



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### DEVELOPMENT SUMMARY February 2024

## Building Department

### Summary of building permits by year

| Building Permits  | 2020         | 2021         | 2022         | 2023        | 2024 (YTD)  | February  |
|---|--------------|--------------|--------------|-------------|-------------|-----------|
| Total permits   | 1,728        | 1,716        | 871          | 524         | 89*         | 57        |
| Commercial/ industrial permits                          | 62           | 22           | 30           | 29          | 5           | 2         |
| New home permits  | 670          | 648          | 361          | 243         | 55          | 27        |
| Miscellaneous permits                                   | 996          | 1,046        | 480          | 252         | 29*         | 17*       |
| Residential building permit application and review fees | \$2,343,979  | \$2,162,995  | \$1,228,318  | \$997,334   | \$251,902   | \$120,463 |
| Total building department receipts                      | \$16,157,889 | \$17,239,951 | \$11,611,356 | \$9,137,506 | \$2,018,115 | \$992,935 |

(\*amts revised)

### 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         | Closed |

#### 2021 Approved & Under Construction Commercial Building: 1 project

| (2022) Month Approved | Project                             | Square Footage | Building Valuation | Status |
|-----------------------|-------------------------------------|----------------|--------------------|--------|
| August                | Energy Electric Lot 2               | 4,800          | 303,360            | Issued |
| October               | Pioneer Village Bldg 3 - Shell Only | 12,106         | 853,836            | Issued |

#### 2022 Approved & Under Construction Commercial Building: 2 projects

| (2023) Month Approved | Project                                 | Square Footage | Building Valuation | Status |
|-----------------------|---|----------------|--------------------|--------|
| July                  | Pioneer Village Bldg 11 – Shell Only    | 4,666          | 458,108            | Issued |
| August                | Mountain View Dental – Shell Only       | 8,445          | 922,189            | Issued |
| August                | Ridgefield RV Storage & More - Office   | 2,328          | 338,879            | Issued |
| October               | Parr Lumber Yard Expansion              | 5,911          | 616,964            | Issued |
| October               | Clark College                           | 50,299         | 8,004,563          | Issued |
| November              | Ridgefield RV Storage & More Building C | 24,360         | 2,654,022          | Issued |
| November              | Ridgefield RV Storage & More Building D | 14,210         | 1,458,514          | Issued |
| November              | Ridgefield RV Storage & More Building E | 11,200         | 1,434,496          | Issued |

#### 2023 Approved & Under Construction Commercial Building: 8 projects

| (2024) Month Approved | Project                              | Square Footage | Building Valuation | Status |
|-----------------------|--------------------------------------|----------------|--------------------|--------|
| January               | DT DC7 HVAC Retrofit for Dollar Tree | 900            | 59,832             | Issued |
| January               | RSD CTE Building                     | 2,800          | 712,264            | Issued |

#### 2024 Approved & Under Construction Commercial Building: 2 projects

### Approved & Under Construction Commercial Tenant Improvement

| (2022) Month Approved | Project                               | Square Footage | Building Valuation | Status |
|-----------------------|---------------------------------------|----------------|--------------------|--------|
| May                   | Carts By The Park Cover               | 768            | 37,471             | Issued |
| June                  | Gordon Truck Centers Interior Remodel | 6,075          | 100,273            | Issued |
| November              | Childs Trucking   RIC                 | 345,438        | 33,498,057         | Closed |

#### 2022 Approved & Under Construction Commercial Tenant Improvement: 3 projects

| (2023) Month Approved | Project                                    | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|--------|
| March                 | Ross   RIC                                 | 55,920         | 5,656,570          | Closed |
| March                 | Albertsons   RIC                           | 61,554         | 6,255,814          | Closed |
| March                 | Gordon Truck Centers Addition              | 3,675          | 349,640            | Closed |
| 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 |
| July                  | Albertson's Central Fill                   | 49,701         | 1,500,000          | Issued |
| July                  | Juxtaposition   PV Bldg 6                  | 3,925          | 346,028            | Issued |

|          |                      |       |         |        |
|----------|----------------------|-------|---------|--------|
| December | Barnick Chiropractic | 2,045 | 370,513 | Closed |
|----------|----------------------|-------|---------|--------|

