



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY January 2023

#### Building Division

##### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	January
Total permits	1,111	1,728	1,716	871	24	24
Commercial/ industrial permits	52	62	22	30	2	2
New home permits	364	670	648	361	4	4
Miscellaneous permits	695	996	1,046	480	18	18
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	17,892.60	17,892.60
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	151,289.71	151,289.71

##### 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	Expired
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	Closed
July	Greely Farms Ph 1 – Picnic Shelter #1	240	41,364	Closed
July	Greely Farms Ph 1 – Picnic Shelter #2	240	41,364	Closed
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	Closed

#### 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	Expired

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

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

<b>(2022) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
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
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	FDM Development Suites   The Bluffs Bldg 1	2,124	398,123	Issued
November	CAS   Tri Mountain Bldg 6	1,150	215,556	Closed
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: 14 projects**

<b>(2023) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
January	Royle Vet Clinic   PV Bldg 14	2,607	319,931	Issued
January	WDFW Storage Mezzanine	710	52,725	Issued

#### **2023 Approved & Under Construction Commercial Tenant Improvement: 2 projects**

### **Pending permits**

<b>Type of permit</b>	<b>Total</b>
Home Permits pending	<b>46</b>
Commercial/industrial pending	<b>9</b>

Commercial Tenant Improvement	8
Miscellaneous pending	71
<b>Grand total for all pending permits</b>	<b>134</b>

### Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	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	55	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	16	16
Greely Farms Ph 2A	55	89
Union Ridge Ranch	67	67
Union Ridge Ranch Ph 2	13	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
Kemper Grove Ph 2	46	48
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 1	53	53
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	14	31
Eagle Ridge Estates	22	23
Zephyr Point	7	7
Journey's Edge	1	6
Sanderling Park Ph 1	6	46
Ridgefield Heights Ph 1 & 2	9	105
Laspa Short Plat	1	2

