

CITY OF RIDGEFIELD DEVELOPMENT ACTIVITY REPORT-MARCH-2008

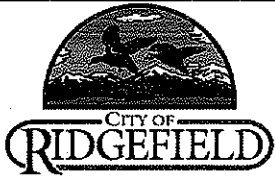
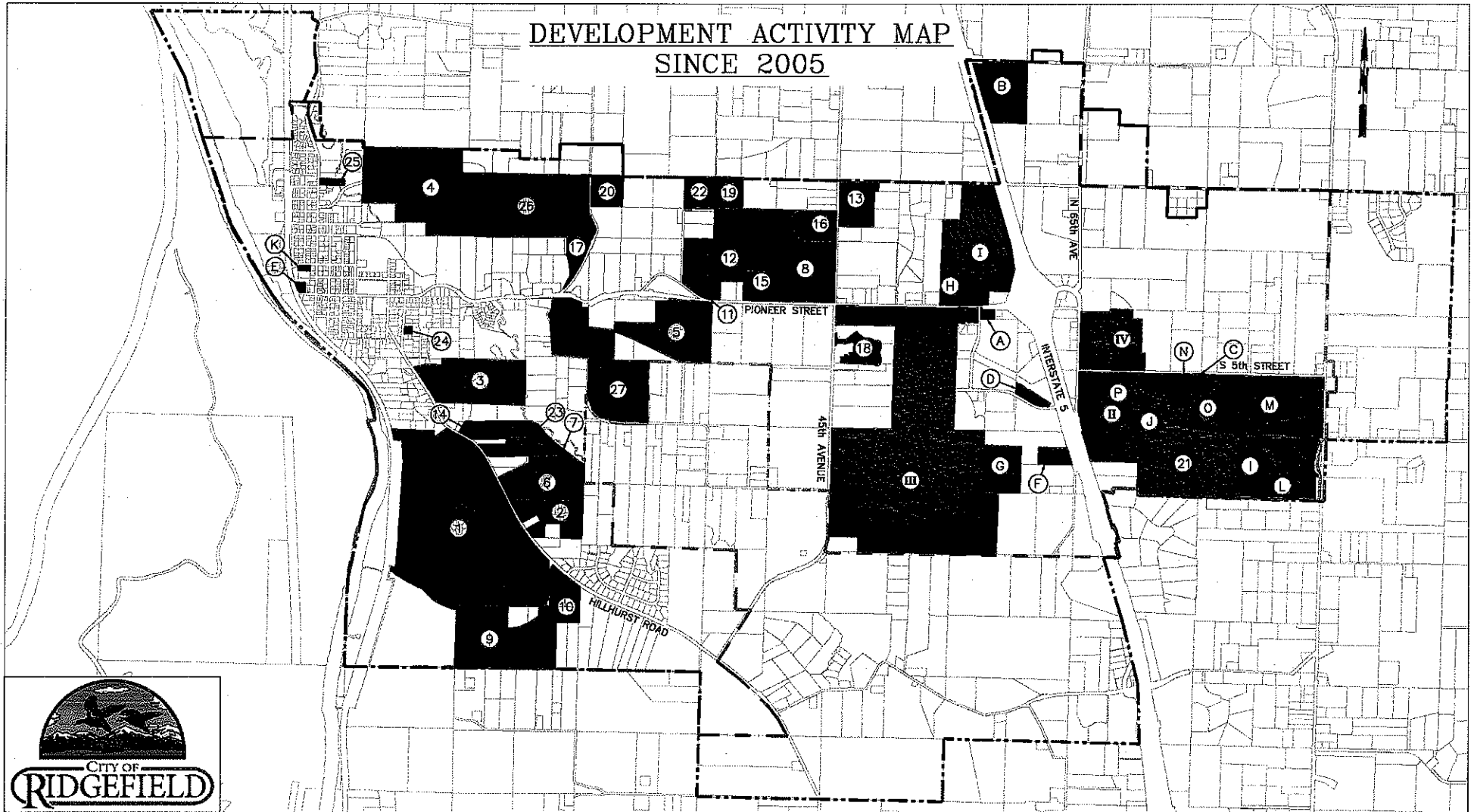
Residential Projects

