



## COMMUNITY DEVELOPMENT DEPARTMENT

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

## Building Department

### Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	June
Total permits	1,728	1,716	871	524	444	62
Commercial/ industrial permits	62	22	30	29	13	2
New home permits	670	648	361	243	157	20
Miscellaneous permits	996	1,046	480	252	274	40
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$754,289	\$96,685
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$5,486,210	\$565,947

### Approved & Under Construction Commercial Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued

2022 Approved & Under Construction Commercial Building: 1 project

(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
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
April	Costco Warehouse	160,812	22,116,475	Issued
April	Costco Fuel Facility	9,010	1,621,223	Issued
May	United Natural Foods Inc	1,480	110,422	Issued

**2024 Approved & Under Construction Commercial Building: 5 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

**2022 Approved & Under Construction Commercial Tenant Improvement: 1 project**

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	JoJo's   PV Bldg 3	1,529	134,797	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	Closed

**2023 Approved & Under Construction Commercial Tenant Improvement: 4 projects**

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	Junebug Play & Learning Space	2,800	562,968	Closed
February	Neighborhood Ridgefield Refuge	1,344	80,000	Issued
March	AT&T   PV Bldg 11	894	78,815	Issued
March	Domino's	1,400	248,934	Closed
April	Ridgefield Physical Therapy	3,520	625,891	Issued
June	Mountain View Dental	4,084	739,939	Issued
June	8 Cow Creamery   PV Bldg 8	2,206	291,038	Issued

## Pending permits

Type of permit	Total
Home Permits pending	30
Commercial/industrial pending	27
Commercial Tenant Improvement	4
Miscellaneous pending	94
<b>Grand total for all pending permits</b>	<b>155</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	35	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	33	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	31	31
Journey's Edge	3	6
Sanderling Park Ph 1	46	46
Ridgefield Heights Ph 1 & 2	100	105
Paradise Pointe Ph 2	8	21
Paradise Pointe Ph 3	28	82

## Planning Department

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Hendrickson Estates PUD PLZ-24-0024	25-lot PUD		3005 NW Carty Rd	June 11 <sup>th</sup> , 1:00pm	Conference Occurred June 11th

<b>Ridgefield KinderCare PLZ-24-0029</b>	12,000 sq ft KinderCare	4801 S 3 <sup>rd</sup> Way	June 25 <sup>th</sup> , 1:00	Conference Occurred June 25th
<b>Eastside Elevated Water Reservoir PLZ-24-0033</b>	2.5-million-gallon elevated water reservoir	8004 S. 5th Street	June 25 <sup>th</sup> , 2:30	Conference Occurred June 25th

## Projects under review

Name	Description	Size	Location	Key dates	Status
<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>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>	On Hold
<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>	Under Review
<b>Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096</b>	Final Plat	21307700		Nov 6 <sup>th</sup>	Council Accepted June 27 <sup>th</sup>
<b>Panda Express Site Plan (PLZ-23-0100)</b>	Site Plan	URTC		Dec 12 <sup>th</sup>	Awaiting Resubmittal
<b>McDonalds Site Plan (PLZ-23-105)</b>	Site Plan	213971000		Dec 14 <sup>th</sup>	Under Review
<b>Discovery Ridge Phase 2A (PLZ-24-0011)</b>	Site Plan	986052544, 986052544, 986052542, 986052541		March 14	Awaiting Resubmittal
<b>Allied Pipe Yard Expansion, PLZ-24-0014</b>	Site Plan	766 S 74th		March 29	NOD Issued June 25 <sup>th</sup>
<b>50th Avenue Roundabout and Pioneer Street Widening, PLZ-24-0020-0021</b>	Critical Areas and SEPA Review			Submitted April 30	Under Review
<b>Paradise Pointe Phase 3 Monument Entry Sign, PLZ-24-0019</b>	Sign Permit	1355 N Royle		Submitted April 25	NOD Issued June 27 <sup>th</sup>

<b>Lahti Binding Site Plan, PLZ-24-0017</b>	Binding Site Plan	5145 & 5395 Pioneer S	Submitted April 17 <sup>th</sup>	Under Review
<b>Marechal Meadows Plat PLZ-24-0022</b>	Final Plat	986067097	Submitted May 2 <sup>nd</sup>	Under Review
<b>Pepsi Wall Sign South PLZ- 24-0032</b>	Sign Permit	S 219 S Timm Rd	Submitted May 22 <sup>nd</sup>	NOD Issued June 6 <sup>th</sup>
<b>50th Ave Roundabout &amp; Pioneer St Widening PLZ- 24-0020 – 24-0021</b>	Critical Area & SEPA	Pioneer St between Royle RD & 56th Ave	Submitted April 30 <sup>th</sup>	Under Review
<b>URTC Binding Site Plan PLZ-24-0035</b>	Binding Site Plan	URTC	Submitted June 6 <sup>th</sup>	Under Review
<b>Dominos Wall Sign PLZ-24-Sign Permit 0031</b>	Sign Permit	110 S 65th Ave	Submitted June 3 <sup>rd</sup>	NOD Issued July 1 <sup>st</sup>
<b>Bartlett Shop (PLZ-24- 0037)</b>	Type III Nonconforming Use	126 N 8 <sup>th</sup>	Submitted June 11	Under Review
<b>Raptors Park (Frank Subdivision) PLZ-24-0036</b>	Annexations	215876000, 215875000, 216472000 and 216457000	Submitted June 6 <sup>th</sup>	Under Review
<b>Pepsi Wall Sign North PLZ- Wall Sign 24-0039</b>	Wall Sign	S 219 Timm Rd	Submitted June 26 <sup>th</sup>	Under Review

## Engineering Department

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Phase 2B ENG-22-0116</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	Waiting Resubmittal
<b>Greely Phase 2C ENG-22-0087</b>	Residential Development	59.21 Acres	N 10 <sup>th</sup> St	Waiting Resubmittal
<b>Paradise Pointe ENG-23-0084</b>	Extension of N 13 <sup>th</sup> St Crossing		N Royle Rd	On Hold
<b>Sanderling Park Ph 4 ENG-23-0111</b>	Residential Development	73 Acres	NW Hillhurst Rd	Under Review
<b>RSD New Ridgefield Elementary School ENG-24-0011, ENG-24- 0010</b>	Commercial Development	27.36 Acres	N 10 <sup>th</sup> St	Waiting Resubmittal

<b>RHS Voc Ed Building</b> <b>ENG-24-0012, ENG-24-0013</b>	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
<b>iQ Credit Union</b> <b>ENG-24-0018, ENG-24-0019</b>	Commercial Development		Pioneer St	Waiting Resubmittal
<b>Chevron Expansion</b> <b>ENG-24-0027, ENG-24-0028</b>	Commercial Development		Pioneer St	Waiting Resubmittal
<b>URTC 1 - Pads E &amp; F</b> <b>ENG-24-0040, ENG-24-0041</b>	Commercial Development	5.09 Acres	5694 Pioneer St	Waiting Resubmittal
<b>Discovery Ridge Ph 3B</b> <b>Lot 21</b>  <b>ENG-23-0104</b>	Commercial Development	1.01 Acres	411 S 47 <sup>th</sup> Ave	Waiting Resubmittal
<b>McDonalds</b> <b>ENG-23-0120</b>	Commercial Development	0.88 Acres	8307 Pioneer St	Under Review
<b>Quail Ridge</b> <b>ENG-24-0048</b>	Residential Development	20 Acres	S 15 <sup>th</sup> St	Waiting Resubmittal
<b>Urban Downs II - Ph 2&amp;3</b>  <b>ENG-24-0037</b>	Residential Development	33.49 Acres	NE 10 <sup>th</sup> Ave	Waiting Resubmittal
<b>Tri Mountain Station</b> <b>North &amp; South</b>  <b>ENG-22-0061</b>	Commercial Development	15.69 Acres	S 65 <sup>th</sup> Ave	On Hold
<b>Wind River Way</b> <b>ENG-23-0042, ENG-23-0041</b>	Residential Development	5.70 Acres	S Wind River Way	Under Review
<b>Allied Pipe Yard</b> <b>Expansion ENG-24-0058, ENG-24-0063</b>	Commercial Development	3.9 Acres	766 S 74 <sup>th</sup> Place	Under Review

### Projects under construction

Name	Description	Size	Location	Status
<b>Mountainview Dental,</b> <b>ENG-23-0001</b>	Commercial development	2.17 acres	5284 Pioneer St	Under construction
<b>Costco/URTC,</b> <b>ENG-24-0002, ENG-23-0043</b>	Commercial Development	12.4 Acres	Pioneer St	Under construction
<b>Seven Wells Ph 6,</b> <b>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>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
<b>Residence at Ridgefield</b>	Multi Family Residence	2.02 Acres	6625 Pioneer St	Erosion control in place
<b>Ridgefield Heights Ph 3-5</b>	Residential Development	70.45 Acres	S 25 <sup>th</sup> Pl	Erosion control in place
<b>Ridgefield Gateway Ph 1</b>	Commercial Development	5.72 Acres	Pioneer St	Grading
<b>Paradise Pointe Ph 4-5 ENG-23-0117</b>	Residential Development	18 Acres	Royle Rd	Pre-Con to be scheduled
<b>Keller Supply Expansion ENG-23-0085, ENG-23-0086</b>	Commercial Development	3.651 Acres	65 <sup>th</sup> Ave	Erosion control needed
<b>Ridgefield Corporate Park aka PacTrust ENG-23-0081</b>	Commercial Development		5145 Pioneer St	Under Review