



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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DEVELOPMENT SUMMARY June 2023

Building Division

Summary of building permits by year

| Building Permits | 2019 | 2020 | 2021 | 2022 | 2023 (YTD) | June |
|---|-----------------|-----------------|-----------------|-----------------|--------------|--------------|
| Total permits | 1,111 | 1,728 | 1,716 | 871 | 270 | 61 |
| Commercial/ industrial permits | 52 | 62 | 22 | 30 | 18 | 3 |
| New home permits | 364 | 670 | 648 | 361 | 131 | 39 |
| Miscellaneous permits | 695 | 996 | 1,046 | 480 | 121 | 19 |
| Residential building permit application and review fees | \$1,269,723.00 | \$2,343,979.00 | \$2,162,994.90 | \$1,228,317.85 | 525,039.15 | 144,112.65 |
| Total building department receipts | \$11,387,271.41 | \$16,157,889.45 | \$17,239,950.74 | \$11,611,356.05 | 5,071,256.64 | 1,214,256.78 |

Approved & Under Construction Commercial Building

| (2021) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|---|----------------|--------------------|--------|
| October | Ridgefield Industrial Center - Shell Only | 468,810 | 29,947,583 | Issued |

2021 Approved & Under Construction Commercial Building: 1 project

| (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 |
| 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 | Tractor Supply Shed Building | 1,250 | 74,850 | Issued |

2022 Approved & Under Construction Commercial Building: 7 projects

| (2023) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--------------------------------|----------------|--------------------|--------|
| February | Tractor Supply Greenhouse Bldg | 3,807 | 498,412 | Issued |
| April | Les Schwab | 11,941 | 1,044,165 | Issued |
| June | Overlook Park Splash Pad | 0 | 828,000 | Issued |

2023 Approved & Under Construction Commercial Building: 3 projects

Approved & Under Construction Commercial Tenant Improvement

| (2022) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|--------|
| May | Carts By The Park Cover | 768 | 37,471 | Issued |
| June | IT3 Wisdom Ridge North Bldg | 9,872 | 1,777,849 | Issued |
| June | Gordon Truck Centers Interior Remodel | 6,075 | 100,273 | 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 |
| November | Childs Trucking RIC | 345,438 | 33,498,057 | Issued |

2022 Approved & Under Construction Commercial Tenant Improvement: 6 projects

| (2023) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|--------|
| January | Royle Vet Clinic PV Bldg 14 | 2,607 | 319,931 | Issued |
| January | WDFW Storage Mezzanine | 710 | 52,725 | Issued |
| March | Ross RIC | 55,920 | 5,656,570 | Issued |
| March | Albertsons RIC | 61,554 | 6,255,814 | Issued |
| March | Gordon Truck Centers Addition | 3,675 | 349,640 | Issued |
| April | JoJo's PV Bldg 3 | 1,529 | 134,797 | Issued |
| April | Playmakers PV Bldg 7 | 5,587 | 728,795 | Issued |
| May | Arktana/Bigfoot Mnt Outfitters PV Bldg 3 | 3,417 | 301,243 | Issued |
| May | Ridgefield Flooring PV Bldg 14 | 943 | 83,135 | Issued |
| May | Tri Mountain Bldg 5 TI | 617 | 120,209 | Issued |

| | | | | |
|------|------------------------|--------|---------|--------|
| June | Tri Mountain Bldg 4 TI | 1,000 | 206,570 | Issued |
| June | BTB Solutions | 10,800 | 399,874 | Issued |

2023 Approved & Under Construction Commercial Tenant Improvement: 12 projects

Pending permits

| Type of permit | Total |
|--|------------|
| Home Permits pending | 44 |
| Commercial/industrial pending | 23 |
| Commercial Tenant Improvement | 5 |
| Miscellaneous pending | 101 |
| Grand total for all pending permits | 173 |

Subdivisions with issued building permits

| Subdivision | Issued permits | Total lots |
|-----------------------------|----------------|------------|
| Seven Wells Ph 3 | 102 | 104 |
| Taverner Ridge Ph 5 | 8 | 10 |
| Royal View | 26 | 27 |
| Royal Terrace | 31 | 32 |
| Greely Farms Ph 2A | 78 | 89 |
| The Crossing Ph 1 | 35 | 36 |
| Kemper Grove Ph 2 | 46 | 48 |
| Kemper Grove Ph 3 | 49 | 71 |
| Kemper Grove Ph 4 & 5 | 32 | 34 |
| McCormick Creek Ph 2 | 40 | 42 |
| McCormick Creek Ph 3 | 24 | 31 |
| Eagle Ridge Estates | 22 | 23 |
| Journey's Edge | 1 | 6 |
| Sanderling Park Ph 1 | 16 | 46 |
| Ridgefield Heights Ph 1 & 2 | 33 | 105 |
| Laspa Short Plat | 1 | 2 |