Map #	Project	Project Address	Developer	Contact	# of Lots	Vacant Lots	Status
1	Tavemer Ridge Phases 1 through 8	1851 S. Hillhurst Rd.	Tavemer Development LLC PO Box 279 Ridgefield, WA 98642	Paul Deboni	259	190	Phase 1 & 2 final plat approval granted. Building permits being issued.
1	Tavemer Ridge Phase 9	1851 S. Hillhurst Rd.	Tavemer Development LLC PO Box 279 Ridgefield, WA 98642	Paul Deboni	160	160	Multi family tract. No approvals provided yet.
2	Cassini View	1930 S. Hillhurst Rd.	Charter Development LLC 2127 East 9th Street Vancouver, WA 98661	Bob Borth 360-609-1403	51	12	Final plat approved. Building permits being issued.
3	Hillhurst	South Hillhurst Road, east of South 6th Way	NVR, LLC 1730 SW Skyline Blvd Suite 105 Portland, OR 97221	Rob Jurgenson 503-292-6733	81	27	Phases 1 and 2 Final Plat approval granted. Building permits being issued.
4	Heron Ridge	Heron Drive	Cascade West Development Inc. 6107 NE 99th Street Vancouver, WA 98665	Lloyd Stenerson 360-256-1338	145	73	Phases 1, 2, and 3 final plat approved. Building permits being issued.
5	Cedar Ridge	South of Pioneer Street and west of 35th Avenue	Sun Country Homes, Inc. 2401 West Main Street, Suite 103, Battle Ground, WA 98604	John Matilla 360-904-4973	183	8	Phase 1 and 2 final plat approval granted. Building permits being issued.
6	Osprey Pointe (formerly Kirschenbaum PUD)	S. Hillhurst Rd. (north of Cassini View)	Pacific Lifestyle Homes, Inc. 11815 NE 99th Street Suite 1200 Vancouver WA 98682	Kevin Wann 360-573-8081	54	20	Phases 1 and 2 Final Plat approval granted. Building permits being issued.
7	Garrison Ridge	Eastside of South Hillhurst Road	Ott Gailther 8913 NE 151st Circle Battle Ground, WA 98604	Ott Gailther 360-798-2282	18	14	Phase 1 Final Plat approval granted. Building permits being issued. Phase 2 engineering under review.
8	Pioneer Canyon	NW Corner of Pioneer & 45th Ave)	Mark Jeffries & Mark Voegelte 504 NE Bassel Road Vancouver, WA 98685	Mark Jeffries 360-518-1747	279	279	Preliminary plat approval granted on June 29, 2005; Engineering review complete. Construction nearing completion.
9	Canyon's Ridge PUD	1735 S. Sevier Road	Preterra Development Ventures, LLC, 1701 Broadway Suite 184 Vancouver, WA 98663	Corey Harris 360-521-5888	55	55	Preliminary plat approval granted on October 18, 2005. Engineering review complete. Construction nearing completion.
10	Columbia Hills PUD	S. Hillhurst Road and S. Sevier Road west	New Tradition Homes 11815 NE 113th Street, Vancouver, WA 98682	Jody Miller 360-448-4728	86	84	Final Plat issued. Construction nearing completion.
11	Bella Noche PUD	177 North 34th Place	Bruce Kirschenbaum 17520 NE 97th Avenue Battle Ground, WA 98604	Bruce Kirschenbaum 360-574-3197	59	59	Preliminary plat approval granted on December 14, 2005. Engineering review complete. Construction has not started.
