answer questions

1. Welcome and Sign in
2. Project Introduction, Vision Statement, and Guiding Principles
3. Concept Plans and Cross Sections
4. Design Guidelines
5. Comment Drop Box (not staffed)

5.0 COMMENTS

There were no written comments submitted at the open house. Verbal discussions and comments are described below.

Many of the open house attendees had questions regarding the implementation of the project. Team members elaborated on the process and emphasized that the transportation improvements, trail and path additions, and zoning regulations would be further defined through implementation and driven by future development. Other attendees asked for more information on the various zoning designations and overlay districts and how the trail and paths would connect to the broader trail system. These items will be further addressed in the subarea report and through implementation. Other specific concerns or suggestions from open house attendees are noted below.

- Consider adding a design guideline for viewshed protection
- Consider street lighting standards to minimize/prevent light pollution
- Consider noise protection around higher intensity land uses – RORC is loud and attendees noted any additional noise sources in the area should include noise mitigation
- Consider the impact of additional people on local schools and infrastructure

6.0 NEXT STEPS

The project team will present the input received at the open house to the Ridgefield City Council on March 12, 2020. Following Council review, the project team will prepare a subarea report including a preferred land use concept plan, zoning recommendations, and design guidelines. The report will be presented to the Ridgefield Planning Commission and City Council for adoption in April.

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7.0 FIGURES



Figure 1. Mailer Announcement (front)

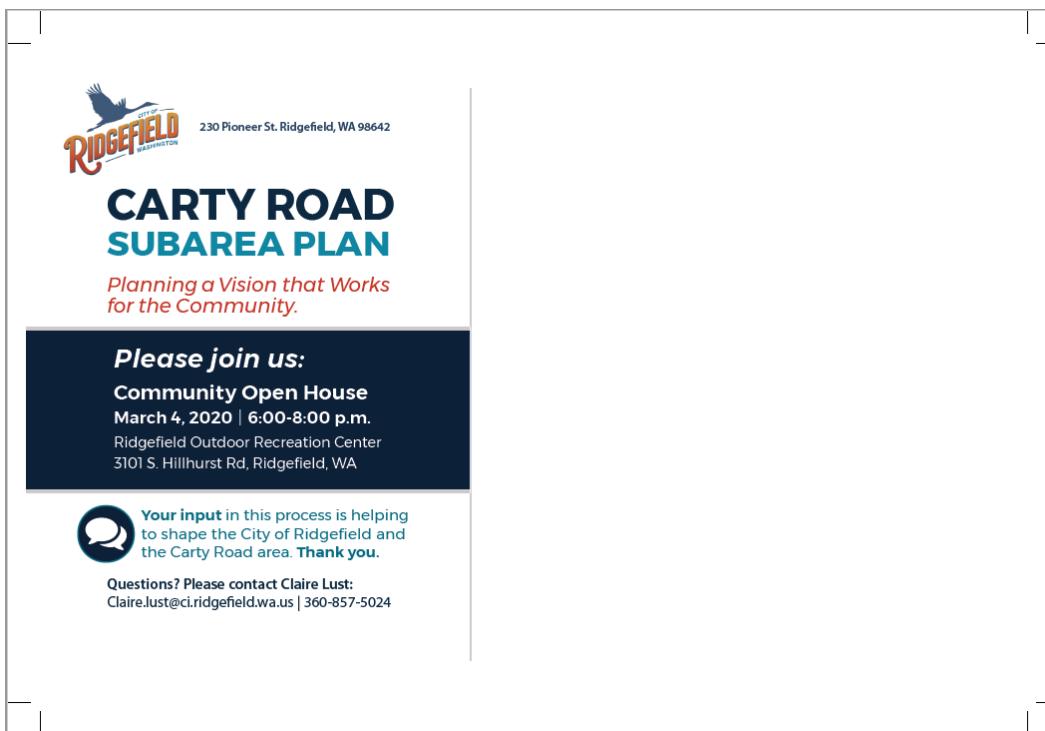


Figure 2. Mailer Announcement (back)

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Welcome

The Carty Road study area includes approximately 286 acres of land within Ridgefield's urban growth area that borders the southeastern portion of the city limits - southeast of Royle Road and north and northeast of Hillhurst Road. The Carty Road Subarea Plan will include:

- **Visioning** - guided by property owner and community input
- **Analysis** - of existing natural areas, infrastructure, and market conditions
- **Conceptual Planning** - that outlines future land use designations, roadways, and utilities to support the vision
- **Adoption** - of a subarea plan to guide future development



Figure 3. Welcome Board

Vision and Guiding Principles

Draft Vision Statement

The Carty Road area is unique and stands as a good example of Ridgefield's rural and agricultural heritage. The rural character is reflected in residential development and transportation options that respect privacy, property, and safety. Development in this community protects both the natural areas along Gee Creek and the citizens that live, work and recreate here.

