



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY April 2025

Building Department

Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	April
Total permits	1,716	871	524	784	329	89
Commercial/ industrial permits	22	30	29	31	16	4
New home permits	648	361	243	226	97	22
Miscellaneous permits	1,046	480	252	527	216	63
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	496,988	109,723
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	1,823,896	1,274,271

Approved & Under Construction Commercial New Building

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
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: 5 projects				
(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
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: 8 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	Residence at Ridgefield (aka Kirkland Senior Living)	163,381	23,776,923	Issued
February	Ridgefield Gateway Shell Convenience Store & Car Wash	5,457	732,312	Issued
March	Sunbelt Rentals	13,146	1,398,045	Issued
April	McDonald's	3,934	775,626	Issued
April	Pioneer Village Building 13 – Shell Only	7,959	839,368	Issued
April	Pioneer Village Building 15 – Shell Only	6,111	678,255	Issued
April	RORC Fieldhouse	3,200	573,024	Issued

2025 Approved & Under Construction Commercial Building: 12 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

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

2024 Approved & Under Construction Commercial Tenant Improvement: 1 projects

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
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January	Chipotle	2,325	469,162	Issued
January	Starbucks Coffee	2,291	462,301	Issued
February	ECG Office	606	122,921	Issued
March	Outer Rim Bicycles	1,976	185,540	Issued

2025 Approved & Under Construction Commercial Tenant Improvement: 4 projects

Pending permits

Type of permit	Total
Home Permits pending	14
Commercial/industrial pending	12
Commercial Tenant Improvement	2
Miscellaneous pending	38
Grand total for all pending permits	66

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	51	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	68	79
Greely Farms Ph 3B	22	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	16	26
Ridgefield Heights Ph 1 & 2	100	100
Ridgefield Heights Ph 3	9	22
Paradise Pointe Ph 1	22	51
Paradise Pointe Ph 2	14	21
Paradise Pointe Ph 3	61	82
Meadowview By Pulte Homes	17	52

Planning Department

Pre-application conferences

Name	Description	Location	Date of conference	Status
URTC Medical Office (PLZ-25-0029)	URTC Medical Office	West of Costco	Apr 8	Notes distributed April 22
TPI Site Plan (PLZ-25-0047)	One story 30,000 sq ft office & warehouse w/ 5,754 sq ft mezzanie.	212790000 & 212803000	May 13	Under Review
Royle Ridge East (PLZ-25-0052)	7,200 square foot auto parts store on the north side of the property and a 1,600 square foot oil change facility	214009000	May 13	Under Review

Projects under review

Name	Description	Location	Original Submittal Date	Status
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 PDR	2067 S Royal Rd	Oct 27 th	Under Review
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541	March 14	Awaiting Resubmittal
PLZ-24-0050 McDonald's Signs	Sign	5804 Pioneer	July 8 th , 2024	Under Review
PLZ-24-0064 Ridgefield Heights Ph 4	Final Plat	498 S 25th Pl	August 29th	Under Review
PLZ-24-0065 Ridgefield Heights Ph 5	Final Plat	498 S 25th Pl	August 29th	Under Review
PLZ-24-0008 Neighborhood Refuge	Site Plan	113 S Main St	Dec 20 th	Under Review
PLZ-24-0098 Mukensnabl Annexation	Annexation	8817 N 4 th St	Jan 2 nd	Council approved Petition to Annex March 27 th
PLZ-25-0004-0008 Protea Ridge Townhomes	PUD, SEPA, Critical Area and Assessor's final plat	#986065215,	Jan 17 th	Awaiting Resubmittal
PLZ-25-0013 UPS Sign	Sign	4332 S Settler	Jan 23 rd	NOD issued April 11
PLZ-25-0011 Young-	Short Plat	2307 NW Carty Rd	Jan 27 th	On Hold

