

Bus Barn

Background

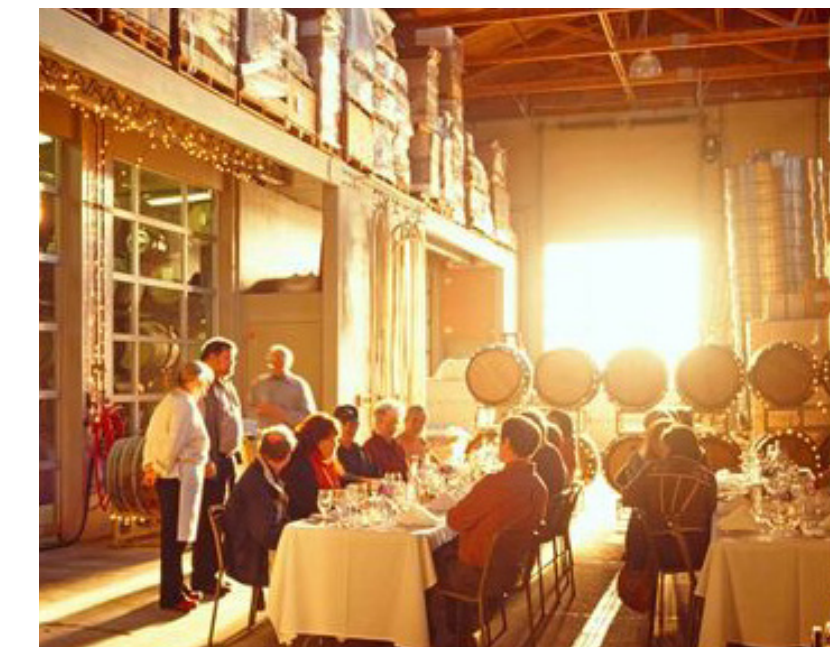
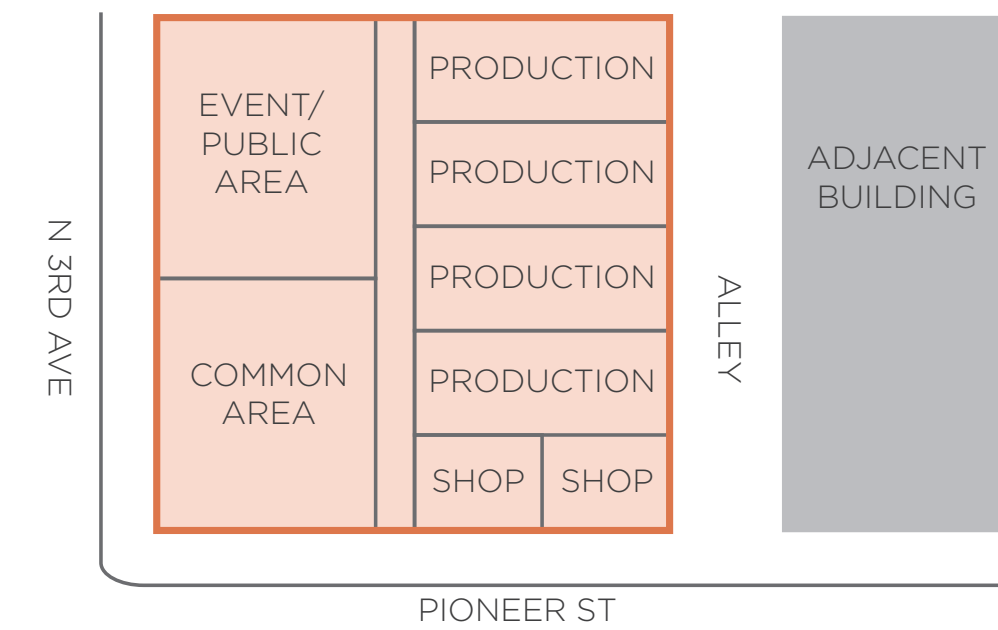
The Bus Barn is located at 304 Pioneer Street and is currently owned and operated by the Ridgefield School District (RSD). The building is an approximately 10,000 square foot single-story brick structure on a one-quarter block property. The building is an iconic landmark in historic downtown Ridgefield. The building is used for facilities maintenance, equipment repair, maintenance staff facilities, and storage of dry goods, school-related supplies, and archives. The remainder of the property is used for access and parking. The RSD would consider sale of the building and conversion to a new use if environmental issues can be resolved.



Redevelopment Scenarios

Concept A: Agriculture Production Facility

This concept is focused on creating a multi-tenant agricultural production facility (as for micro-brewers) together with an event public area. As illustrated by the development diagram below, storefront activated uses would account for about 5,600 square feet of the renovated area, with production spaces taking 4,000 square feet and a common area (including corridors and restrooms) of about 1,600 square feet. Existing parking behind the building would be retained but with improvements for circulation, landscaping, and ADA access.



