



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY January 2021

### Building Division

#### Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	January
Total permits	460	879	1111	1728	92	92
Commercial/ industrial permits	21	8	52	62	1	1
New home permits	158	313	364	670	34	34
Miscellaneous permits	281	558	695	996	57	57
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$122,025.75	\$122,025.75
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$1,447,833.43	\$1,447,833.43

#### 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
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg A	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg B	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg C	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg D	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg E	24,400	2,498,804.00	Issued

December	Legacy Trails Apartments Ph 1 – Community Center	3,200	489,888.00	Issued
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**2019 Approved & Under Construction Commercial and Industrial Building: 7 projects**

2020) Month Approved	Project	Square Footage	Building Valuation	Status
January	Rosauers Fuel Center	2,664	\$308,538.64	Issued
May	Legacy Trails Apartments Ph 2 Carport #1	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #2	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #3	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #4	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #5	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #6	720	34,776	Issued
June	RSD – New Elementary School	72,618	10,839,304	Issued
June	MAJ Ridgefield 7-11 - Shell Only	4,218	403,958	Closed
August	Equip Abrams Park Well 11	0	9,081.60	Issued
September	Pioneer Village Bldg 1 – Shell Only	2,200	269,984	Issued
October	Pioneer Village Bldg 2 – Shell Only	3,423	420,071	Issued
October	Pioneer Village Blvd 4 – Shell Only	4,800	589,056	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

**2020 Approved & Under Construction Commercial and Industrial Building: 16 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

**2021 Approved & Under Construction Commercial and Industrial Building: 1 project**

## Approved & Under Construction Commercial Tenant Improvement

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
October	Old Library Inn	1,440	195,105.60	Issued
September	Ridgefield Commerce Center   Childs Trucking	0	1,500	Issued

**2019 Approved & Under Construction commercial tenant improvement: 2 projects**

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
May	The Sportsman	0	4,800	Issued
June	Parr Lumber Company	196	28,122	Issued
June	Ridgefield Craft Brewing Taphouse	0	4,039	Issued
August	Simonds Internat'l/Panattoni Development TI (Factory & Storage)	104,060	7,005,725.14	Issued
August	Ridgefield Library TI	8,311	982,941.97	Issued
September	Mod Pizza   Discovery Ridge Ph 1 Bldg 2	2,480	355,458.40	Issued
December	Trademark Plumbing -2 <sup>nd</sup> Floor Office	5,000	803,250	Issued
December	Parr Lumber Company	107	14,444	Issued

**2020 Approved and Under Construction Commercial Tenant Improvement: 8 projects**

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued

**2021 Approved and Under Construction Commercial Tenant Improvement: 1 project**

## Pending permits

Type of permit	Total
Home permits pending	163
Commercial/industrial pending	11
Commercial Tenant Improvement	3
Miscellaneous pending	55
<b>Grand total for all pending permits</b>	<b>232</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
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Seven Wells Ph 1	78	78
Seven Wells Ph 2	51	51
Seven Wells Ph 3	91	104
Seven Wells Ph 4	41	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	6	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	58	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 3A	17	34
Cloverhill Ph 4	39	65
Cloverhill Ph 7	4	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	106	141
Kennedy Farm Ph 3	2	4
Royal View	12	27
Royal Terrace	13	32
Royal Terrace 2	8	16
Pioneer East	97	148
Greely Farms Ph 1	64	96
Heron Woods	39	47
Union Ridge Ranch	59	67
Teal Crest	37	63
The Crossing	35	36
Kemper Grove Ph 1	8	36
McCormick Creek Ph 1	29	89
Magnolia Heights	4	12
Urban Downs	8	27

# Planning Division

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Union Ridge Lot 1B</b> (PLZ-21-0004)	25,404 sf office/warehouse and 11,250 sf warehouse addition	2.54 ac	Union Ridge Lot 1B (S 5 <sup>th</sup> St)	Feb 9, 2021	Feb 9 conference

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization</b> (PLZ-18-0019)	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
CAR, Shoreline Substantial Development Permit					
<b>Greegar Petition to Annex</b> (PLZ-19-0003)	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
Petition to Annex					
<b>Holsinger Mixed Use Final Site Plan</b> (PLZ-19-0057)	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
Final Site Plan					
<b>RSD New Elementary School</b> (PLZ-19-0116)	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site development
Final Site Plan					
<b>Fell Petition to Annex</b> (PLZ-19-0141)	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
Petition to Annex					
<b>Energy Electric Final Short Plat</b> (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 <sup>th</sup> Ave	Resubmitted May 04	On hold pending revisions to engineering submittal
<b>Taverner Ridge Phase 5</b> (PLZ-20-0058)	Final plat for 10 single-family detached residential lots	9.51 ac	S Lake River Ter.	Technically incomplete Sep 18	Awaiting trail negotiation
Final Plat					
<b>Brewed Awakenings Sign</b> (PLZ-20-0069)	One building-mounted wall sign	N/A	301 S 47 <sup>th</sup> Ave	Submitted Sep 29	Waiting on area calculations from applicant
Sign Permit					

