



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY October 2020

Building Division

Summary of building permits by year

Building Permits	2016	2017	2018	2019	2020 (YTD)	October
Total permits	682	460	879	1111	1513	220
Commercial/ industrial permits	2	21	8	52	59	2
New home permits	320	158	313	364	576	96
Miscellaneous permits	360	281	558	695	878	122
Residential building permit application and review fees	\$1,261,698	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,005,524.40	\$333,897.30
Total building department receipts		\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$12,939,750.51	\$1,704,799.03

Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
September	UNFI – New Truck Fueling Facility	2,112	245,436	Issued
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 E	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg F	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg G	24,400	2,498,804.00	Issued

December	Legacy Trails Apartments Ph 1 – Type 1 Bldg H	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Community Center	3,200	489,888.00	Issued

2019 Approved & Under Construction Commercial and Industrial Building: 8 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	Issued
August	Equip Abrams Park Well 11	0	9,081.60	Issued
September	Pioneer Village Bldg 1 - Shell Only	2200	269,984	Issued
October	Pioneer Village Bldg 2 – Shell Only	3423	420,071	Issued
October	Pioneer Village Blvd 4 – Shell Only	4800	589,056	Issued

2020 Approved & Under Construction Commercial and Industrial Building: 13 projects

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
December	UNFI Fueling Facility Racking System Install	0	107,695	Issued

2019 Approved & Under Construction commercial tenant improvement: 3 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
May	Simonds Internat'l/Panattoni Development TI (Office & Mezzanine)	12,386	1,671,986.14	Issued
May	The Sportsman	0	4,800	Issued
June	Parr Lumber Company	196	28,122	Issued
June	Ridgefield Craft Brewing Taphouse	0	4,039	Closed
July	Pamper Nail Bar	2,200	296,978	Issued
July	RACC RSD - Life Safety Improvements	0	120,000	Issued
July	MAJ Ridgefield 7-11	4,218	403,957.86	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
August	Ichi Teriyaki Discovery Ridge Ph 1 Bldg 5	1,400	243,180.00	Issued
September	Mod Pizza Discovery Ridge Ph 2 Bldg 2	2,480	355,458.40	Issued
September	Rebound Ortho Dscovery Ridge Ph 1 Bldg 3	3,623	489,068.77	Issued
September	Hidden Oasis Salon Discovery Ridge Ph 1 Bldg 5	1,030	139,039.70	Closed

2020 Approved and Under Construction Commercial Tenant Improvement: 13 projects

Pending permits

Type of permit	Total
Home permits pending	90
Commercial/industrial pending	16
Commercial Tenant Improvement	4
Miscellaneous pending	48
Grand total for all pending permits	158

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	78	78
Seven Wells Ph 2	51	51
Seven Wells Ph 3	87	104

Seven Wells Ph 4	40	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	51	54
Taverner Ridge Ph 9	6	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	63	70
Quail Hill Ph 1	58	61
Cedar Creek	29	31
Cloverhill Ph 1	63	63
Cloverhill Ph 3A	8	34
Cloverhill Ph 4	31	65
Hillhurst Highlands	77	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	99	141
Kennedy Farm Ph 3	2	4
Royal View	11	27
Royal Terrace	18	32
Royal Terrace 2	7	16
Pioneer East	90	148
Greely Farms Ph 1	46	96
Heron Woods	33	47
Union Ridge Ranch	48	67
Teal Crest	22	63
The Crossing	35	36
Kemper Grove Ph 1	2	36
McCormick Creek Ph 1	15	89
Magnolia Heights	4	12
Urban Downs	3	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Specht Union Ridge Development (PLZ-20-0062)	Two speculative industrial/warehouse buildings in Union Ridge	50.02 ac	6547 S 5 th St, 6737 S 11 th Cir	Sep 22	Complete
Wind River Short Plat (PLZ-20-0074)	9-lot, 1-tract residential subdivision in the RLD-4 zone	5.7 ac	S Wind River Way	Oct 27	Oct 27 conference
Ridgefield Station (PLZ-20-0081)	Redevelop site with food carts, restaurant/bar, and mini mart	0.74 ac	1211 N 1 st Cir	TBD	Submitted Oct 27

Projects under review

Name	Description	Size	Location	Key dates	Status
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, 2018	On hold
Greear Petition to Annex (PLZ-19-0003) Petition to Annex	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
Holsinger Mixed Use Final Site Plan (PLZ-19-0057) Final Site Plan	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
RSD New Elementary School (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site development
Fell Petition to Annex (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 th St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	Resubmitted May 04	On hold pending revisions to engineering submittal
Discovery Ridge Phase 2 Lots 8-10 (PLZ-20-0045) Basic Site Plan	Site plan for three commercial (retail, service, restaurant) buildings	1.68 ac	11, 101, 145 S 48 th Pl	NOD Oct 20	Approved with conditions

