



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY February 2018

Building Division

Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	February
Total permits	378	583	682	460	79	52
Commercial/ industrial permits	2	1	2	21	1	1
New home permits	104	216	320	158	29	19
Miscellaneous permits	272	366	360	281	49	32
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$41,220.30	\$4,864.20
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$632,279.49	\$439,484.49

Commercial and industrial building permits

Month (2018)	Project	Square Footage	Building Valuation	Status
February	Plastifab	1020	\$65,932.80	Issued

Totals for approved commercial and industrial buildings YTD: 1 project

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Issued
June	Ridgefield Self Storage	71,320	\$6,147,784	Issued

May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Approved
April	Ridgefield School K-8	145,300	\$25,015,121	Issued
February	FlowServe	53,004	\$5,533,235	Issued

Pending permits

Type of permit	Total
Home permits pending	16
Commercial/industrial pending	4
Miscellaneous pending	26
Grand total for all pending permits	46

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	11	95
Taverner Ridge Ph 8	10	54
Quail Hill Ph. 1	16	61
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Pioneer Place Ph. 2	39	39
Cedar Creek	16	31

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Kennedy Farm East PUD (PLZ-18-0017)	Develop 405 lots in the RLD-4 zone	88 ac	23115 NW Hillhurst Rd	Feb 27	Feb 27 conference
New Elementary School (PLZ-18-0028)	Change zoning and construct new elementary school and associated infrastructure	27.36 ac	S side of N 10 th St, E of N 65 th Ave	Mar 13	Mar 13 conference

Projects under review

Name	Description	Size	Location	Key dates	Status
Greely Acres PUD (PLZ-17-0049) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review	Develop 97 SFR in RLD-6 zone	19.04 ac	27201 NE 10 th Ave	Hearing Feb 27	Feb 27 hearing
Main Ave Access Improvements (PLZ-17-0094) SEPA, CAR, Shoreline Review	Construct sidewalk accessing Ridgefield National Wildlife Refuge from northern city limits, two new creek crossings	0.10 mi	N Main Ave south of city limits	Final order Feb 02; Decision to Ecology Feb 26	Approved with conditions
Kennedy Farms PDR (PLZ-17-0112) Type II Post Development Review	Add 1-acre parcel to approved Kennedy Farms PUD, to be developed with SFR	1 ac	23112 NW Hillhurst Rd	Submitted Oct 06	On hold
Quail Hill Phase 2 (PLZ-17-0115) Subdivision, SEPA with Archaeology, CAR	Develop 149 single family detached lots under the Union Ridge Master Plan	13.2 ac	S 10 th St	Final order Feb 27	Mar 20 Appeal period ends
Ridgefield Crossing Mixed Use (PLZ-17-0129) Subdivision, Master Plan, SEPA with Archaeology, BLA	Develop 128 townhouse units and 9 acres of commercial in a mixed-use master plan project	37.35 ac	6994 S 5 th St	2 nd Technically Incomplete Feb 05	Awaiting resubmittal
Weber Pioneer (PLZ-17-0136) Subdivision, Master Plan, Critical Areas, SEPA with Archaeology	Develop 47 detached SFR lots in the RLD-8 zone, with related improvements	19.37 ac	3807 Pioneer St	2 nd Technically Incomplete Feb 16	Awaiting resubmittal
Urban Downs (PLZ-17-0140) Subdivision, Site Plan, Archaeological predetermination	Develop 27 single-family residential lots in the RLD-6 zone	7.74 ac	1120 NE 259 th St	1 st Technically Incomplete Jan 02	Under review
Village at Canyon Ridge (PLZ-17-0145) Final Plat	Final plat for 23 single-family attached and detached lots in the RMD-16 zone	4.61 ac	195 N 32 nd Ct	Council action Feb 08	Approved
Zephyr Point (PLZ-17-0148) Preliminary Short Plat, Administrative Adjustment, SEPA with Archaeology	Develop 6 single-family residential lots in the RLD-4 zone	2.41 ac	S Hillhurst Rd @ S 19 th St	NOD Feb 14	Approved with conditions