Higgins Short Plat

PLZ-25-0015 Greely Farms Final Plat 2C Final Plat		Assessor's #: 986069439	Jan 29 th	Approved by Council April 10 th
PLZ-25-0022 Wind River Short Plat	Short Plat	2401 S Wind River Way	Feb 10 th	Under Review
PLZ-25-0024 Greely Farms Phase 2B Final Plat	Final Plat	986059796	Feb 11 th	Under Review
PLZ-25-0026 Ridgefield Gateway Freestanding Sign	Sign	5704 Pioneer St & 5714 Pioneer St	Feb 26 th	Under Review
Oberreuter Properties, PLZ-25-0030	Intent to Annex	215380000 & 215390000	March 6 th	Council Hearing April 10 th
Sanderling Park, PLZ-25-0031-0032	BLA and legal lot determination	23117 & 23115 NW Hillhurst Rd	March 10 th	Under Review
Quail Ridge Final Plat PLZ-25-0037	Final Plat	25867000, 215811000	March 20 th	Under Review
Gee Creek Loop Improvement Project, PLZ-25-0038	Shoreline exemption	69475080	March 20 th	Under Review
Marx Annexation, PLZ-25-0039	Petion to Annex	214469000 & 214472000	March 24 th	Second Council Hearing May 8 th
Hendrickson Estates PUD, PLZ-25-0027	PUD, Subdivision, SEPA, Critical Area, Archaeology	216699000	March 25 th	Awaiting Resubmittal
Urban Downs Phase II PDR, PLZ-25-0043	PDR	214470000	March 31 st	Under Review
Rossal Ridgefield LLC, (PLZ-25-0049-0050)	SEPA , Arch and Critical Areas	212803000	April 22 nd	Awaiting Resubmittal
Expert Endodontics, PLZ-25-0040	Signs	2 S 56 th	April 2 nd	Under Review
Quail & Potter BLA (PLZ-25-0046)	BLA	215867000 and 215811000	April 4 th	NOD issued April 18 th
PLZ-25-0036 Greely Farms Phase 2B Monument Sign	Sign	986059796	April 21 st	NOD Issued April 21 st
PLZ-25-0044 Outer Rim Bicycles Sign	Sign	4327 S Settler Dr, Ste 130B	March 31 st	NOD issued

				April 18 th
Chipotle, PLZ-25-0045	Sign	200 N 56th Pl	April 10 th	NOD issued May 2 nd
Dental Care at Union Ridge Sign, PLZ-25-0042	Sign	420 N 56TH PL,	April 16 th	Under Review
50th Place Subdivision (PLZ-25-0048)	Subdivision	213991000	April 7 th	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
RHS Voc Ed Building ENG-24-0012, ENG-24-0013	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
Wash Kings Discovery Ridge Ph 3B Lot 21 ENG-24-0031	Commercial Development	1.01 Acres	411 S 47 th Ave	Under Review
Tri Mountain Station North & South ENG-22-0061	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Greely Farms Phase 4A ENG-24-0102	Residential Development	59 acres	NE 279 th Street	Waiting Resubmittal
KinderCare ENG-25-0006	Commercial Development	1.872 Acres	408 S 47 th Ave	Waiting Resubmittal
Ridgefield Farm PUD ENG-25-0007	Residential Development	6.09 Acres	S 21 st Pl	Under Review
Paradise Pointe Park ENG-25-0014	Residential Development	See Ph 1	N 35 th Ave	Approved, will move to Under Construction next month
New RSD Elementary School ENG-25-0018, ENG-25-0019	Commercial Development	27.36 Acres	N 10 th St	Waiting Resubmittal
Rossal Ridgefield ENG-25-0035	Grading Only Commercial	19.43 Acres	6024 N 10 th St	Under Review
Eastside Elevated Reservoir ENG-25-0042	Capital Project	5.33 Acres	8004 S 5 th St	Under Review

Projects under construction

Name	Description	Size	Location	Status
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Paradise Pointe Ph 1 ENG-22-0072	Residential Development	108.11 Acres	N 35 th Ave	Construction accepted, will remove next month
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
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	Construction accepted, will remove next month
Quail Ridge ENG-24-0048	Residential Development	20 Acres	S 15 th St	Under Construction
Wind River 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	Under Construction
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	Under Construction
Sanderling Park Ph 3 ENG-22-0047	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
McDonalds ENG-23-0120	Commercial Development	0.88 Acres	8307 Pioneer St	Under Construction
Wash Kings ENG-23-0104	Commercial Development	1.01 Acres	411 S 47th Ave	Grading
KinderCare ENG-25-0011	Commercial Development	1.872 Acres	408 S 47th Ave	Grading