**2023 Approved & Under Construction Commercial Tenant Improvement: 9 projects**

| (2024) Month Approved | Project                        | Square Footage | Building Valuation | Status |
|-----------------------|--------------------------------|----------------|--------------------|--------|
| January               | Junebug Play & Learning Space  | 2,800          | 562,968            | Issued |
| February              | Neighborhood Ridgefield Refuge | 1,344          | 80,000             | Issued |
| February              | Seen Eye Care PLLC             | 1,300          | 231,153            | Issued |

**2024 Approved & Under Construction Commercial Tenant Improvement: 3 projects**

**Pending permits**

| Type of permit                             | Total      |
|--|------------|
| Home Permits pending                       | 57         |
| Commercial/industrial pending              | 23         |
| Commercial Tenant Improvement              | 4          |
| Miscellaneous pending                      | 58         |
| <b>Grand total for all pending permits</b> | <b>142</b> |

**Subdivisions with issued building permits**

| Subdivision                 | Issued permits | Total lots |
|-----------------------------|----------------|------------|
| Seven Wells Ph 3            | 103            | 104        |
| The Reserve at Seven Wells  | 14             | 63         |
| Taverner Ridge Ph 5         | 8              | 10         |
| Royal Terrace               | 31             | 32         |
| Greely Farms Ph 2A          | 85             | 89         |
| Greely Farms Ph 3A          | 23             | 79         |
| The Crossing Ph 1           | 35             | 36         |
| Kemper Grove Ph 2           | 46             | 48         |
| McCormick Creek Ph 2        | 40             | 42         |
| McCormick Creek Ph 3        | 30             | 31         |
| Journey's Edge              | 3              | 6          |
| Sanderling Park Ph 1        | 35             | 46         |
| Ridgefield Heights Ph 1 & 2 | 87             | 105        |

## Planning Department

### Pre-application conferences

| Name  | Description               | Size | Location                  | Date of conference               | Status                     |
|---|---------------------------|------|---------------------------|----------------------------------|----------------------------|
| <b>Charlottes Garden Cottages (PLZ-24-0003)</b> | 18-Cottage Development    |      | 203 S 7 <sup>th</sup> Ave | February 13 <sup>th</sup> , 1:00 | Conference Occurred Feb 13 |
| <b>Bus Barn (PLZ-24-0001)</b>                   | Redevelopment of bus barn |      | 304 Pioneer Street        | February 13 <sup>th</sup> , 2:30 | Conference Occurred Feb 13 |

### Projects under review

| Name   | Description  | Size     | Location                                      | Key dates                                | Status               |
|--|--|----------|---|--|----------------------|
| <b>Nye PUD (PLZ-22-0054-0057)</b>                              | Preliminary PUD for 64 lots                        | 19.86 ac | 27805 NW 51st                                 | Public Hearing held Dec 19 <sup>th</sup> | NOD Issued Feb 22    |
| Preliminary PUD, SEPA, Critical Areas,                         |  |          |   |  |                      |
| <b>Jubilee Tea House Sign (PLZ-22-0100)</b>                    | Adhere Vinyl lettering to building                 | 0.2 ac   | 321 N 3 <sup>rd</sup> Ave                     | Incomplete Aug 10 <sup>th</sup>          | Awaiting resubmittal |
| <b>RSD New Elementary School Final Site Plan (PLZ-19-0116)</b> | Final Site Plan                                    | 27.36 ac | 7025 N 10TH ST                                | Submitted Oct 24 <sup>th</sup>           | On Hold              |
| <b>Holsinger Mixed Use (PLZ-19-0057)</b>                       | Final Site Plan                                    |          |   | Submitted April 30 <sup>th</sup>         | On Hold              |
| <b>Hillhurst Bldg A Drive Thru PDR (PLZ-23-0054)</b>           | Adding a drive through to Bldg A                   |          | 2209 S Hillhurst Road (Building A)            | Submitted July 14 <sup>th</sup>          | NOD issued Feb 15    |
| <b>Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057</b>  | Site Plan  |          | Discovery Ridge Ph3 Short Plat, Lots 20 & 21  | Submitted July 25 <sup>th</sup>          | NOD issued Feb 6     |
| <b>Prairie Yard Expansion SPR &amp; SEPA, PLZ-23-0050</b>      | Site Plan, SEPA                                    |          | 27050 NE 10th Avenue                          | Submitted July 13 <sup>th</sup>          | Awaiting Resubmittal |
| <b>IQ Credit Union (PLZ-23-0074 - 0078)</b>                    | Site Plan, Variance, Critical Areas, SEPA          |          | Near 5284 Pioneer St                          | Sep 25 <sup>th</sup>                     | Under Review         |
| <b>50Th Place Rezone, PLZ-23-0060</b>                          | Rezone   |          | "SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM | Sep 12 <sup>th</sup>                     | Applicant Withdrawn  |
| <b>Greely Farm PH 4 (PLZ-23-0080 - 0083)</b>                   | Preliminary PUD, SEPA, Critical Areas, Archaeology |          | 279th St & 4th St                             | Oct 6 <sup>th</sup>                      | NOD issued Feb 12    |

