



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY September 2021

Building Division

Summary of building permits by year

| Building Permits | 2017 | 2018 | 2019 | 2020 | 2021 (YTD) | September |
|---|----------------------------------|----------------|-----------------|-----------------|-----------------|--------------|
| Total permits | 460 | 879 | 1,111 | 1,728 | 1,342 | 115 |
| Commercial/ industrial permits | 21 | 8 | 52 | 62 | 15 | 0 |
| New home permits | 158 | 313 | 364 | 670 | 492 | 35 |
| Miscellaneous permits | 281 | 558 | 695 | 996 | 835 | 80 |
| Residential building permit application and review fees | \$708,726 | \$1,151,708.50 | \$1,269,723.00 | \$2,343,979.00 | \$1,625,223.05 | \$115,109.75 |
| Total building department receipts | \$963,669 (Sep 01- Dec 31) | \$7,778,504.30 | \$11,387,271.41 | \$16,157,889.45 | \$13,832,844.14 | \$941,579.55 |

Approved & Under Construction Commercial and Industrial Building

| (2019) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--------------------|----------------|--------------------|--------|
| December | Trademark Plumbing | 19,540 | 2,150,810 | Issued |

2019 Approved & Under Construction Commercial and Industrial Building: 1 project

| (2020) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|------------------------------------|----------------|--------------------|--------|
| June | RSD - New Elementary School | 72,618 | 10,839,304 | Issued |
| November | The Bluffs - Building 1 Shell Only | 15,075 | 1,514,374 | Issued |
| November | Camp Bow Wow | 5,870 | 792,391 | Issued |

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|----------|-----------------------------|---------|-----------|--------|
| December | Prairie Electric Shell Only | 113,444 | 8,800,550 | Issued |
|----------|-----------------------------|---------|-----------|--------|

**2020 Approved & Under Construction Commercial and Industrial Building:
4 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 | Issued |
| July | Pioneer Village Bldg 5 & 6 – Shell Only | 8,192 | 1,005,322 | Issued |
| July | Greely Farms Ph 1 – Picnic Shelter #1 | 240 | 41,364 | Issued |
| July | Greely Farms Ph 1 – Picnic Shelter #2 | 240 | 41,364 | Issued |
| September | RSD Sunset Ridge Modular Building | 1,792 | 269,266 | Closed |

**2021 Approved & Under Construction Commercial and Industrial Building:
15 projects**

Approved & Under Construction Commercial Tenant Improvement

| (2020) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|--------|
| December | Trademark Plumbing –2 nd Floor Office | 5,000 | 803,250 | Issued |

2020 Approved and Under Construction Commercial Tenant Improvement: 1 project

| (2021) Month Approved | Project | Square Footage | Building Valuation | Status |
|-----------------------|--|----------------|--------------------|-----------|
| January | Ridgefield Treatment Plant Odor Control | 0 | 240,000 | Issued |
| April | Prairie Electric (TI) | 146,970 | 15,169,151 | Re-issued |
| June | Woodin You Pet Boutique PV Bldg 2 (TI) | 2,600 | 229,216 | Issued |

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|-----------|---|--------|-----------|--------|
| June | Riverview Community Bank PV Bldg 12 (TI) | 2,696 | 330,853 | Issued |
| July | Dollar Tree Pallet Racking/High Pile Storage | 0 | 108,026 | Issued |
| July | Prairie Electric Pallet Racking | 0 | 775,000 | Issued |
| August | Pro Active Physical Pioneer Village Bldg 4 (TI) | 2,387 | 292,933 | Issued |
| August | Legacy Trails Apartments Trash Enclosures | 0 | 40,000 | Issued |
| August | Riverview Community Bank Sign PV Bldg 12 | 42 | 9,380 | Issued |
| September | Papa Murphy's Pioneer Village Bldg 2 (TI) | 908 | 80,049 | Issued |
| September | Anytime Fitness Pioneer Village Bldg 10 (TI) | 4,741 | 560,718 | Issued |
| September | Wisdom Ridge North Bldg (TI) RSD | 11,300 | 2,003,151 | Issued |
| September | Fiberglass Systems Shop Bridge Crane | 0 | 110,000 | Issued |
| September | BevRidge Public Sign PV Bldg 5 | 63 | 5,200 | Issued |
| September | Pro Active Physical Therapy Sign PV Bldg 4 | 143 | 21,000 | Issued |
| September | Prairie Electric Signs | 95 | 36,000 | Issued |

**2021 Approved and Under Construction Commercial Tenant Improvement:
16 projects**

Pending permits

| Type of permit | Total |
|--|------------|
| Home permits pending | 189 |
| Commercial/industrial pending | 12 |
| Commercial Tenant Improvement | 16 |
| Miscellaneous pending | 63 |
| Grand total for all pending permits | 280 |

