



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY

March 2024

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	March
Total permits	1,728	1,716	871	524	127	38
Commercial/ industrial permits	62	22	30	29	8	3
New home permits	670	648	361	243	71	16
Miscellaneous permits	996	1,046	480	252	48	19
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$324,225	\$72,323
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$2,700,504	\$682,389

Approved & Under Construction Commercial Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued

2022 Approved & Under Construction Commercial Building: 2 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
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
October	Parr Lumber Yard Expansion	5,911	616,964	Issued

October	Clark College	50,299	8,004,563	Issued
November	Ridgefield RV Storage & More Building C	24,360	2,654,022	Issued
November	Ridgefield RV Storage & More Building D	14,210	1,458,514	Issued
November	Ridgefield RV Storage & More Building E	11,200	1,434,496	Issued

2023 Approved & Under Construction Commercial Building: 8 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	DT DC7 HVAC Retrofit for Dollar Tree	900	59,832	Issued
January	RSD CTE Building	2,800	712,264	Issued
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued

2024 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	Gordon Truck Centers Interior Remodel	6,075	100,273	Closed

2022 Approved & Under Construction Commercial Tenant Improvement: 2 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	JoJo's PV Bldg 3	1,529	134,797	Issued
May	Arktana/Bigfoot Mnt Outfitters PV Bldg 3	3,417	301,243	Issued
July	Albertson's Central Fill	49,701	1,500,000	Issued
July	Juxtaposition PV Bldg 6	3,925	346,028	Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 4 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	Junebug Play & Learning Space	2,800	562,968	Issued
February	Neighborhood Ridgefield Refuge	1,344	80,000	Issued
February	Seen Eye Care PLLC	1,300	231,153	Issued
March	AT&T PV Bldg 11	894	78,815	Issued
March	Domino's	1,400	248,934	Issued

2024 Approved & Under Construction Commercial Tenant Improvement: 5 projects

Pending permits

Type of permit	Total
Home Permits pending	65
Commercial/industrial pending	29
Commercial Tenant Improvement	4
Miscellaneous pending	77
Grand total for all pending permits	175

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	18	63
Taverner Ridge Ph 5	8	10
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	27	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Journey's Edge	3	6
Sanderling Park Ph 1	36	46
Ridgefield Heights Ph 1 & 2	87	105
Paradise Pointe Ph 3	9	82

Planning Department

Projects under review

Name	Description	Size	Location	Key dates	Status
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
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	On Hold

Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan		Submitted April 30 th	On Hold
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA	27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
IQ Credit Union (PLZ-23-0074 - 0078)	Site Plan, Variance, Critical Areas, SEPA	Near 5284 Pioneer St	Sep 25 th	On Hold
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review	2067 S Royal Rd	Oct 27 th	Awaiting Resubmittal
Quail Ridge Subdivision (PLZ-23-0091- 0094)	PUD, SEPA, Arch, Critical Area	3797 S 15th Street	Nov 8 th	Public Hearing Scheduled April 4
Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096	Final Plat	21307700	Nov 6 th	Awaiting Resubmittal
Union Ridge Town Center Binding Site Plan (PLZ-23-0088-0090)	Binding Site Plan, Site Plan, BLA	URTC/Ridgefield Junction	Oct 13 th	NOD issued March 14
Panda Express Site Plan (PLZ-23-0100)	Site Plan	URTC	Dec 12 th	Awaiting Resubmittal
McDonalds Site Plan (PLZ-23-105)	Site Plan	213971000	Dec 14 th	Awaiting Resubmittal
Keller Supply BLA (PLZ-24-0004)	BLA	1200 & 1290 N 65 th	Feb 5 th	NOD Issued March 8
AT&T (PLZ-24-0007)	Sign Permit	4332 S Settler Dr, Suite 130	Feb 28 th	NOD Issued March 25
Vancouver Clinic Zoning Confirmation Request, (PLZ-24-0009)	Zoning Confirmation	214070000	Feb 28th	NOD Issued March 12
Wubben Intent to Annex, (PLZ-24-0006)	Annex	24009 NW Meuller Rd	Feb 20 th	Approved by Council
Carty Road Pump Station (PLZ-23-0106)	Site Plan	2307 NE Carty Rd,	Jan 19 th	Under Review
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541	March 14	Under Review
Allied Pipe Yard Expansion, (PLZ-24-0014)	Site Plan	766 S 74th	March 29	Under Review
Marrett Hills Estates Intent to Annex (PLZ-23-0099)	Annex	216698000	Jan 8	Awaiting Resubmittal
Ridgefield Gateway Short	Short Plat	213971000 &	Dec 5	NOD Issued March

Engineering Department

Projects under review

Name	Description	Size	Location	Status
Greely Phase 2B ENG-22-0116	Residential Development	9.14 Acres	N 10 th St	Under Review
Greely Phase 2C ENG-22-0087	Residential Development	59.21 Acres	N 10 th St	Under Review
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Under Review
Keller Supply Expansion ENG-23-0085, ENG-23-0086	Commercial Development	3.651 Acres	65 th Avenue	Waiting resubmittal
Costco Warehouse/Fuel Facility ENG-24-0005	Commercial Development	17.39 Acres	N 56 th Place	Under Review
Kirkland Senior Living ENG-22-0127	Residential Development	2 Acres	Pioneer Street	Under Review
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Under Review
RSD New Ridgefield Elementary School ENG-24-0011, ENG-24-0010	Commercial Development	27.36 Acres	N 10 th Street	Under Review
RHS Voc Ed Building ENG-24-0012, ENG-24-0013	Commercial Development	32.10 Acres	Hillhurst Road	Under Review
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer Street	Under Review
Allied Pipe Yard Expansion	Commercial Development		Union Ridge Parkway	Under Review
Chevron Expansion ENG-24-0027, ENG-24-0028	Commercial Development		Pioneer Street	Under Review

Projects under construction

Name	Description	Size	Location	Status
Mountainview Dental, ENG-23-0001	Commercial development	2.17 acres	5284 Pioneer	Under construction
Costco/URTC, ENG-24-0002,ENG-23-0043	Commercial Development	12.4 Acres	Pioneer Street	Under construction
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction
Urban Downs Ph 2	Residential Development	33.49 Acres	NE 10 th Ave	Grading
Ridgefield Corporate Business Park/PacTrust ENG-23-0081	Commercial Development	40.4 Acres	S. 6 th Way	Erosion control in place
Paradise Pointe Ph 1	Residential Development	108.11 Acres	N 35 th Ave	Under construction
Paradise Pointe Ph 2	Residential Development	See Ph 1	N 35 th Ave	Under construction
Paradise Pointe Ph 3	Residential Development	See Ph 1	N Royle Rd	Under construction
Sanderling Park	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction