

Weeks Property

Background

The Weeks property is located near the corner of S. 3rd Avenue and Pioneer Street in Ridgefield. The property was formerly a bowling alley, but is now an undeveloped lot that adjoins another L-shaped undeveloped property to the east. The eastern property is the location of a former Shell service station until it burned down in the 1970's.



Redevelopment Scenarios

Concepts A and B: Weeks Property Only

Concept A involves development of a single-story 2,250 square foot commercial building fronting Pioneer Street for retail or service use. The back half of the property would allow for provision for approximately seven spaces of on-site customer and/or employee parking.

Concept B has a similar building footprint, but would include one floor of office space above ground floor. This alternative would reserve the back half of the site for parking to serve anticipated customer and/or employee parking needs.



Multnomah Village is a small shopping center in SW Portland, OR with small-scale shop spaces in a village environment.



The Northwood is a brew pub in Battleground Village with a pub on the ground floor and brewery production above.

Environment

Site History

A site hazard assessment was conducted by Clark County Public Health on the western property in October 2006. The assessment results showed soil and groundwater contamination exceeding the MTCA Method A cleanup levels for gasoline and several other associated chemicals.

Site Assessment

Gasoline contamination appears to have migrated to the Weeks Property in groundwater from the former service station property to the east. This water is not being used as potable water nor is it likely to contaminate Lake River.

Timeline

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



Concept C: Weeks and Eastern Property

This concept includes redevelopment of both the Weeks property and the former gas station property to the east, providing for full half-block building frontage. This concept tests the potential feasibility of a three story 13,500 square foot building – including 4,500 square feet of ground floor retail space fronting Pioneer Street and two upper floor levels of office with another 9,000 square feet of building area. On-site parking for about 15 cars could be provided behind the retail/office structure.



The Source Climbing Center in Vancouver, Washington is a three story building with a base footprint of approximately 50 feet by 100 feet and is a popular recreation site in the downtown area.