



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY November 2018

### Building Division

#### Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	November
Total permits	378	583	682	460	835	68
Commercial/ industrial permits	2	1	2	21	7	1
New home permits	104	216	320	158	289	27
Miscellaneous permits	272	366	360	281	539	40
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$1,099,325.00	\$106,098.30
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$6,886,921.10	\$674,167.84

#### Commercial and industrial building permits

Month (2018)	Project	Square Footage	Building Valuation	Status
February	Plastifab	1,020	\$65,932.80	Issued
June	RORC-Community Building	5,134	\$607,198.18	Issued
July	RHS - Addition (2 Story Classroom Bldg)	40,995	\$5,582,699.10	Issued
July	The Vancouver Clinic	15,410	\$1,891,115.20	Issued
September	Trimaco - Shell Only	112,526	\$8,078,241.54	Issued
September	BedTech - office and warehouse	111,468	\$8,370,126.87	Issued
November	Keller Supply	58,959	\$4,478,921.39	Issued
November	UNFI - Addition	577,042	\$49,163,978.40	Issued

**Totals for approved commercial and industrial buildings YTD: 8 project**

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<b>Month (2017)</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Approved

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**Totals for approved commercial and industrial buildings 2017: 1 project**

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## Pending permits

<b>Type of permit</b>	<b>Total</b>
Home permits pending	<b>56</b>
Commercial/industrial pending	<b>14</b>
Miscellaneous pending	<b>13</b>
<b>Grand total for all pending permits</b>	<b>83</b>

## Subdivisions with issued building permits

<b>Subdivision</b>	<b>Issued permits</b>	<b>Total lots</b>
Seven Wells (Ridgecrest Ph 1)	69	78
Seven Wells (Ridgecrest Ph 2)	47	51
Heron Ridge Ph 2	34	37
Taverner Ridge Ph 8	26	54
Quail Hill Ph 1	44	61
Cedar Creek	24	31
Cloverhill Ph 1	39	63
Hillhurst Highlands	7	79
Kennedy Farms Ph 1	58	105
Royal View	1	27

## Planning Division

### Pre-application conferences

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Date of conference</b>	<b>Status</b>
<b>Journey's Edge</b> (PLZ-18-0128)	Develop 6 SFR lots and retain existing home	2.3 ac	229 N 20 <sup>th</sup> Pl	Nov 27	Nov 27 conference

Name	Description	Size	Location	Date of conference	Status
<b>Greely Farms Phase 2</b> (PLZ-18-0129)	Develop 188 residential lots based on Development Agreement	30.5 ac	26821 NE 10 <sup>th</sup> Ave	Dec 11	Dec 11 conference
<b>Greely Farms Phase 3</b> (PLZ-18-0130)	Develop 138 residential lots based on Development Agreement	30.15 ac	26821 NE 10 <sup>th</sup> Ave	Dec 11	Dec 11 conference

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization</b> (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
<b>Parcel 214211000 Short Plat</b> (PLZ-18-0068)  Short Plat	Create three commercial lots	1.58 ac	SE corner of Pioneer St and S 65 <sup>th</sup> Ave	Submitted Jun 21	On hold pending BLA recording
<b>New Elementary School</b> (PLZ-18-0072)  Comp Plan Amendment, Zone Change, SEPA	Comp plan/zoning change from CNB/CRB to PF for public elementary school	27.36 ac	NW 279 <sup>th</sup> St and NW 5 <sup>th</sup> Ave	2 <sup>nd</sup> reading Nov 15	Adopted
<b>Pioneer Village CAR</b> (PLZ-18-0077)  Critical Areas Review	CAR as part of Pioneer Village (PLZ-17-0137)	36.91 ac	SW corner of Pioneer and 45 <sup>th</sup>	Technically incomplete Aug 15	Awaiting JARPA review
<b>Kemper Grove PUD</b> (PLZ-18-0080)  PUD, SEPA, CAR	Develop 189 single family lots in the RLD-6 and RMD-16 zones	29.54 ac	Smythe Rd and N 32 <sup>nd</sup>	Public hearing Nov 26	Continued to Dec 21
<b>Kennedy Farms East</b> (PLZ-18-0085)  PUD, SEPA, CAR	Develop 411 SFR lots in the RLD-4 zone	88 ac	23117 and 23115 NW Hillhurst Rd	1 <sup>st</sup> Technically incomplete Aug 13	On hold Sep 10
<b>Paradise Found</b> (PLZ-18-0095)  PUD, SEPA, CAR	Develop 298 SFR lots on 111.72 acres in the RLD-4 zone, including two cottage clusters	111.72 ac	28216 NW 31 <sup>st</sup> Ave	Technically complete Nov 13	Public hearing Dec 18
<b>Pioneer East</b> (PLZ-18-0103)  Final Plat	Final plat for 149 lots in the EMUO (Union Ridge), formerly Quail Hill	13.2 ac	S 10 <sup>th</sup> St	Council hearing Nov 15	Approved with conditions

