



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY August 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	August
Total permits	460	879	1111	1728	1224	151
Commercial/ industrial permits	21	8	52	62	12	0
New home permits	158	313	364	670	457	56
Miscellaneous permits	281	558	695	996	755	95
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$1,510,113.30	\$184,448.55
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$12,891,264.59	\$1,277,883.10

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

2019 Approved & Under Construction Commercial and Industrial Building: 1 project

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
June	RSD - New Elementary School	72,618	10,839,304	Issued
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
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2020 Approved & Under Construction Commercial and Industrial Building:

4 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
July	Pioneer Village Bldg 5 & 6 – Shell Only	8,192	1,005,22,24	Issued
July	Greely Farms Ph 1 – Picnic Shelter #1	240	41,364	Issued
July	Greely Farms Ph 1 – Picnic Shelter #2	240	41,364	Issued

2021 Approved & Under Construction Commercial and Industrial Building:

14 projects

Approved & Under Construction Commercial Tenant Improvement

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing -2 nd Floor Office	5,000	803,250	Issued

2020 Approved and Under Construction Commercial Tenant Improvement: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued
April	Prairie Electric (TI)	146,970	15,169,151	Revised
June	Simonds International Spray Booth	345	24,084	Closed
June	Woodin You Pet Boutique PV Bldg 2 (TI)	2600	229,216	Issued

June	Riverview Community Bank PV Bldg 12 (TI)	2696	330,853	Issued
June	UNFI	0	38,000	Closed
July	Dollar Tree Pallet Racking/High Pile Storage	0	108,026	Issued
July	Prairie Electric Pallet Racking	0	775,000	Issued
August	Pioneer Village Bldg 4 Pro Active Physical	2387	292,933	Issued
August	Legacy Trails Apartments Trash Enclosures	0	40,000	Issued
August	Wisdom Ridge South Bldg TI Interior Demising Wall	0	37,800	Closed

**2021 Approved and Under Construction Commercial Tenant Improvement:
11 projects**

Pending permits

Type of permit	Total
Home permits pending	177
Commercial/industrial pending	12
Commercial Tenant Improvement	21
Miscellaneous pending	50
Grand total for all pending permits	260

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 2	29	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	55	65

Cloverhill Ph 7	28	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	102	105
Kennedy Farm Ph 2	139	141
Kennedy Farm Ph 3	4	4
Royal View	18	27
Royal Terrace	22	32
Royal Terrace 2	11	16
Pioneer East	114	148
Greely Farms Ph 1	92	96
Heron Woods	47	47
Union Ridge Ranch	63	67
Union Ridge Ranch Ph 2	2	13
Teal Crest	63	63
The Crossing Ph 1	34	36
The Crossing Ph 2	41	52
Kemper Grove Ph 1	32	36
Kemper Loop	38	53
McCormick Creek Ph 1	53	89
Magnolia Heights	5	12
Urban Downs	20	27
Viewridge Hollow	24	43

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Panattoni Ridgefield 46 (PLZ-21-0057)	Manufacturing and warehouse building	46 ac	6100 S 20 th Way	July 27	Complete
Nye PUD (PLZ-21-0064)	66-lot subdivision in RMD-16 and RLD-4	19.9 ac	27805 NW 51 st Ave	August 24	Report to be released Sep 7
Greely Farms Phase 2b (PLZ-21-0079)	57-lot subdivision in RLD-6 subject to DA	19 ac	27201 NE 10 th Ave	Sep 14	Sep 14 conference
Dolan Site Plan (PLZ-21-0080)	Car dealership; 50,000-60,000 sf including indoor and outdoor showrooms	12.62 ac	1296 & 1446 S Dolan Rd	TBD	Scheduling conference

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	Under review
Brewed Awakenings Sign (PLZ-20-0069) Sign Permit	One building-mounted wall sign	N/A	301 S 47 th Ave	NOD Aug 31	Approved with conditions
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	Council Aug 5	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 August 5	Approved with conditions
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	Comments sent Aug 11	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	Second reading and adoption Aug 26	Adopted
Timm Road Industrial RV Storage (PLZ-21-0039-0040) Type II Site Plan,	Develop two phases of RV and boat storage with office/mgmt	28.09 ac	1317 S Timm Rd	Final order Sep 2	Approved with conditions

Critical Areas, SEPA

Ridgefield Station Food Carts (PLZ-21-0051)	Develop food cart pod with permanent indoor and covered seating areas	1 ac	N 1 st Cir	Technically complete Aug 11	Public comment period ends Sep 9
Type II Site Plan					
Zephyr Point Final Short Plat (PLZ-21- 0053)	Final plat for 7 lots and 2 tracts in the RLD-4 zone	2.41 ac	S 19 th Way	Resubmitted Aug 25	Under review
Type I Final Short Plat					
CRWWD South Trunk Sewer Replacement (PLZ-21-0060)	Replace ~1/2 mile 8-10 inch gravity sewer with 18 inch gravity sewer	N/A	S 56 th Way	Technically complete Sep 2	Public comment period to be noticed
SEPA, Critical Areas					
Energy Land Lot 2 Site Plan (PLZ-21-0062)	Industrial building	0.41 ac	27150 NE 10 th Ave	Technically incomplete Aug 13	Awaiting full resubmittal
Basic Site Plan					
Ridgefield Crossing Lot 2 Retail Site Plan (PLZ-21-0063)	Single-story commercial retail building shell (7,673 sf)	0.93 ac	110 S 65 th Ave	Technically complete Aug 20	Public comment period ends Sep 16
Basic Site Plan					
Tri-Mountain Station North (PLZ-21-0068-0071)	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	11.78 ac	109, 299, 201, 457 S 65 th Ave	Submitted Aug 26	Under review
Basic Site Plan					
Tri-Mountain Station South (PLZ-21-0072-0075)	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	3.90 ac	S 65 th Ave	Submitted Aug 26	Under review
Basic Site Plan					
Trademark Plumbing Temp Use (PLZ-21-0076)	Temporary structure for storing plumbing materials prior to approval of formal storage area	0.95 ac	27200 NE 10 th Ave	Submitted Aug 16	Under review
Type I Temporary Use					
Riverview Community Bank (PLZ-21-0077)	Two illuminated building mounted wall signs	N/A	4405 S Settler Dr	NOD Aug 24	Approved with conditions
Sign Permit					

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	Under Construction

Timm Road RV Storage	Commercial	15 Acres	Timm Road	Resubmitted- 1 st Grading Review Underway
Kemper Grove Ph 4-5	Residential Development	34 Lots	Pioneer Street and Smythe Road	Approved
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	Placed on Hold by Applicant
Kemper Grove Ph 3	Residential Development	68 Lots	N 30 th Ave (Smythe Road)	1 st Engineering Review Complete
Greely Acres Ph 3	Residential Development	179 Lots	N 85 th Ave	2 nd Engineering Review Underway
Greely Acres Ph 3- Grading Only	Residential Development	179 Lots	N 85 th Ave	2 nd Grading Review Complete
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	1 st Engineering Review Complete
Specht Development	Industrial	50 Acres	Union Ridge Parkway	Approved

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Grading
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	Punch list
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 Ph 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	Punch list
Greely Farms Ph 2A	Residential Subdivision	40 lots	NE 279 th St	Grading
Ridgefield Heights	Residential Subdivision		Burtsinger Rd	Grading
Tri Mt Industrial Park	Commercial		Off NE 10 th Ave	Grading
Kennedy Farms East	Residential Sub		Hillhurst Rd	Grading