Planning Division

Pre-application conferences

| Name | Description | Size | Location | Date of conference | Status |
|--|---|------|-----------------------------------|-----------------------|------------------------------------|
| Carty Road Pump Station | Install Lift station | | Carty Rd | June 13 th | Notes issued June 27 th |
| Coulter Short Plat | Short plat a RLD-8 lot into two parcels | | 366 S 9 th | July 11 th | Under Review |
| Discovery Ridge Phase 2A Lot 8-11 | Develop 4 commercial lots for childcare, retail and eatery uses | | 11,101,145,205 S 48 th | July 11 th | Under Review |

Projects under review

| Name | Description | Size | Location | Key dates | Status |
|--|---|----------|----------------------------|----------------------------------|----------------------------------|
| Nye PUD (PLZ-22-0054-0057) | Preliminary PUD for 64 lots | 19.86 ac | 27805 NW 51st | Technically incomplete May 6 | Awaiting resubmittal |
| | Preliminary PUD, SEPA, Critical Areas, | | | | |
| Jubilee Tea House Sign (PLZ-22-0100) | Adhere Vinyl lettering to building | 0.2 ac | 321 N 3 rd Ave | Incomplete Aug 10 th | Awaiting resubmittal |
| Cloverhill Phase 10 Post Decision (PLZ-33-0111) | Reduce phase 10 from 9 lots to 4 lots | 3.87 ac | No address - 986047335 | Incomplete Sept 26 th | Awaiting resubmittal |
| Cloverhill Phase 3B (PLZ-22-0133) | Type III Post Decision Increase lots from 47 to 58 | 14.85 ac | 2067 S Royle Rd | Submitted Nov 15 th | Awaiting resubmittal |
| RSD New Elementary School Final Site Plan (PLZ-19-0116) | Final Site Plan | 27.36 ac | 7025 N 10TH ST | Submitted Oct 24 th | Under Review |
| Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152) | Short Plat, Shoreline, Critical Areas, SEPA, Arch | | 111 W Division St | Tech Complete Apr 10 | In Review |
| Costco @ Union Ridge Town Center (PLZ-22-0136-0140) | Site Plan, SEPA w/ archaeological predetermination, critical areas, administrative adjustment | | NW of Pioneer/I-5 junction | Tech Complete Dec 13th | On hold at applicant's request |
| PacTrust Ridgefield (PLZ-23-0002) | Site Plan, SEPA, Critical Areas, Arch | 42 ac | 986061644, 986061643 | Tech Complete Mar 23rd | Under Review |
| Holsinger Mixed Use (PLZ-19-0057) | Final Site Plan | | | Submitted April 30 th | On Hold |
| Sanderling PH 4-7 PDR (PLZ-23-0012) | Post Decision Review | 75.96 ac | 23115 NW Hillhurst Road | Incomplete Apr 6 | NOD Issued June 20 th |

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|---|---|-------------------------------------|-------------------------------------|--|---|
| Sanderling Park Phase 1 (PLZ-23-0015) | Plat Alteration | 2.31 ac | 216452000 | Technically Complete Apr 14 | NOD Issued June 20 th |
| Paradise Pointe (Found Ph 3 (PLZ-23-0021) | Final Plat | 17.85 ac | 213070000 | 1 st review comments Apr 26 | Awaiting resubmittal |
| Keller Supply PDR (PLZ-23-0029 - 23-0033) | Type II PDR | 1200 and 1290 N 65th Ave | 1200 and 1290 N 65th Ave | Submitted May 1 st | Under review |
| Gee Creek Culvert Protection (PLZ-23-0017) | Type II Critical Area | 386056321 | 15 th | Submitted June 15 th | Application withdrawn per CD Director June 29 |
| Lahti Property Binding Site Plan (PLZ-23-0043) | Binding Site Plan | 5145 Pioneer St and 5395 Pioneer St | 5145 Pioneer St and 5395 Pioneer St | Submitted June 20 th | Under Review |
| Dan Andrew BLA (PLZ-23-0040) | Adjust the boundary line between two residential lots | | 905 N Royle Rd, and 793 N Royle Rd | Submitted June 15 th | Under Review |
| NYE BLA (PLZ-23-0041) | Adjust the boundary line between two residential lots | 27805 NW 51st Ave | 27805 NW 51st Ave | Submitted June 12 th | NOD Issues June 29 th |
| Les Schwab Sign Permit | Two freestanding and five building-mounted signs | 4801 S 3rd Way | 4801 S 3rd Way | Submitted June 23 rd | NOD issued June 27 th |
| Juxtaposition Sign Permit, PLZ-23-0044 | One internally illuminated building sign | 4315 S Settler Dr, Bldg 6 | 4315 S Settler Dr, Bldg 6 | Submitted June 23 rd | Under Review |