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key dates</b>	<b>Status</b>
<b>Kemper Loop</b> (PLZ-18-0107) PUD, SEPA, CAR	Develop 53 SFR lots in the RLD-6 zone	18.7 ac	N 32 <sup>nd</sup> Ct	Public hearing Nov 26	Recommend approval with conditions; awaiting Final Order
<b>Pioneer East</b> (PLZ-18-0112) Final Site Plan	Final site plan for 149 lots in the EMUO (Union Ridge), formerly Quail Hill	13.2 ac	S 10 <sup>th</sup> St	See PLZ-18-0103	See PLZ-18-0103
<b>Taverner Ridge Phase 10</b> (PLZ-18-0113) Final Plat	Final plat for 45 lots in the RMD-16 zone	7.9 ac	S Taverner Ct	Staff report issued Nov 15	Council hearing Dec 20
<b>Royal Terrace Final Plat</b> (PLZ-18-0116) Final Plat	Final plat for 32 SFR lots in the RLD-4 and RLD-8 zones, formerly Cloverhill Ph 5	18.38 ac	S Royle Rd	Comments sent Nov 05	Awaiting resubmittal
<b>CoR Equipment Building</b> (PLZ-18-0117) Minor Site Plan	Type I site plan for equipment shelter buildings	0.86 ac	109 S Division St	NOD Oct 29	Approved with conditions
<b>Coffey Garage Adjustment</b> (PLZ-18-0118) Administrative Adjustment	Increase garage height by 39% using historic preservation provisions for administrative adjustments	0.11 ac	606 N Main Ave	NOD Nov 30	Approved with conditions
<b>Holsinger Mixed Use</b> (PLZ-18-0120-24, 27) RMUO Master Plan, Basic Site Plan, Boundary Line Adjustment, Legal Lot Determination	Develop two commercial buildings, eight multi-family apartment buildings, and associated site improvements using a Ridgefield Mixed Use Overlay (RMUO) master plan.	14 ac	536 S Royle Rd	Technically complete Nov 14	On hold Nov 14
<b>Energy Electric Final Site Plan</b> (PLZ-18-0125) Final Site Plan	Final site plan for a 4,995-sf shop in the E zone	1.38 ac	27118 NE 10 <sup>th</sup> Ave	NOD Nov 26	Approved with conditions
<b>Union Ridge Ranch Final Plat</b> (PLZ-18-0126) Final Plat	Final plat for 67 SFR lots in the RLD-6 zone	14.8 ac	2014 N 3 <sup>rd</sup> Way	Staff report issued Nov 27	Council hearing Dec 20
<b>Kemper Grove Adjustment</b> (PLZ-18-0131) Administrative Adjustment	Minimum frontage adjustment as part of Kemper Grove PUD	29.54 ac	Smythe Rd and N 32 <sup>nd</sup>	Public hearing Nov 26	Kemper Grove PUD continued to Dec 21

