



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY January 2025

Building Department

Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	January
Total permits	1,716	871	524	784	91	91
Commercial/ industrial permits	22	30	29	31	8	8
New home permits	648	361	243	226	27	27
Miscellaneous permits	1,046	480	252	527	56	56
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	148,026	148,026
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	-1,121,323	-1,121,323

Approved & Under Construction Commercial New Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Closed

2022 Approved & Under Construction Commercial Building: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
July	Pioneer Village Bldg 11 - Shell Only	4,666	458,108	Issued
August	Ridgefield RV Storage & More - Office	2,328	338,879	Issued
October	Parr Lumber Yard Expansion	5,911	616,964	Issued
November	Ridgefield RV Storage & More Building C	24,360	2,654,022	Issued
November	Ridgefield RV Storage & More Building D	14,210	1,458,514	Issued
November	Ridgefield RV Storage & More Building E	11,200	1,434,496	Issued

2023 Approved & Under Construction Commercial Building: 6 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
April	Costco Warehouse	160,812	22,116,475	Finalized
May	United Natural Foods Inc	1,480	110,422	Finalized
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued
August	Keller Supply Expansion	46,823	5,585,229	Issued
September	Union Ridge Town Center - Bldg E Shell Only	3,096	448,146	Issued
October	Union Ridge Town Center - Bldg F Shell Only	2,899	429,187	Issued
November	In-N-Out Burger	5,840	973,980	Issued
December	IQ Credit Union	4,789	767,997	Issued

2024 Approved & Under Construction Commercial Building: 9 projects

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ascent Electric -Accessory Bldg	2,784	353,290	Issued
January	Union Ridge Town Center Bldg I - Shell Only	11,969	1,705,257	Issued
January	Union Ridge Town Center Bldg J - Shell Only	13,247	2,031,211	Issued
January	Union Ridge Town Center Bldg G - Shell Only	8.258	1,192,789	Issued
January	Union Ridge Town Center Bldg K - Shell Only	9,233	1,348,430	Issued
January	Kirkland Senior Living	163,381	23,776,923	Issued

2025 Approved & Under Construction Commercial Building: 6 projects

Approved & Under Construction Commercial Tenant Improvement

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	JoJo's PV Bldg 3	1,529	134,797	Closed
May	Arktana/Bigfoot Mnt Outfitters PV Bldg 3	3,417	301,243	Closed

2023 Approved & Under Construction Commercial Tenant Improvement: 2 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
February	Neighborhood Ridgefield Refuge	1,344	80,000	Temporary

Occupancy

April	Ridgefield Physical Therapy	3,520	625,891	Finalized
July	Dr. Smith Dental Office PV Bldg 3	3,106	381,168	Closed
October	Chirorelief		100,000	Issued
November	Allstate PV Bldg 3	1,644	201,752	Closed
November	UPS Store PV Bldg 11	1,364	120,250	Closed

2024 Approved & Under Construction Commercial Tenant Improvement: 8 projects

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
January	Chipotle	2,325	469,162	Issued
January	Starbucks Coffee	2,291	462,301	Issued

2025 Approved & Under Construction Commercial Tenant Improvement: 2 projects

Pending permits

Type of permit	Total
Home Permits pending	37
Commercial/industrial pending	19
Commercial Tenant Improvement	3
Miscellaneous pending	64
Grand total for all pending permits	123

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	49	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	56	79
Greely Farms Ph 3B	16	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	10	26
Ridgefield Heights Ph 1 & 2	100	105

Paradise Pointe Ph 1	9	51
Paradise Pointe Ph 2	12	21
Paradise Pointe Ph 3	48	82
Meadowview By Pulte Homes	8	52

Planning Department

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
PLZ-25-0010 Cutting Edge Office Project	Develop office complex	215387000, 215372000, 215392000, 215373000		Conference scheduled Feb 11th	Under Review