12	Green Gables PUD	Pioneer Street & N. Smythe Rd. (North of Cedar Ridge PUD)	Tim Aldinger & Associates 6140 SW Macadam Ave. Portland, OR 97239	Tim Aldinger 503-816-5152	253	252	Preliminary plat approval granted on December 14, 2005. Engineering review complete. Construction nearing completion.
13	Canterbury Trails Subdivision	abutting 45th Avenue to the west and N 10th Street to the north.	Kamil Lakhani, 8115 Broadway, Suite 204, Everett, WA 98203	Laif Lakhani 425-438-1811 ex. 111	64	64	Application submitted April 14, 2006; preliminary plat approval granted July 12, 2006. Engineering under review.
14	Stephenson Manor	S. Hillhurst Road approximately 1/2 mile south of Pioneer Street.	Ott Gailther, 8913 NE 151st Circle Battle Ground, WA 98604	Ott Gailther 360-798-2282	30	30	Preliminary Plat approved August 14, 2006
15	Diamond Meadows Subdivision	3764 Pioneer Street, abutting Pioneer Canyon PUD to the east.	George Diamond, 2839 SW 2nd Avenue, Portland, OR 97201	George Diamond 503-222-1655	48	48	Preliminary Plat approved September 13, 2006. Engineering under review.
16	Ridgefield Woods PUD	585 45th Avenue, north of Pioneer Canyon Subdivision	James Kessi, Moss & Associates 717 NE 61st Street, Suite 202 Vancouver, WA 98665	James Kessi 360-260-3509	39	39	Application submitted May 8, 2006; Decision issued October 17, 2006. Engineering under review.
17	Pleasant Ridge	West of Reiman Road, and south of Bellwood Heights Subdivision.	Hinton Development Corporation Attn: Jesse Hurley 14010-A NE 3rd Court, Suite 106, Vancouver, WA	Jesse Hurley 360-546-1220	10	10	Application submitted June 28, 2006; Decision issued October 17, 2006. Construction nearing completion.
18	RidgeCrest Phase I Residential Subdivision	South of Pioneer Street and east of 45th Ave.	Vision Land Management, Pacific Division, 900 Washington Street, Suite 800, Vancouver, WA 98660	Read Stapleton 360.693.7700	68	68	Preliminary Plat Approval Issued March 1, 2007.
19	Pioneer Place	844 N 35th Place (North of proposed Green Gables PUD & Pioneer Canyon	Mark Voegelte PO Box 130 La Center, WA 98629	Mark Voegelte 360-901-7232	46	46	Preliminary Plat Issued March 20, 2007.
20	Columbia Acres PUD	NW Reiman Road, east of Bellwood Heights Subdivision	Holt Homes PO Box 87970 Vancouver WA 98661	Pete Dewitz 360-892-0514	94	94	Preliminary Plat Approval Issued March 20, 2007.
21	Quail Hill Subdivision	Lot 8 in Union Ridge Master Plan	Quail Construction LLC, 4501 NE Minnehaha, Suite 200, Vancouver, WA 98661.	Jon Girod	61	61	Preliminary Plat approved July 11, 2007. Engineering under review.
22	Cedar Creek Subdivision	Pioneer Street/ (proposed) Pioneer Canyon Drive	Pacific Lifestyle Homes, Inc. 11815 NE 99th Street Suite 1200 Vancouver, WA 98682	Kevin Wann 360-573-8081	29	29	Preliminary Approval Issued August 24, 2007.
27	Kemper Subdivision	South of Pioneer Street, South of 1st Way, east of S 21st Way	David Bantz, 19767 SW 72nd Ave, Tualatin, OR 97062	David Bantz	200	200	Preliminary Approval Issued December 14, 2007.

