



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY

May 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	May
Total permits	460	879	1111	1728	649	170
Commercial/ industrial permits	21	8	52	62	9	1
New home permits	158	313	364	670	238	69
Miscellaneous permits	281	558	695	996	402	100
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$837,374.60	\$220,489.65
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$7,832,941.94	\$1,793,545.29

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
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg D	24,400	2,498,804.00	Closed
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg E	24,400	2,498,804.00	Closed

**2019 Approved & Under Construction Commercial and Industrial Building: 3
projects**

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
January	Rosauers Fuel Center	2,664	\$308,538.64	Closed

May	Legacy Trails Apartments Ph 2 Carport #1	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #2	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #3	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #4	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #5	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #6	720	34,776	Closed
June	RSD – New Elementary School	72,618	10,839,304	Issued
October	Pioneer Village Bldg 2 – Shell Only	3,423	420,071	Closed
October	Pioneer Village Bldg 4 – Shell Only	4,800	589,056	Closed
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

2020 Approved & Under Construction Commercial and Industrial Building: 13 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

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
October	Old Library Inn	1,440	195,105.60	Expired
September	Ridgefield Commerce Center Childs Trucking	0	1,500	Expired
2019 Approved & Under Construction commercial tenant improvement: 2 projects				
(2020) Month Approved	Project	Square Footage	Building Valuation	Status
May	The Sportsman	0	4,800	Expired
June	Ridgefield Craft Brewing Taphouse	0	4,039	Expired
September	Mod Pizza Discovery Ridge Ph 1 Bldg 2	2,480	355,458.40	Closed
December	Trademark Plumbing -2 nd Floor Office	5,000	803,250	Issued
2020 Approved and Under Construction Commercial Tenant Improvement: 4 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	Issued
2021 Approved and Under Construction Commercial Tenant Improvement: 3 projects				

Pending permits

Type of permit	Total
Home permits pending	236
Commercial/industrial pending	9
Commercial Tenant Improvement	11
Miscellaneous pending	50
Grand total for all pending permits	306

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	37	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 3A	30	34
Cloverhill Ph 4	50	65
Cloverhill Ph 7	22	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	125	141
Kennedy Farm Ph 3	4	4
Royal View	15	27
Royal Terrace	18	32
Royal Terrace 2	8	16
Pioneer East	101	148
Greely Farms Ph 1	86	96
Heron Woods	46	47
Union Ridge Ranch	63	67
Teal Crest	57	63
The Crossing Ph 1	35	36
The Crossing Ph 2	17	52
Kemper Grove Ph 1	20	36
Kemper Loop	8	53
McCormick Creek Ph 1	39	89
Magnolia Heights	5	12
Urban Downs	15	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Ridgefield Fire Station #24 (PLZ-21-0035)	New fire station	1.93 ac	2905 S Hillhurst Rd	Apr 27	Complete
Kirkland Senior Living (PLZ-21-0036)	146 units with 2,760 sf commercial	2.08 ac	6625 Pioneer St	Apr 27	Complete
Harris Preliminary Short Plat (PLZ-21-0038)	Short plat for 5 SFR lots in RLD-6	0.96 ac	1252 Old Pioneer Way	May 11	Complete
Avamere Senior Living (PLZ-21-0044)	Independent, assisted, and memory care housing	8.28 ac	607 S Royle Rd	June 10	June 10 conference
Ridgefield Pioneer Gateway (PLZ-21-0050)	Three commercial parcels with convenience store, fueling station, and three additional commercial buildings	2.35 ac	8307 Pioneer St	TBD	Submitted May 28

Projects under review

Name	Description	Size	Location	Key dates	Status
Gee Creek Stabilization (PLZ-18-0019) CAR, Shoreline Substantial Development Permit	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
Greegar Petition to Annex (PLZ-19-0003) 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
Holsinger Mixed Use Final Site Plan (PLZ-19-0057) 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
RSD New Elementary School (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site development
Fell Petition to Annex (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 th St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	Resubmitted May 04	On hold pending revisions to engineering submittal

