



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY October 2023

#### Building Division

##### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	October
Total permits	1,111	1,728	1,716	871	466	49
Commercial/ industrial permits	52	62	22	30	25	1
New home permits	364	670	648	361	223	20
Miscellaneous permits	695	996	1,046	480	218	28
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	909,593.10	82,386.15
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	8,447,050.77	678,027.46

#### Iss

##### Approved & Under Construction Commercial Building

(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 Building: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
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

##### 2022 Approved & Under Construction Commercial Building: 3 projects

<b>(2023) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
April	Les Schwab	11,941	1,044,165	Issued
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

**2023 Approved & Under Construction Commercial Building: 5 projects**

## 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	Issued
October	Ridgefield Police Department   The Bluffs Bldg 1	6,661	892,335	Closed
November	Childs Trucking   RIC	345,438	33,498,057	Issued

**2022 Approved & Under Construction Commercial Tenant Improvement: 4 projects**

<b>(2023) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
March	Ross   RIC	55,920	5,656,570	Issued
March	Albertsons   RIC	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued
April	JoJo's   PV Bldg 3	1,529	134,797	Issued
April	Playmakers   PV Bldg 7	5,587	728,795	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	Franklin Dean Suites   The Bluffs	2,114	436,689	Closed
July	Juxtaposition   PV Bldg 6	3,925	346,028	Issued

**2023 Approved & Under Construction Commercial Tenant Improvement: 9 projects**

Pending permits

Type of permit	Total
Home Permits pending	46
Commercial/industrial pending	20
Commercial Tenant Improvement	4
Miscellaneous pending	51
<b>Grand total for all pending permits</b>	<b>121</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
The Reserve at Seven Wells	1	63
Taverner Ridge Ph 5	8	10
Royal View	27	27
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	12	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	71	71
Kemper Grove Ph 4 & 5	33	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Eagle Ridge Estates	23	23
Journey's Edge	1	6
Sanderling Park Ph 1	28	46
Ridgefield Heights Ph 1 & 2	60	105
Laspa Short Plat	1	2

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Young PUD Subdivision (PLZ-23-0073)</b>	Subdivide approximately 26.58 acres into 33 residential building lots		2307 NW Carty Rd	Oct 10 at 1:00pm	Under Review

<b>Kumar Ridgefield Gateway (PLZ-23-0079)</b>	Develop lots 4,5 and 6 of Ridgefield Gateway	5714 Pioneer	Oct 24 <sup>th</sup> at 1:00pm	Under Review
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## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots  Preliminary PUD, SEPA, Critical Areas,	19.86 ac	27805 NW 51st	Technically Complete Nov 1st	Under Review
<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>	Cxld, refer to PLZ-23-0095
<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>	Cxld, refer to PLZ-23-0095
<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>Holsinger Mixed Use (PLZ-19-0057)</b>	Final Site Plan			Submitted April 30 <sup>th</sup>	On Hold
<b>Paradise Pointe (Found) Ph 3 (PLZ-23-0021)</b>	Final Plat	17.85 ac	213070000	3rd review comments Sept 26th	Under Review
<b>HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)</b>	Adding a drive through to Bldg A		2209 S HILLHURST ROAD (BUILDING A)	Submitted July 14 <sup>th</sup>	Awaiting Resubmittal
<b>Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057</b>	Site Plan		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 <sup>th</sup>	Awaiting Resubmittal
<b>Prairie Yard Expansion SPR &amp; SEPA, PLZ-23-0050</b>	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 <sup>th</sup>	Awaiting Resubmittal
<b>Sanderling Farm 2A/2B Final Plat (PLZ-23-0065)</b>	Final Plat		Pin#: 986064821	Sep 20 <sup>th</sup>	Under Review
<b>Seven Wells Phase 6 Final Plat, PLZ-23-0063</b>	Final Plat	15.30 ac	4545 S 11 <sup>th</sup> Way	Sep 5 <sup>th</sup>	Under Review
<b>Paradise Pointe Administrative Adjustment, PLZ-23-0066</b>	Administrative Adjustment		28216 NW 31st Ave	Sep 9 <sup>th</sup>	Under Review

