



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY August 2020

### Building Division

#### Summary of building permits by year

Building Permits	2016	2017	2018	2019	2020 (YTD)	August
Total permits	682	460	879	1111	1122	227
Commercial/ industrial permits	2	21	8	52	56	45
New home permits	320	158	313	364	410	75
Miscellaneous permits	360	281	558	695	656	107
Residential building permit application and review fees	\$1,261,698	\$708,726	\$1,151,708.50	\$1,269,723.00	\$1,413,628.80	\$261,054.30
Total building department receipts		\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$9,413,062.95	\$1,750,360.61

#### Approved Commercial and industrial building permits

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
January	Pioneer 45 Apartments - Bldg B	10,474	\$1,074,660.79	Finalled
March	Pioneer 45 Apartments - Bldg J	12,548	1,283,474.78	Finalled
March	Pioneer 45 Apartments - Six Car Garage	1,313	58,599.19	Closed
May	Pioneer 45 Apartments - Bldg V	12,548	1,283,474.78	Finalled
May	Panattoni - S 11 <sup>th</sup> St   Shell Only	116,359	6,549,064.53	Issued
June	Pioneer 45 Apartments - Building AA	10,509	1,074,660.79	Finalled

June	Pioneer 45 Apartments – Building BB	10,509	1,074,660.79	Finalled
June	Pioneer 45 Apartments – Building CC	10,509	1,074,660.79	Finalled
September	UNFI – New Truck Fueling Facility	2,112	245,436	Issued
September	Pioneer Apartments – 4 stall carports	720	32,134	Closed
September	Pioneer Apartments – 6 stall carports	1,080	48,200	Closed
September	Pioneer Apartments – 8 stall carports	1,440	64,267	Closed
September	Pioneer Apartments – 10 stall carports	720	32,134	Closed
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 E	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg F	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg G	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg H	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Community Center	3,200	489,888.00	Issued

**2019 Approved commercial and industrial buildings: 20 projects**

<b>(2020) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
January	Rosauers Fuel Center	2,664	\$308,538.64	Issued
May	Brewed Awakenings   Discovery Ridge Ph 3A	448	54,978.56	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
June	MAJ Ridgefield 7-11 Shell Only	4,218	403,958	Issued
August	Equip Abrams Park Well 11	0	9,081.60	Issued
August	Pioneer 45 Apartments (4 stalls Carport) – issued 12 permits	720 (12)	32,133.60 x 12	Issued
August	Pioneer 45 Apartments (6 stalls Carport) – issued 13 permits	1080 (13)	48,200.40 x 13	Issued
August	Pioneer 45 Apartments (8 stalls Carport) – issued 19 permits	1440 (19)	64,267.20 x 19	Issued
<b>2020 Approved commercial and industrial buildings: 55 project</b>				

## Approved Commercial Tenant Improvement

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
October	Oasis Dental   Discovery Ridge Ph 1 Bldg 2	2,420	296,982.40	Issued
October	Old Library Inn	1,440	195,105.60	Issued
September	Ridgefield Commerce Center   Childs Trucking	0	1,500	Issued
December	UNFI Fueling Facility   Racking System Install	0	107,695	Issued

### 2019 Approved commercial tenant improvement: 4 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
<b>March</b>	First Centennial Mortgage   Discovery Ridge Ph 1 Bldg 5	1,250	168,737.50	Closed
<b>April</b>	Taps Growler House   Discovery Ridge Ph 1 Bldg 4	1,250	166,237.50	Closed
<b>April</b>	State Farm   Discovery Ridge Ph 1 Bldg Bldg 5	1,250	193,287.50	Closed
<b>May</b>	Edward Jones   Discovery Ridge Ph 1 Bldg 3	1,250	193,287.50	Closed
<b>May</b>	Simonds Internat'l/Panattoni Development TI (Office & Mezzanine)	12,386	1,671,986.14	Issued
<b>May</b>	The Sportsman	0	4,800	Issued
<b>June</b>	Parr Lumber Company	196	28,122	Issued
<b>June</b>	Ridgefield Craft Brewing Taphouse	0	4,039	Issued
<b>July</b>	Pamper Nail Bar	2,200	296,978	Issued
<b>July</b>	RACC RSD – Life Safety Improvements	0	120,000	Issued

