

From: [Sonja Wiser](#)
To: [Jordan Winkler](#); [Cnty 2025 Comp Plan](#); [Jose Alvarez](#); [Bart Catching](#); [Oliver Orijako](#)
Subject: RE: Ridgefield Urban Growth Area Request, Tax Parcel 215139002
Date: Monday, March 18, 2024 2:16:00 PM
Attachments: [43 Acres on NE 259th St - Ridgefield Urban Growth Area Request.pdf](#)

Thank you for your comments related to the 2025 Comp Plan/Parcel # 215139002 for 43 acres on NE 259th Street, Ridgefield. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Jordan Winkler <jordan@winklercompanies.com>
Sent: Monday, March 18, 2024 1:39 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Fw: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I sent this on Friday to Bart and Jose, and I just want to make sure it was received and the submission will be included in the record.

Thanks much,
Jordan

--

Jordan Winkler

HHF, LLC

210 SW Morrison St, Suite 600

Portland, OR 97204

jordan@winklercompanies.com

503.225.0701

From: Jordan Winkler

Sent: Friday, March 15, 2024 3:10 PM

To: bart.catching@clark.wa.gov <bart.catching@clark.wa.gov>; jose.alvarez@clark.wa.gov <jose.alvarez@clark.wa.gov>

Cc: Julia Winkler <julia@winklercompanies.com>

Subject: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Dear Bart and Jose,

Thank you for the opportunity to submit this site-specific request as part of the 2025 Comprehensive Growth Management Plan update. Attached please find a letter that serves as our submission for tax parcel 215139002.

Please let us know if you have any questions or would like to discuss further.

Regards,
Jordan Winkler

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Jordan Winkler

HHF, LLC

210 SW Morrison St, Suite 600

Portland, OR 97204

jordan@winklercompanies.com

503.225.0701

Our 43 acres is directly adjacent to City existing vacant and developed residential land across NE 259th Street to the north and is well positioned to provide additional residential land to the City subject to completion of the VBLM.

Given our property slopes from the south/southeast to the north/northwest, we are well located to utilize existing public infrastructure. Available existing utilities are a City sanitary sewer located in NE 259th Street adjacent to the northwest corner of our property and the existing public waterlines located across our entire north boundary within NE 259th Street, including a public waterline running into and through our property serving property on NE 18th Court.

We also want to acknowledge the presence of environmental riparian areas on the western portion of our property, including two seasonal drainages flowing into Gee Creek offsite to the west. It is our expectation our property will have constraints applied protecting these resources upon inclusion within the City of Ridgefield's Urban Growth Area. We anticipate celebrating the riparian area by maintaining it as a prominent visual amenity as part of the eventual development of the property.

We appreciate the opportunity you have provided to submit this request and to have our property included in the 2025 Update planning process. We plan to meet with Claire Lust at the City of Ridgefield by the end of this month to get up to date on next steps and current timelines.

Please include us both in future 2025 Update public outreach and notices using our emails julia@winklercompanies.com and jordan@winklercompanies.com.

Sincerely,


Julia Winkler
HHF, LLC


Jordan Winkler
HHF, LLC