Name	Description	Size	Location	Key dates	Status
Taverner Ridge Phase 5 (PLZ-20-0058) Final Plat	Final plat for 10 single-family detached residential lots	9.51 ac	S Lake River Ter.	Council May 27	Approved with conditions
Brewed Awakenings Sign (PLZ-20-0069) Sign Permit	One building-mounted wall sign	N/A	301 S 47 th Ave	Submitted Sep 29	Waiting on area calculations from applicant
Eagle Ridge PUD Final Plat (PLZ-21-0006) Final Plat	Final plat for 23 single-family detached residential lots	5 ac	2361 S Hillhurst Rd	3 rd review Apr 30	Awaiting resubmittal
Cloverhill Phase 8 Final Plat (PLZ-21-0011) Final Plat	Final plat for 55 single-family attached residential lots	4.29 ac	S Royle Rd	Council May 6	Approved with conditions
Union Ridge Lots 30&4 (PLZ-21-0010, 0012-0014) Basic Site Plan, Critical Areas, SEPA, BLA	469,000 sf speculative industrial/warehouse building in Union Ridge	50.02 ac	6547 S 5 th St, 6737 S 11 th Cir	Technically complete May 12	Combined public comment period May 19 – June 2
McCormick Creek Phase 2 Final Plat (PLZ-21-0017) Final Plat	Final plat for 43 single-family residential lots (prelim approved for detached and attached).	7.9 ac	N 10 th St	Council May 27	Approved with conditions
McCormick Creek Phase 3 Final Plat (PLZ-21-0026) Final Plat	Final plat for 31 single-family residential lots (prelim approved for detached and attached).	4.24 ac	N 10 th St	Council June 24	Council June 24
Pioneer Village Final BSP (PLZ-21-0031) Final Binding Site Plan	Final binding site plan to create legal lots in Pioneer Village	9.67 ac	Pioneer & S Royle	Revisions requested Apr 1	Awaiting resubmittal
Potter Petition to Annex (PLZ-21-0032) Petition to Annex	Petition to annex two parcels in the Gee Creek Plateau subarea	20.9 ac	3797, 3925 S 15 th St	Council June 10	Council June 10
Kennedy East PDR (PLZ-21-0037) Type I Post-Decision Review	Remove 5 lots in Phases 1 and 2, replace hammerhead turnaround with cul-de-sac	89.9 ac	23115, 23117 NW Hillhurst Rd	Technically complete	NOD in process
Timm Road Industrial RV Storage (PLZ-21-0039-0040) Type II Site Plan, Critical Areas, SEPA	Develop two phases of RV and boat storage with office/mgmt	28.09 ac	1317 S Timm Rd	Technically incomplete May 17	Awaiting resubmittal

Name	Description	Size	Location	Key dates	Status
Wisdom Ridge Sign (PLZ-21-0043)	One freestanding monument sign	N/A	5645 S 11 th St	Submitted May 4	Under review
Sign Permit					
Papa Murphy's Sign (PLZ-21-0045)	Two illuminated wall signs, one non-illuminated blade sign	N/A	4306 S Settler Dr #100	Submitted May 19	Under review
Sign Permit					
Wood Fiber Group Sign (PLZ-21-0046)	One freestanding monument sign	N/A	5504 S 11 th St	Submitted May 14	Under review
Sign Permit					
Subway Sign (PLZ-21-0047)	Remove and replace two electrical signs	N/A	109 S 65 th Ave #115	Submitted May 17	Under review
Sign Permit					
The Crossing Phase 3 (PLZ-21-0048)	Final plat for 45 single-family attached lots	4.4 ac	S 65 th Ave/S 5 th St	Submitted May 19	Under review
Final Plat					
Union Ridge Master Plan Modification (PLZ-21-0049)	Amend UR Master Plan designation from Destination	38.01 ac	6547 S 5 th St	Submitted May 20	Under review
Type III Master Plan Mod	Retail/High Impact Commercial to Office/Industrial Park				
888 Hillhurst Rd Zoning Verification (PLZ-21-0054)	Zoning verification letter for 888 S Hillhurst Rd	4.58 ac	888 S Hillhurst Rd	Submitted June 1	Under review
Zoning Verification Request					
540 S Royle Rd Zoning Verification (PLZ-21-0055)	Zoning verification letter for 540 S Royle Rd	4.38 ac	540 S Royle Rd	Submitted June 1	Under review
Zoning Verification Request					

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	4 th Engineering Review Complete
Timm Road RV Storage	Commercial	15 Acres	Timm Road	1 st Grading Review Complete

Kemper Grove Ph 2-5 Grading Only	Residential Development	23 Acres	Pioneer Street and Smythe Road	Approved
Kemper Grove Ph 4-5	Residential Development	34 Lots	Pioneer Street and Smythe Road	2 nd Engineering Review Underway
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	Placed on Hold by Applicant
Tri-Mountain Industrial Park	Commercial	5 Lots	N 85 th Ave	Approved
Kemper Grove Ph 3	Residential Development	68 Lots	N 30 th Ave (Smythe Road)	1 st Engineering Review Complete
Vista Ridge Grading Only	Residential Development	40 Lots	S Hillhurst Road	1 st Engineering Review Complete
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	1 st Engineering Review Underway
Specht Development	Industrial	50 Acres	Union Ridge Parkway	2 nd Engineering Review Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove Estates	Residential	36	N 32 Ave	Complete
Discovery Ridge	Commercial Development	8.91 acers	45 th and Pioneer	Pipe/paving
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Seton Subdivision Phase 2,3	Residential		N 10 St	Grading/pipe
Holsinger	Commercial/Residential	14 Acres	Royle Rd	Under Construction
Ridgefield Crossing	Commercial/Residential		Pioneer St	Under Construction
Cloverhill Ph 3	Residential Subdivision	63 Lots	45th Ave	Complete

Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Punch list
Rail Overpass Project- Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	Complete
7 Eleven	Commercial		Pioneer St	Complete
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Complete
Dog park	Capital Project		Hillhurst Rd	Under Construction
Greely Farms 2a	Residential Subdivision	53 lots	10 th Ave	Grading
Kemper Grove phase 3,4,5,	Residential Subdivision		N 30 th Drive	Punch list
Zephyr Point	Residential Subdivision		Hillhurst Dr	Pipe/Roads
Greely Farms 2A	Residential Subdivision	40 lots	NE 279 th St	Grading
Tri Mt Industrial Park	Commercial		Off NE 10 th Ave	Grading