



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY February 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	February
Total permits	460	879	1111	1728	234	142
Commercial/ industrial permits	21	8	52	62	4	3
New home permits	158	313	364	670	90	56
Miscellaneous permits	281	558	695	996	140	83
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$320,210.55	\$198,184.80
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$3,057,719.39	\$1,609,885.96

Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
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 B	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 - Type 1 Bldg C	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 - Type 1 Bldg D	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 – Community Center	3,200	489,888.00	Issued
2019 Approved & Under Construction Commercial and Industrial Building: 7 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
August	Equip Abrams Park Well 11	0	9,081.60	Issued
September	Pioneer Village Bldg 1 – Shell Only	2,200	269,984	Issued
October	Pioneer Village Bldg 2 – Shell Only	3,423	420,071	Issued
October	Pioneer Village Blvd 4 – Shell Only	4,800	589,056	Issued
November	The Bluffs – Building 1 Shell Only	15,075	1,514,374	Issued
November	Camp Bow Wow	5,870	792,391	Issued
December	Prairie Electric Shell Only	113,444	8,800,550	Issued
2020 Approved & Under Construction Commercial and Industrial Building: 15 projects				
(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Port of Ridgefield Wisdom Ridge South Bldg (Shell Only)	21,600	1,226,016	Issued
February	Port of Ridgefield Wisdom Ridge Northth Bldg (Shell Only)	21,600	1,226,016	Issued
February	Seppanen Building	7,250	572,254	Issued

February	Legacy Trails Apartment Ph 2 – Building F	6,650	749,854	Issued
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2021 Approved & Under Construction Commercial and Industrial Building: 4 project

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

2019 Approved & Under Construction commercial tenant improvement: 2 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
May	The Sportsman	0	4,800	Issued
June	Parr Lumber Company	196	28,122	Issued
June	Ridgefield Craft Brewing Taphouse	0	4,039	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
September	Mod Pizza Discovery Ridge Ph 1 Bldg 2	2,480	355,458.40	Issued
December	Trademark Plumbing -2 nd Floor Office	5,000	803,250	Issued
December	Parr Lumber Company	107	14,444	Closed

2020 Approved and Under Construction Commercial Tenant Improvement: 8 projects

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued
February	Native Nomad Discovery Ridge Ph 1 Bldg 4	1,330	179,537	Issued
February	Mountain View Business Park	0	3,000	Issued

2021 Approved and Under Construction Commercial Tenant Improvement: 3 projects

Pending permits

Type of permit	Total
Home permits pending	173
Commercial/industrial pending	9

Type of permit	Total
Commercial Tenant Improvement	4
Miscellaneous pending	68
Grand total for all pending permits	254

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	92	104
Seven Wells Ph 4	42	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	8	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	58	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 3A	21	34
Cloverhill Ph 4	41	65
Cloverhill Ph 7	6	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	106	141
Kennedy Farm Ph 3	2	4
Royal View	13	27
Royal Terrace	22	32
Royal Terrace 2	8	16
Pioneer East	100	148
Greely Farms Ph 1	71	96
Heron Woods	41	47
Union Ridge Ranch	60	67
Teal Crest	46	63

The Crossing Ph 1	35	36
The Crossing Ph 2	7	52
Kemper Grove Ph 1	14	36
McCormick Creek Ph 1	32	89
Magnolia Heights	4	12
Urban Downs	10	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Union Ridge Lot 1B (PLZ-21-0004)	25,404 sf office/warehouse and 11,250 sf warehouse addition	2.54 ac	Union Ridge Lot 1B (S 5 th St)	Feb 9, 2021	Complete
Lahti Property (PLZ-21-0005)	Mixed commercial, office, townhouse, and employment development	76.76 ac	5145 Pioneer St	Feb 23, 2021	Feb 23 conference
Specht Union Ridge Lot 30 Master Plan Mod (PLZ-21-0009)	Change Union Ridge use designation on Lot 30 from Destination Retail/High Impact Commercial to Office/Industrial Park	50.02 ac	6547 S 5 th St	TBD	Under review
Guiron Car Wash (PLZ-21-0018)	Construct automatic car wash	0.65 ac	6370 N 1 st Cir	TBD	Under review
Ridgefield Crossing Commercial Building (PLZ-21-0020)	7,700 sf multitenant commercial building on Ridgefield Crossing Lot 2	0.98 ac	110 S 65 th Ave	TBD	Under review

