



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY November 2022

#### Building Division

##### Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	November
Total permits	879	1,111	1,728	1,716	833	44
Commercial/ industrial permits	8	52	62	22	30	6
New home permits	313	364	670	648	348	12
Miscellaneous permits	558	695	996	1,046	455	26
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,190,768.20	\$54,243.75
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,019,623.96	\$1,1620,512.13

##### Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810	Issued

##### 2019 Approved & Under Construction Commercial and Industrial Building: 1 project

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
June	RSD – New Elementary School	72,618	10,839,304	Issued
November	The Bluffs – Building 1 Shell Only	15,075	1,514,374	Issued

##### 2020 Approved & Under Construction Commercial and Industrial Building: 2 projects

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued

July	Pioneer Village Bldg 5 & 6 – Shell Only	8,192	1,005,322	Issued
July	Greely Farms Ph 1 – Picnic Shelter #1	240	41,364	Issued
July	Greely Farms Ph 1 – Picnic Shelter #2	240	41,364	Issued
October	Ridgefield Industrial Center - Shell Only	468,810	29,947,583	Issued
November	Pioneer Village Bldg 7 & 8 – Shell Only	8,192	1,005,322	Issued

#### 2021 Approved & Under Construction Commercial and Industrial Building: 6 projects

(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	Issued
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Ridgefield Crossing Retail - Shell Only	8,197	742,719	Issued
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 and Industrial Building: 9 projects

#### Approved & Under Construction Commercial Tenant Improvement

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing – 2 <sup>nd</sup> Floor Office	5,000	803,250	Issued

#### 2020 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
June	Woodin You Pet Boutique   PV Bldg 2	2,600	229,216	Issued
June	Riverview Community Bank   PV Bldg 12	2,696	330,853	Issued
July	Prairie Electric   Pallet Racking	0	775,000	Issued
August	Pro Active Physical   PV Bldg 4	2,387	292,933	Issued
September	Papa Murphy's   PV Bldg 2	908	80,049	Issued
September	Anytime Fitness   PV Bldg 10	4,741	560,718	Issued
September	Fiberglass Systems Shop   Bridge Crane	0	110,000	Issued

November	Trademark Plumbing   Mezzanine	1,754	147,529	Issued
November	Trademark Plumbing   Lean to Addition	2,792	180,559	Issued
December	The Nail Kitchen Spa   PV Bldg 9	2,287	280,661	Issued

#### 2021 Approved & Under Construction Commercial Tenant Improvement: 10 projects

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
January	BevRidge Public   PV Bldg 5	2,500	306,800	Issued
February	Studio C Salon   PV Bldg 9	1,665	204,321	Issued
February	Chiro One   PV Bldg 4	2,438	299,191	Issued
March	Hallstrom Home   PV Bldg 9	1,678	205,924	Issued
May	Carts By The Park Cover	768	37,471	Issued
June	Gordon Truck Centers	0	100,278	Issued
June	Wisdom Ridge North Bldg   RSD T3	9,872	1,777,849	Issued
June	Copper Bell Bookstore   PV Bldg 5	1,393	122,807	Issued
July	Windsor Engineers Office   Tri-Mountain Industrial Park Bldg 8	4,984	934,201	Closed
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
October	Revival HQ   Wisdom Ridge South Bldg	13,034	1,403,885	Issued
October	FDM Development Suites   The Bluffs Bldg 1	2,124	398,123	Issued
November	CAS   Tri Mountain Bldg 6	1,150	215,556	Issued
November	Childs Trucking	345,438	33,498,057	Issued
November	Belcorp & Ascent   Tri Mountain Bldg 7	4,984	683,735	Issued

#### 2022 Approved & Under Construction Commercial Tenant Improvement: 16 projects

#### Pending permits

Type of permit	Total
Home Permits pending	51
Commercial/industrial pending	8
Commercial Tenant Improvement	7
Miscellaneous pending	104
<b>Grand total for all pending permits</b>	<b>170</b>

#### Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	7	10
Cloverhill Ph 3A	34	34
Cloverhill Ph 4	63	65
Cloverhill Ph 7	35	37
Cloverhill Ph 8	54	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	16	16
Greely Farms Ph 2A	52	89
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	13	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
Kemper Grove Ph 2	37	48
Kemper Grove Ph 4 & 5	25	34
McCormick Creek Ph 1	53	53
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	13	31
Eagle Ridge Estates	21	23
Zephyr Point	7	7
Journey's Edge	1	6
Sanderling Park Ph 1	4	46
Ridgefield Heights Ph 1 & 2	5	105
Laspa Short Plat	1	2

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Parr Lumber Expansion</b> (PLZ-22-0122)	Expand Parr Lumber existing storage, relocate an existing storage shed,	2.03 ac	1111 S Timm Road	Nov 8 <sup>th</sup>	Completed

		and construct a new saw shed with accessory circulation and parking			
<b>Holsinger Warehouse (PLZ-22-0143)</b>	3 warehouse buildings in E zone with EMOU	1.48 ac	214025000	Dec 13 <sup>th</sup>	Under Review
<b>YMCA (PLZ-22-0146)</b>	YMCA		213961000	Dec 13 <sup>th</sup>	Under Review
<b>Magnum Power (PLZ-22-0147)</b>	construct a light industrial building: including a 2-story, 14,400 square foot office building with accessory uses containing warehouse storage area and light manufacturing and equipment repair area		212790-000	Dec 27 <sup>th</sup>	Under Review

