



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

Residential Density Update

Staff Memo

April 15, 2019

The following residential density data for the City of Ridgefield is accurate as of April 15, 2019:

Since March 23, 2017, Ridgefield City Council has approved twenty final plats resulting in 1,231 single-family residential lots on 187.63 net developable acres, for an average residential density of 6.56 units per net developable acre.

In the same period, City Staff and the Hearing Examiner have issued preliminary approvals for fifteen single-family and multi-family residential projects that have not yet received final plat or final site plan. The result is 2,246 residential lots/units with preliminary approval on 276.87 net developable acres, for an average residential density of 8.11 units per net developable acre.

In total, 3,477 residential lots/units have received preliminary or final approval through subdivision, short plat, planned unit development, or site plan review processes since March 23, 2017. These 3,477 units occupy 464.5 net developable acres for an average residential density of 7.49 units per net developable acre.

Staff contact: Claire Lust, Associate Planner, 360.857.5024, claire.lust@ci.ridgefield.wa.us

Exhibit attached: Residential density update 03232017-04152019 data.xlsx

Received final plat/site plan approval after
3/23/17

Name	# lots/ units	Net developable acres	PUD/subdivision/site plan residential density (units/net developable acre)
Cedar Creek Phase 2	31	4.61	6.72
Quail Hill	61	5.35	11.4
Taverner Ridge Phase 8	54	13.58	3.98
Seven Wells Estates Phase 1 (Ridgecrest)	78	13.04	5.98
Cloverhill Phase 1	63	11.1	5.68
Village at Canyon Ridge	23	2.08	11.06
Taverner Ridge Phase 9	9	2.94	3.06
Kennedy Farms Phase 1	105	15.37	6.83
Seven Wells Estates Phase 2 (Ridgecrest)	51	8.77	5.82
Royal View (Cloverhill Phase 6)	27	5.5	4.91
Kennedy Farms Phase 3	4	0.95	4.21
Seven Wells Estates Phase 3 (Ridgecrest)	104	17.37	5.99
Seven Wells Estates Phase 4 (Ridgecrest)	44	8.55	5.15
Hillhurst Highlands	79	16.81	4.7
Pioneer East (Quail Hill Phase 2/3)	148	9.43	15.7
Taverner Ridge Phase 10	45	3.98	11.31
Kennedy Farms Phase 2	141	18.38	7.67
Royal Terrace (Cloverhill Phase 5)	32	7.42	4.31
Union Ridge Ranch	67	11.7	5.7
Cloverhill Phase 4	65	10.7	6.07
Total	1231	187.63	6.56

Received preliminary plat/site plan
approval after 3/23/17; no final plat/site
plan yet

Name	# lots/ units	Net developable acres	PUD/subdivision/site plan residential density (units/net developable acre)
Cloverhill Phases 2 ,3, 5c, 7-10	268	41.22	6.50
Greely Acres Phase 1	97	12.02	8.07
Weber Pioneer	47	4.63	10.13
Urban Downs	27	5.66	4.77
Kemper Grove	188	14.14	13.3
Kennedy Farms East	435	58.14	7.48
Paradise Found	296	73.27	4.04
Kemper Loop	53	7.72	6.9
Zephyr Point	6	1.5	4
Teal Crest	63	9.96	6.33
Ridgefield Crossing Residential	133	8.89	14.96
Ridgefield Apartments	300	16.87	17.78
Holsinger Residential	195	5.8	33.6
Keller/Seton Residential	126	14.47	8.7
Magnolia Heights	12	2.58	4.7
Total	2246	276.87	8.11

Grand Totals

# lots/ units	Net developable acres
3477	464.50

PUD/subdivision/site plan residential
density (units/net developable acre)

7.49
