



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY

June 2021

## Building Division

### Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	June
Total permits	460	879	1111	1728	870	221
Commercial/ industrial permits	21	8	52	62	9	0
New home permits	158	313	364	670	322	84
Miscellaneous permits	281	558	695	996	539	137
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$1,124,878.10	\$311,136.45
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$9,978,298.96	\$2,145,357.02

### Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810.00	Issued

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

(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
November	Camp Bow Wow	5,870	792,391	Issued

December	Prairie Electric Shell Only	113,444	8,800,550	Issued
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**2020 Approved & Under Construction Commercial and Industrial Building: 4 projects**

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Port of Ridgefield   Wisdom Ridge South Bldg (Shell Only)	21,600	1,226,016	Issued
February	Port of Ridgefield   Wisdom Ridge North Bldg (Shell Only)	21,600	1,226,016	Issued
February	Seppanen Building	7,250	572,254	Issued
February	Legacy Trails Apartment Ph 2 – Building F	6,650	749,854	Issued
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Pioneer Village Bldg 10 – Shell Only	4,800	589,056	Issued
April	Pioneer Village Bldg 12 – Shell Only	2,706	332,080	Issued
April	Legacy Trails Apartments – Bldg I	24,550	2,768,258	Issued
May	RSD – Ticket Booth	112	18,855	Issued
May	Legacy Trails Apartments – Bldg G	24,530	2,768,258	Issued
May	Legacy Trails Apartments – Bldg H	28,365	3,198,437.40	Issued

**2021 Approved & Under Construction Commercial and Industrial Building: 11 project**

**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 and Under Construction Commercial Tenant Improvement: 1 projects**

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued
January	Pioneer Village Bldg 1   Starbucks	2036	286,609	Issued
April	Prairie Electric (TI)	146,970	15,169,151	Revised
June	Simonds International Spray Booth	345	24,084	Issued
June	Woodin You Pet Boutique   PV Bldg 2 (TI)	2600	229,216	Issued
June	Riverview Community Bank   PV Bldg 12 (TI)	2696	330,853	Issued
June	UNFI	0	38,000	Issued

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**2021 Approved and Under Construction Commercial Tenant Improvement: 7 projects**

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### Pending permits

Type of permit	Total
Home permits pending	204
Commercial/industrial pending	10
Commercial Tenant Improvement	9
Miscellaneous pending	39
<b>Grand total for all pending permits</b>	<b>262</b>

### Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	78	78
Seven Wells Ph 2	51	51
Seven Wells Ph 3	97	104
Seven Wells Ph 4	43	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	60	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 2	11	75
Cloverhill Ph 3A	32	34
Cloverhill Ph 4	54	65
Cloverhill Ph 7	26	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	131	141
Kennedy Farm Ph 3	4	4
Royal View	17	27

Royal Terrace	20	32
Royal Terrace 2	10	16
Pioneer East	105	148
Greely Farms Ph 1	91	96
Heron Woods	46	47
Union Ridge Ranch	63	67
Teal Crest	63	63
The Crossing Ph 1	35	36
The Crossing Ph 2	17	52
Kemper Grove Ph 1	26	36
Kemper Loop	19	53
McCormick Creek Ph 1	43	89
Magnolia Heights	5	12
Urban Downs	18	27
Viewridge Hollow	11	43

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Avamere Senior Living (PLZ-21-0044)</b>	Independent, assisted, and memory care housing	8.28 ac	607 S Royle Rd	June 8	Complete
<b>Ridgefield Pioneer Gateway (PLZ-21-0050)</b>	Three commercial parcels with convenience store, fueling station, and three additional commercial buildings	2.35 ac	8307 Pioneer St	June 22	Complete
<b>Panattoni Ridgefield 46 (PLZ-21-0057)</b>	Two warehouse buildings (736,400 sf and 278,562 sf)	46 ac	6100 S 20 <sup>th</sup> Way	July 13	July 13 conference

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization (PLZ-18-0019)</b> CAR, Shoreline Substantial Development Permit	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold