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

Name	Description	Size	Location	Key dates	Status
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
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
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
Viewridge Hollow (PLZ-20-0075) Final Plat	Final plat for 43 SFR lots in the RLD-4 zone	15 ac	2563 S Hillhurst Rd	Council Mar 11	Council Mar 11
Carts by the Park (PLZ-20-0077) Temporary Use Permit	2-year temporary use for food carts and seating area	0.11 ac	219 Pioneer St	Public comment period Feb 22-Mar 15	Public comment period
Corwin Beverage (PLZ-20-0082)/ Corwin Beverage Sign (PLZ-21-0002) Administrative Adjustment	Increase the dimensions of one building mounted wall sign	N/A	219 S Timm Rd	Technically incomplete Dec 2	Sign permit resubmitted, adjustment criteria not addressed.
Starbucks Signs (PLZ-20-0087) Sign Permit	Install multiple freestanding and building-mounted signs	N/A	4300 Pioneer St	NOD Feb 8	Approved with conditions
Pioneer Village Sign (PLZ-20-0089) Sign Permit	Install two freestanding signs	N/A	Pioneer and Royle	NOD Feb 10	Approved with conditions
Greely Farms Phase 3 PDR (PLZ-20-0090) Type III Post Decision Review	Following the approved layout, increase the number of single-family residential lots in Greely Farms Phase 3 from 138 to 178	34.76	26821 NE 10 th Ave	Technically incomplete Feb 19	Awaiting resubmittal

Name	Description	Size	Location	Key dates	Status
Laspa BLA (PLZ-20-0093) Boundary Line Adjustment	BLA between two residential parcels to align lot line with fence line	21.22 ac	928, 932 N Main Ave	NOD Feb 5	Approved with conditions
Lot 44 & 24 BLA (PLZ-21-0001) Boundary Line Adjustment	Adjust the boundary line between two RLD-4 parcels to match future phases of Ridgefield Heights	48.45 ac	S 10 th Way/S 25 th Pl/S 4 th Way	NOD Feb 17	Approved with conditions
PCCU Sign (PLZ-20-0003) Sign Permit	Two building mounted wall signs at Peoples' Community Credit Union	N/A	109 S 65 th Ave #101	NOD Feb 26	Approved with conditions
Ridgefield Park Short Plat (PLZ-21-0004) Preliminary Short Plat	Short plat to separate City park parcel from Acero apartments parcel, per Pioneer Village master plan.	24.7 ac	4125 S Settler Dr	Submitted Feb 2	Under review
Eagle Ridge PUD Final Plat (PLZ-21-0006) Final Plat	Final plat for 23 single-family detached residential lots	5 ac	2361 S Hillhurst Rd	Submitted Feb 4	Under review
Cloverhill Phase 8 Final Plat (PLZ-21-0011) Final Plat	Final plat for 55 single-family attached residential lots	4.29 ac	S Royle Rd	Submitted Feb 11	Under review
Boyse Lots 2 & 3 BLA (PLZ-21-0015) Boundary Line Adjustment	Adjust boundary between Boyse residence lot and future City park lot.	4.45 ac	725 N 32 nd Ct	Submitted Feb 18	Under review
McCormick Creek Phase 2 Final Plat (PLZ-21-0017) Final Plat	Final plat for 43 single-family residential lots (prelim approved for detached and attached).	7.9 ac	N 10 th St	Submitted Feb 22	Under review
Aloha Natural Pet Supply Fence (PLZ-21-0019) Minor Site Plan	Install electric security fence.	2.26 ac	759 S 74 th Pl	Submitted Feb 22	Under review
Mochrum Building Sign Permit (PLZ-21-0021) Sign Permit	Install new awning with two business signs	N/A	328 Pioneer St	Submitted Feb 26	Under review
Kemper Loop Model Home Parking Lot (PLZ-21-0022) Temporary Use Permit	Use one lot in Kemper Loop as a temporary model home parking area.	0.11 ac	537 N 32 nd Ct	Public comment period Mar 1 – Mar 22	Public comment period

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
Kemper Grove Ph 2-5 Grading Only	Commercial	23 Acres	Pioneer Street and Smythe Road	Approved
Kemper Grove Ph 4-5	Residential Development	34 Lots	Pioneer Street and Smythe Road	1 st Engineering Review Underway
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	Placed on Hold by Applicant

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	Complete
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	Punch list
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	Complete
7 Eleven	Commercial		Pioneer St	Complete
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Punch list
Dog park	Capital Project		Hillhurst Rd	Under Construction
Kennedy East	Residential Subdivision	435 lots	Hillhurst Rd	Grading
Kemper Loop	Residential Subdivision	53 lots	N 30 th Drive	Punch list