Projects under review

Name	Description	Size	Location	Key dates	Status
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	On Hold
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA	27050 NE 10th Avenue		Submitted July 13 th	Awaiting Resubmittal
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review		2067 S Royal Rd	Oct 27 th	Under Review
Panda Express Site Plan (PLZ-23-0100)	Site Plan	URTC		Dec 12 th	Awaiting Resubmittal
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541		March 14	Awaiting Resubmittal
PLZ-24-0063 Ridgefield Heights Ph 3	Final Plat	498 S 25th Pl		August 29th	On Hold Per Council
PLZ-24-0064 Ridgefield Heights Ph 4	Final Plat	498 S 25th Pl		August 29th	On Hold Per Council
PLZ-24-0065 Ridgefield Heights Ph 5	Final Plat	498 S 25th Pl		August 29th	On Hold Per Council
PLZ-24-0072 Paradise Found Type 1	PDR	1355 N Royle		Sep 24 th	NOD Issued 12.23.24

PLZ-24-0073 Guild Mortgage Sign	Sign Permit	255 S 47th Ave, Ste 131	Sept 26 th	Withdrawn Per Applicant
PLZ-24-0084 Paradise Pointe PUD Ph 4 & 5 Final Plat	Final Plat		Oct 23 rd	Approved by Council
PLZ-24-0087, PLZ-24-0088 Zone Change Request Royle Ridge Ridgefield Mixed Use Overlay		68 N. Royle Rd., 4548 N. 1st Way	Nov 8 th	Under Review
PLZ-24-0086 Ridgefield KinderCare	Site Plan	408 S. 47th Ave	Nov 7 th	Under Review
PLZ-24-0090 Meadowview Temporary Use	Temporary Use	26603 NE 10th Ave	Nov 26 th	NOD Issued 01.14.25
PLZ-24-0095 Tri-Mountain North & South	Land Use Extension	214069000 & 214017000	Dec 19 th	NOD Issued 1.10.25
PLZ-24-0008 Neighborhood Refuge	Site Plan	113 S Main St	Dec 20 th	Awaiting Resubmittal
PLZ-24-0094 Greely Farms PDR Ph 4		986059796	Dec 20 th	Under Review
PLZ-24-0097 Paradise Pointe Ph 1 Lot 27	Admin Adjustment	3620 N 11 th Cir	Dec 20 th	Under Review
PLZ-24-0099 House of Smoke	Sign Permit	207 Pioneer St	Dec 31 st	NOD Issued 1.25.25
PLZ-24-0098 Mukensnabl Annexation	Annexation	8817 N 4 th St	Jan 2 nd	Under Review
PLZ-24-0096 Greely Farms BLA Ph 2A		8817 N 4 th St	Jan 13 th	Under Review
PLZ-25-0003 Marx Property Annexation	Annexation	1920 NE 259 St	Jan 13th	Under Review
PLZ-25-0004-0008 Protea Ridge Townhomes	PUD, SEPA, Critical Area and final plat	Assessor's #986065215,	Jan 17 th	Under Review
PLZ-25-0009 In-N-Out Burger Signs	Signs	5801 N. Pioneer Canyon	Jan 23 rd	Under Review
PLZ-25-0012 Synergy One	Sign	255 S 47 th Ave	Jan 23 rd	Under Review
PLZ-25-0001 Legacy Trails III Zone Change	Zone Change	4768 S 8th Way	Jan 23 rd	Under Review
PLZ-25-0013 UPS Sign	Sign	4332 S Settler	Jan 23 rd	Under Review
PLZ-25-0007 Young-Higgins Short Plat	Short Plat	2307 NW Carty Rd	Jan 27 th	On Hold
PLZ-25-0015 Greely Farms	Final Plat	Assessor's #:	Jan 29 th	Under Review