|  |                                   |                                |                      |                            |
|--|-----------------------------------|--------------------------------|----------------------|----------------------------|
| <b>Cloverhill PUD Phase 3B &amp; 10 PDR, PLZ-23-0095</b>                       | Type II Post Decision Review      | 2067 S Royal Rd                | Oct 27 <sup>th</sup> | Awaiting Resubmittal       |
| <b>Quail Ridge Subdivision (PLZ-23-0091)</b>                                   | PUD, SEPA, Arch, Critical Area    | 3797 S 15th Street             | Nov 8 <sup>th</sup>  | Under Review               |
| <b>Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096</b>                    | Final Plat                        | 21307700                       | Nov 6 <sup>th</sup>  | Awaiting Resubmittal       |
| <b>Paradise Pointe PUD Phase 2 Final Plat - PLZ-23-0097</b>                    | Final Plat                        | 21307600                       | Nov 6 <sup>th</sup>  | Approved by Council Feb 22 |
| <b>Union Ridge Town Center Binding Site Plan, Site Plan (PLZ-23-0088-0090)</b> | Binding Site Plan, Site Plan, BLA | URTC/Ridgefield Junction       | Oct 13 <sup>th</sup> | Under Review               |
| <b>Panda Express Site Plan (PLZ-23-0100)</b>                                   | Site Plan                         | URTC                           | Dec 12 <sup>th</sup> | Awaiting Resubmittal       |
| <b>Ridgefield Gateway Short Plat (PLZ-23-0101)</b>                             | Short Plat                        | 4801 S 3RD WAY,                | Dec 5 <sup>th</sup>  | Under Review               |
| <b>McDonalds Site Plan (PLZ-23-105)</b>  | Site Plan                         | 213971000                      | Dec 14 <sup>th</sup> | Awaiting Resubmittal       |
| <b>Les Schwab Discovery Ridge Phase 2B Final Short Plat, PLZ-23-0104</b>       | Short Plat                        | 4801 S 3RD WAY,                | Dec 13 <sup>th</sup> | NOD Issued Feb 20          |
| <b>Lahti Property Final Binding Site Plan, PLZ-23-0103</b>                     | Binding Site Plat                 | 606996000 and 602965000        | Dec 13 <sup>th</sup> | NOD issued Feb 20          |
| <b>Keller Supply BLA (PLZ-24-0004)</b>   | BLA                               | 1200 & 1290 N 65 <sup>th</sup> | Feb 5 <sup>th</sup>  | Under Review               |
| <b>AT&amp;T (PLZ-24-0007)</b>  | Sign Permit                       | 4332 S Settler Dr, Suite 130   | Feb 28 <sup>th</sup> | Under Review               |
| <b>Vancouver Clinic Zoning Confirmation Request, (PLZ-24-0009)</b>             | Zoning Confirmation               | 214070000                      | Feb 28th             | Under Review               |
| <b>Wubben Intent to Annex, (PLZ-24-0006)</b>                                   |                                   | 24009 NW Meuller Rd            | Feb 20 <sup>th</sup> | Under Review               |

