



## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
 (360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

## DEVELOPMENT SUMMARY: September 2017

### Building Division

#### Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	September
Total Permits	435	378	583	682	370	40
Commercial/ Industrial Permits	4	2	1	2	17	3
New Home Permits	165	104	216	320	119	6
Miscellaneous Permits	266	272	366	360	234	31
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$708,030	\$58,328

#### Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Under Review
June	Ridgefield Self Storage	71320	\$6,147,784	Issued
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Under Review
April	Ridgefield School K-8	145,300	\$25,015,121	Issued
February	FlowServe	53,004	\$5,533,235	Issued
February	Energy Electric	5,000	\$283,350	Issued
<b>Totals for Approved Commercial/Industrial Buildings YTD:</b>				
<b>6 projects</b>				

**Month  
(2016)**

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	Closed

**Totals for Approved Commercial/Industrial Buildings YTD:****3 projects****Pending Permits**

Type of Permit	Total
Home permits approved & ready for issuance:	14
Home permits undergoing plan check:	3
Commercial/Industrial:	7
Misc.:	5
<b>Grand Total for all Pending Permits:</b>	<b>29</b>

**SUBDIVISIONS WITH ISSUED BUILDING PERMITS**

Subdivision	Issued Permits	Total Lots
Canterbury Trails	68	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	29	29
Bella Noche	34	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	27	39
Cedar Creek	7	31

# Planning Division

## Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
<b>Ridgefield Apartments</b> (PLZ-17-0071)	Develop 320 multifamily apartment units in the RMD-16 zone	20 ac	Pioneer St west of S 45 <sup>th</sup> Ave	Aug 08	Completed
<b>Union Ridge Ranch PUD</b> (PLZ-17-0074)	Develop 64 residential lots in the RLD-6 zone	14.8 ac	N 3 <sup>rd</sup> Way	Aug 22	Completed
<b>Vancouver Clinic</b> (PLZ-17-0077)	Construct 11,700 SF medical clinic with potential 6,500 SF expansion	2.48 ac	Pioneer St and S 56 <sup>th</sup> Pl	Aug 22	Completed
<b>Union Ridge Lot 54</b> (PLZ-17-0089)	Divide property into 2 lots, develop each with industrial building and parking	16.04 ac	Union Ridge Lot 54	Sept 26	Sept 26 conference
<b>RHS Classroom Addition</b> (PLZ-17-0105)	Demolish 2 existing buildings, construct new 2-story SF building and 2 modulars	32.1 ac	2630 S Hillhurst Rd	TBD	Scheduling conference

## Projects Under Review

Name	Description	Size	Location	Key Dates	Status
<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	Sep 25 NOD	Approved with conditions
<b>RORC</b> (PLZ-17-0041)  Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Aug 28 draft NOD	Additional information under review
<b>Greely Acres PUD</b> (PLZ-17-0049)  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	On hold at applicant's request to gather additional materials in response to TC

Name	Description	Size	Location	Key Dates	Status
<b>Taverner Ridge Phase 10/11 Site Plan</b> (PLZ-17-0069) Site Plan Review	Site Plan review	16.72 ac	S Hillhurst Rd	Technically complete Sep 12	Under review
<b>Lot 54 Mass Grading SEPA</b> (PLZ-17-0078) SEPA	Mass grade site for future development	16 ac	405 NE 259 <sup>th</sup> St	SEPA DNS Sep 20	SEPA comment period ends Oct 04
<b>Quail Hill Final Plat</b> (PLZ-17-0082) Final Plat	Final plat	9.02 ac	Union Ridge Lot 8	Submitted Aug 10	Sept 28 Council action
<b>RSD Schools Final Site Plan</b> (PLZ-17-0087) Final Site Plan	Final site plan review				Combined with PLZ-17-0023
<b>S 11<sup>th</sup> Self Storage Sign Adjustment</b> (PLZ-17-0091) Administrative Adjustment	Admin adjustment for sign height in the E zone	N/A	6300 S 11 <sup>th</sup> St	Submitted Sep 05	Sep 21 Technically Complete
<b>Main Ave Access Improvements</b> (PLZ-17-0094) SEPA, CAR, Conditional Use, Shoreline Review	Construct sidewalk accessing Ridgefield National Wildlife Refuge from northern city limits, two new creek crossings	.40 mi	N Main Ave between	Submitted Sep 05	Sep 28 Technically Complete
<b>Wildlife Refuge Bridge Access</b> (PLZ-17-0101) SEPA, CAR, Shoreline Review	Replace bridge accessing River S Unit of the Ridgefield National Wildlife Refuge	N/A	River S access, S Refuge Rd	Submitted Sep 14	Under review
<b>Taverner Ridge 8&amp;9 BLA</b> (PLZ-17-0103) Boundary Line Adjustment	Boundary line adjustment concurrent with RLD-4 final plat	22.76 ac	Assessor's #986038979	Submitted Sep 21	Under review
<b>Taverner Ridge 8&amp;9 Final Plat</b> (PLZ-17-0104) Final Plat	Final plat for 63 RLD-4 lots and open space/storm tracts	22.76 ac	Assessor's #986038979	Submitted Sep 21	Under review
<b>RSD Short Plat</b> (PLZ-17-0106) Preliminary Short Plat	Prelim short plat associated with Ridgefield Intermediate Schools/RORC	49.84 ac	3214 S Hillhurst Rd	Submitted Sep 25	Under review
<b>Port of Ridgefield BLA</b> (PLZ-17-0107) Boundary Line Adjustment	Adjust interior lot lines of three parcels to accommodate future development	30.14 ac	298 and 448 S 45 <sup>th</sup> Ave	Submitted Sep 26	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	Approved
<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 Ph 1</b>	Residential Development	61 Lots	Union Ridge	Under Construction
<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	Under Construction
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Under Construction
<b>Cloverhill Phase I</b>	Residential Development	63 lots	S. 45 <sup>th</sup> Avenue	Approved
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	Approved
<b>Cloverhill Phase 5 &amp; 6</b>	Residential Subdivision	75 lots	S. Royle Rd	Grading approved. 2 <sup>nd</sup> Engineering Review Underway
<b>Teal Crest PUD</b>	Residential Subdivision	63 lots	S. Sevier Rd	2 <sup>nd</sup> Engineering Review Complete. Grading Approved.
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	3 <sup>rd</sup> Engineering Review Complete

<b>The Village at Canyon Ridge</b>	Residential Subdivision	23 lots	N. 32 <sup>nd</sup> Ave	Grading Approved. 2 <sup>nd</sup> Engineering Review Underway.
<b>Altru</b>	Industrial Shell Building	7.98 acres	S. 11 <sup>th</sup> Street	Approved

## 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	Utility Installation Underway
<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under Construction
<b>Union Ridge Lot 1a</b>	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Under Construction
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Under Construction
<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
<b>Quail Hill Ph 1</b>	Residential Development	61 Lots	Union Ridge	Under Construction