The Carlton Winemaker's Studio (top) is home to 12 individual vitners that produce wines under one roof and share communal tasting and barrel rooms (left) for visitors and private events.

Environment

Site History

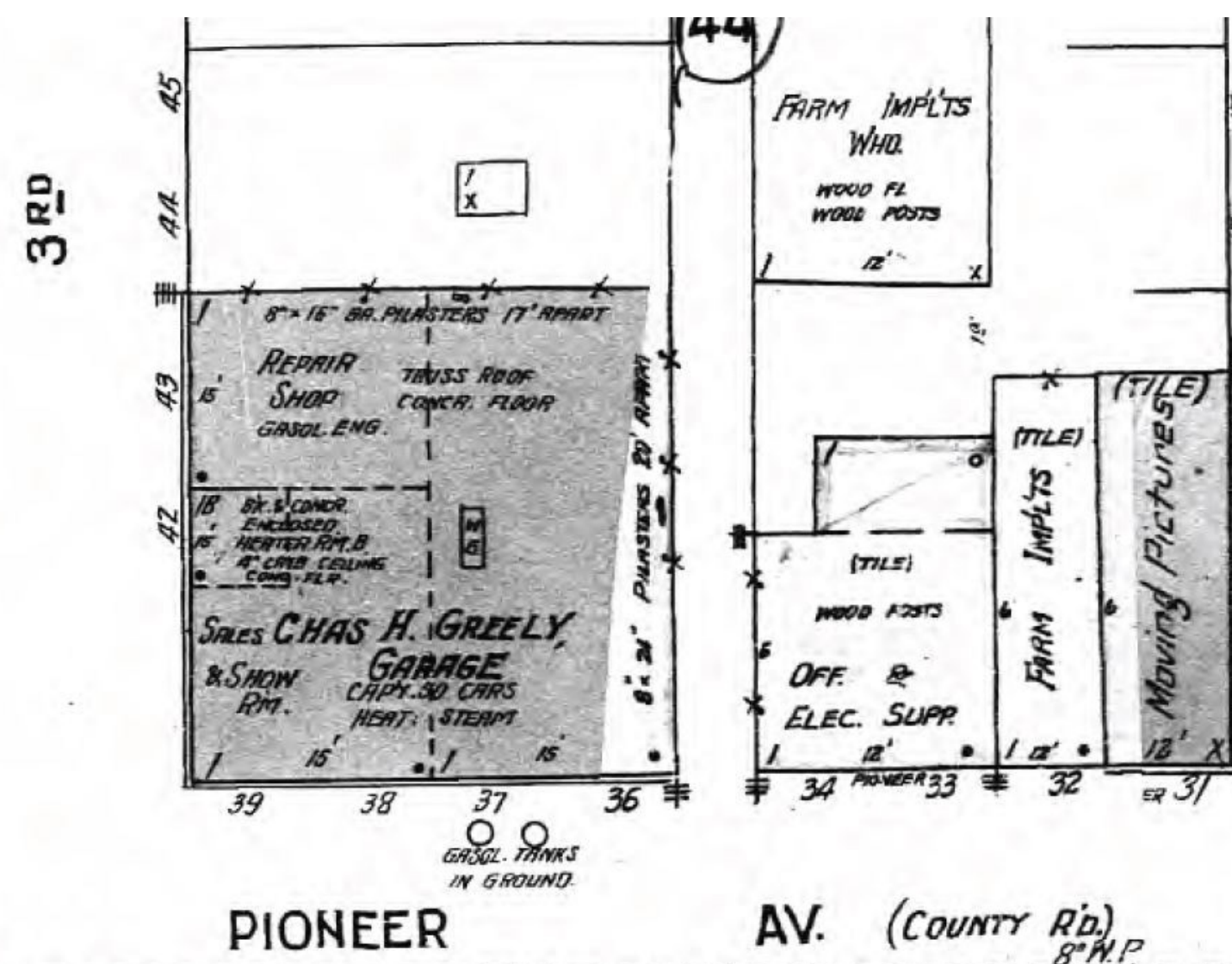
The building was formerly used for vehicle sales and maintenance as well as being a service station. Historically, there may have been as many as five gasoline underground storage tanks on the property. All of the USTs have been decommissioned and all but one were removed.

Site Assessment

Some gasoline and deisel detected on site. Treatment of the petroleum through injections along the south and north sides of the building. In situ treatment, which treats the soil and groundwater in place, is a potential cleanup option for the site.

