



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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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

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	<b>14</b>
Commercial/industrial pending	<b>12</b>
Commercial Tenant Improvement	<b>2</b>
Miscellaneous pending	<b>38</b>
<b>Grand total for all pending permits</b>	<b>66</b>

**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
<b>URTC Medical Office (PLZ-25- URTC Medical Office 0029)</b>	URTC Medical Office	West of Costco	Apr 8	Notes distributed April 22
<b>TPI Site Plan (PLZ-25-0047)</b>	One story 30,000 sq ft office & warehouse w/ 5,754 sq ft mezzanine.	212790000 & 212803000	May 13	Under Review
<b>Royle Ridge East (PLZ-25-0052)</b>	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
<b>Prairie Yard Expansion SPR &amp; SEPA, PLZ-23-0050</b>	Site Plan, SEPA	27050 NE 10th Avenue	Submitted July 13 <sup>th</sup>	Awaiting Resubmittal
<b>Cloverhill PUD Phase 3B &amp; Type II PDR 10 PDR, PLZ-23-0095</b>	Site Plan	2067 S Royal Rd	Oct 27 <sup>th</sup>	Under Review
<b>Discovery Ridge Phase 2A (PLZ-24-0011)</b>	Site Plan	986052544, 986052544, 986052542, 986052541	March 14	Awaiting Resubmittal
<b>PLZ-24-0050 McDonald's Signs</b>	Sign	5804 Pioneer	July 8 <sup>th</sup> , 2024	Under Review
<b>PLZ-24-0064 Ridgefield Heights Ph 4</b>	Final Plat	498 S 25th Pl	August 29th	Under Review
<b>PLZ-24-0065 Ridgefield Heights Ph 5</b>	Final Plat	498 S 25th Pl	August 29th	Under Review
<b>PLZ-24-0008 Neighborhood Refuge</b>	Site Plan	113 S Main St	Dec 20 <sup>th</sup>	Under Review
<b>PLZ-24-0098 Mukensnabl Annexation</b>	Annexation	8817 N 4 <sup>th</sup> St	Jan 2 <sup>nd</sup>	Council approved Petition to Annex March 27 <sup>th</sup>
<b>PLZ-25-0004-0008 Protea Ridge Townhomes</b>	PUD, SEPA, Critical Area and Assessor's #986065215, final plat		Jan 17 <sup>th</sup>	Awaiting Resubmittal
<b>PLZ-25-0013 UPS Sign</b>	Sign	4332 S Settler	Jan 23 <sup>rd</sup>	NOD issued April 11
<b>PLZ-25-0011 Young-</b>	Short Plat	2307 NW Carty Rd	Jan 27 <sup>th</sup>	On Hold

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**Higgins Short Plat**

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

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

## Engineering Department

### Projects under review

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

### Projects under construction

Name	Description	Size	Location	Status

<b>Paradise Pointe Ph 1</b> <b>ENG-22-0072</b>	Residential Development	108.11 Acres	N 35 <sup>th</sup> Ave	Construction accepted, will remove next month
<b>Ridgefield Storage RV's &amp; More</b> <b>ENG-22-0055</b>	Commercial Development		Timm Rd	Under Construction
<b>Residence at Ridgefield</b> <b>ENG-22-0127</b>	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
<b>Ridgefield Heights Ph 3-5</b> <b>ENG-22-0015</b>	Residential Development	70.45 Acres	S 25 <sup>th</sup> Pl	Under Construction
<b>Ridgefield Gateway Ph 1</b> <b>ENG-23-0039</b>	Commercial Development	5.72 Acres	Pioneer St	Under Construction
<b>Paradise Pointe Ph 4-5</b> <b>ENG-23-0117</b>	Residential Development	18 Acres	Royle Rd	Under Construction
<b>Ridgefield Corporate Park aka PacTrust</b> <b>ENG-23-0081</b>	Commercial Development	19.71 Acres	5145 Pioneer St	Under Construction
<b>Greely Phase 2B</b> <b>ENG-22-0116</b>	Residential Development		279 <sup>th</sup> Street/ NE 10 <sup>th</sup> Ave	Under Construction
<b>Greely Phase 2C</b> <b>ENG-22-0087</b>	Residential Development		279 <sup>th</sup> Street/ NE 10 <sup>th</sup> Ave	Construction accepted, will remove next month
<b>Quail Ridge</b> <b>ENG-24-0048</b>	Residential Development	20 Acres	S 15 <sup>th</sup> St	Under Construction
<b>Wind River</b> <b>ENG-23-0042,</b> <b>ENG-23-0041</b>	Residential Development	5.70 Acres	S Wind River Way	Under Construction
<b>URTC - Pads E &amp; F</b> <b>ENG-24-0040,</b> <b>ENG-24-0041</b>	Commercial Development	5.09 Acres	5694 Pioneer St	Under Construction
<b>URTC - In N Out</b> <b>ENG-24-0076</b>	Commercial Development	2.36 Acres	5801 Pioneer Canyon Dr	Under Construction
<b>URTC - Pads I, J, K, &amp; G</b> <b>ENG-24-0087</b>	Commercial Development	11.41 Acres	400 N 56 <sup>th</sup> Pl	Under Construction
<b>Urban Downs II Ph 2 &amp; 3</b> <b>ENG-24-0037</b>	Residential Development	33.49 Acres	NE 10 <sup>th</sup> Ave	Under Construction
<b>Hillhurst Commercial</b> <b>ENG-16-0037</b>	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
<b>Paradise Bridge Crossing</b> <b>ENG-23-0084</b>	Residential Development	See Ph 1	13 <sup>th</sup> Street	Under Construction

<b>iQ Credit Union</b> <b>ENG-24-0018,</b> <b>ENG-24-0019</b>	Commercial Development	Pioneer St	Under Construction	
<b>Carty Road Pump Station</b> <b>ENG-24-0066,</b> <b>ENG-24-0068</b>	Residential Development	2307 NW Carty Rd	Not Started	
<b>Paradise Pointe PUD Ph 6-10</b> <b>ENG-24-0084</b>	Residential Development	See Ph 1	Royle Road	Under Construction
<b>Sanderling Park Ph 3</b> <b>ENG-22-0047</b>	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
<b>Sanderling Park Ph 4</b> <b>ENG-23-0111</b>	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
<b>McDonalds</b> <b>ENG-23-0120</b>	Commercial Development	0.88 Acres	8307 Pioneer St	Under Construction
<b>Wash Kings</b> <b>ENG-23-0104</b>	Commercial Development	1.01 Acres	411 S 47th Ave	Grading
<b>KinderCare</b> <b>ENG-25-0011</b>	Commercial Development	1.872 Acres	408 S 47th Ave	Grading