## 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	Technically incomplete May 6	Awaiting resubmittal
	Preliminary PUD, SEPA, Critical Areas,				
<b>Paradise Found PDR (PLZ-22-0058)</b>	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 <sup>st</sup> Ave	Incomplete Aug 9 <sup>th</sup>	Awaiting resubmittal
<b>Type I PDR</b>					
<b>TLC Towing Site Plan (PLZ-22-0087)</b>	New office/shop building and associated parking areas	2.29 ac	1300 block of Timm Road	Technically complete Sep 30 <sup>th</sup>	Under review
<b>Ridgefield Farm PUD (PLZ-22-0088)</b>	Divide 6.09 Acres into 18 single-family in RLD-4 zone	6.09 ac	233 S 21 <sup>st</sup> Place	Resubmitted Oct 24 <sup>th</sup>	Under review
<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>NW 24th Avenue Intent to Annex (PLZ-22-0112)</b>	Annex parcels 986027991, 215613000, 215612000	35.4 ac	24311 NW 24 <sup>th</sup> Ave	Submitted Aug 19 <sup>th</sup>	Under review
<b>Cloverhill Phase 10 Post Decision (PLZ-33-0111)</b>	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 <sup>th</sup>	Awaiting resubmittal
<b>Union Ridge Town Center BLA (PLZ-22-0120)</b>	Boundary Line adjustment	Multiple Locations	Multiple Locations	Submitted Sep 6th	Approved NOD issued Oct 24 <sup>th</sup>

<b>Copper Bell Book Shop</b> (PLZ-22-0117)	Sign Permit	0.33 ac	4315 Settler Dr, Suite 110	Submitted Sep 15th	Approved NOD issued Oct 14 <sup>th</sup>
<b>Ridgefield Gateway</b> (PLZ-22-0114-0119)	Plat & Site Plan	5.37 ac	Pioneer/I=5	Incomplete Sep 29 <sup>th</sup>	Awaiting resubmittal
<b>Cloverhill Phase 3B</b> (PLZ-22-0133)	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 <sup>th</sup>	Under Review
<b>RSD New Elementary School Final Site Plan</b> (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 <sup>th</sup>	Under Review
<b>Mill St BLA (The Bluffs)</b> (PLZ-22-0131)	BLA	0.64 ac	101 Mill St	Submitted Oct 20 <sup>th</sup>	Approved NOD issued Nov 4th
<b>Gee Creek Emergency SHL</b> (PLZ-22-0144)	Shoreline Exemption	15 ac	400 N ABRAMS PARK RD	Submitted Nov 16 <sup>th</sup>	Under Review
<b>Windsor Engineers Wall Sign</b> (PLZ-22-0134)	Sign Permit	0.8 ac	27300 NE 10 <sup>th</sup> Ave	Submitted Nov 1 <sup>st</sup>	Approved NOD Issued Nov 10 <sup>th</sup>
<b>RIC Ross TI Fence SPR</b> (PLZ-22-0142)	Site Plan	38.81 ac	7001 S Union Ridge Parkway	Submitted Nov 15 <sup>th</sup>	Under Review
<b>Pioneer Village Ph 2 Final Binding Site Plan</b> <b>Binding Site Plan</b> (PLZ-22-0123)	Final Binding Site Plan	2.95 ac	4405 S SETTLER DR	Submitted Oct 4 <sup>th</sup>	Under Review
<b>Greear/Young Petition to Annex</b> (PLZ-22-0125)	Petition to annex six parcels	53.88 ac	2307 NW Carty Rd, 23812 NW Meuller Rd, 23905 NW Meuller Rd, 23918 NW Meuller Rd, 24213 NW Meuller Rd, 24217 NW Meuller Rd	Submitted Sep 28 <sup>th</sup>	Under Review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
<b>35<sup>th</sup> Place Grading</b>	Offsite Improvements for Ridgefield Heights	NA	35 <sup>th</sup> Place	Complete

<b>Tri-Mountain Site Plan</b>	Commercial Development	0.8 Acres		Complete
			S 85 <sup>th</sup> Ave	
<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	3rd Engineering Review complete
<b>Ridgefield Height Ph 3- 5</b>	Residential Development	19.2 Acres	S 4 <sup>th</sup> Way	Complete
<b>Tri-Mountain Commercial</b>	Commercial Development	7.5 Acres		2nd Early utility Review complete
			S 65 <sup>th</sup> Ave	
<b>Ridgefield Storage and More</b>	Commercial Development	27 Acres		Complete
			Timms Rd	
<b>Tractor supply</b>	Commercial Development	3 Acres	S 65 <sup>th</sup> Ave	Complete
<b>Greely Phase 2B Grading</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	Complete
<b>Greely Phase 2B Engineering</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review complete
<b>Greely Phase 2C Grading</b>	Residential Development	91.46 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review complete
<b>Specht offsite trailer Parking</b>	Commercial Development	2.1 Acres	S 5th <sup>th</sup> St	2 <sup>nd</sup> Review Underway
<b>Sanderling Ph3</b>	Residential Development	2.1 Acres	Hillhurst	3 <sup>rd</sup> Review Underway
<b>Sanderling Ph2A</b>	Residential Development	3.7 Acres	Hillhurst	2 <sup>nd</sup> Review complete
<b>Sanderling Ph 2B</b>	Residential Development	1.1 Acres	Hillhurst	1 <sup>st</sup> Review complete

### Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove 2</b>	Residential	36	N 32 Ave	Punch list
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Punch list