



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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DEVELOPMENT SUMMARY

May 2023

Building Division

Summary of building permits by year

| Building Permits | 2019 | 2020 | 2021 | 2022 | 2023 (YTD) | May |
|---|-----------------|-----------------|-----------------|-----------------|--------------|--------------|
| Total permits | 1,111 | 1,728 | 1,716 | 871 | 209 | 74 |
| Commercial/ industrial permits | 52 | 62 | 22 | 30 | 15 | 5 |
| New home permits | 364 | 670 | 648 | 361 | 92 | 42 |
| Miscellaneous permits | 695 | 996 | 1,046 | 480 | 102 | 27 |
| Residential building permit application and review fees | \$1,269,723.00 | \$2,343,979.00 | \$2,162,994.90 | \$1,228,317.85 | 380,929.50 | 164,148.60 |
| Total building department receipts | \$11,387,271.41 | \$16,157,889.45 | \$17,239,950.74 | \$11,611,356.05 | 3,856,999.86 | 1,671,903.69 |

Approved & Under Construction Commercial Building

| (2021) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|---|----------------|--------------------|--------|
| October | Ridgefield Industrial Center - Shell Only | 468,810 | 29,947,583 | Issued |

2021 Approved & Under Construction Commercial Building: 1 project

| (2022) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|--------|
| April | Pioneer Village Bldg 14 – Shell Only | 3,574 | 394,176 | Issued |
| May | Neighborhood Refuge Outdoor Food Pavilion | 1,408 | 84,311 | Issued |
| July | Kemper Grove Ph 5 DeMelo Park Picnic Shelter | 600 | 35,928 | Closed |
| August | Energy Electric Lot 2 | 4,800 | 303,360 | Issued |
| October | Ridgefield Crossing Retail - Shell Only | 8,197 | 742,719 | Issued |

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|----------|-------------------------------------|--------|-----------|--------|
| October | Pioneer Village Bldg 3 - Shell Only | 12,106 | 853,836 | Issued |
| November | Tractor Supply | 25,624 | 3,907,660 | Issued |
| November | Haarup Building | 21,750 | 2,178,294 | Issued |
| November | Tractor Supply Shed Building | 1,250 | 74,850 | Issued |

2022 Approved & Under Construction Commercial Building: 9 projects

| (2023) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--------------------------------|----------------|--------------------|--------|
| February | Tractor Supply Greenhouse Bldg | 3,807 | 498,412 | Issued |
| April | Les Schwab | 11,941 | 1,044,165 | Issued |
| May | Lucy's Garden | 1,800 | 370,170 | Closed |

2023 Approved & Under Construction Commercial Building: 3 projects

Approved & Under Construction Commercial Tenant Improvement

| (2021) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|------------------------------|----------------|--------------------|--------|
| September | Anytime Fitness PV Bldg 10 | 4,741 | 560,718 | Closed |

2021 Approved & Under Construction Commercial Tenant Improvement: 1 project

| (2022) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|--------|
| May | Carts By The Park Cover | 768 | 37,471 | Issued |
| June | IT3 Wisdom Ridge North Bldg | 9,872 | 1,777,849 | Issued |
| June | Gordon Truck Centers Interior Remodel | 6,075 | 100,273 | Issued |
| September | Port of Ridgefield The Bluffs Bldg 1 | 1,675 | 313,962 | Issued |
| October | Ridgefield Police Department The Bluffs Bldg 1 | 6,661 | 892,335 | Issued |
| November | Childs Trucking RIC | 345,438 | 33,498,057 | Issued |

2022 Approved & Under Construction Commercial Tenant Improvement: 6 projects

| (2023) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|-------------------------------|----------------|--------------------|--------|
| January | Royle Vet Clinic PV Bldg 14 | 2,607 | 319,931 | Issued |
| January | WDFW Storage Mezzanine | 710 | 52,725 | Issued |
| March | Ross RIC | 55,920 | 5,656,570 | Issued |

| | | | | |
|-------|--|--------|-----------|--------|
| March | Albertsons RIC | 61,554 | 6,255,814 | Issued |
| March | Gordon Truck Centers Addition | 3,675 | 349,640 | Issued |
| April | JoJo's PV Bldg 3 | 1,529 | 134,797 | Issued |
| April | Playmakers PV Bldg 7 | 5,587 | 728,795 | Issued |
| May | Arktana/Bigfoot Mnt Outfitters PV Bldg 3 | 3,417 | 301,243 | Issued |
| May | Ridgefield Flooring PV Bldg 14 | 943 | 83,135 | Issued |
| May | Tri Mountain Bldg 5 TI | 617 | 120,209 | Issued |