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 | 61 | 61 |
| Cedar Creek | 30 | 31 |
| Cloverhill Ph 1 | 63 | 63 |
| Cloverhill Ph 2 | 38 | 75 |
| Cloverhill Ph 3A | 33 | 34 |
| Cloverhill Ph 4 | 57 | 65 |
| Cloverhill Ph 7 | 31 | 37 |
| Hillhurst Highlands | 78 | 79 |
| Kennedy Farm Ph 1 | 105 | 105 |
| Kennedy Farm Ph 2 | 141 | 141 |
| Kennedy Farm Ph 3 | 4 | 4 |
| Royal View | 19 | 27 |
| Royal Terrace | 34 | 32 |
| Royal Terrace 2 | 11 | 16 |
| Pioneer East | 119 | 148 |
| Greely Farms Ph 1 | 94 | 96 |
| Heron Woods | 47 | 47 |
| Union Ridge Ranch | 66 | 67 |
| Union Ridge Ranch Ph 2 | 3 | 13 |
| Teal Crest | 63 | 63 |
| The Crossing Ph 1 | 34 | 36 |
| The Crossing Ph 2 | 41 | 52 |
| Kemper Grove Ph 1 | 34 | 36 |
| Kemper Loop | 38 | 53 |
| McCormick Creek Ph 1 | 59 | 89 |
| McCormick Creek Ph 2 | 4 | 42 |
| Magnolia Heights | 5 | 12 |
| Urban Downs | 23 | 27 |
| Viewridge Hollow | 26 | 43 |

Planning Division

Pre-application conferences

| Name | Description | Size | Location | Date of conference | Status |
|--|---|----------|-------------------------------|--------------------|-------------------|
| Nye PUD (PLZ-21-0064) | 66-lot subdivision in RMD-16 and RLD-4 | 19.9 ac | 27805 NW 51 st Ave | August 24 | Complete |
| Crusan Dental v2 (PLZ-21-0067) | One new building and one future building, each 7,812 sf, for medical offices and retail | 2.17 ac | 5284 Pioneer St | Oct 12 | Oct 12 conference |
| Greely Farms Phase 2b (PLZ-21-0079) | 57-lot subdivision in RLD-6 subject to DA | 19 ac | 27201 NE 10 th Ave | Sep 14 | Sep 14 conference |
| Dolan Site Plan (PLZ-21-0080) | Car dealership; 50,000-60,000 sf including indoor and outdoor showrooms | 12.62 ac | 1296 & 1446 S Dolan Rd | Sep 14 | Complete |
| Greely Farms Phase 2c (PLZ-21-0083) | 25-lot subdivision in RLD-6 subject to DA | 4.6 ac | 27201 NE 10 th Ave | Sep 28 | Sep 28 conference |

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 |
| 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 | Revised short plat to match approved engineering plans requested | Awaiting resubmittal |

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|--|---|----------|---|------------------------------------|--|
| Pioneer Village Final BSP (PLZ-21-0031) Final Binding Site Plan | Final binding site plan to create legal lots in Pioneer Village | 9.67 ac | Pioneer & S Royle | Comments sent Aug 11 | Awaiting resubmittal |
| Ridgefield Station Food Carts (PLZ-21-0051) Type II Site Plan | Develop food cart pod with permanent indoor and covered seating areas | 1 ac | N 1 st Cir | NOD Sep 29 | Approved with conditions |
| Zephyr Point Final Short Plat (PLZ-21-0053) Type I Final Short Plat | Final plat for 7 lots and 2 tracts in the RLD-4 zone | 2.41 ac | S 19 th Way | NOD Sep 28 | Approved with conditions |
| CRWWD South Trunk Sewer Replacement (PLZ-21-0060) SEPA, Critical Areas | Replace ~1/2 mile 8-10 inch gravity sewer with 18 inch gravity sewer | N/A | S 56 th Way | Public comment period ended Sep 24 | NOD to be issued by Oct 8 |
| Energy Land Lot 2 Site Plan (PLZ-21-0062) Basic Site Plan | Industrial building | 0.41 ac | 27150 NE 10 th Ave | Technically complete Sep 16 | NOD on hold pending completion of final short plat |
| Ridgefield Crossing Lot 2 Retail Site Plan (PLZ-21-0063) Basic Site Plan | Single-story commercial retail building shell (7,673 sf) | 0.93 ac | 110 S 65 th Ave | Public comment period ended Sep 16 | NOD to be issued by Sep 30 |
| Tri-Mountain Station North (PLZ-21-0068-0071) Basic Site Plan | (North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses | 11.78 ac | 109, 299, 201, 457 S 65 th Ave | Technically incomplete Sep 27 | Awaiting resubmittal |
| Tri-Mountain Station South (PLZ-21-0072-0075) Basic Site Plan | (North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses | 3.90 ac | S 65 th Ave | Technically incomplete Sep 27 | Awaiting resubmittal |
| Trademark Plumbing Temp Use (PLZ-21-0076) Type I Temporary Use | Temporary structure for storing plumbing materials prior to approval of formal storage area | 0.95 ac | 27200 NE 10 th Ave | NOD Sep 13 | Approved with conditions |
| Riverview Community Bank (PLZ-21-0077) Sign Permit | Two internally illuminated building-mounted wall signs | N/A | 4405 S Settler Dr | NOD Aug 24 | Approved with conditions |
| BevRidge (PLZ-21-0078) Sign Permit | Two building-mounted wall signs | N/A | 4315 S Settler Dr | NOD Sep 27 | Approved with conditions |
| Proactive Physical Therapy (PLZ-21-0081) Sign Permit | Two internally illuminated building-mounted wall signs | N/A | 4318 S Settler Dr | NOD Sep 28 | Approved with conditions |