# Engineering Department

## Projects under review

| Name   | Description             | Size                     | Location                  | Status                               |
|--|-------------------------|--------------------------|---------------------------|--------------------------------------|
| <b>Greely Phase 2B<br/>ENG-22-0116</b>                 | Residential Development | 9.14 Acres               | N 10 <sup>th</sup> St     | Under Review                         |
| <b>Greely Phase 2C<br/>ENG-22-0087</b>                 | Residential Development | 59.21 Acres              | N 10 <sup>th</sup> St     | Under Review                         |
| <b>Tri-Mountain Station,<br/>ENG-22-0129</b>           | Commercial Development  | 7.5 Acres                | S 65 <sup>th</sup> Ave    | Approved. Next Step: Pre-Con Meeting |
| <b>Paradise Pointe Ph 4-5</b>                          | Residential Development | 18 Acres                 | Royle Rd                  | Under Review                         |
| <b>Paradise Found (Point) Crossing<br/>ENG-23-0084</b> | Residential Development | 44 Acres                 | Royle Rd                  | Under Review                         |
| <b>Ridgefield Gateway Phase 1<br/>ENG-23-0039</b>      | Commercial Development  | 5.7 Acres<br>5 buildings | Pioneer Street            | Waiting resubmittal                  |
| <b>Wind River Short Plat,<br/>ENG-23-0042</b>          | Residential Development | Acres                    | Wind River Way            | Waiting resubmittal                  |
| <b>Keller Supply Expansion<br/>ENG-23-0085</b>         | Commercial Development  | 1 Acre                   | 65 <sup>th</sup> Avenue   | Waiting resubmittal                  |
| <b>Hillhurst</b>                                       | Commercial Development  | 2 Acres                  | Hillhurst Rd              | Under Review                         |
| <b>Costco Warehouse/Fuel Facility</b>                  | Commercial Development  | 17.39 Acres              | N 56 <sup>th</sup> Place  | Under Review                         |
| <b>Kirkland Senior Living</b>                          | Residential Development | 2 Acres                  | Pioneer Street            | Under Review                         |
| <b>Sanderling Park Ph 4</b>                            | Residential Development | 73 Acres                 | NW Hillhurst Rd           | Under Review                         |
| <b>RSD New Ridgefield Elementary School</b>            | Commercial Development  | 27.36 Acres              | N 10 <sup>th</sup> Street | Under Review                         |
| <b>RHS Voc Ed Building</b>                             | Commercial Development  | 32.10 Acres              | Hillhurst Road            | Under Review                         |
| <b>Keller Supply Expansion</b>                         | Commercial Development  | 3.65 Acres               | N 65 <sup>th</sup> Ave    | Under Review                         |

## Projects under construction

| Name   | Description             | Size         | Location                | Status                   |
|--|-------------------------|--------------|-------------------------|--------------------------|
| <b>Mountainview Dental, ENG-23-0001</b>                        | Commercial development  | 2.17 acres   | 5284 Pioneer            | Under construction       |
| <b>Costco/URTC, ENG-23-0043</b>                                | Commercial Development  | 12.4 Acres   | Pioneer Street          | Under construction       |
| <b>Seven Wells Ph 6, ENG-22-0132</b>                           | Residential Development | 15.3 Acres   | Royle Rd                | Under construction       |
| <b>Urban Downs Ph 2</b>  | Residential Development | 33.49 Acres  | NE 10 <sup>th</sup> Ave | Grading                  |
| <b>Ridgefield Corporate Business Park/PacTrust ENG-23-0081</b> | Commercial Development  | 40.4 Acres   | S. 6 <sup>th</sup> Way  | Erosion control in place |
| <b>Paradise Pointe Ph 1</b>                                    | Residential Development | 108.11 Acres | N 35 <sup>th</sup> Ave  | Under construction       |
| <b>Paradise Pointe Ph 2</b>                                    | Residential Development | See Ph 1     | N 35 <sup>th</sup> Ave  | Under construction       |
| <b>Paradise Pointe Ph 3</b>                                    | Residential Development | See Ph 1     | N Royle Rd              | Under construction       |
| <b>Sanderling Park</b>   | Residential Development | 73 Acres     | NW Hillhurst Rd         | Under Construction       |