



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY November 2017

### Building Division

#### Summary of building permits by year

Building Permits	2013	2014	2015	2016	2017 (YTD)	November
Total permits	435	378	583	682	435	20
Commercial/ industrial permits	4	2	1	2	21	1
New home permits	165	104	216	320	144	5
Miscellaneous permits	266	272	366	360	270	14
Residential building permit application and review fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$661,783	\$19,034
Total building department receipts					\$845,185 (Sep-Nov)	\$267,686

#### Commercial and industrial building permits

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	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 and industrial buildings YTD:**

**5 projects**

## Pending permits

Type of permit	Total
Home permits approved & ready for issuance:	9
Home permits undergoing plan check:	7
Commercial/industrial pending:	4
Miscellaneous pending:	22
<b>Grand total for all pending permits:</b>	<b>42</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Bella Noche	34	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	33	39
Cedar Creek	13	31

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>RHS Classroom Addition</b> (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	Completed
<b>Kemper Grove Estates</b> (PLZ-17-0111)	Develop 222 single-family detached lots in the RLD-6 and RMD-16 zones	38.2 ac	N 32 <sup>nd</sup> Ct and N Smythe Rd	Oct 24	Completed
<b>Seton Mixed Use</b> (PLZ-17-0118)	Develop two commercial lots and 129 single family residential lots using the RMUO	38.4 ac	N 10 <sup>th</sup> St and N 65 <sup>th</sup> Ave	Nov 14	Completed
<b>Zephyr Point</b> (PLZ-17-0120)	Develop 6 SFR lots in the RLD-4 zone	2.41 ac	S Hillhurst Rd and S 19 <sup>th</sup> Way	Nov 21	Nov 21 conference

Name	Description	Size	Location	Date of conference	Status
<b>Ridgefield Bluffs</b> (PLZ-17-0127)	Develop 9 attached housing units on a CMU site	0.78 ac	215 Mill St	Nov 28	Nov 28 conference

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Greely Acres PUD</b> (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 <sup>th</sup> Ave	2 <sup>nd</sup> technically incomplete Nov 2	On hold
<b>Taverner Ridge Phase 10/11 Site Plan</b> (PLZ-17-0069)  Site Plan Review	Site Plan review	16.72 ac	S Hillhurst Rd	End of comment period Nov 15	Under review; Dec 01 NOD target
<b>Main Ave Access Improvements</b> (PLZ-17-0094)  SEPA, CAR, Conditional Use, Shoreline Review	Construct sidewalk accessing Ridgefield National Wildlife Refuge from northern city limits, two new creek crossings	0.40 mi	N Main Ave between	Technically complete Sep 28	Under review; awaiting jurisdictional permissions from County
<b>Wildlife Refuge Bridge Access</b> (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
<b>Taverner Ridge 8 Final Plat</b> (PLZ-17-0104)  Final Plat	Final plat for 58 RLD-4 lots and open space/storm tracts	22.76 ac	Assessor's #986038979	Council action Nov 2	Approved with conditions
<b>RSD Short Plat</b> (PLZ-17-0106)  Preliminary Short Plat	Prelim short plat associated with Ridgefield Intermediate Schools/RORC	49.84 ac	3214 S Hillhurst Rd	Technically complete Nov 29	Under review; Dec 29 NOD target
<b>Kennedy Farms PDR</b> (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	On hold
<b>Ridgecrest Road Extension</b> (PLZ-17-0113)  CAR	Extend S 15 <sup>th</sup> St east from S 45 <sup>th</sup> Ave for a future connection to S 11 <sup>th</sup> St	37.5 ac	S 15 <sup>th</sup> St and S 45 <sup>th</sup> Ave	Technically complete Nov 30	Under review