Draft Guiding Principles

Future development in the Carty Road subarea will:

- Reflect the rural and agricultural heritage of the area by protecting existing land uses and conserving open space.
- Create quality design through design standards and landscaping requirements.
- Maintain large lots and respect existing development patterns.
- Protect natural areas and buffers along the Gee Creek corridor.
- Provide transportation options that promote the safety of cyclists and pedestrians while providing for greater emergency vehicle access and evacuation options.
- Provide a range of development options for landowners to allow flexibility while meeting development regulations and state land use laws.

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Figure 4. Vision Statement and Guiding Principles

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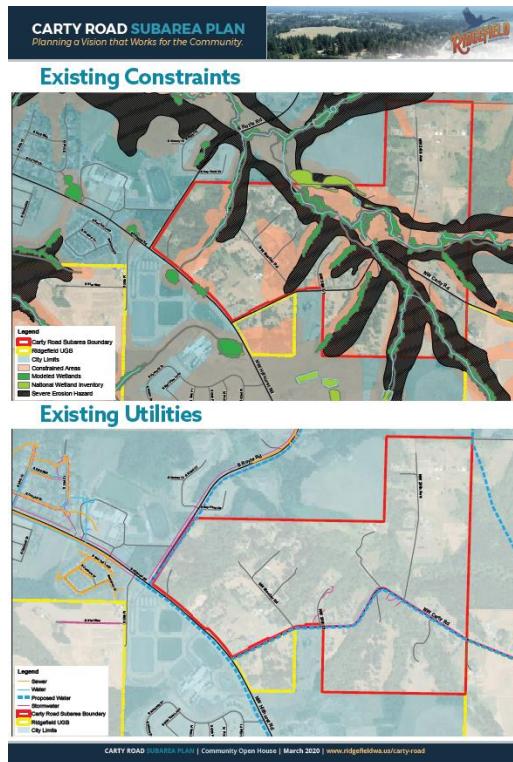


Figure 5. Existing Conditions



Figure 6. Proposed Street/Road Cross Sections

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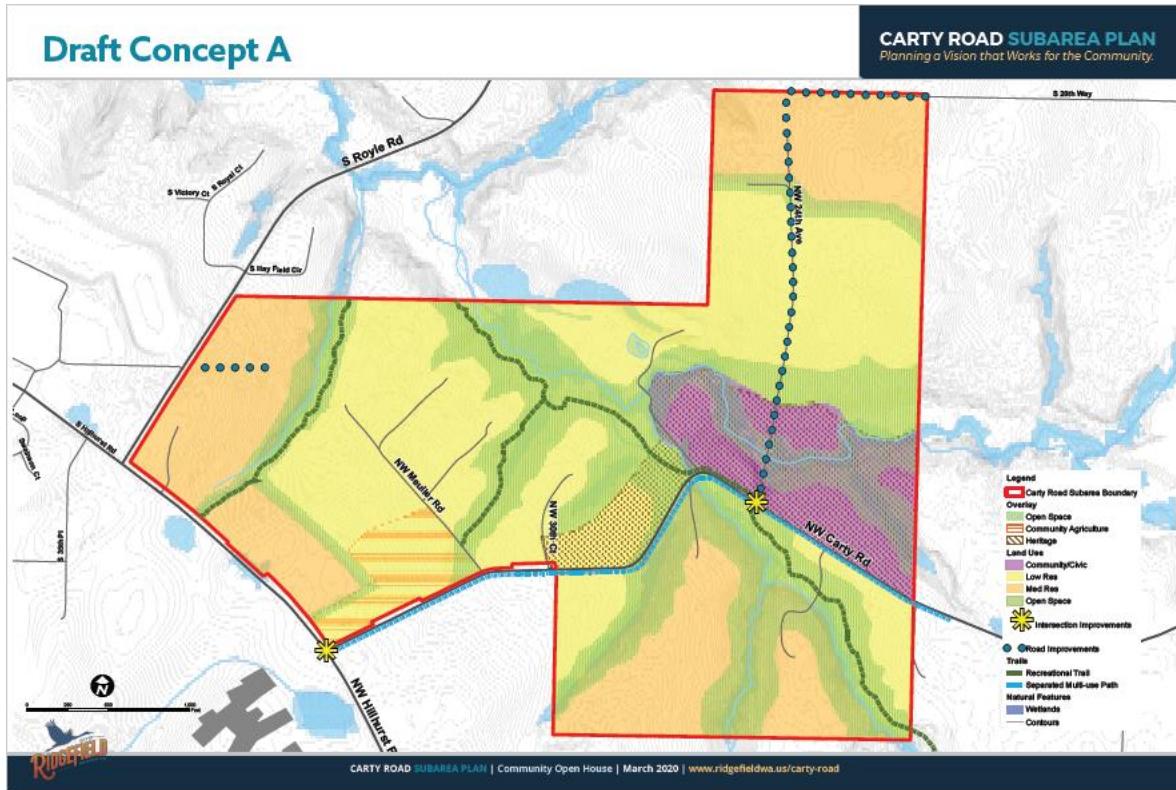


