



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY September 2022

#### Building Division

##### Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	September
Total permits	879	1,111	1,728	1,716	737	53
Commercial/ industrial permits	8	52	62	22	22	1
New home permits	313	364	670	648	315	24
Miscellaneous permits	558	695	996	1,046	400	28
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,071,545.05	\$96,072.90
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$8,647,031.68	\$937,791.13

#### 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	Tri-Mountain Industrial Park Bldg 4	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 5	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 6	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 7	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 8	4,984	549,222	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
June	Ridgefield Heights Lift Station	0	5,509	Finald
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Issued
August	Energy Electric Lot 2	4,800	303,360	Issued

**2022 Approved & Under Construction Commercial and Industrial Building: 10 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	Issued
September	Port of Ridgefield   The Bluffs Bldg 1	1,675	313,962	Issued

#### 2022 Approved & Under Construction Commercial Tenant Improvement: 10 projects

### Pending permits

Type of permit	Total
Home Permits pending	56
Commercial/industrial pending	14
Commercial Tenant Improvement	14
Miscellaneous pending	124
<b>Grand total for all pending permits</b>	<b>208</b>

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	6	10
Cloverhill Ph 2	75	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	62	65
Cloverhill Ph 7	34	37
Cloverhill Ph 8	53	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	15	16
Greely Farms Ph 1	96	96
Greely Farms Ph 2A	46	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
The Crossing Ph 3	45	45
Kemper Loop	53	53
Kemper Grove Ph 2	31	48
Kemper Grove Ph 4 & 5	21	34
McCormick Creek Ph 1	53	89
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

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Circle K – Pioneer &	Develop a retail convenience grocery store,	2.7 ac	Pioneer	Sep 13	Approved

<b>Royle (PLZ-22-0110)</b>	an attached automatic carwash, and motor vehicle fuel station		St/Royle Rd		NOD Sep 27 <sup>th</sup>
<b>Quail Ridge Subdivision (PLZ-22-0113)</b>	Develop 14.71 acres into a 21-lot PUD subdivision.	14.71 ac	3797 S 15 <sup>th</sup> St	Sep 13	Approved NOD Sep 27 <sup>th</sup>
<b>Quattro Ridgefield (PLZ-22-0122)</b>	Gas station & office buildings	10.79ac	4504 Pioneer St	Oct 11	Under Review

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Ridgefield Heights Phase 1&amp;2 Final Plat (PLZ-22-0017)</b>	Final plat for 188 single-family residential lots	28.6 ac	26315 NW 51 <sup>st</sup> Ave	Resubmitted Aug 29th	Completed Sep 21 <sup>st</sup>
<b>Urban Downs Phase 2 Preliminary PUD (PLZ-22-0024-0027)</b>	Preliminary PUD for 151 lots in the RLD-6 zone	33.49 ac	26603 NE 10 <sup>th</sup> Ave	Technically incomplete May 19	Completed Sep 21 <sup>st</sup>
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots  Preliminary PUD, SEPA, Critical Areas,	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
<b>Paradise Found PDR (PLZ-22-0058)</b> Type I PDR	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>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 Incomplete	Awaiting resubmittal
<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	Technically Incomplete July 13	Awaiting resubmittal
<b>Ridgefield YMCA Boundary Line Adjustment (PLZ-22-0101)</b>	Adjust parcels 213961000 and 213960000	24 ac	105 N 50 <sup>th</sup> Place	Technically Complete Aug 5	Completed Sep 8 <sup>th</sup>
<b>Les Schwab Short Plat/Site Plan (PLZ-22-0098, 0098)</b>	Short Plat and construction of a new 9,500 sf tire retail and service center	3.8 ac	4801 S 3 <sup>rd</sup> Way	Technically Complete Sept 12 <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>Seven Wells PDR</b> (PLZ-22-0108)	63 units PUD, Reduce lot widths	15.3 ac	4545 S 11 <sup>th</sup> Way	Submitted Aug 5 <sup>th</sup>	Completed Sep 20 <sup>th</sup>
<b>NW 24th Avenue Intent to Annex</b> (PLZ-22-0112)	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</b> (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 <sup>th</sup>	Awaiting resubmittal
<b>Critical Areas Management Plan – Clark Public Utilities</b> (PLZ-22-0107)	Management plan for CPU work in Critical Areas	Multiple Locations	Multiple Locations	Submitted Aug 31 <sup>st</sup>	Under review
<b>Union Ridge Town Center BLA</b> (PLZ-22-0120)	Boundary Line adjustment	Multiple Locations	Multiple Locations	Submitted Sep 6 <sup>th</sup>	Awaiting Resubmittal
<b>Copper Bell Book Shop</b> (PLZ-22-0117)	Sign Permit	0.33 acres	4315 Settler Dr, Suite 110	Submitted Sep 15 <sup>th</sup>	Awaiting additional information
<b>Ridgefield Gateway</b> (PLZ-22-0114-0119)	Plat & Site Plan	5.37 acres	Pioneer/I=5	Submitted Sep 1 <sup>st</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	S 85 <sup>th</sup> Ave	Complete
<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	4th Engineering Review underway
<b>Tri-Mountain Commercial</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	2nd Early utility Review complete
<b>Ridgefield Storage and More</b>	Commercial Development	27 Acres	Timm Rd	3rd Engineering Review complete
<b>Tractor supply</b>	Commercial Development	3 Acres	S 65 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review underway

<b>Greely Phase 2B</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	2 <sup>nd</sup> Engineering Review underway
<b>Projects under construction</b>				
<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<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
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Punch list
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete
<b>Refuge park</b>	Capital Project		Hillhurst Rd	Design
<b>Kemper Grove Phase 2,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Punch list
<b>Zephyr Point</b>	Residential Subdivision		Hillhurst Dr	Punch list
<b>Greely Farms Ph 2A</b>	Residential Subdivision	40 lots	NE 279 <sup>th</sup> St	Punch list
<b>Ridgefield Heights</b>	Residential Subdivision		Burtsinger Rd	Paving
<b>Tri Mt Industrial Park</b>	Commercial		Off NE 10 <sup>th</sup> Ave	Utilities
<b>Sanderling Park (formerly Kennedy Farms East)</b>	Residential Sub		Hillhurst Rd	Utilities
<b>Greely Farms Ph 3A</b>	Residential Subdivision		NE 279 <sup>th</sup> St	Utility Work