<b>July</b>	MAJ Ridgefield 7-11	4,218	403,957.86	Issued
<b>August</b>	Simonds Internat'l/Panattoni Development TI (Factory & Storage)	104,060	7,005,725.14	Issued
<b>August</b>	Ridgefield Library TI	8,311	982,941.97	Issued
<b>August</b>	Ichi Teriyaki   Discovery Ridge Ph 1 Bldg 5	1,400	243,180.00	Issued

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**2020 Approved commercial tenant improvement: 14 projects**

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## Pending permits

<b>Type of permit</b>	<b>Total</b>
Home permits pending	<b>156</b>
Commercial/industrial pending	<b>16</b>
Commercial Tenant Improvement	<b>4</b>
Miscellaneous pending	<b>47</b>
<b>Grand total for all pending permits</b>	<b>223</b>

## Subdivisions with issued building permits

<b>Subdivision</b>	<b>Issued permits</b>	<b>Total lots</b>
Seven Wells Ph 1	78	78
Seven Wells Ph 2	50	51
Seven Wells Ph 3	80	104
Seven Wells Ph 4	40	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	48	54
Taverner Ridge Ph 9	6	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	49	70
Quail Hill Ph 1	51	61
Cedar Creek	29	31
Cloverhill Ph 1	62	63
Cloverhill Ph 4	24	65
Cloverhill Ph 3A	5	34
Hillhurst Highlands	77	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	79	141

Kennedy Farm Ph 3	2	4
Royal View	10	27
Royal Terrace	14	32
Royal Terrace 2	5	16
Pioneer East	59	148
Greely Farms Ph 1	34	96
Heron Woods	26	47
Union Ridge Ranch	38	67
Teal Crest	14	63
The Crossing	16	36
Kemper Grove Ph 1	2	36
McCormick Creek Ph 1	13	89
Magnolia Heights	2	12

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Energy Land Lots 4-8</b> (PLZ-20-0052)	Site plan for five office/shop pre-fab buildings.	3.57 ac	27118 NE 10 <sup>th</sup> Ave	Aug 25	Aug 25 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, 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>Ridgefield Apartments Final Site Plan</b> (PLZ-19-0007) Final Site Plan	Final site plan for 300 multifamily apartment units	27.45 ac	4125 Pioneer St	Submitted Jan 25, 2019; placed on hold pending further site development	Under review again May 12, 2020; NOD pending completion of all site improvements

Name	Description	Size	Location	Key dates	Status
<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>Urban Downs Final Plat</b> (PLZ-19-0133) Final Plat	Final plat for 27 single-family detached residential lots	7.74 ac	1120 NE 259 <sup>th</sup> St	Council Aug 27	Approved with conditions; landscape wall requirement under review
<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>Vista Ridge PUD</b> (PLZ-20-0012-0013, 0015) BLA, PUD, SEPA, CAR	40-lot single-family residential PUD in the RLD-4 zone	22.98 ac	1108 S Hillhurst Rd	Final Order Aug 6	Approved with conditions
<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
<b>Rose ADU</b> (PLZ-20-0034) Accessory Dwelling Unit	Detached ADU in RLD-6	2.62 ac	3600 Pioneer St	NOD Aug 5	Approved with conditions
<b>Cloverhill Phase 7 Final Plat</b> (PLZ-20-0039)	Final plat for 37 single-family attached residential lots	6.75 ac	S Royle Rd	Council Aug 27	Approved with conditions
<b>Seppanen Construction</b> (PLZ-20-0043) Type I Site Plan	Construct office/warehouse building	1.25 ac	27118 NE 10 <sup>th</sup> Ave	NOD Aug 12	Approved with conditions
<b>Discovery Ridge Phase 2 Lots 8-10</b> (PLZ-20-0045) Basic Site Plan	Site plan for three commercial (retail, service, restaurant) buildings	1.68 ac	11, 101, 145 S 48 <sup>th</sup> Pl	Technically incomplete July 13	Awaiting resubmittal
<b>Temme/Bird</b> (PLZ-20-0047) Comp Plan Amendment/Zone Change	Change two E parcels to RLD-6	12.62 ac	1296, 1446 S Dolan Rd	Technically complete Aug 18	Staff to initiate SEPA review
<b>Fandell</b> (PLZ-20-0048) Comp Plan Amendment/Zone Change	Change RMD-16 (UM) parcel to RLD-8	3.11 ac	N 50 <sup>th</sup> Pl	Technically complete July 28	Staff to initiate SEPA review