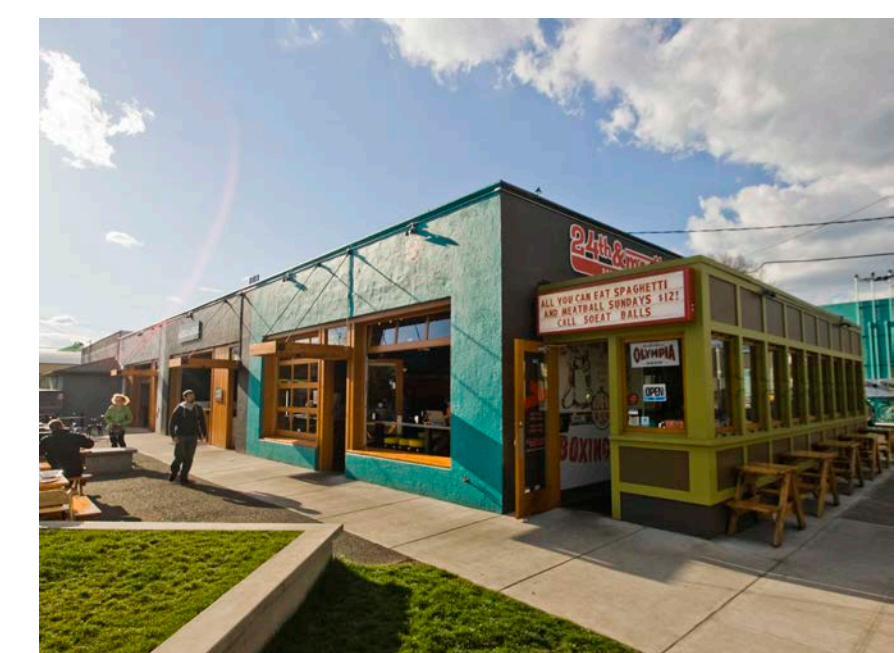
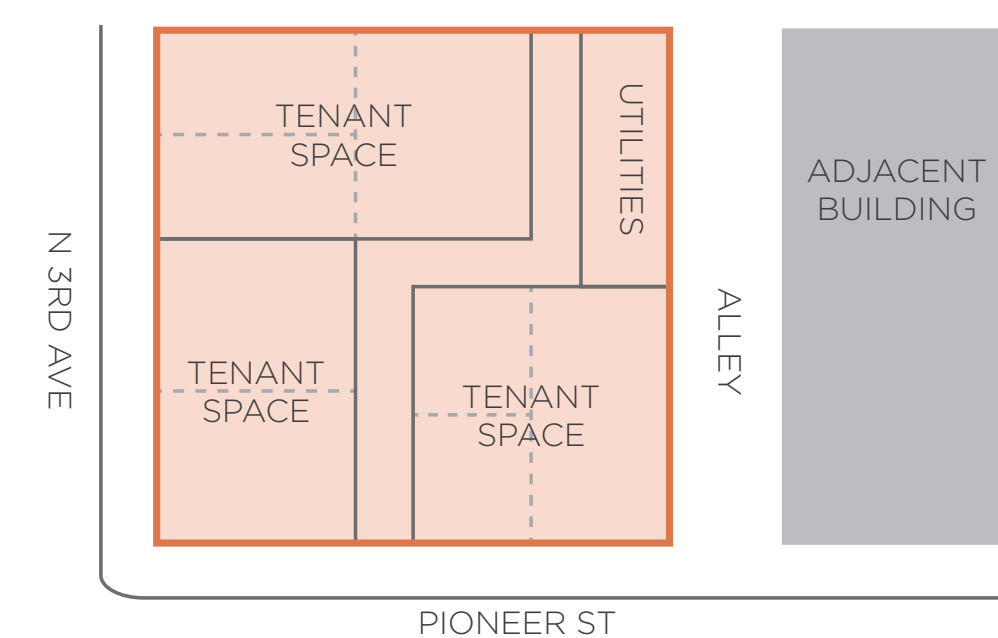
Timeline

Two treatments spaced six months apart. Each event would take 18 days to complete. Groundwater monitoring would be conducted quarterly for three years.



Concept B: Commercial Retail/Office

Concept B would be aimed to accommodate a more generalized range of multi-tenant commercial retail and office space use. With this concept, approximately 5,680 square feet is allocated as direct storefront space, 1,760 square feet as interior office or projection space, and a significant component of 3,760 square feet as common area. Existing parking behind the building would be retained but with improvements for circulation, landscaping, and ADA access.



A building on the corner of NE 24th Ave and NE Glisan Street in Portland, Oregon transitions from an abandoned auto repair shop (top) to a shared space called The Ocean (left) for six different businesses with a communal green space.