



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY May 2021

### Building Division

#### Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	May
Total permits	460	879	1111	1728	649	170
Commercial/ industrial permits	21	8	52	62	9	1
New home permits	158	313	364	670	238	69
Miscellaneous permits	281	558	695	996	402	100
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$837,374.60	\$220,489.65
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$7,832,941.94	\$1,793,545.29

### 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 D	24,400	2,498,804.00	Closed
December	Legacy Trails Apartments Ph 1 - Type 1 Bldg E	24,400	2,498,804.00	Closed

#### 2019 Approved & Under Construction Commercial and Industrial Building: 3 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
January	Rosauers Fuel Center	2,664	\$308,538.64	Closed

May	Legacy Trails Apartments Ph 2 Carport #1	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #2	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #3	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #4	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #5	720	34,776	Closed
May	Legacy Trails Apartments Ph 2 Carport #6	720	34,776	Closed
June	RSD - New Elementary School	72,618	10,839,304	Issued
October	Pioneer Village Bldg 2 - Shell Only	3,423	420,071	Closed
October	Pioneer Village Bldg 4 - Shell Only	4,800	589,056	Closed
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: 13 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 North 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
March	Pioneer Village Bldg 9 - Shell Only	5,488	673,487	Issued
April	Pioneer Village Bldg 10 - Shell Only	4,800	589,056	Issued
April	Pioneer Village Bldg 12 - Shell Only	2,706	332,080	Issued
April	Legacy Trails Apartments - Bldg I	24,550	2,768,258	Issued
May	RSD - Ticket Booth	112	18,855	Issued
May	Legacy Trails Apartments - Bldg G	24,530	2,768,258	Issued
May	Legacy Trails Apartments - Bldg H	28,365	3,198,437.40	Issued

**2021 Approved & Under Construction Commercial and Industrial Building: 11 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	Expired
September	Ridgefield Commerce Center   Childs Trucking	0	1,500	Expired
<b>2019 Approved &amp; Under Construction commercial tenant improvement: 2 projects</b>				
(2020) Month Approved	Project	Square Footage	Building Valuation	Status
May	The Sportsman	0	4,800	Expired
June	Ridgefield Craft Brewing Taphouse	0	4,039	Expired
September	Mod Pizza   Discovery Ridge Ph 1 Bldg 2	2,480	355,458.40	Closed
December	Trademark Plumbing -2 <sup>nd</sup> Floor Office	5,000	803,250	Issued
<b>2020 Approved and Under Construction Commercial Tenant Improvement: 4 projects</b>				
(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued
January	Pioneer Village Bldg 1   Starbucks	2036	286,609	Issued
April	Prairie Electric (TI)	146,970	15,169,151	Issued
<b>2021 Approved and Under Construction Commercial Tenant Improvement: 3 projects</b>				

## Pending permits

Type of permit	Total
Home permits pending	236
Commercial/industrial pending	9
Commercial Tenant Improvement	11
Miscellaneous pending	50
<b>Grand total for all pending permits</b>	<b>306</b>

## 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	97	104
Seven Wells Ph 4	43	44

Heron Ridge Ph 2	37	37
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	60	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 3A	30	34
Cloverhill Ph 4	50	65
Cloverhill Ph 7	22	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	125	141
Kennedy Farm Ph 3	4	4
Royal View	15	27
Royal Terrace	18	32
Royal Terrace 2	8	16
Pioneer East	101	148
Greely Farms Ph 1	86	96
Heron Woods	46	47
Union Ridge Ranch	63	67
Teal Crest	57	63
The Crossing Ph 1	35	36
The Crossing Ph 2	17	52
Kemper Grove Ph 1	20	36
Kemper Loop	8	53
McCormick Creek Ph 1	39	89
Magnolia Heights	5	12
Urban Downs	15	27