2023 Approved & Under Construction Commercial Tenant Improvement: 10 projects

Pending permits

| Type of permit | Total |
|--|------------|
| Home Permits pending | 51 |
| Commercial/industrial pending | 20 |
| Commercial Tenant Improvement | 6 |
| Miscellaneous pending | 94 |
| Grand total for all pending permits | 171 |

Subdivisions with issued building permits

| Subdivision | Issued permits | Total lots |
|-----------------------|----------------|------------|
| Seven Wells Ph 3 | 102 | 104 |
| Taverner Ridge Ph 5 | 8 | 10 |
| Cloverhill Ph 4 | 65 | 65 |
| Cloverhill Ph 7 | 37 | 37 |
| Royal View | 26 | 27 |
| Royal Terrace | 31 | 32 |
| Greely Farms Ph 2A | 73 | 89 |
| The Crossing Ph 1 | 35 | 36 |
| Kemper Grove Ph 2 | 46 | 48 |
| Kemper Grove Ph 3 | 28 | 71 |
| Kemper Grove Ph 4 & 5 | 32 | 34 |
| McCormick Creek Ph 2 | 40 | 42 |
| McCormick Creek Ph 3 | 20 | 31 |
| Eagle Ridge Estates | 22 | 23 |
| Journey's Edge | 1 | 6 |

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|-----------------------------|----|-----|
| Sanderling Park Ph 1 | 12 | 46 |
| Ridgefield Heights Ph 1 & 2 | 30 | 105 |
| Laspa Short Plat | 1 | 2 |

Planning Division

Pre-application conferences

| Name | Description | Size | Location | Date of conference | Status |
|---|--|---------|------------|--------------------|--------------------|
| IQ Credit Union (PLZ-23-0022) | Develop new 3,480-sf credit union building including a drive-through facility. | 0.83 ac | 986062364 | April 25 | Notes Issued May 9 |
| Cloverhill Phase 3B & 10 (PLZ-23-0025) | Change zoning from RLD-8 to RLD-4 to accommodate proposed revisions to the Cloverhill PUD. | 50+ ac | Royle Road | April 25 | In Review |

Projects under review

| Name | Description | Size | Location | Key dates | Status |
|--|--|-------------------|---------------------------|----------------------------------|----------------------|
| Nye PUD (PLZ-22-0054-0057) | Preliminary PUD for 64 lots | 19.86 ac | 27805 NW 51st | Technically incomplete May 6 | Awaiting resubmittal |
| Preliminary PUD, SEPA, Critical Areas, | | | | | |
| Jubilee Tea House Sign (PLZ-22-0100) | Adhere Vinyl lettering to building | 0.2 ac | 321 N 3 rd Ave | Incomplete Aug 10 th | Awaiting resubmittal |
| Cloverhill Phase 10 Post Decision (PLZ-33-0111) | Reduce phase 10 from 9 lots to 4 lots | 3.87 ac | No address - 986047335 | Incomplete Sept 26 th | Awaiting resubmittal |
| Cloverhill Phase 3B (PLZ-22-0133) | Type III Post Decision Increase lots from 47 to 58 | 14.85 ac | 2067 S Royle Rd | Submitted Nov 15 th | Awaiting resubmittal |
| RSD New Elementary School Final Site Plan (PLZ-19-0116) | Final Site Plan | 27.36 ac | 7025 N 10TH ST | Submitted Oct 24 th | Under Review |
| Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152) | Short Plat, Shoreline, Critical Areas, SEPA, Arch | | 111 W Division St | Tech Complete Apr 10 | In Review |
| Costco @ Union Ridge Town Center (PLZ-22- | Site Plan, SEPA w/ archaeological predetermination, critical | NW of Pioneer/I-5 | Tech Complete Dec 13th | On hold at applicant's request | |

