

From: [Jenna Kay](#)
To: [Cnty 2025 Comp Plan](#); [Jeffrey Delapena](#)
Subject: FW: REDEVELOPABLE LANDS AND THE COMP PLAN PROCESS
Date: Monday, January 12, 2026 4:36:03 PM

For the record

-----Original Message-----

From: Randal Friedman <randal@camasearthdaysociety.com>
Sent: Friday, January 9, 2026 11:11 AM
To: Jenna Kay <Jenna.Kay@clark.wa.gov>
Cc: Heidi Cody <heidi@waconservationaction.org>; Don Steinke <crvancouverusa@gmail.com>
Subject: REDEVELOPABLE LANDS AND THE COMP PLAN PROCESS

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Jenna — I decided to take up the offer to speak at the continued hearing when the Commissioners/Councilors are fresh.

Ridgefield's City Manager brought up this notion of "redevelopable lands." Looking at the Buildable Lands Report the mill is all shown as either built-up, industrial building, or industrial constraints. The lab site is the same. Not shown as vacant they don't "count" for a future other than industrial. That becomes key.

I found discussion of redevelopable land in the report, but not a way to get that changed in the buildable lands report. Is there some redevelopment designation. Is there an actual designation in the report that triggers the ability to "count" that in capacity, e.g. mixed use under redevelopment even though the current use is industrial?

I did find that industrial land at the mill is counted as 9 jobs per acre while mixed use is 20. On the old lab-site that's a difference between 243 and 540 jobs. That's just the first 27 acres. Now throw in some housing at downtown urban densities with a transit stop and you are talking serious low-carbon sustainable development. Quite different than the Alternative 3 approach.

Do you know or is there someone you can direct me to to discuss? Is there a method/process to do this? This might be an elegant way to show a future path sufficient to the Department of Ecology to justify unrestricted versus industrial cleanup levels. We've been looking at a planning overlay approach.

Thanks.

Randal