Figure 7. Draft Concept Plan A

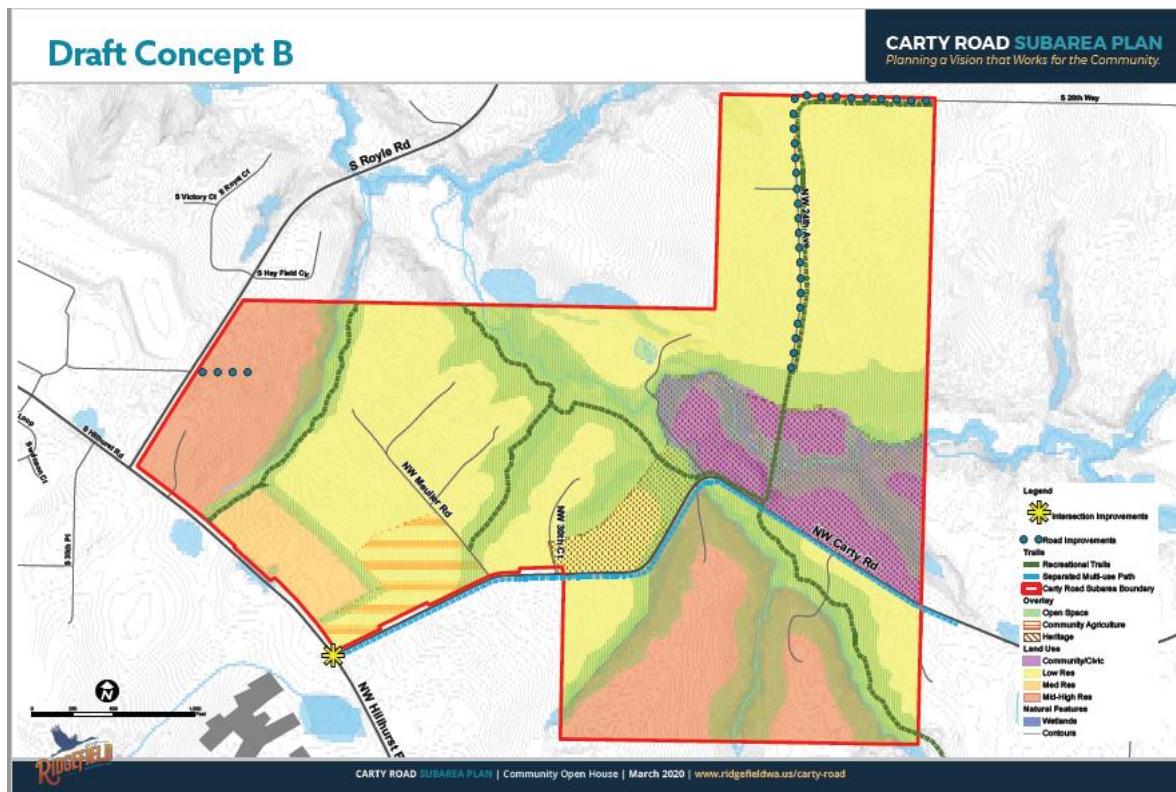
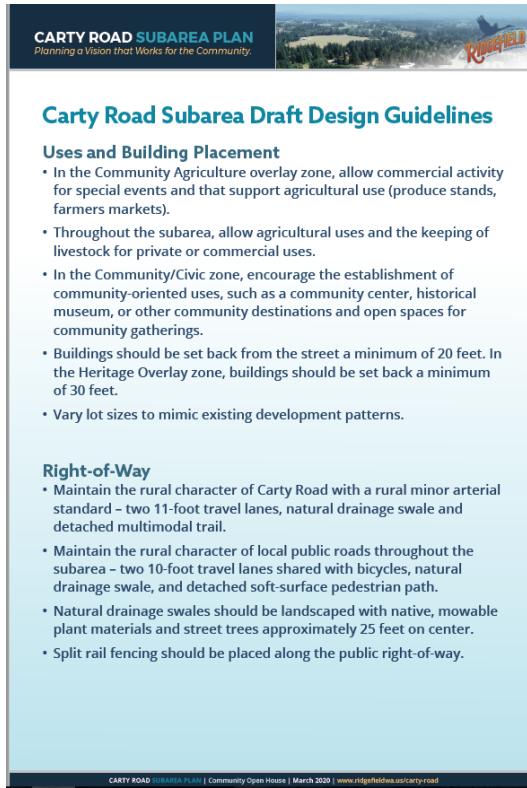