# Planning Division

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Holsinger Warehouse (PLZ-22-0143)</b>	3 warehouse buildings in E zone with EMOU	1.48 ac	214025000	Dec 13 <sup>th</sup>	Notes Issued Jan 3rd
<b>YMCA (PLZ-22-0146)</b>	YMCA		213961000	Jan 10 <sup>th</sup>	Notes issued Jan 24th
<b>Magnum Power (PLZ-22-0147)</b>	Light Industrial building	4 ac	212790000, 213973000	Dec 29th	Notes issued Jan 24th
<b>Prairie Electric Yard Expansion (PLZ-23-0001)</b>	Construct a light industrial building	20.04 ac	214193000	Jan 24th	Under Review
<b>Franz-Ridgefield (PLZ-23-0008)</b>	Short Plat and Site Plan for Franz business	30.11 ac	212769000	Feb 14 <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 Type I PDR	108.11 ac	28216 NW 31 <sup>st</sup> Ave	Incomplete Aug 9 <sup>th</sup>	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 Complete Dec 27th	Under review – Hearing Feb 21 <sup>st</sup>
<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 Petition to Annex (PLZ-22-0145)</b>	Annex parcels 986027991, 215613000, 215612000	35.4 ac	24311 NW 24 <sup>th</sup> Ave	Submitted Nov 16 <sup>th</sup>	Accepted
<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>Ridgefield Gateway (PLZ-22-0114-0119)</b>	Plat & Site Plan	5.37 ac	Pioneer/I=5	Technically Complete Dec 13th	NOD issued Jan 25 <sup>th</sup>
<b>Cloverhill Phase 3B (PLZ-22-0133)</b>	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 <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>	Under Review
<b>Gee Creek Emergency SHL (PLZ-22-0144)</b>	Shoreline Exemption	15 ac	400 N ABRAMS PARK RD	Technically Complete Dec 8th	NOD issued Jan 3 <sup>rd</sup>
<b>RIC Ross TI Fence SPR (PLZ-22-0142)</b>	Site Plan	38.81 ac	7001 S Union Ridge Parkway	Submitted Nov 15 <sup>th</sup>	Complete Jan 5th
<b>Pioneer Village Ph 2 Final Binding Site Plan (PLZ-22-0123)</b>	Final Binding Site Plan	2.95 ac	4405 S SETTLER DR	3 <sup>rd</sup> review submitted Dec 13 <sup>th</sup>	At Mylar
<b>Clark College Advanced Manufacturing Center Site Plan (PLZ-22-0157-0159)</b>	Site Plan, Critical Areas, Administrative Adjustment	9.76 ac	7000 Pioneer Street	Submitted Dec 16 <sup>th</sup>	Under Review
<b>Clark College Advanced Manufacturing Center SEPA (PLZ-22-0153-0154)</b>	SEPA, Archaeological Predetermination	9.76 ac	7000 Pioneer Street	Submitted Dec 8 <sup>th</sup>	Under Review
<b>Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)</b>	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Submitted Dec 2 <sup>nd</sup>	On hold per applicant's request
<b>Costco @ Union Ridge Town Center (PLZ-22-0136-0140)</b>	Site Plan, SEPA w/ archaeological predetermination, critical areas, administrative adjustment		NW of Pioneer/I-5 junction	Submitted Nov 10 <sup>th</sup>	Under Review
<b>Rose Estates Final Short Plat (PLZ-22-0161)</b>	Final Short Plat	2.62 ac	3600 Pioneer St	Submitted Dec 22 <sup>nd</sup>	Under Review
<b>Carts by the Park Temporary Use Extension (PLZ-22-0160)</b>	Temporary Use	0.11 ac	219 Pioneer St	Submitted Dec 22 <sup>nd</sup>	NOD issued Jan 18 <sup>th</sup>
<b>Kemper Grove Phase 3 Final Plat</b>	Final Plat	9.14 ac	2834 N Smythe Rd	Submitted Nov 15 <sup>th</sup>	Under Review
<b>T-Mobile Generator (PLZ- 23-0004)</b>	Site Plan	0.8 ac	5617 S 6th Way	Submitted Jan 25 <sup>th</sup>	Under Review
<b>Sanderling Park Director Interpretation (PLZ-23-0007)</b>	Director Interpretation		Sanderling Park Lots	Submitted Jan 25 <sup>th</sup>	Under Review
<b>PacTrust Ridgefield (PLZ- 23-0002)</b>	Site Plan, SEPA, Critical Areas , Arch	42 ac	986061644, 986061643	Submitted Jan 25 <sup>th</sup>	Under Review

# Engineering Division

## Projects under review

Name	Description	Size	Location	Status
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	3rd Engineering Review Complete
Tri-Mountain Station Early Water	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	2nd Early utility Review complete
Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review complete
Greely Phase 2C Grading	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review Complete
Specht offsite trailer Parking	Commercial Development	2.1 Acres	S 5 <sup>th</sup> St	3rd Review Underway
Sanderling Ph3	Residential Development	2.1 Acres	Hillhurst Rd	Complete
Sanderling Ph2A	Residential Development	3.7 Acres	Hillhurst Rd	3rd Review Underway
Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst Rd	2 <sup>nd</sup> Review Underway
Tri-Mountain Station Early Storm and Frontage	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	1 <sup>st</sup> Review complete
Crusan Dental Grading	Commercial Development	2 Acres	Pioneer St	Complete
Crusan Dental Engineering	Commercial Development	2 Acres	Pioneer St	1 <sup>st</sup> Review Underway
Les Schwab	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	1 <sup>st</sup> Review Underway

## Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Complete
Ridgefield Crossing	Commercial/Residential		Pioneer St	Punchlist

<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	Complete
<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
<b>Ridgefield Heights</b>	Residential Subdivision		Burtsinger Rd
<b>Kennedy Farms East</b>	Residential Sub		Hillhurst Rd
<b>Greely Farms Ph 3A</b>	Residential Subdivision	NE 279 <sup>th</sup> St	Utility Work
<b>Ridgefield Gateway</b>	Commercial		Pioneer St
<b>Tractor Supply</b>	Commercial	S 65 <sup>th</sup> Ave	Utilities
<b>Ridgefield Crossing Lot 2</b>	Commercial		Pioneer St
			Utilities