TOTAL	2,372	1,922	
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Commercial, Industrial, Retail Projects						
	Project	Project Address	Developer	Contact	Square feet	Status
A	Heron Gate Office/Retail Building	Southeast corner of South 56th Place and Pioneer Street	Flighpath, LLC PO Box 36, Ridgefield, WA 98642	Ned Walker 360-887-4849	19,000	Preliminary Land Use Review granted May 24, 2005. Building permit issued - construction complete. Tenant improvements continuing.
B	Seventh Day Adventist Educational Training Facility	1715 NW 289th	North Pacific Union Conference of Seventh Day Adventists 1498 SE Tech Center Place Suite 300	Norm Klam 360-816-1400	35,640	Engineering review complete. Building permit issued. Construction complete - Occupancy granted.
C/N	Hinton industrial at Union Ridge	South 5th Street	SC Hinton, LLC 14010-A NE Court, Suite 106, Vancouver, WA 98685	Dan Glenz & Mike Bules 360-546-1220	150,000	Preliminary Land Use Review granted March 14, 2005. Building A and Building C (Suburban Door) complete. Tenant improvements continuing.
D	Pacific Power Products	North of South 6th Way next to the existing facility	Pacific Detroit Realty 600 S. 56th Place Ridgefield, WA 98642	Jack Kriz 360-816-1400	104,000	Land Use Approval granted November 9, 2005. Construction complete - Occupancy granted.
E	Village View Mixed Use Development	104 Pioneer Street, west of North Main Ave.	Ridgefield Properties LLC 104 Pioneer Street, Ridgefield, WA 98642	Mary Bodine 360-281-7232	6,144	Resubmitted Sept. 2, 2005. Land Use Review approved.
F	Parr Lumber Company	Timm Road & South 6th Way (Specht Industrial Subdivision)	Parr Lumber 5630 NW Five Oaks Drive Hillsboro, OR 97124	Brad Farmer 503-614-2500	25,600	Land Use Approval granted November 9, 2005; Grading permit issued. Engineering Plans Approved. Construction completed - Occupancy granted.
G	Pacific Crest Custom Cabinetry	S. 15th Street (Specht Industrial Subdivision)	Pacific Crest Custom Cabinetry 13825 SW Galbreath Dr., Suite A, Sherwood, OR 97140-9167	Kraig Tront 503-925-8966	182,499	Application submitted April 17, 2006, currently under land use review. Engineering review complete. Construction completed - Occupancy granted.
	Pacific Crest Phase 2				161,855	Has not been submitted.
H	Pioneer Crossing Commercial Development	Southwest corner of 56th Place and Pioneer Street (formerly the "Port One")	IRE, LLC, c/o: Rick Haddock & Keith Pfeifer 6100 NE Hwy 99, Vancouver, WA 98665	Rick Haddock or Keith Pfeifer 360-695-4571	25,000	Proposal for four (4) office/retail buildings totaling 25,000 square feet. Land Use Approval granted. Engineering and Building review ongoing.
I	United Natural Foods Inc.	South of the Dollar Tree Building, Union Ridge Parkway	ARCO Design/Build Jake Stefan 380 Interstate North Parkway, SE Suite 210, Atlanta, Georgia, 30339	Jake Stefan 770.541.1700	237,919	Phase 1 is 237,919 sq. feet. Construction complete - Occupancy granted.
	United Natural Foods Inc. Phase 2				160,311	Has not been submitted.
J	Ideal Foods	Union Ridge, S. 74th Place	Ideal Foods, 1810 S.E. Commerce Ave., Battle Ground, WA, 98604	Richard Parker 503.636.4938	100,000	Site plan review submitted Feb. 2007. Land Use approval granted. Under construction.
K	Agee Mixed Use Development	South side of Mill Street, approximately 500 feet west of Main Avenue	Mill Street, LLC. Attn: Bruce Kirshenbaum 20505 NE 160th Circle, Brush Prairie, WA 98606	Paul Agee or Bruce Kirshenbaum 360.904.9563	8,390	Preliminary approval issued June 19, 2007 for Site Plan/Conditional Use Permit to construct two (2) single level commercial buildings, one (1) two-story office/commercial building, and five (5) townhomes on .64 acres zoned DMU. Building and engineer review ongoing.
O	IDM (Union Ridge Lot 5)	NE corner of Union Ridge Parkway and S. 74th Place	IDM, LLC, Attn: Jeff Gordon, 1498 SE Tech Center Place, Suite 150, Vancouver, WA 98683, (360) 567-0201.	Jeff Gordon 360-567-0201	193,000	Land Use Approval granted October 2007; engineering and building permits pending.
	Mason's Supply Company	South of S. Union Ridge Parkway, east of its intersection with South 10th Street.	Masons Supply Company, 2637 SE 12th Avenue, Portland, OR 97202	Laurie Wall 503-245-3193	37,000	Site Plan Approved; engineering and building pending permits pending.
				TOTAL	1,446,358	
Master Plans, Commercial Subdivisions, and Mixed Use Projects						
I, II	Union Ridge Master Plan/Commercial Industrial Subdivision	East and West of Interstate 5	Pioneer Estates, LLC, Ridgefield Junction, LLC & SC Graf, LLC 730 17th Street, Suite 615 Denver, CO 80202	John R. Crist 867-634-8630	352 gross acres 22 lots	Land Use approval granted by City Hearing Examiner Sept. 2, 2005; Final Plat Approval Granted for Phase 1A on July 13, 2006. Final Plat Approval Granted for Phase 2 January 2007.
	Discovery Point (Commercial Subdivision)	East of I-5 and west of NW 65th Ave	Port of Ridgefield PO Box 55 Ridgefield, WA 98642	Brent Greening 360-887-3873	78 acres into 16 lots	Preliminary plat approval granted on October 18, 2005. Engineering under review.
III	RidgeCrest EMUO Master Plan	South of Pioneer Street and east of 45th Ave.	Vision Land Management, Pacific Division, 500 Washington Street, Suite 800, Vancouver, WA 98660	Read Stapleton 360.693.7700	313 acres	313 acres includes the EMUO master plan & the area proposed for a comp plan change.
IV	Ridgefield Commercial Subdivision	East of N. 65th Ave. and north of S. 5th Street	Citation, Inc. Kana Sato PO Box 99328 Seattle, WA 98139	Kana Sato 206.860.4924	37.49 acres	Land Use approval granted by City Hearing Examiner on December 14, 2007.