<b>Chevron Expansion PLZ-23-0067</b>	Site Plan, SEPA	5801 Pioneer St	Sep 11 <sup>th</sup>	Awaiting Resubmittal
<b>IQ Credit Union (PLZ-23-0074 - 0078)</b>	Site Plan, Variance, Critical Areas, SEPA	Near 5284 Pioneer St	Sep 25 <sup>th</sup>	Awaiting Resubmittal
<b>50Th Place Rezone, PLZ-23-0060</b>	Rezone	"SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM	Sep 12 <sup>th</sup>	Under Review
<b>Cloverhill Phases 3B &amp; 10 Rezone, PLZ-23-0071</b>	Rezone	986047335	Sep 13 <sup>th</sup>	Under Review
<b>Discovery Ridge Phase 3B Boundary Line Adjustment, PLZ-23-0072</b>	BLA	986056278; 986056279	Sep 18 <sup>th</sup>	NOD Issued Oct 26th
<b>Lahti Comp Plan/Zone Change (PLZ-23-0048)</b>	Zone Change	213989000	Oct 19 <sup>th</sup>	Under Review
<b>Greely Farm PH 4 (PLZ-23-0080 - 0083)</b>	Preliminary PUD, SEPA, Critical Areas, Archaeology	279th St & 4th St	Oct 6 <sup>th</sup>	Awaiting Resubmittal
<b>Seven Wells Ph 6 Sign PLZ-23-0087</b>	Sign Permit	4545 S 11th Way	Oct 12 <sup>th</sup>	NOD Issued Nov 2nd
<b>Barnick Chiropractic Sign, PLZ-23-0084</b>	Sign Permit	110 S 65th Ave	Oct 3 <sup>rd</sup>	NOD Issued Oct 12th
<b>Cloverhill PUD Phase 3B &amp; 10 PDR, PLZ-23-0095</b>	Type II Post Decision Review	2067 S Royal Rd	Oct 27 <sup>th</sup>	Under Review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Phase 2B ENG-22-0116</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	4th Review completed; returned to Applicant
<b>Greely Phase 2C ENG-22-0087</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	Under Review
<b>Sanderling Park Ph2A/2B</b>	Residential Development	3.7 Acres	Hillhurst Rd	Under Review
<b>Tri-Mountain Station, ENG-22-0129</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	Approved. Next Step: Pre-Con Meeting
<b>Paradise Found (Point) ENG-23-0083</b>	Residential Development	18 Acres	Royle Rd	Under Review

<b>Paradise Found (Point) Crossing ENG-23-0084</b>	Residential Development	44 Acres	Royle Rd	Under Review
<b>Parr Ridgefield Yard Expansion</b>	Commercial Development	<1 Acre	Timm Rd	Approved
<b>Urban Downs 2, ENG-23-0030</b>	Residential Development	33 Acres	N 85 <sup>th</sup> Avenue	Grading approved. Plans under review.
<b>Ridgefield Gateway Phase 1 ENG-23-0039</b>	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal; 5th review complete.
<b>Wind River Short Plat, ENG-23-0042</b>	Residential Development	Acres	Wind River Way	Waiting resubmittal of Stormwater plan.
<b>Ridgefield Corporate Business Park/PacTrust ENG-23-0028</b>	Commercial Development	40.4 Acres	S. 6 <sup>th</sup> Way	Grading Approved
<b>Keller Supply Expansion ENG-23-0085</b>	Commercial Development	1 Acre	65 <sup>th</sup> Avenue	Waiting resubmittal
<b>Hillhurst</b>	Commercial Development	2 Acres	Hillhurst	Under review

## Projects under construction

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	Under construction
<b>Sanderling Ph 1</b>	Residential Development	1 Acres	Hillhurst	Under Construction
<b>Mountainview Dental, ENG-23-0001</b>	Commercial development	2.17 acres 2 buildings	5284 Pioneer	Grading underway
<b>Clark College AMC, ENG-23-0037</b>	Commercial Development	10 Acres	Pioneer Street	Grading and foundation under construction.
<b>Costco/URTC, ENG-23-0043</b>	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	Grading underway
<b>Seven Wells Ph 6, ENG-22-0132</b>	Residential Development	15.3 Acres	Royle Rd	Under construction