Name	Description	Size	Location	Key dates	Status
Ridgefield HS Addition (PLZ-17-0154) Type II Basic Site Plan, SEPA, Administrative Adjustment	Demolish two existing structures and construct 2-story classroom building with associated infrastructure	32.1 ac	2630 S Hillhurst Rd	SEPA comment period closed Feb 28	Mar 07 land use comment period closes
Taverner Ridge Phase 9 (PLZ-17-0157) Final Plat	Final plat for 9 residential lots in the RLD-4 and RMD-16 zones	8.01 ac	S Taverner Ct	Council action Feb 08	Approved
Carty Rd Annex (PLZ- 17-0158) Annexation	Annex R1-10 residential property	9.79 ac	3005 NW Carty Rd	Submitted Dec 22	Under review
45th Avenue Widening (PLZ-18-0001) Critical Areas Review	Roadway improvements to meet LOS design standards (minor arterial)	5.8 ac	45 th Ave south of Pioneer St	TC Feb 28	Under review
Ridgefield Apartments (PLZ-18-0003) Site Plan, SEPA	Develop 324 apartment units in the RMD-16 zone	19.38 ac	Pioneer St west of 45 th Ave	Submitted Jan 05	Under review
Union Ridge Lot 54 (PLZ-18-0006) Site Plan, SEPA, CAR, Short Plat	Divide parcel into two lots, construct industrial spec buildings	16.04 ac	405 NE 259 th St	Technically complete Feb 12	Comment period Mar 7-Mar 28
Vancouver Clinic (PLZ- 18-0012) Site Plan, SEPA	Develop a 15,405-sf medical clinic building in the CRB zone	2.48 ac	5515 Pioneer St	Submitted Jan 17	On hold Feb 13
Urban Downs SEPA and Adjustments (PLZ-18- 0013-16) SEPA, Administrative Adjustment	Develop 27 single- family residential lots in the RLD-6 zone	7.74 ac	1120 NE 259 th St	Technically complete Feb 26	Under review
P45 BLA (PLZ-18-0018) Boundary Line Adjustment	Adjust MFR/Commercial lot line to facilitate mixed- use development	19.01 ac	45 th and Pioneer	NOD Feb 13	Approved with conditions
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	On hold

Name	Description	Size	Location	Key dates	Status
View Ridge Middle School Remodel (PLZ-18-0020) Type II Site Plan Review	Demolish field, parking, courtyard; construct new parking, bus turnaround, courtyard	11.35 ac	300 N 5 th Ave	Submitted Feb 09	Under review
Centerline Wireless Modification (PLZ-18-0022) Type I Minor Site Plan	Install additional equipment in existing wireless facility	0.12 ac	104 N Main Av	Submitted Feb 14	Under review
Alliance Industrial Sign (PLZ-18-0023) Sign Permit	Freestanding sign in E zone	5.67 ac	5823 S 6 th Way	Submitted Feb 21	Under review
Union Ridge Ranch PUD (PLZ-18-0024) PUD Subdivision, CAR, SEPA w/Archaeological Predetermination	Develop 67 detached SFR in RLD-6 zone	14.5 ac	2014 N 3 rd Way	Submitted Feb 23	Under review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
S 11th St Industrial Building	Warehouse building and site improvements	7.5 acres	5504, 5602, 5664 S 11th St	3rd Engineering Review Complete. Waiting on final plans and storm agreement
19th Street Cottages	Residential Development	7 lots	19 th Ct and Pioneer St	Grading issued for single building only. Engineering review not yet submitted.
Hillhurst Commercial	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	Approved
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	1 st Engineering Review Complete
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Approved
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	2 nd Engineering Review Complete. Grading Approved.
Altru	Industrial Shell Building	7.98 acres	S. 11 th Street	Approved

Taverner Ridge Ph. 10&11	Residential Development	115 lots	S. Hillhurst	Approved
Ridgecrest Ph. 3	Residential Development	103 Lots	S. 45 th Avenue	1 st Review Underway
Ridgecrest Ph. 4	Residential Development	41 Lots	S. 45 th Avenue	1 st Review Underway

Projects under construction

Name	Description	Size	Location	Status
Taverner Ridge Ph. 8 and 9	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Utility Installation complete. Contractor completing punch list.
Cedar Creek	Residential development	31 Lots	N. 35 th Ave	Complete
Ridgecrest Ph 1	Residential development	330 lots	S. 45 th Ave	Utility Installation complete. Contractor completing punch list.
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Complete
Union Ridge Lot 1a	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
S. 11th Street Mini Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Complete
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Complete
Cloverhill Ph 1	Residential Development	63 lots	S. 45 th Avenue	Complete. Awaiting CRWWD sign off before issuing completion.
Cloverhill Ph 5-6	Residential Development	75 lots	S. Royle Rd	Sanitary sewer construction approved. Other utilities under review.
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	Under Construction

The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Under Construction
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Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction
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