Name	Description	Size	Location	Key dates	Status
<b>19<sup>th</sup> Court Cottages</b> (PLZ-18-0132-134) Short Plat	Develop three cottages; project includes right- of-way vacation	0.9 ac	2010 Pioneer St	Submitted Nov 26	Under review
<b>Kennedy Farms Phase 2 Final Plat</b> (PLZ-18-0135) Final Plat	Final plat for 141 SFR lots in the RLD-4 zone	23.91 ac	S Hillhurst Rd and NW 229 <sup>th</sup> St	Submitted Nov 29	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	1 <sup>st</sup> Engineering Review complete on re-submittal. Customer placed project on hold.
<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>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	1 <sup>st</sup> Engineering Review Complete. 1 <sup>st</sup> Grading review complete.
<b>Teal Crest PUD</b>	Residential Subdivision	63 lots	S. Sevier Rd	3 <sup>rd</sup> Engineering Review Complete. Grading Approved.
<b>Keller/Seton</b>	Mixed Use Development	38.4 acres	N. 10 <sup>th</sup> Street	Keller supply approved. Seton subdivision plans were not included after 1 <sup>st</sup> submittal.
<b>Weber-Pioneer</b>	Residential Development	47 Lots	Pioneer Street	Approved
<b>Greely Acres Offsite Improvements</b>	Intersection Improvements	3 Locations	Multiple	1 <sup>st</sup> Engineering Review Underway
<b>Cloverhill Ph 7-8</b>	Residential Development	59 Lots	Royle Road	1 <sup>st</sup> Engineering Review Complete
<b>Pioneer Village</b>	Mixed Use Development	16 Commercial Lots, 300 Residential Units	Pioneer Street and 45 <sup>th</sup> Avenue	Grading approved

<b>Greeley Acres</b>	Residential Development	96 Lots	S 85 <sup>th</sup> Avenue	Approved
<b>Ridgefield Heights Ph 1 &amp; 2</b>	Residential Development	100 Lots	S 10 <sup>th</sup> Way	2 <sup>nd</sup> Engineering Review Complete
<b>Zephyr Point</b>	Residential Development	6 Lots	S Hillhurst Road	2 <sup>nd</sup> Engineering Review Complete
<b>Vancouver Clinic</b>	Commercial Development	2.48 Acres	Pioneer Street	Approved
<b>Cloverhill Ph 3A</b>	Residential Development	35 Lots	Royle Road	1 <sup>st</sup> Engineering Review Underway
<b>Ridgefield Apartments</b>	Part of Pioneer Village	300 Apartment Units	Pioneer Street	Approved
<b>Discovery Ridge Ph 1</b>	Commercial Development	8.91 Acres	Pioneer Street and 45 <sup>th</sup> Avenue	Grading Approved. 2 <sup>nd</sup> Engineering Review Complete. Storm system approved by separate submittal.
<b>Ridgefield Crossing</b>	Commercial/Residential Mixed Use	39.2 Acres	65 <sup>th</sup> Avenue and Pioneer Street	1 <sup>st</sup> Engineering Review Complete
<b>Urban Downs</b>	Commercial/Residential Mixed Use	7.33 Acres	1120 NE 259 <sup>th</sup> Street	1 <sup>st</sup> Grading Review Complete

## Projects under construction

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Taverner Ridge Ph 8-9</b>	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Utility Installation complete. Contractor completing punch list.
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Grading
<b>Cedar Creek</b>	Residential development	31 Lots	N. 35 <sup>th</sup> Ave	Complete
<b>Ridgecrest Ph 1</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Complete
<b>Ridgecrest Ph 2</b>	Residential development	71 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 Ph 5-6</b>	Residential Development	75 lots	S Royle Rd	Utility Construction Underway
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
<b>The Village at Canyon Ridge</b>	Residential Subdivision	23 lots	N. 32 <sup>nd</sup> Ave	Complete
<b>Ridgefield modules</b>	School		S Hillhurst Rd	Complete
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction
<b>Taverner Ridge Ph 10-11</b>	Residential Subdivision	115 lots	South of existing phases	Under Construction
<b>Union Ridge Ranch</b>	Residential Subdivision	62 lots	23 place	Under Construction
<b>Quail Hill Ph 2</b>	Residential Subdivision	149 lots	S 10 <sup>th</sup> street	Grading
<b>Vancouver Clinic</b>	Commercial		5515 Pioneer St	Under Construction
<b>Ridgefield HS Addition</b>	Classroom Addition		S Hillhurst Rd	Under Construction
<b>UNFI Addition</b>	Commercial		Union Ridge Park way.	Under Construction
<b>Clover Hill Ph 4</b>	Residential Subdivision	63 Lots	45th Ave	Grading
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Grading
<b>Lot 54</b>	Commercial Development	Building pad	S 10th	Under Construction
<b>Teal crest</b>	Residential Subdivision	63 lots	Sevier Rd	Grading

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<b>Greely Acres</b>	Residential Subdivision	96 lots	S 85 Ave	Grading
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<b>Main Ave access project</b>	Commercial		Main Ave	Pipe
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