# Planning Division

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Ridgefield Fire Station #24</b> (PLZ-21-0035)	New fire station	1.93 ac	2905 S Hillhurst Rd	Apr 27	Complete
<b>Kirkland Senior Living</b> (PLZ-21-0036)	146 units with 2,760 sf commercial	2.08 ac	6625 Pioneer St	Apr 27	Complete
<b>Harris Preliminary Short Plat</b> (PLZ-21-0038)	Short plat for 5 SFR lots in RLD-6	0.96 ac	1252 Old Pioneer Way	May 11	Complete
<b>Avamere Senior Living</b> (PLZ-21-0044)	Independent, assisted, and memory care housing	8.28 ac	607 S Royle Rd	June 10	June 10 conference
<b>Ridgefield Pioneer Gateway</b> (PLZ-21-0050)	Three commercial parcels with convenience store, fueling station, and three additional commercial buildings	2.35 ac	8307 Pioneer St	TBD	Submitted May 28

## 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, 2018	On hold
<b>Greear Petition to Annex</b> (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
<b>Holsinger Mixed Use Final Site Plan</b> (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
<b>RSD New Elementary School</b> (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site development
<b>Fell Petition to Annex</b> (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
<b>Energy Electric Final Short Plat</b> (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 <sup>th</sup> Ave	Resubmitted May 04	On hold pending revisions to engineering submittal

Name	Description	Size	Location	Key dates	Status
<b>Taverner Ridge Phase 5</b> (PLZ-20-0058) Final Plat	Final plat for 10 single-family detached residential lots	9.51 ac	S Lake River Ter.	Council May 27	Approved with conditions
<b>Brewed Awakenings Sign</b> (PLZ-20-0069) Sign Permit	One building-mounted wall sign	N/A	301 S 47 <sup>th</sup> Ave	Submitted Sep 29	Waiting on area calculations from applicant
<b>Eagle Ridge PUD Final Plat</b> (PLZ-21-0006) Final Plat	Final plat for 23 single-family detached residential lots	5 ac	2361 S Hillhurst Rd	3 <sup>rd</sup> review Apr 30	Awaiting resubmittal
<b>Cloverhill Phase 8 Final Plat</b> (PLZ-21-0011) Final Plat	Final plat for 55 single-family attached residential lots	4.29 ac	S Royle Rd	Council May 6	Approved with conditions
<b>Union Ridge Lots 30&amp;4</b> (PLZ-21-0010, 0012-0014) Basic Site Plan, Critical Areas, SEPA, BLA	469,000 sf speculative industrial/warehouse building in Union Ridge	50.02 ac	6547 S 5 <sup>th</sup> St, 6737 S 11 <sup>th</sup> Cir	Technically complete May 12	Combined public comment period May 19 – June 2
<b>McCormick Creek Phase 2 Final Plat</b> (PLZ-21-0017) Final Plat	Final plat for 43 single-family residential lots (prelim approved for detached and attached).	7.9 ac	N 10 <sup>th</sup> St	Council May 27	Approved with conditions
<b>McCormick Creek Phase 3 Final Plat</b> (PLZ-21-0026) Final Plat	Final plat for 31 single-family residential lots (prelim approved for detached and attached).	4.24 ac	N 10 <sup>th</sup> St	Council June 24	Council June 24
<b>Pioneer Village Final BSP</b> (PLZ-21-0031) Final Binding Site Plan	Final binding site plan to create legal lots in Pioneer Village	9.67 ac	Pioneer & S Royle	Revisions requested Apr 1	Awaiting resubmittal
<b>Potter Petition to Annex</b> (PLZ-21-0032) Petition to Annex	Petition to annex two parcels in the Gee Creek Plateau subarea	20.9 ac	3797, 3925 S 15 <sup>th</sup> St	Council June 10	Council June 10
<b>Kennedy East PDR</b> (PLZ-21-0037) Type I Post-Decision Review	Remove 5 lots in Phases 1 and 2, replace hammerhead turnaround with cul-de-sac	89.9 ac	23115, 23117 NW Hillhurst Rd	Technically complete	NOD in process
<b>Timm Road Industrial RV Storage</b> (PLZ-21-0039-0040) Type II Site Plan, Critical Areas, SEPA	Develop two phases of RV and boat storage with office/mgmt	28.09 ac	1317 S Timm Rd	Technically incomplete May 17	Awaiting resubmittal

Name	Description	Size	Location	Key dates	Status
<b>Wisdom Ridge Sign</b> (PLZ-21-0043) Sign Permit	One freestanding monument sign	N/A	5645 S 11 <sup>th</sup> St	Submitted May 4	Under review
<b>Papa Murphy's Sign</b> (PLZ-21-0045) Sign Permit	Two illuminated wall signs, one non-illuminated blade sign	N/A	4306 S Settler Dr #100	Submitted May 19	Under review
<b>Wood Fiber Group Sign</b> (PLZ-21-0046) Sign Permit	One freestanding monument sign	N/A	5504 S 11 <sup>th</sup> St	Submitted May 14	Under review
<b>Subway Sign</b> (PLZ-21-0047) Sign Permit	Remove and replace two electrical signs	N/A	109 S 65 <sup>th</sup> Ave #115	Submitted May 17	Under review
<b>The Crossing Phase 3</b> (PLZ-21-0048) Final Plat	Final plat for 45 single-family attached lots	4.4 ac	S 65 <sup>th</sup> Ave/S 5 <sup>th</sup> St	Submitted May 19	Under review
<b>Union Ridge Master Plan Modification</b> (PLZ-21-0049) Type III Master Plan Mod	Amend UR Master Plan designation from Destination Retail/High Impact Commercial to Office/Industrial Park	38.01 ac	6547 S 5 <sup>th</sup> St	Submitted May 20	Under review
<b>888 Hillhurst Rd Zoning Verification</b> (PLZ-21-0054) Zoning Verification Request	Zoning verification letter for 888 S Hillhurst Rd	4.58 ac	888 S Hillhurst Rd	Submitted June 1	Under review
<b>540 S Royle Rd Zoning Verification</b> (PLZ-21-0055) Zoning Verification Request	Zoning verification letter for 540 S Royle Rd	4.38 ac	540 S Royle Rd	Submitted June 1	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Acres Offsite Improvements</b>	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
<b>Ridgefield Heights Ph 1 &amp; 2</b>	Residential Development	100 Lots	S 10 <sup>th</sup> Way	4 <sup>th</sup> Engineering Review Complete
<b>Timm Road RV Storage</b>	Commercial	15 Acres	Timm Road	1 <sup>st</sup> Grading Review Complete

<b>Kemper Grove Ph 2-5 Grading Only</b>	Residential Development	23 Acres	Pioneer Street and Smythe Road	Approved
<b>Kemper Grove Ph 4-5</b>	Residential Development	34 Lots	Pioneer Street and Smythe Road	2 <sup>nd</sup> Engineering Review Underway
<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	Placed on Hold by Applicant
<b>Tri-Mountain Industrial Park</b>	Commercial	5 Lots	N 85 <sup>th</sup> Ave	Approved
<b>Kemper Grove Ph 3</b>	Residential Development	68 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	1 <sup>st</sup> Engineering Review Complete
<b>Vista Ridge Grading Only</b>	Residential Development	40 Lots	S Hillhurst Road	1 <sup>st</sup> Engineering Review Complete
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	1 <sup>st</sup> Engineering Review Underway
<b>Specht Development</b>	Industrial	50 Acres	Union Ridge Parkway	2 <sup>nd</sup> Engineering Review Underway

## Projects under construction

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Kemper Grove Estates</b>	Residential	36	N 32 Ave	Complete
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Seton Subdivision Phase 2,3</b>	Residential		N 10 St	Grading/pipe
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Under Construction
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction
<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Complete



<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Punch list
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	Complete
<b>7 Eleven</b>	Commercial		Pioneer St	Complete
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete
<b>Dog park</b>	Capital Project		Hillhurst Rd	Under Construction
<b>Greely Farms 2a</b>	Residential Subdivision	53 lots	10 <sup>th</sup> Ave	Grading
<b>Kemper Grove phase 3,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Punch list
<b>Zephyr Point</b>	Residential Subdivision		Hillhurst Dr	Pipe/Roads
<b>Greely Farms 2A</b>	Residential Subdivision	40 lots	NE 279 <sup>th</sup> St	Grading
<b>Tri Mt Industrial Park</b>	Commercial		Off NE 10 <sup>th</sup> Ave	Grading