Name	Description	Size	Location	Key dates	Status
<b>Greear Petition to Annex (PLZ-19-0003)</b> Petition to Annex	Petition to annex seven residential parcels	33.76 ac	NW Carty RD	Authorized by Council Jun 20, 2019	On hold pending Carty Road subarea plan
<b>Holsinger Mixed Use Final Site Plan (PLZ-19-0057)</b> Final Site Plan	Final site plan for mixed residential, commercial, and office development	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development
<b>RSD New Elementary School (PLZ-19-0116)</b> Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site development
<b>Fell Petition to Annex (PLZ-19-0141)</b> Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
<b>Energy Electric Final Short Plat (PLZ-20-0021)</b>	Final short plat for eight lots	7.17 ac	27208 NE 10 <sup>th</sup> Ave	Resubmitted May 04	On hold pending revisions to engineering submittal
<b>Brewed Awakenings Sign (PLZ-20-0069)</b> Sign Permit	One building-mounted wall sign	N/A	301 S 47 <sup>th</sup> Ave	Submitted Sep 29	Waiting on area calculations from applicant
<b>Eagle Ridge PUD Final Plat (PLZ-21-0006)</b> Final Plat	Final plat for 23 single-family detached residential lots	5 ac	2361 S Hillhurst Rd	3 <sup>rd</sup> review Apr 30	Awaiting wall completion
<b>Union Ridge Lots 30&amp;4 (PLZ-21-0010, 0012-0014)</b> Basic Site Plan, Critical Areas, SEPA, BLA	469,000 sf speculative industrial/warehouse building in Union Ridge	50.02 ac	6547 S 5 <sup>th</sup> St, 6737 S 11 <sup>th</sup> Cir	NOD June 17	Approved with conditions
<b>McCormick Creek Phase 3 Final Plat (PLZ-21-0026)</b> Final Plat	Final plat for 31 single-family residential lots (prelim approved for detached and attached).	4.24 ac	N 10 <sup>th</sup> St	Council August 12	Council August 12
<b>Pioneer Village Final BSP (PLZ-21-0031)</b> Final Binding Site Plan	Final binding site plan to create legal lots in Pioneer Village	9.67 ac	Pioneer & S Royle	Resubmitted June 23	Under review
<b>Potter Petition to Annex (PLZ-21-0032)</b> Petition to Annex	Petition to annex two parcels in the Gee Creek Plateau subarea	20.9 ac	3797, 3925 S 15 <sup>th</sup> St	Intent to annex v2 to Council July 8	On hold pending intent to annex v2

Name	Description	Size	Location	Key dates	Status
<b>Kennedy East PDR</b> (PLZ-21-0037)	Remove 5 lots in Phases 1 and 2, replace hammerhead turnaround with cul-de-sac	89.9 ac	23115, 23117 NW Hillhurst Rd	NOD June 11	Approved with conditions
Type I Post-Decision Review					
<b>Timm Road Industrial RV Storage</b> (PLZ-21-0039-0040)	Develop two phases of RV and boat storage with office/mgmt	28.09 ac	1317 S Timm Rd	Public hearing July 20	Public hearing July 20
Type II Site Plan, Critical Areas, SEPA					
<b>Wisdom Ridge Sign</b> (PLZ-21-0043)	One freestanding monument sign	N/A	5645 S 11 <sup>th</sup> St	NOD June 14	Approved with conditions
Sign Permit					
<b>Papa Murphy's Sign</b> (PLZ-21-0045)	Two illuminated wall signs, one non-illuminated blade sign	N/A	4306 S Settler Dr #100	NOD June 15	Approved with conditions
Sign Permit					
<b>Wood Fiber Group Sign</b> (PLZ-21-0046)	One freestanding monument sign	N/A	5504 S 11 <sup>th</sup> St	NOD June 15	Approved with conditions
Sign Permit					
<b>Subway Sign</b> (PLZ-21-0047)	Remove and replace two electrical signs	N/A	109 S 65 <sup>th</sup> Ave #115	NOD June 11	Approved with conditions
Sign Permit					
<b>The Crossing Phase 3</b> (PLZ-21-0048)	Final plat for 45 single-family attached lots	4.4 ac	S 65 <sup>th</sup> Ave/S 5 <sup>th</sup> St	Council July 22	Council July 22
Final Plat					
<b>Union Ridge Master Plan Modification</b> (PLZ-21-0049)	Amend UR Master Plan designation from Destination Retail/High Impact Commercial to Office/Industrial Park	38.01 ac	6547 S 5 <sup>th</sup> St	Public hearing July 20	Public hearing July 20
Type III Master Plan Mod					
<b>Ridgefield Station Food Carts</b> (PLZ-21-0051)	Develop food cart pod with permanent indoor and covered seating areas	1 ac	N 1 <sup>st</sup> Cir	Technically incomplete June 24	Awaiting resubmittal
Type II Site Plan					
<b>Zephyr Point Final Short Plat</b> (PLZ-21-0053)	Final plat for 7 lots and 2 tracts in the RLD-4 zone	2.41 ac	S 19 <sup>th</sup> Way	1 <sup>st</sup> review June 22	Awaiting resubmittal
Type I Final Short Plat					
<b>888 Hillhurst Rd Zoning Verification</b> (PLZ-21-0054)	Zoning verification letter for 888 S Hillhurst Rd	4.58 ac	888 S Hillhurst Rd	Issued June 14	Issued
Zoning Verification Request					