Name	Description	Size	Location	Key dates	Status
<b>Viewridge Hollow (PLZ-20-0075)</b> Final Plat	Final plat for 43 SFR lots in the RLD-4 zone	15 ac	2563 S Hillhurst Rd	Resubmitted Jan 26	Resubmittal under review and improvements under construction; projected Council date Mar 11
<b>Corwin Beverage (PLZ-20-0082)</b> Administrative Adjustment	Increase the dimensions of one building mounted wall sign	N/A	219 S Timm Rd	Technically incomplete Dec 2	Awaiting resubmittal
<b>Union Ridge Ranch Lot 46 (PLZ-20-0085)</b> Administrative Adjustment	Reduce front yard setback for single-family residence	0.1 ac	2101 N 2 <sup>nd</sup> Way	NOD Jan 12	Approved with conditions
<b>Starbucks Signs (PLZ-20-0087)</b> Sign Permit	Install multiple freestanding and building-mounted signs	N/A	4300 Pioneer St	Resubmitted Jan 25	Under review
<b>Pioneer Village Sign (PLZ-20-0089)</b> Sign Permit	Install two freestanding signs	N/A	Pioneer and Royle	Submitted Dec 15	Under review
<b>Greely Farms Phase 3 PDR (PLZ-20-0090)</b> Type III Post Decision Review	Following the approved layout, increase the number of single-family residential lots in Greely Farms Phase 3 from 138 to 178	34.76	26821 NE 10 <sup>th</sup> Ave	Resubmitted Feb 1	Under review
<b>Fandell Legal Lot Determination (PLZ-20-0091)</b> Legal Lot Determination	Legal lot determination for one parcel recently changed from RMD-16 to RLD-8	3.11 ac	N 50 <sup>th</sup> Place	Resubmitted Jan 19	Under review
<b>Cloverhill Phase 4 Lot 289 Adjustment (PLZ-20-0092)</b> Administrative Adjustment	Reduce garage setback from 18 to 15 feet	0.14 ac	4231 S 16 <sup>th</sup> Way	NOD Feb 1	Approved with conditions
<b>Laspa BLA (PLZ-20-0093)</b> Boundary Line Adjustment	BLA between two residential parcels to align lot line with fence line	21.22 ac	928, 932 N Main Ave	Request for survey Jan 12	Awaiting survey submittal
<b>Lot 44 &amp; 24 BLA (PLZ-21-0001)</b> Boundary Line Adjustment	Adjust the boundary line between two RLD-4 parcels to match future phases of Ridgefield Heights	48.45 ac	S 10 <sup>th</sup> Way/S 25 <sup>th</sup> Pl/S 4 <sup>th</sup> Way	Submitted Jan 6	Under review

Name	Description	Size	Location	Key dates	Status
PCCU Sign (PLZ-20-0003) Sign Permit	Two building mounted wall signs at Peoples' Community Credit Union	N/A	109 S 65 <sup>th</sup> Ave #101	Submitted Jan 26	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Acres Offsite Improvements</b>	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
<b>Ridgefield Heights Ph 1 &amp; 2</b>	Residential Development	100 Lots	S 10 <sup>th</sup> Way	4 <sup>th</sup> Engineering Review Complete
<b>Timm Road RV Storage</b>	Commercial	15 Acres	Timm Road	1 <sup>st</sup> Grading Review Complete
<b>Kemper Grove Ph 2-5 Grading Only</b>	Commercial	23 Acres	Pioneer Street and Smythe Road	2 <sup>nd</sup> Grading Review Complete
<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	Placed on Hold by Applicant

### Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove Estates</b>	Residential	36	N 32 Ave	Complete
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Seton Subdivision</b>	Residential	126 lots	N 10 St	Punch list
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Under Construction

<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction
<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Complete
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Grading
<b>Rail Overpass Project- Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	Grading
<b>7 Eleven</b>	Commercial		Pioneer St	Under Construction
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Grading
<b>Dog park</b>	Capital Project		Hillhurst Rd	Under Construction
<b>Kennedy East</b>	Residential Subdivision	435 lots	Hillhurst Rd	Grading
<b>Kemper Loop</b>	Residential Subdivision	53 lots	N 30 <sup>th</sup> Drive	Grading