Engineering Division

Projects under review

| Name | Description | Size | Location | Status |
|---|-------------------------|------------------------|------------------------|---|
| Discovery Ridge 3B | Commercial | 1.01 Acres 2 phases | S 47 th Ave | Traffic study questions answered |
| Ridgefield Food Carts | Onsite Improvements | 1 Acres | N 1 st Cir | No work this month. 3rd Engineering Review Complete |
| Tri-Mountain Station Early Water | Commercial Development | 7.5 Acres | S 65 th Ave | No work this month. 2nd Early Utility Review Complete |
| Greely Phase 2B Engineering | Residential Development | 9.14 Acres | N 10 th St | 2nd Review Completed, comments returned to engineer |
| Greely Phase 2C Grading | Residential Development | 911.46 Acres | N 10 th St | Reviews related to sanitary sewer installation completed. |

| | | | | |
|--|-------------------------|----------------------------------|---------------------------|---|
| Sanderling Ph3 | Residential Development | 2.1 Acres | Hillhurst Rd | Complete |
| Sanderling Ph2A | Residential Development | 3.7 Acres | Hillhurst Rd | Approved in early May |
| Sanderling Ph 2B | Residential Development | 1.1 Acres | Hillhurst Rd | Approved in early May |
| Mountainview Dental | Commercial development | 2.17 acres 2 buildings | 5284 Pioneer | Revised plans in 3 rd review, awaiting revisions for review. IQ Credit Union is second building, separate review |
| Tri-Mountain Station Early Storm and Frontage | Commercial Development | 7.5 Acres | S 65 th Ave | Revised frontage improvements under review |
| Carty Road Pump Station | CRWWD Improvement | 1 Acres | Carty Road | Pre-App completed. |
| Seven Wells Ph 6 | Residential Development | 15.3 Acres | Royle Rd | Under construction. |
| Urban Downs 2 | Residential Development | 33 Acres | N 85 th Avenue | Early grading for sanitary approved. Grading plans under review. |
| Parr Ridgefield Yard Expansion | Commercial Development | <1 Acre | Timm Rd | Revised Timm Road plans approved. |
| Clark College AMC | Commercial Development | 10 Acres | Pioneer Street | Grading and foundation under construction. General engineering plans nearing approval. |
| Ridgefield Gateway Phase 1 | Commercial Development | 5.7 Acres 5 buildings | Pioneer Street | In 2 nd review |
| Wind River Short Plat | Residential Development | Acres | Wind River Way | Final plans reviewed and returned for revisions |
| Ridgefield Corporate Business Park | Commercial Development | 40.4 Acres | S. 6 th Way | Coordination of roads and utilities with Lahti meetings in May. Driveway to Holsinger currently in process. |
| Costco/URTC | Commercial Development | 12.4 Acres Multiple buildings | Pioneer Street | Pre-con held 5/30 Grading under construction Engineering plans for public improvements |

under review.

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|-------------------------------------|-------------------------|-----------|--------------|--|
| Refuge Dog Park Improvements | Residential Development | 5.9 Acres | Hillhurst Rd | Construction completed. Can close out this permit. |
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Projects under construction

| Name | Description | Size | Location | Status |
|----------------------------|------------------------|---------|-----------------------|--|
| Kemper Grove 2 | Residential | 36 | N 32 Ave | Complete |
| Ridgefield Crossing | Commercial/Residential | | Pioneer St | Revised Punchlist after walkthrough in early May |
| Les Schwab | Commercial Development | 1 Acres | S 3 rd Way | Under construction |
