



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY: June 2017

### Building Division

#### Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	June
Total Permits	435	378	583	682	272	51
Commercial/ Industrial Permits	4	2	1	2	14	1
New Home Permits	165	104	216	320	102	6
Miscellaneous Permits	266	272	366	360	156	44
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$462,696	\$64,756

#### Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Ridgefield Self Storage	71320	\$6,147,784	Under Review
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Under Review
April	Ridgefield School K-8	145,300	\$25,015,121	Under Review
February	FlowServe	53,004	\$5,533,235	Issued
February	Energy Electric	5,000	\$283,350	Under Review
<b>Totals for Approved Commercial/Industrial Buildings YTD: 5 projects</b>				
<b>Month (2016)</b>				
January	Well Reservoir	4,778	\$997,901	Closed
February	Abrams Park Bathroom	600	\$24,372	Closed

March	Ridgefield Mini Storage	3,000	\$3,203,325	Issued
July	Port of Ridgefield – Washington Fish and Wildlife Building	39450	\$3,706,763.95	Issued
<b>Totals for Approved Commercial/Industrial Buildings YTD: 3 projects</b>				

## Pending Permits

Type of Permit	Total
Home permits approved & ready for issuance:	16
Home permits undergoing plan check:	2
Commercial/Industrial:	10
Misc.:	1
<b>Grand Total for all Pending Permits:</b>	<b>25</b>

## SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	67	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	25	29
Bella Noche	33	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	23	39

## Planning Division

### Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
<b>Corwin Pedestrian Trail</b> (PLZ-17-0056)	Construct 0.55-mile ped trail including 50-ft boardwalk	0.55 mi	219 S Timm Rd	Jun 27	Jun 27 conference
<b>Gee Creek Trail</b> (PLZ-17-0061)	Construct north segment of Gee Creek Trail	0.54 mi	N Heron Dr to NW Main Ave @ Gee Creek	Jun 13	Completed
<b>Vista Ridge PUD</b> (PLZ-17-0062)	Develop 54 residential lots	23.36 ac	1108 S Hillhurst Rd	Jun 27	Jun 27 conference

Name	Description	Size	Location	Date of Conference	Status
<b>Quail Hill Subdivision</b> (PLZ-17-0066)	Subdivide 13.2 acres into 184 townhome lots	13.2 ac	S 10 <sup>th</sup> St	Jul 11	Jul 11 conference

## Projects Under Review

Name	Description	Size	Location	Key Dates	Status
<b>Timm Road Industrial</b> (PLZ-16-0072, 73 & 74)  Preliminary Short Plat, Critical Areas Review, SEPA Review	Divide industrial parcel into nine lots with frontage and utility improvements	11.45 ac	S Timm Rd & S 13 <sup>th</sup> St	Oct 6 TC issued; Mar 01 end of public comment period	On hold
<b>Pioneer Place Pump Station</b> (PLZ-16-0095, 96)					Waiting for Final Site Plan Submittal
<b>Hillhurst Highlands PUD</b> (PLZ-16-0104, 105, 106)  Preliminary PUD, Preliminary Subdivision Plat, Critical Areas Review, SEPA Review	Develop 79 single-family detached lots in RLD-4 zone	25 ac	24304 NW Hillhurst	Jun 22 final order; July 13 end of appeal period	Completed
<b>Village at Canyon Ridge PUD</b> (PLZ-17-0018-0021)  Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination	Develop 22 townhomes and 1 SFR in RLD-16 zone	4 ac	195 N 32 <sup>nd</sup> Ct	May 30 final order; Jun 20 end of appeal period	Completed
<b>Ridgefield Schools 5-8</b> (PLZ-17-0023-0026)  Type II Site Plan Review, SEPA Review, Critical Areas Review	Develop a public school building to house Ridgefield Intermediate and View Ridge Middle Schools	57.5 ac	S Hillhurst Rd	May 22 draft staff report	Awaiting additional traffic information from applicant
<b>Kennedy Farms PUD</b> (PLZ-17-0028-0031)  Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination	Develop 245 SFR in RLD-4 zone	53.5 ac	NW Hillhurst Rd	Jun 07 final order; Jun 28 end of appeal period	Completed