DEVELOPMENT ACTIVITY MAP SINCE 2005



LEGEND

- EXISTING URBAN GROWTH BOUNDARY
- - - EXISTING RIDGEFIELD CITY LIMITS
- 1-27 RESIDENTIAL DEVELOPMENT PROJECTS
- A-P COMMERCIAL/INDUSTRIAL DEVELOPMENT PROJECTS
- I-IV MASTER PLANS, COMMERCIAL SUBDIVISIONS, AND MIXED USE PROJECTS

RESIDENTIAL PROJECTS

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|------------------|---------------------|----------------------|-------------------------|
| ① TAVERNER RIDGE | ⑥ PIONEER CANYON | ⑬ DIAMOND MEADOWS | ⑳ CEDAR CREEK |
| ② CASSINI VIEW | ⑨ CANYONS RIDGE | ⑭ RIDGEFIELD WOODS | ㉑ STEPHENSON SHORT PLAT |
| ③ HILLHURST | ⑩ COLUMBIA HILLS | ⑮ PLEASANT RIDGE | ㉒ SNEAD SHORT PLAT |
| ④ HERON RIDGE | ⑪ BELLA NOÛCHE | ⑯ RIDGECREST PHASE 1 | ㉓ KAUFMAN |
| ⑤ CEDAR RIDGE | ⑫ GREEN GABLES | ⑰ PIONEER PLACE | ㉔ BELLWOOD HEIGHTS |
| ⑥ OSPREY POINTE | ⑬ CANTERBURY TRAILS | ⑱ COLUMBIA ACRES | ㉕ KEMPER |
| ⑦ GARRISON RIDGE | ⑭ STEPHENSON MANOR | ⑲ QUAIL HILL | |

COMMERCIAL/INDUSTRIAL PROJECTS

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| A HERON GATE | H PIONEER CROSSING | O IDM-UNION RIDGE LOT 5 |
| B SEVENTH DAY ADVENTIST NW HEADQUARTERS | I UNITED NATURAL FOODS | P UNION RIDGE LOT 1 SP MASTER PLANS |
| C HINTON INDUSTRIAL | J IDEAL FOODS | I UNION RIDGE NORTH |
| D PACIFIC POWER PRODUCTS | K AGEE MIXED USE | II UNION RIDGE SOUTH |
| E VILLAGE VIEW | L AMERICA'S BODY COMPANY | III RIDGECREST EMUO RIDGEFIELD COMMERCIAL SUBDIVISION |
| F PARR LUMBER | M DOLLAR TREE | |
| G PACIFIC CREST CUSTOM CABINERY | N SUBURBAN DOOR | |