2C Final Plat		986069439		
PLZ-25-0014 Starbucks Signs	Signs	100 N 56 th Pl	Jan 29 th	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
RSD New Ridgefield Elementary School <u>ENG-24-0011, ENG-24-0010</u>	Commercial Development	27.36 Acres	N 10 th St	Waiting Resubmittal
RHS Voc Ed Building <u>ENG-24-0012, ENG-24-0013</u>	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
Wash Kings Discovery Ridge Ph 3B Lot 21 <u>ENG-23-0104</u>	Commercial Development	1.01 Acres	411 S 47 th Ave	Waiting Resubmittal
McDonalds <u>ENG-23-0120</u>	Commercial Development	0.88 Acres	8307 Pioneer St	Waiting Resubmittal
Urban Downs II - Ph 2&3 <u>ENG-24-0037</u>	Residential Development	33.49 Acres	NE 10 th Ave	Approved, precon to start construction 1/29
Tri Mountain Station North & South <u>ENG-22-0061</u>	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Greely Farms Phase 4A <u>ENG-24-0102</u>	Residential Development	59 acres	NE 279 th Street	Waiting Resubmittal
Paradise Pointe PUD Ph 6-10 <u>ENG-24-0084</u>	Residential Development	See Ph 1	Royle Road	Approved
Sanderling Park Ph 3 <u>ENG-22-0047</u>	Residential Development	73 Acres	NW Hillhurst Rd	Waiting Resubmittal
KinderCare <u>ENG-25-0006</u>	Commercial Development	1.872 Acres	408 S 47 th Ave	Under Review

Projects under construction

Name	Description	Size	Location	Status
Paradise Pointe Ph 1 <u>ENG-22-0072</u>	Residential Development	108.11 Acres	N 35 th Ave	Under construction
Paradise Pointe Ph 2 <u>ENG-22-0072</u>	Residential Development	See Ph 1	N 35 th Ave	Under Construction

Ridgefield Storage RV's & More ENG-22-0055	Commercial Development		Timm Rd	Under Construction
Residence at Ridgefield ENG-22-0127	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
Ridgefield Heights Ph 3-5 ENG-22-0015	Residential Development	70.45 Acres	S 25 th Pl	Under Construction
Ridgefield Gateway Ph 1 ENG-23-0039	Commercial Development	5.72 Acres	Pioneer St	Under Construction
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Under Construction
Keller Supply Expansion ENG-23-0085, ENG-23-0086	Commercial Development	3.651 Acres	65 th Ave	Under Construction
Ridgefield Corporate Park aka PacTrust ENG-23-0081	Commercial Development	19.71 Acres	5145 Pioneer St	Under Construction
Greely Phase 2B ENG-22-0116	Residential Development		279 th Street/ NE 10 th Ave	Under Construction
Greely Phase 2C ENG-22-0087	Residential Development		279 th Street/ NE 10 th Ave	Under Construction
Allied Yard Expansion ENG-24-0058	Commercial Development		766 S 74 th Ave	Under Construction
Quail Ridge ENG-24-0048	Residential Development	20 Acres	S 15 th St	Under Construction
Wind River Way ENG-23-0042, ENG-23-0041	Residential Development	5.70 Acres	S Wind River Way	Under Construction
URTC - Pads E & F ENG-24-0040, ENG-24-0041	Commercial Development	5.09 Acres	5694 Pioneer St	Under Construction
URTC - In N Out ENG-24-0076	Commercial Development	2.36 Acres	5801 Pioneer Canyon Dr	Under Construction
URTC - Pads I, J, K, & G ENG-24-0087	Commercial Development	11.41 Acres	400 N 56 th Pl	Starting Jan 2025
Urban Downs II Ph 2 & 3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Under Construction
Hillhurst Commercial ENG-16-0037	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction

Paradise Bridge Crossing ENG-23-0084	Residential Development	See Ph 1	13 th Street	Under Construction
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer St	Under Construction
Carty Road Pump Station ENG-24-0066, ENG-24-0068	Residential Development		2307 NW Carty Rd	Not Started
Paradise Pointe PUD Ph 6-10 ENG-24-0084	Residential Development	See Ph 1	Royle Road	Not Started
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Not Started