



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY: October 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	October
Total Permits	435	378	583	682	421	51
Commercial/ Industrial Permits	4	2	1	2	20	3
New Home Permits	165	104	216	320	139	20
Miscellaneous Permits	266	272	366	360	262	28
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$788,009	\$79,979

Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Under Review
June	Ridgefield Self Storage	71320	\$6,147,784	Issued
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Under Review
April	Ridgefield School K-8	145,300	\$25,015,121	Issued
February	FlowServe	53,004	\$5,533,235	Issued
February	Energy Electric	5,000	\$283,350	Issued
Totals for Approved Commercial/Industrial Buildings YTD:				
6 projects				

**Month
(2016)**

January	Well Reservoir	4,778	\$997,901	Closed
February	Abrams Park Bathroom	600	\$24,372	Closed
March	Ridgefield Mini Storage	3,000	\$3,203,325	Issued
July	Port of Ridgefield – Washington Fish and Wildlife Building	39450	\$3,706,763.95	Closed

Totals for Approved Commercial/Industrial Buildings YTD:**3 projects****Pending Permits**

Type of Permit	Total
Home permits approved & ready for issuance:	11
Home permits undergoing plan check:	3
Commercial/Industrial:	2
Misc.:	18
Grand Total for all Pending Permits:	34

SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Pioneer Place Ph. 2	23	39
Cedar Creek	9	31

Planning Division**Pre-application Conferences**

Name	Description	Size	Location	Date of Conference	Status
Union Ridge Lot 54 (PLZ-17-0089)	Divide property into 2 lots, develop each with industrial building and parking	16.04 ac	Union Ridge Lot 54	Sept 26	Completed

Name	Description	Size	Location	Date of Conference	Status
RHS Classroom Addition (PLZ-17-0105)	Demolish 2 existing buildings, construct new 2-story SF building and 2 modulars	32.1 ac	2630 S Hillhurst Rd	Oct 24	Oct 24 conference
Kemper Grove Estates (PLZ-17-0111)	Develop 222 single-family detached lots in the RLD-6 and RMD-16 zones	38.2 ac	N 32 nd Ct and N Smythe Rd	Oct 24	Oct 24 conference
Seton Mixed Use (PLZ-17-0118)	Develop two commercial lots and 129 single family residential lots using the RMUO	38.4 ac	N 10 th St and N 65 th Ave	Nov 14	Nov 14 conference
Zephyr Point (PLZ-17-0120)	Develop 6 SFR lots in the RLD-4 zone		S Hillhurst Rd and S 19 th Way	Nov 14	Nov 14 conference

Projects Under Review

Name	Description	Size	Location	Key Dates	Status
RORC (PLZ-17-0041) Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Oct 10 NOD	Approved
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	Applicant's resubmittal Oct 19	Under review
Taverner Ridge Phase 10/11 Site Plan (PLZ-17-0069) Site Plan Review	Site Plan review	16.72 ac	S Hillhurst Rd	SEPA distribution Nov 1	Under review
Lot 54 Mass Grading SEPA (PLZ-17-0078) SEPA	Mass grade site for future development	16 ac	405 NE 259 th St	SEPA DNS Sep 20	Application withdrawn
Quail Hill Final Plat (PLZ-17-0082) Final Plat	Final plat	9.02 ac	Union Ridge Lot 8	Council action Sep 28	Approved

Name	Description	Size	Location	Key Dates	Status
S 11th Self Storage Sign Adjustment (PLZ-17-0091) Administrative Adjustment	Admin adjustment for sign height in the E zone	N/A	6300 S 11 th St	NOD Oct 19	Approved
Main Ave Access Improvements (PLZ-17-0094) SEPA, CAR, Conditional Use, Shoreline Review	Construct sidewalk accessing Ridgefield National Wildlife Refuge from northern city limits, two new creek crossings	.40 mi	N Main Ave between	Submitted Sep 05	Sep 28 Technically Complete
Wildlife Refuge Bridge Access (PLZ-17-0101) SEPA, CAR, Shoreline Review	Replace bridge accessing River S Unit of the Ridgefield National Wildlife Refuge	N/A	River S access, S Refuge Rd	Hearing Dec 19	Under review
Taverner Ridge 8&9 BLA (PLZ-17-0103) Boundary Line Adjustment	Boundary line adjustment concurrent with RLD-4 final plat	22.76 ac	Assessor's #986038979	NOD Oct 12	Approved
Taverner Ridge 8&9 Final Plat (PLZ-17-0104) Final Plat	Final plat for 63 RLD-4 lots and open space/storm tracts	22.76 ac	Assessor's #986038979	Submitted Sep 21	Nov 2 Council Action
RSD Short Plat (PLZ-17-0106) Preliminary Short Plat	Prelim short plat associated with Ridgefield Intermediate Schools/RORC	49.84 ac	3214 S Hillhurst Rd	2 nd technical incomplete Oct 31	Under review; awaiting resubmittal
Port of Ridgefield BLA (PLZ-17-0107) Boundary Line Adjustment	Adjust interior lot lines of three parcels to accommodate future development	30.14 ac	298 and 448 S 45 th Ave	NOD Oct 11	Approved
Lahti BLA (PLZ-17-0108) Boundary Line Adjustment	Type I BLA in the RLD-8 zone	80.09 ac	5145 Pioneer St	NOD Oct 12	Approved
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 6	Under review
Ridgecrest Road Extension (PLZ-17-0113) CAR	Extend S 15 th St east from S 45 th Ave for a future connection to S 11 th St	37.5 ac	S 15 th St and S 45 th Ave	Submitted Oct 6	Under review

Name	Description	Size	Location	Key Dates	Status
Childcare by Jody (PLZ-17-0114) Home Occupation	Open child care business as home occupation use in the RLD-4 zone	0.11 ac	3429 S 4 th Way	NOD Oct 12	Approved
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	Submitted Oct 12	Under review
Osprey Point Playground (PLZ-17-0125) Minor Site Plan	Install a playground on a City-owned parcel	.04 ac	S Osprey Dr and S Titan Dr	Submitted Oct 27	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
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under construction
Taverner Ridge Ph. 8&9	Residential Development	65 Lots	Southwest of Nighthawk Road	Under construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	1 st Engineering Review Complete
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Under Construction
S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under Construction
Ridgecrest Phase I	Residential Development	57 lots	S. 45 th Ave	Under Construction

Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
Cloverhill Phase I	Residential Development	63 lots	S. 45 th Avenue	Under Construction
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading approved. 3rd Engineering Review Underway
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	2 nd Engineering Review Complete. Grading Approved.
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Approved
The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Grading Approved. 2 nd Engineering Review Underway.
Altru	Industrial Shell Building	7.98 acres	S. 11 th Street	Approved
Taverner Ridge Ph. 10&11	Residential Development	115 lots	S. Hillhurst	2 nd Engineering Review Underway

PROJECTS UNDER CONSTRUCTION

Name	Description	Size	Location	Status
Hawk's Landing	Residential development	57 Lots	Hillhurst Rd, across from High School	Construction substantially complete
Bella Noche	Residential development	34 Lots	N. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Pioneer Place	Residential development	46 Lots	N. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Taverner Ridge Ph. 8 and 9	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Grading Underway, Utility construction beginning soon
Cedar Creek	Residential development	31 Lots	N. 35 th Ave	Utility Installation Underway
Ridgecrest	Residential development	330 lots	S. 45 th Ave	Utility Installation Underway
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under Construction

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	Under construction
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Under Construction
Cloverhill Ph 1	Residential Development	63 lots	S. 45 th Avenue	Under Construction
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
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction