



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY September 2023

#### Building Division

##### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	September
Total permits	1,111	1,728	1,716	871	417	36
Commercial/ industrial permits	52	62	22	30	24	0
New home permits	364	670	648	361	203	19
Miscellaneous permits	695	996	1,046	480	190	17
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	824,151.15	78,893.10
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	7,769,023.31	698,737.82

#### 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
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

##### 2022 Approved & Under Construction Commercial Building: 3 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	Les Schwab	11,941	1,044,165	Issued
June	Overlook Park Splash Pad	0	828,000	Closed
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	Issued
August	Mountain View Dental – Shell Only	8,445	922,189	Issued
August	Ridgefield RV Storage & More - Office	2,328	338,879	Issued

**2023 Approved & Under Construction Commercial Building: 5 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	Gordon Truck Centers Interior Remodel	6,075	100,273	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: 4 projects**

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
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
June	BTB Solutions	10,800	399,874	Closed
July	Albertson's Central Fill	49,701	1,500,000	Issued
July	Franklin Dean Suites   The Bluffs	2,114	436,689	Closed
July	Juxtaposition   PV Bldg 6	3,925	346,028	Issued

**2023 Approved & Under Construction Commercial Tenant Improvement: 10 projects**

## Pending permits

Type of permit	Total
Home Permits pending	40
Commercial/industrial pending	20
Commercial Tenant Improvement	3
Miscellaneous pending	50
<b>Grand total for all pending permits</b>	<b>113</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Royal View	27	27
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	7	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	70	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	25	46
Ridgefield Heights Ph 1 & 2	55	105
Laspa Short Plat	1	2

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Young PUD Subdivision (PLZ-23-0073)</b>	Subdivide approximately 26.58 acres into 33 residential building lots		2307 NW Carty Rd	Oct 10 at 1:00pm	Under Review

<b>Kumar Ridgefield Gateway (PLZ-23-0079)</b>	Develop lots 4,5 and 6 of Ridgefield Gateway	5714 Pioneer	Oct 24 <sup>th</sup> at 1:00pm	Under Review
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## Projects under review

Name	Description	Size	Location	Key dates	Status
<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 Sep 2	Awaiting resubmittal
<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>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>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>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	Tech Complete Apr 10	NOD Issued Sep 1st
<b>Holsinger Mixed Use (PLZ-19-0057)</b>	Final Site Plan			Submitted April 30 <sup>th</sup>	On Hold
<b>Paradise Pointe (Found Ph 3 (PLZ-23-0021)</b>	Final Plat	17.85 ac	213070000	1 <sup>st</sup> review comments Apr 26	Awaiting resubmittal
<b>HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)</b>	Adding a drive through to Bldg A		2209 S HILLHURST ROAD (BUILDING A)	Submitted July 14 <sup>th</sup>	Awaiting Resubmittal
<b>Discovery Ridge Phase 3B Site Plan Site Plan Review, PLZ-23-0057</b>	Site Plan		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 <sup>th</sup>	Awaiting Resubmittal
<b>Prairie Yard Expansion SPR &amp; SEPA, PLZ-23-0050</b>	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 <sup>th</sup>	Awaiting Resubmittal
<b>JoJo + Coco Sign, PLZ-23-0069</b>	Sign Permit		4312 S Settler Dr	Sep 19 <sup>th</sup>	NOD Issued Oct 2nd
<b>Sanderling Farm 2A/2B Final Plat Final Plat (PLZ-23-0065)</b>	Final Plat		Pin#: 986064821	Sep 20 <sup>th</sup>	Under Review
<b>Seven Wells Phase 6 Final</b>	Final Plat	15.30 ac	4545 S 11 <sup>th</sup> Way	Sep 5 <sup>th</sup>	Under Review

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**Plat, PLZ-23-0063**

<b>Paradise Pointe Administrative Adjustment, PLZ-23-0066</b>	Administrative Adjustment	28216 NW 31st Ave	Sep 9 <sup>th</sup>	Under Review
<b>Chevron Expansion PLZ- 23-0067</b>	Site Plan, SEPA	5801 Pioneer St	Sep 11 <sup>th</sup>	Under Review
<b>IQ Credit Union (PLZ-23- 0074 - 0078)</b>	Site Plan, Variance, Critical Areas, SEPA	Near 5284 Pioneer St	Sep 25 <sup>th</sup>	Under Review
<b>50Th Place Rezone, PLZ- 23-0060</b>	Rezone	"SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM	Sep 12 <sup>th</sup>	Under Review
<b>Cloverhill Phases 3B &amp; 10 Rezone, PLZ-23-0071</b>		986047335	Sep 13 <sup>th</sup>	Under Review
<b>Discovery Ridge Phase 3B BLA Boundary Line Adjustment, PLZ-23-0072</b>		986056278; 986056279	Sep 18 <sup>th</sup>	Under Review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Phase 2B ENG-22-0116</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	4th Review completed; returned to Applicant
<b>Greely Phase 2C ENG-22-0087</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	Under Review
<b>Sanderling Park Ph2A/2B</b>	Residential Development	3.7 Acres	Hillhurst Rd	Under Review
<b>Tri-Mountain Station, ENG-22-0129</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	Approved. Next Step: Pre-Con Meeting
<b>Paradise Found (Point) ENG-23-0083</b>	Residential Development	18 Acres	Royle Rd	Under Review
<b>Paradise Found (Point) Crossing ENG-23-0084</b>	Residential Development	44 Acres	Royle Rd	Under Review
<b>Parr Ridgefield Yard Expansion</b>	Commercial Development	<1 Acre	Timm Rd	Under review
<b>Urban Downs 2, ENG-23-0030</b>	Residential Development	33 Acres	N 85 <sup>th</sup> Avenue	Grading approved. Plans under review.

<b>Ridgefield Gateway Phase 1</b> <b>ENG-23-0039</b>	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal; 5th review complete.
<b>Wind River Short Plat, ENG-23-0042</b>	Residential Development	Acres	Wind River Way	Waiting resubmittal of Stormwater plan.
<b>Ridgefield Corporate Business Park/PacTrust ENG-23-0028</b>	Commercial Development	40.4 Acres	S. 6 <sup>th</sup> Way	Awaiting 2nd review
<b>Keller Supply Expansion ENG-23-0085</b>	Commercial Development	1 Acre	65 <sup>th</sup> Avenue	Under Review
<b>Hillhurst</b>	Commercial Development	2 Acres	Hillhurst	Under review

### Projects under construction

Name	Description	Size	Location	Status
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	Under construction
<b>Sanderling Ph 1</b>	Residential Development	1 Acres	Hillhurst	Under Construction
<b>Mountainview Dental, ENG-23-0001</b>	Commercial development	2.17 acres 2 buildings	5284 Pioneer	Grading underway
<b>Clark College AMC, ENG-23-0037</b>	Commercial Development	10 Acres	Pioneer Street	Grading and foundation under construction.
<b>Costco/URTC, ENG-23-0043</b>	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	Grading underway
<b>Seven Wells Ph 6, ENG-22-0132</b>	Residential Development	15.3 Acres	Royle Rd	Under construction