Name	Description	Size	Location	Key dates	Status
<b>540 S Royle Rd Zoning Verification (PLZ-21-0055)</b>	Zoning verification letter for 540 S Royle Rd	4.38 ac	540 S Royle Rd	Issued June 16	Issued
Zoning Verification Request					
<b>Ridgefield Park Final Short Plat (PLZ-21-0056)</b>	Final plat to separate Horns Corner public park parcel from Acero Apartments parcel	24.7 ac	4125 S Settler Dr	Resubmitted July 6	Under review
Type I Final Short Plat					
<b>S Royle Road Improvements SEPA (PLZ-21-0058)</b>	SEPA review for improvements to S Royle Road	N/A	S Royle Rd from S 15 <sup>th</sup> to S 19 <sup>th</sup>	Public comment period June 30 – July 14	Public comment period underway
SEPA					
<b>6300 S 11<sup>th</sup> Zoning Verification (PLZ-21-0059)</b>	Zoning verification letter for 6300 S 11 <sup>th</sup> St	3.91 ac	6300 S 11 <sup>th</sup> St	Submitted July 6	Under review
Zoning Verification Request					

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Acres Offsite Improvements</b>	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
<b>Ridgefield Heights Ph 1 &amp; 2</b>	Residential Development	100 Lots	S 10 <sup>th</sup> Way	4 <sup>th</sup> Engineering Review Complete
<b>Timm Road RV Storage</b>	Commercial	15 Acres	Timm Road	1 <sup>st</sup> Grading Review Complete
<b>Kemper Grove Ph 2-5 Grading Only</b>	Residential Development	23 Acres	Pioneer Street and Smythe Road	Approved
<b>Kemper Grove Ph 4-5</b>	Residential Development	34 Lots	Pioneer Street and Smythe Road	2 <sup>nd</sup> Engineering Review Underway
<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	Placed on Hold by Applicant
<b>Tri-Mountain Industrial Park</b>	Commercial	5 Lots	N 85 <sup>th</sup> Ave	Approved
<b>Kemper Grove Ph 3</b>	Residential Development	68 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	1 <sup>st</sup> Engineering Review Complete

<b>Vista Ridge Grading Only</b>	Residential Development	40 Lots	S Hillhurst Road	1 <sup>st</sup> Engineering Review Complete
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	1 <sup>st</sup> Engineering Review Underway
<b>Specht Development</b>	Industrial	50 Acres	Union Ridge Parkway	2 <sup>nd</sup> Engineering Review Underway

## Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove Estates</b>	Residential	36	N 32 Ave	Complete
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Seton Subdivision Phase 2,3</b>	Residential		N 10 St	Grading/pipe
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Under Construction
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction
<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Complete
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Punch list
<b>Rail Overpass Project- Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	Complete
<b>7 Eleven</b>	Commercial		Pioneer St	Complete
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete

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<b>Dog park</b>	Capital Project	Hillhurst Rd	Under Construction
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<b>Greely Farms 2a</b>	Residential Subdivision	53 lots	10 <sup>th</sup> Ave	Grading
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<b>Kemper Grove phase 3,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Punch list
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<b>Zephyr Point</b>	Residential Subdivision		Hillhurst Dr	Pipe/Roads
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<b>Greely Farms 2A</b>	Residential Subdivision	40 lots	NE 279 <sup>th</sup> St	Grading
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<b>Tri Mt Industrial Park</b>	Commercial		Off NE 10 <sup>th</sup> Ave	Grading
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