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|--|---------------------------------------|----------|--------------------------|--|-------------------------|
| 0136-0140) | areas, administrative adjustment | | junction | | |
| PacTrust Ridgefield (PLZ- 23-0002) | Site Plan, SEPA, Critical Areas, Arch | 42 ac | 986061644, 986061643 | Tech Complete Mar 23rd | Under Review |
| Holsinger Mixed Use (PLZ-19-0057) | Final Site Plan | | | Submitted April 30 th | On Hold |
| Sanderling PH 4-7 PDR (PLZ-23-0012) | Post Decision Review | 75.96 ac | 23115 NW Hillhurst Road | Incomplete Apr 6 | Awaiting resubmittal |
| Greely Farms Phase 3B (PLZ-23-0013) | Final Plat | | 986062686 | Submitted Mar 9 th | Council approved Apr 27 |
| Sanderling Park Phase 1 (PLZ-23-0015) | Plat Alteration | 2.31 ac | 216452000 | Technically Complete Apr 14 | Under Review |
| Anytime Fitness Sign (PLZ-23-0026) | Sign Permit | | 4326 S Settler | Submitted Apr 6 | NOD issued April 28th |
| Paradise Pointe (Found) Ph 3 (PLZ-23-0021) | Final Plat | 17.85 ac | 213070000 | 1 st review comments Apr 26 | Awaiting resubmittal |
| Ridgefield Police Department Sign Permit (PLZ-23-0037) | Sign Permit | | 101 Mill St | Submitted May 8 | Approved May 18 |
| Keller Supply PDR (PLZ- 23-0029 - 23-0033) | Type II PDR | | 1200 and 1290 N 65th Ave | Submitted May 1st | Under review |

Engineering Division

Projects under review

| Name | Description | Size | Location | Status |
|----------------------------------|-------------------------|------------------------|------------------------|---|
| Discovery Ridge 3B | Commercial | 1.01 Acres 2 phases | S 47 th Ave | Traffic study questions answered |
| Ridgefield Food Carts | Onsite Improvements | 1 Acres | N 1 st Cir | No work this month. 3rd Engineering Review Complete |
| Tri-Mountain Station Early Water | Commercial Development | 7.5 Acres | S 65 th Ave | No work this month. 2nd Early Utility Review Complete |
| Greely Phase 2B Engineering | Residential Development | 9.14 Acres | N 10 th St | 2nd Review Completed, comments returned to engineer |

| | | | | |
|--|-------------------------|---------------------------|---------------------------|---|
| Greely Phase 2C Grading | Residential Development | 911.46 Acres | N 10 th St | Reviews related to sanitary sewer installation completed. |
| Sanderling Ph3 | Residential Development | 2.1 Acres | Hillhurst Rd | Complete |
| Sanderling Ph2A | Residential Development | 3.7 Acres | Hillhurst Rd | Approved in early May |
| Sanderling Ph 2B | Residential Development | 1.1 Acres | Hillhurst Rd | 3 rd and 4 th Reviews Completed, approval expected early June |
| Mountain View Dental | Commercial Development | 2.17 acres 2 buildings | 5284 Pioneer | Revised plans in 3 rd review, awaiting revisions for review. IQ Credit Union is second building, separate review |
| Tri-Mountain Station Early Storm and Frontage | Commercial Development | 7.5 Acres | S 65 th Ave | No work this month. 2nd Early Utility Review Complete |
| Les Schwab | Commercial Development | 1 Acres | S 3 rd Way | Pre-construction held in April, now under construction |
| Seven Wells Ph 6 | Residential Development | 15.3 Acres | Royle Rd | Revisions to water connections in final set, nearing approval. |
| Urban Downs 2 | Residential Development | 33 Acres | N 85 th Avenue | Early grading approved |
| Parr Ridgefield Yard Expansion | Commercial Development | <1 Acre | Timm Rd | 1 st Review Complete with comments, awaiting 2 nd submittal |
| Clark College AMC | Commercial Development | 10 Acres | Pioneer Street | Grading and foundation only 1 st approved, pre-con scheduled for June 7. |
| Ridgefield Gateway Phase 1 | Commercial Development | 5.7 Acres 5 buildings | Pioneer Street | 1 st Review Completed with comments |
| Wind River Short Plat | Residential Development | 5.71 Acres | Wind River Way | Final plans reviewed and returned for revisions |
| Ridgefield Corporate Business Park | Commercial Development | 40.4 Acres | S 6 th Way | Coordination of roads and utilities with Lahti meetings in May. Driveway to Holsinger currently in process. |

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|-------------------------------------|-------------------------|----------------------------------|----------------|--|
| Costco/URTC | Commercial Development | 12.4 Acres Multiple buildings | Pioneer Street | Early grading permit approved Pre-con held 5/30 |
| Refuge Dog Park Improvements | Residential Development | 5.9 Acres | Hillhurst Rd | Construction completed. Can close out this permit. |

Projects under construction

| Name | Description | Size | Location | Status |
|----------------------------|------------------------|---------|-----------------------|--|
| Kemper Grove 2 | Residential | 36 | N 32 Ave | Complete |
| Ridgefield Crossing | Commercial/Residential | | Pioneer St | Revised Punchlist after walkthrough in early May |
| Les Schwab | Commercial Development | 1 Acres | S 3 rd Way | Under construction |