



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY March 2023

#### Building Division

##### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	March
Total permits	1,111	1,728	1,716	871	91	45
Commercial/ industrial permits	52	62	22	30	7	3
New home permits	364	670	648	361	36	23
Miscellaneous permits	695	996	1,046	480	48	19
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	164,641.20	108,475.20
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	1,270,498.17	803,428.88

#### Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810	Closed

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

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
November	The Bluffs - Building 1 Shell Only	15,075	1,514,374	Closed

##### 2020 Approved & Under Construction Commercial and Industrial Building: 1 project

(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 and Industrial Building: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 - Shell Only	3,574	394,176	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Issued
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
November	Tractor Supply	25,624	3,907,660	Issued
November	Haarup Building	21,750	2,178,294	Issued
November	Tractor Supply Shed Building	1,250	74,850	Issued

#### 2022 Approved & Under Construction Commercial and Industrial Building: 9 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued

#### 2023 Approved & Under Construction Commercial Tenant Improvement: 1 project

### Approved & Under Construction Commercial Tenant Improvement

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
September	Anytime Fitness   PV Bldg 10	4,741	560,718	Issued

#### 2021 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hallstrom Home   PV Bldg 9	1,678	205,924	Closed
May	Carts By The Park Cover	768	37,471	Issued
June	Wisdom Ridge North Bldg   RSD T3	9,872	1,777,849	Issued
September	Port of Ridgefield   The Bluffs Bldg 1	1,675	313,962	Issued
October	Ridgefield Police Department   The Bluffs Bldg 1	6,661	892,335	Issued
October	FDM Development Suites   The Bluffs Bldg 1	2,124	398,123	Closed
November	Childs Trucking	345,438	33,498,057	Issued

#### 2022 Approved & Under Construction Commercial Tenant Improvement: 7 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
January	Royle Vet Clinic   PV Bldg 14	2,607	319,931	Issued
January	WDFW Storage Mezzanine	710	52,725	Issued
March	RIC Ross	55,920	5,656,570	Issued
March	RIC Albertsons	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued

**2023 Approved & Under Construction Commercial Tenant Improvement: 5 projects**

## Pending permits

Type of permit	Total
Home Permits pending	50
Commercial/industrial pending	11
Commercial Tenant Improvement	9
Miscellaneous pending	88
<b>Grand total for all pending permits</b>	<b>158</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Cloverhill Ph 4	65	65
Cloverhill Ph 7	37	37
Royal View	25	27
Royal Terrace	31	32
Greely Farms Ph 2A	66	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	16	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	7	46

Ridgefield Heights Ph 1 & 2	19	105
Laspa Short Plat	1	2

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Discovery Ridge Ph 3B Site Plan (PLZ-23-0018)</b>	Car wash, quick lube and retail building.	2.01 ac	986056278, 98605279	Apr 11	Conference Scheduled
<b>Union Ridge Town Center (PLZ-23-0019)</b>	13 commercial, food service, and retail buildings with associated site and infrastructure improvements	33.53 ac	213956001, 214039000, 214054000, 986060219	Apr 11	Conference Scheduled

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
<b>Paradise Found PDR (PLZ- Post Decision Review to 22-0058)</b>	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 <sup>st</sup> Ave	Mar 22 <sup>nd</sup>	NOD Issued
<b>Type I PDR</b>					
<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	Submitted Dec 2 <sup>nd</sup>	On hold per applicant's request
<b>Costco @ Union Ridge Town Center (PLZ-22-0136-0140)</b>	Site Plan, SEPA w/ archaeological predetermination, critical		NW of Pioneer/I-5 junction	Tech Complete Dec 13th	On hold at applicant's request

areas, administrative adjustment					
<b>PacTrust Ridgefield (PLZ-23-0002)</b>	Site Plan, SEPA, Critical Areas , Arch	42 ac	986061644, 986061643	Tech Complete Mar 23rd	Under Review
<b>Royle Road SEPA (PLZ-23-0009)</b>				Tech Complete Feb 27	Under Review
<b>Paradise Found PUD BLA (PLZ-23-0010)</b>	BLA	108.11 ac	1355 N Royle Rd	Submitted Feb 13 <sup>th</sup>	NOD issued Mar 24
<b>Overlook Park SEPA (PLZ-23-0011)</b>	SEPA	0.8 ac	101 S Main Ave	Tech Complete Mar 15 <sup>th</sup>	Under Review
<b>Holsinger Mixed Use (PLZ-19-0057)</b>	Final Site Plan			Submitted April 30 <sup>th</sup>	On Hold
<b>Sanderling PH 4-7 PDR (PLZ-23-0012)</b>	Post Decision Review	75.96 ac	23115 NW Hillhurst Road	Submitted Mar 9 <sup>th</sup>	Under Review
<b>Greely Farms Phase 3B (PLZ-23-0013)</b>	Final Plat		986062686	Submitted Mar 9 <sup>th</sup>	Under Review
<b>Sanderling Park Phase 1 (PLZ-23-0015)</b>	Plat Alteration			Submitted March 17 <sup>th</sup>	Under Review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Discovery Ridge Lots 8- 10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	3rd Engineering Review Complete
<b>Tri-Mountain Station Early Water</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	2nd Early Utility Review Complete
<b>Greely Phase 2B Engineering</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	2nd Review Underway
<b>Greely Phase 2C Grading</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review Complete
<b>Sanderling Ph3</b>	Residential Development	2.1 Acres	Hillhurst Rd	Complete
<b>Sanderling Ph2A</b>	Residential Development	3.7 Acres	Hillhurst Rd	4th Review in process

<b>Sanderling Ph 2B</b>	Residential Development	1.1 Acres	Hillhurst Rd	2 <sup>nd</sup> Review Underway
<b>Tri-Mountain Station Early Storm and Frontage</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	1 <sup>st</sup> Review Complete
<b>Crusan Dental Grading</b>	Commercial Development	2 Acres	Pioneer St	Complete
<b>Crusan Dental Engineering</b>	Commercial Development	2 Acres	Pioneer St	1 <sup>st</sup> Review Complete
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	Complete
<b>Seven Wells Ph 6</b>	Residential Development	15.3 Acres	Royle Rd	2 <sup>nd</sup> Review Awaiting Resubmittal
<b>Urban Downs 2</b>	Residential Development	33 Acres	N 85 <sup>th</sup> Avenue	Re-initiating reviews of early grading and engineering plans
<b>Parr Ridgefield Yard Expansion</b>	Commercial Development	<1 Acre	Timm Rd	1 <sup>st</sup> Review Underway
<b>Clark College AMC</b>	Commercial Development	10 Acres	Pioneer Street	1 <sup>st</sup> Review Underway
<b>Ridgefield Gateway Phase 1</b>	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	1 <sup>st</sup> Review Underway
<b>Wind River Short Plat</b>	Residential Development	Acres	Wind River Way	1 <sup>st</sup> Review Underway
<b>Ridgefield Corporate Business Park</b>	Commercial Development	40.4 Acres	S. 6 <sup>th</sup> Way	Early grading plans under review
<b>Costco/URTC</b>	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	1st Review Underway
<b>Refuge Dog Park Improvements</b>	Residential Development	5.9 Acres	Hillhurst Rd	Grading Permit Review Underway

### Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove 2</b>	Residential	36	N 32 Ave	Complete

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**Ridgefield Crossing**

Commercial/Residential

Pioneer St

Punchlist

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