Figure 8. Draft Concept Plan B

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CARTY ROAD SUBAREA PLAN
Planning a Vision that Works for the Community.

Carty Road Subarea Draft Design Guidelines

Uses and Building Placement

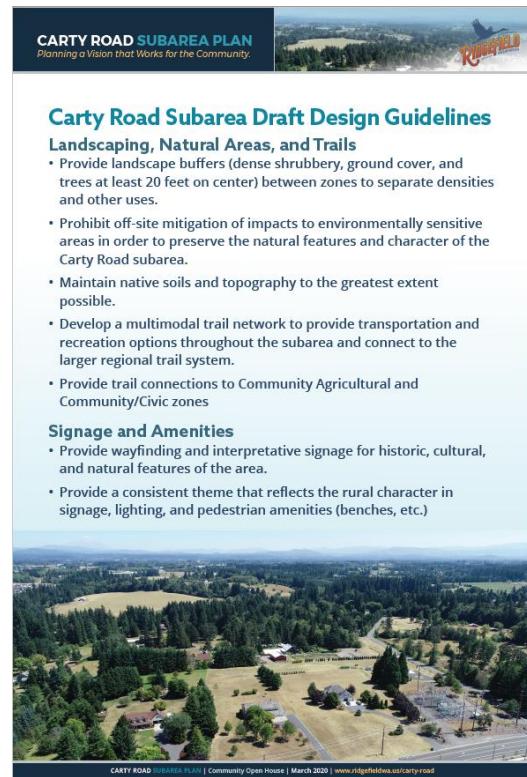
- In the Community Agriculture overlay zone, allow commercial activity for special events and that support agricultural use (produce stands, farmers markets).
- Throughout the subarea, allow agricultural uses and the keeping of livestock for private or commercial uses.
- In the Community/Civic zone, encourage the establishment of community-oriented uses, such as a community center, historical museum, or other community destinations and open spaces for community gatherings.
- Buildings should be set back from the street a minimum of 20 feet. In the Heritage Overlay zone, buildings should be set back a minimum of 30 feet.
- Vary lot sizes to mimic existing development patterns.

Right-of-Way

- Maintain the rural character of Carty Road with a rural minor arterial standard – two 11-foot travel lanes, natural drainage swale and detached multimodal trail.
- Maintain the rural character of local public roads throughout the subarea – two 10-foot travel lanes shared with bicycles, natural drainage swale, and detached soft-surface pedestrian path.
- Natural drainage swales should be landscaped with native, mowable plant materials and street trees approximately 25 feet on center.
- Split rail fencing should be placed along the public right-of-way.

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Figure 9. Design Guidelines (1 of 2)



CARTY ROAD SUBAREA PLAN
Planning a Vision that Works for the Community.

Carty Road Subarea Draft Design Guidelines

Landscape, Natural Areas, and Trails

- Provide landscape buffers (dense shrubbery, ground cover, and trees at least 20 feet on center) between zones to separate densities and other uses.
- Prohibit off-site mitigation of impacts to environmentally sensitive areas in order to preserve the natural features and character of the Carty Road subarea.
- Maintain native soils and topography to the greatest extent possible.
- Develop a multimodal trail network to provide transportation and recreation options throughout the subarea and connect to the larger regional trail system.
- Provide trail connections to Community Agricultural and Community/Civic zones

Signage and Amenities

- Provide wayfinding and interpretive signage for historic, cultural, and natural features of the area.
- Provide a consistent theme that reflects the rural character in signage, lighting, and pedestrian amenities (benches, etc.)

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Figure 10. Design Guidelines (2 of 2)