



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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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        |
| <b>2023 Approved &amp; Under Construction Commercial Building: 8 projects</b> |   |                       |                           |               |
| <b>(2024) Month Approved</b>  | <b>Project</b>                                  | <b>Square Footage</b> | <b>Building Valuation</b> | <b>Status</b> |
| 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        |
| <b>2024 Approved &amp; Under Construction Commercial Building: 3 projects</b> |   |                       |                           |               |

## Approved & Under Construction Commercial Tenant Improvement

|   |  |                       |                           |               |
|---|--|-----------------------|---------------------------|---------------|
| <b>(2022) Month Approved</b>  | <b>Project</b>                             | <b>Square Footage</b> | <b>Building Valuation</b> | <b>Status</b> |
| May   | Carts By The Park Cover                    | 768                   | 37,471                    | Issued        |
| June  | Gordon Truck Centers Interior Remodel      | 6,075                 | 100,273                   | Closed        |
| <b>2022 Approved &amp; Under Construction Commercial Tenant Improvement: 2 projects</b> |  |                       |                           |               |
| <b>(2023) Month Approved</b>  | <b>Project</b>                             | <b>Square Footage</b> | <b>Building Valuation</b> | <b>Status</b> |
| 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        |
| <b>2023 Approved &amp; Under Construction Commercial Tenant Improvement: 4 projects</b> |  |                       |                           |               |
| <b>(2024) Month Approved</b>  | <b>Project</b>                             | <b>Square Footage</b> | <b>Building Valuation</b> | <b>Status</b> |
| 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        |
| <b>2024 Approved &amp; Under Construction Commercial Tenant Improvement: 5 projects</b> |  |                       |                           |               |

## Pending permits

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

## 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               |
|--|------------------------------------|----------|---------------------------|---------------------------------|----------------------|
| <b>Jubilee Tea House Sign</b><br>(PLZ-22-0100)                 | Adhere Vinyl lettering to building | 0.2 ac   | 321 N 3 <sup>rd</sup> Ave | Incomplete Aug 10 <sup>th</sup> | Awaiting resubmittal |
| <b>RSD New Elementary School Final Site Plan</b> (PLZ-19-0116) | Final Site Plan                    | 27.36 ac | 7025 N 10TH ST            | Submitted Oct 24 <sup>th</sup>  | On Hold              |

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

## Engineering Department

### Projects under review

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

### Projects under construction

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