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key Dates</b>	<b>Status</b>
<b>RORC (PLZ-17-0041)</b> Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Comment periods end Jun 21 (SEPA) and Jun 28 (land use)	Drafting notice of decision
<b>Cedar Creek Subdivision (PLZ-17- 0045)</b> Post-Decision Review	Modify preliminary plat, reduce dimensional standards	10.13 ac	764 N 32 <sup>nd</sup> Ct	TC Jun 02; NOD Jun 07	Completed
<b>Keller Supply (PLZ-17- 0046)</b> Type II Site Plan Review, SEPA Review, Archaeological Predetermination	Develop 48,000-SF office/distribution building in the E zone with EMUO	3.87 ac	Union Ridge Lot 2	Submitted May 04; 1 <sup>st</sup> technically incomplete May 26	Project on hold
<b>FlowServe Final Site Plan (PLZ-17-0048)</b> Final Site Plan Review	Final site plan review	3.32 ac	Union Ridge Lot 1A	Submitted May 08	Under review
<b>Greely Acres PUD (PLZ- 17-0049)</b> 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	1 <sup>st</sup> technically incomplete Jun 08	Awaiting resubmittal
<b>Wertz BLA (PLZ-17- 0053)</b> Type I Boundary Line Adjustment	Residential boundary line adjustment	4.69 ac	658 N 32 <sup>nd</sup> Ct	Approved with conditions May 24	Completed
<b>Energy Electric (PLZ-17- 0055)</b> Type II Site Plan Review, SEPA Review	Construct 4,995-SF industrial shop in the E zone, adjacent to existing office	1.38 ac	27118 NE 10 <sup>th</sup> Ave	TC Jun 14; Comment periods end Jul 07	In SEPA and land use comment periods
<b>BRT LLC BLA (PLZ-17- 0057)</b> Type I Boundary Line Adjustment	Residential boundary line adjustment	0.28 ac	305 N 1 <sup>st</sup> Ave and adjacent vacant parcel	Submitted May 24	Under review
<b>WDFW Final Site Plan (PLZ-17-0059)</b> Final Site Plan Review	Final site plan review	3.78 ac	5525 S 11 <sup>th</sup> St	Submitted May 24	Under review
<b>Hillhurst Commercial Final Site Plan (PLZ-17- 0060)</b> Final Site Plan Review	Final site plan review	2.45 ac	S Hillhurst Rd at S Sevier Rd	Submitted May 30	Under review

Name	Description	Size	Location	Key Dates	Status
<b>Gee Creek Trail BLA 1</b> (PLZ-17-0063) Type I Boundary Line Adjustment	Boundary line adjustment to separate trail parcel		Gee Creek Trail North	Approved with conditions Jun 09	Completed
<b>Gee Creek Trail BLA 2</b> (PLZ-17-0064) Type I Boundary Line Adjustment	Boundary line adjustment to separate trail parcel		Gee Creek Trail North	Approved with conditions Jun 09	Completed
<b>Altru Final Site Plan</b> (PLZ-17-0067) Final Site Plan Review	Final site plan review	6.02 acres	S 11 <sup>th</sup> Ave	Submitted Jun 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	2nd Engineering Review Underway
<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</b>	Residential Development	61 Lots	Union Ridge	3rd Engineering Review Underway
<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	3rd Engineering Review underway

<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Approved. Grading underway.
<b>Cloverhill Phase I</b>	Residential Development	63 lots	S. 45 <sup>th</sup> Avenue	2 <sup>nd</sup> Engineering Review underway, Grading approved.
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	1 <sup>st</sup> Engineering Review underway
<b>Cloverhill Phase 5 &amp; 6</b>	Residential Subdivision	75 lots	S. Royle Rd	Grading only under review. 1 <sup>st</sup> Engineering Review underway
<b>Teal Crest PUD</b>	Residential Subdivision	63 lots	S. Sevier Rd	1 <sup>st</sup> Engineering Review Complete
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	1 <sup>st</sup> Engineering Review underway
<b>The Village at Canyon Ridge</b>	Residential Subdivision	23 lots	N. 32 <sup>nd</sup> Ave	Grading only comments issued
<b>Altru</b>	Industrial Shell Building	7.98 acres	S. 11 <sup>th</sup> Street	1 <sup>st</sup> Engineering Review underway

## 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	Grading Underway, Utility construction beginning soon
<b>Cedar Creek</b>	Residential development	31 Lots	N. 35 <sup>th</sup> Ave	Utility Installation underway
<b>Ridgecrest</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Grading Underway
<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Utility Installation Underway

<b>Union Ridge Lot 1a</b>	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Utility Installation Underway
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Grading Underway
<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