Name	Description	Size	Location	Key dates	Status
<b>7-11 Sign</b> (PLZ-20-0049) Sign Permit	Two monument signs	N/A	70 S 65 <sup>th</sup> Ave	Submitted July 14	Awaiting revisions
<b>Prairie Electric</b> (PLZ-20-0051) Post-Decision Review, Boundary Line Adjustment	Revise Mill Plain Electric site plan for new tenant, expanding the office/shop building to 142,353 sf	20.40 ac	NE 10 <sup>th</sup> Ave	Technically complete Aug 10	Public comment period Aug 25 – Sep 15
<b>The Crossing Phase 2</b> (PLZ-20-0054) Final Plat	Final plat for 54 single- family attached lots	6.84 ac	S 5 <sup>th</sup> St	Submitted Aug 4	Under review
<b>Trademark Plumbing</b> (PLZ-20-0055) Sign Permit	One building mounted wall sign	N/A	NE 10 <sup>th</sup> Ave	NOD Aug 10	Approved with conditions
<b>Bateman Legal Lot Determination</b> (PLZ-20- 0056)	Legal lot determination for one CRB lot	2 ac	N 10 <sup>th</sup> Ave	NOD Aug 24	Approved
<b>Potter Intent to Annex</b> (PLZ-20-0057)	Annex two residential parcels in the Gee Creek Plateau Subarea	20.1 ac	3797/3925 S 15 <sup>th</sup> St	Submitted Aug 13	Under review
<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.	Submitted Aug 14	Under review
<b>Anderson Administrative Adjustment</b> (PLZ-20- 0059)	Increase maximum building coverage for one single-family home	0.11 ac	707 N 1 <sup>st</sup> Ave	Submitted Aug 24	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>Wisdom Ridge</b>	Commercial	3.49 Acres	S 11 <sup>th</sup> Street	Approved
<b>Ridgefield Heights Ph 1 &amp; 2</b>	Residential Development	100 Lots	S 10 <sup>th</sup> Way	3 <sup>rd</sup> Engineering Review Complete
<b>Mill Plain Electric</b>	Commercial	17 Acres	N 85 <sup>th</sup> Ave	1 <sup>st</sup> Engineering Review Complete- Project changed to Prairie Electric
<b>Timm Road RV Storage</b>	Commercial	15 Acres	Timm Road	1 <sup>st</sup> Grading Review Complete

<b>Greely Farms 2A</b>	Residential Development	45 Lots	N. 85 <sup>th</sup> Ave	3 <sup>rd</sup> Engineering Review Underway
<b>Journey's Edge</b>	Residential Development	6 Lots	N 20 <sup>th</sup> Place	Approved pending NPDES Approval
<b>Energy Electric</b>	Commercial Development	7.17 Acres	N 85 <sup>th</sup> Avenue	6 <sup>th</sup> Engineering Review Underway
<b>Eagle Ridge Estates-Grading</b>	Residential Development	5 Acres	Hillhurst Road	2 <sup>nd</sup> Grading Review Complete
<b>Eagle Ridge Estates</b>	Residential Development	5 Acres	Hillhurst Road	1 <sup>st</sup> Engineering Review Complete
<b>Prairie Electric</b>	Commercial	17 Acres	N 85 <sup>th</sup> Ave	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>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</b>	Residential	126 lots	N 10 St	Punch list
<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	Grading
<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	Grading
<b>7 Eleven</b>	Commercial		Pioneer St	Under Construction
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Grading
<b>Dog park</b>	Capital Project		Hillhurst Rd	Under Construction
<b>Kennedy East</b>	Residential Subdivision	435 lots	Hillhurst Rd	Grading
<b>Kemper Loop</b>	Residential Subdivision	53 lots	N 30 <sup>th</sup> Drive	Grading