Name	Description	Size	Location	Key dates	Status
Temme/Bird (PLZ-20-0047) Comp Plan Amendment/Zone Change	Change two E parcels to RLD-6	12.62 ac	1296, 1446 S Dolan Rd	Planning Commission Nov 4	Prep for public hearing
Fandell (PLZ-20-0048) Comp Plan Amendment/Zone Change	Change RMD-16 (UM) parcel to RLD-8	3.11 ac	N 50 th Pl	Planning Commission Nov 4	Prep for public hearing
The Crossing Phase 2 (PLZ-20-0054) Final Plat	Final plat for 54 single-family attached lots	6.84 ac	S 5 th St	Council Nov 5	Prep for Council
Potter Intent to Annex (PLZ-20-0057)	Annex two residential parcels in the Gee Creek Plateau Subarea	20.1 ac	3797/3925 S 15 th St	Submitted Aug 13	Awaiting additional applicant materials
Taverner Ridge Phase 5 (PLZ-20-0058) Final Plat	Final plat for 10 single-family detached residential lots	9.51 ac	S Lake River Ter.	Technically incomplete Sep 18	Awaiting trail negotiation
Andersen Administrative Adjustment (PLZ-20-0059)	Increase maximum building coverage for one single-family home	0.11 ac	707 N 1 st Ave	NOD Oct 20	Approved with conditions
Kemper Grove Temp Parking Area (PLZ-20-0061) Type II Temporary Use	Gravel parking lot for model home parking	0.12 ac	N Pioneer Canyon Dr; Lots 1 & 2 Kemper Grove PH 1	NOD Oct 14	Approved with conditions
N 23rd Place PUD (PLZ-20-0065) Final Plat	13-lot final plat in RLD-4	4.99 ac	N 22 nd Ct	1 st review Oct 13	Awaiting resubmittal
Hillhurst Heights Administrative Adjustment (PLZ-20-0066-67)	Increase maximum lot coverage and reduce minimum front yard setback on 43 RLD-4 lots	15.15 ac	2563 S Hillhurst Rd	Public comment period ends Oct 30	Writing decision
Rebound Ortho Sign (PLZ-20-0068) Sign Permit	Three building-mounted wall signs	N/A	55 S 47 th Ave #111	NOD Sep 30	Approved with conditions
Brewed Awakenings Sign (PLZ-20-0069) Sign Permit	One building-mounted wall sign	N/A	301 S 47 th Ave	Submitted Sep 29	Waiting on area calculations from applicant
Bella Nails and Spa Sign (PLZ-20-0070) Sign Permit	One building-mounted wall sign	N/A	201 S 47 th Ave #119	Submitted Sep 29	Waiting on lighting information from applicant

Name	Description	Size	Location	Key dates	Status
Kemper Loop (PLZ-20-0071) Final Plat	53-lot final plat in RLD-6	18.64 ac	N 32 nd Ct	1 st review Oct 16	Resubmitted Oct 20; under review
Hidden Oasis Sign (PLZ-20-0072) Sign Permit	2 building-mounted wall signs	N/A	255 S 47 th Ave #125	Submitted Oct 12	Under review.
Trademark North (PLZ-20-0073) Site Plan	Plans for site improvements; no buildings.	N/A	27118 NE 10 th Ave	Submitted Oct 13	To be canceled and resubmitted as engineering review.
Viewridge Hollow (PLZ-20-0075) Final Plat	Final plat for 43 SFR lots in the RLD-4 zone	15 ac	2563 S Hillhurst Rd	Submitted Oct 15	Under review.
Wisdom Ridge (PLZ-20-0076) Post-Decision Review	Minor (Type I) changes to loading and parking areas at Wisdom Ridge Business Center	3.49 ac	5645 S 11 th St	Submitted Oct 23	Under review.
Legacy Towncenter Sign (PLZ-20-0080) Sign Permit	Multi-tenant freestanding sign	N/A	536 S Royle Rd	Submitted Oct 27	Under review.

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	4 th Engineering Review Complete
Timm Road RV Storage	Commercial	15 Acres	Timm Road	1 st Grading Review Complete
Greely Farms 2A	Residential Development	45 Lots	N. 85 th Ave	4 th Engineering Review Completed
Journey's Edge	Residential Development	6 Lots	N 20 th Place	Approved
Energy Electric	Commercial Development	7.17 Acres	N 85 th Avenue	8 th Engineering Review Underway
Eagle Ridge Estates-Grading	Residential Development	5 Acres	Hillhurst Road	Grading Approved
Eagle Ridge Estates	Residential Development	5 Acres	Hillhurst Road	Approved

Prairie Electric	Commercial	17 Acres	N 85 th Ave	2 nd Engineering Review Underway
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Projects under construction

Name	Description	Size	Location	Status
Kemper Grove Estates	Residential	36	N 32 Ave	Complete
Discovery Ridge	Commercial Development	8.91 acers	45 th and Pioneer	Pipe/paving
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Seton Subdivision	Residential	126 lots	N 10 St	Punch list
Holsinger	Commercial/Residential	14 Acres	Royle Rd	Under Construction
Ridgefield Crossing	Commercial/Residential		Pioneer St	Under Construction
Cloverhill Ph 3	Residential Subdivision	63 Lots	45th Ave	Complete
Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Grading
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	Grading
7 Eleven	Commercial		Pioneer St	Under Construction
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Grading
Dog park	Capital Project		Hillhurst Rd	Under Construction

Kennedy East	Residential Subdivision	435 lots	Hillhurst Rd	Grading
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Kemper Loop	Residential Subdivision	53 lots	N 30 th Drive	Grading
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