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|--|--|----------|--|------------------|--------------------------|
| Prairie Electric (PLZ-21-0082) Sign Permit | Two internally illuminated building-mounted wall signs | N/A | 27050 NE 10 th Ave | NOD Sep 14 | Approved with conditions |
| Ridgefield Crossing Residential (PLZ-21-0084) Zoning Verification Letter | Zoning verification letter and supporting documents for The Crossing PH 1-3 | 15.25 ac | Ridgefield Crossing residential phases | Issued Sep 30 | Complete |
| McCuddy/Verizon (PLZ-21-0086) Wireless Facility Modification | Replace and add antenna and radio equipment to an existing telecommunications facility | 0.118 ac | 117 N 3 rd Ave | Submitted Sep 28 | Under review |
| Curran BLA (PLZ-21-0087) Boundary Line Adjustment | Combine three residential lots into two residential lots | 2.73 ac | 1925, 2015, 2027 S Lake Rive Ter | Submitted Sep 27 | Under review |

Engineering Division

Projects under review

| Name | Description | Size | Location | Status |
|--|---------------------------|---------------------|--------------------------------------|---|
| Greely Acres Offsite Improvements | Intersection Improvements | 3 Locations | Multiple | Under Construction |
| Timm Road RV Storage Grading | Commercial | 15 Acres | Timm Road | Approved |
| Kemper Grove Ph 4-5 | Residential Development | 34 Lots | Pioneer Street and Smythe Road | Approved |
| Discover Ridge Lots 8-10 | Commercial | 1.7 Acres 3 Lots | S 47 th Ave | Placed on Hold by Applicant |
| Kemper Grove Ph 3 | Residential Development | 68 Lots | N 30 th Ave (Smythe Road) | 1 st Engineering Review Complete |
| Greely Acres Ph 3 | Residential Development | 179 Lots | N 85 th Ave | 2 nd Engineering Review Underway |
| Greely Acres Ph 3-Grading Only | Residential Development | 179 Lots | N 85 th Ave | Approved |
| Vista Ridge Engineering | Residential Development | 40 Lots | S Hillhurst Road | 1 st Engineering Review Complete |
| Specht Development | Industrial | 50 Acres | Union Ridge Parkway | Approved |

Projects under construction

| Name | Description | Size | Location | Status |
|--|---|---------------------------|-------------------------------|--------------------|
| Kemper Grove 2 | Residential | 36 | N 32 Ave | Grading |
| Discovery Ridge | Commercial Development | 8.91 acers | 45 th and Pioneer | Pipe/paving |
| Discovery Ridge Phase 2 | Commercial | | Pioneer St | Punch list |
| Seton Subdivision Phase 2,3 | Residential | | N 10 St | Punch list |
| 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 | Complete |
| Dog park | Capital Project | | Hillhurst Rd | Under Construction |
| Greely Farms Ph 2A | Residential Subdivision | 53 lots | 10 th Ave | Grading |
| Kemper Grove Phase 3,4,5, | Residential Subdivision | | N 30 th Drive | Punch list |

| | | | | |
|-------------------------------|-------------------------|---------|-----------------------------|------------|
| Zephyr Point | Residential Subdivision | | Hillhurst Dr | Punch list |
| Greely Farms Ph 2A | Residential Subdivision | 40 lots | NE 279 th St | Grading |
| Ridgefield Heights | Residential Subdivision | | Burtsinger Rd | Grading |
| Tri Mt Industrial Park | Commercial | | Off NE 10 th Ave | Grading |
| Kennedy Farms East | Residential Sub | | Hillhurst Rd | Grading |