Name	Description	Size	Location	Key dates	Status
<b>Quail Hill Phase 2</b> (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 <sup>th</sup> St	Submitted Oct 12	On hold
<b>Osprey Point Playground</b> (PLZ-17-0125) Type II Critical Areas Review	Install a playground on a City-owned parcel, within a critical area buffer	0.04 ac	S Osprey Dr and S Titan Dr	Submitted Oct 27; resubmitted Nov 20	Under review
<b>Seven Wells Estates Final Plat</b> (PLZ-17-0128) Final Plat	Final plat for Ridgecrest PUD Ph 1; 78 SFR in the RLD-8 zone	37.43 ac	1672 S 45 <sup>th</sup> Ave	Submitted Nov 7; council action Dec 7	Under review
<b>Ridgefield Crossing Mixed Use</b> (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 <sup>th</sup> St	Submitted Nov 8	Under review
<b>3201 N 10<sup>th</sup> Adjustment</b> (PLZ-17-0133) Type II Administrative Adjustment	Administrative adjustment to the street side yard setback on an RLD-6 lot	0.17 ac	3201 N 10 <sup>th</sup> St	Comment period ends Dec 12	Public comment period
<b>Plastifab Site Plan</b> (PLZ-17-0134) Type I Minor Site Plan	Add 1,760 sf covered area to existing manufacturing building	6.22 ac	5985 S 6 <sup>th</sup> Way	NOD Nov 21	Approved with conditions
<b>Weber Pioneer</b> (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	Submitted Nov 22	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>S 11th St Industrial Building</b>	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
<b>19<sup>th</sup> Street Cottages</b>	Residential Development	7 lots	19 <sup>th</sup> Ct and Pioneer St	Grading issued for single building only. Engineering review not yet submitted.

<b>Hillhurst Commercial</b>	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	Approved
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under construction
<b>Taverner Ridge Ph. 8&amp;9</b>	Residential Development	65 Lots	Southwest of Nighthawk Road	Under construction
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	1 <sup>st</sup> Engineering Review Complete
<b>Quail Hill Ph 1</b>	Residential Development	61 Lots	Union Ridge	Under Construction
<b>S. 11<sup>th</sup> Street Storage</b>	Warehouse building and site improvements	3.91 acres	S. 11 <sup>th</sup> Street	Under Construction
<b>Ridgecrest Phase I</b>	Residential Development	57 lots	S. 45 <sup>th</sup> Ave	Under Construction
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Under Construction
<b>Cloverhill Phase I</b>	Residential Development	63 lots	S. 45 <sup>th</sup> Avenue	Under Construction
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
<b>Cloverhill Phase 5 &amp; 6</b>	Residential Subdivision	75 lots	S. Royle Rd	Grading approved. 4th Engineering Review Underway
<b>Teal Crest PUD</b>	Residential Subdivision	63 lots	S. Sevier Rd	2 <sup>nd</sup> Engineering Review Complete. Grading Approved.
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction
<b>The Village at Canyon Ridge</b>	Residential Subdivision	23 lots	N. 32 <sup>nd</sup> Ave	Under Construction
<b>Altru</b>	Industrial Shell Building	7.98 acres	S. 11 <sup>th</sup> Street	Approved
<b>Taverner Ridge Ph. 10&amp;11</b>	Residential Development	115 lots	S. Hillhurst	2 <sup>nd</sup> Engineering Review Complete

## Projects under construction

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Hawk's Landing</b>	Residential development	57 Lots	Hillhurst Rd, across from High School	Construction substantially complete

<b>Bella Noche</b>	Residential development	34 Lots	N. 35 <sup>th</sup> Ave	Utility Installation is Complete; Contractor completing punch list
<b>Pioneer Place</b>	Residential development	46 Lots	N. 35 <sup>th</sup> Ave	Utility Installation is Complete; Contractor completing punch list
<b>Taverner Ridge Ph. 8 and 9</b>	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Utility construction underway
<b>Cedar Creek</b>	Residential development	31 Lots	N. 35 <sup>th</sup> Ave	Utility Installation Underway
<b>Ridgecrest Ph 1</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Utility Installation Underway
<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under Construction
<b>Union Ridge Lot 1a</b>	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Under Construction
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Under Construction
<b>S. 11<sup>th</sup> Street Mini Storage</b>	Warehouse building and site improvements	3.91 acres	S. 11 <sup>th</sup> Street	Under Construction
<b>Quail Hill Ph 1</b>	Residential Development	61 Lots	Union Ridge	Utility Construction Complete. Contractor completing punch list.
<b>Cloverhill Ph 1</b>	Residential Development	63 lots	S. 45 <sup>th</sup> Avenue	Under Construction
<b>Cloverhill Ph 5-6</b>	Residential Development	75 lots	S. Royle Rd	Sanitary sewer construction approved. Other utilities under review.
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction