



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY

May 2025

Building Department

Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	May
Total permits	1,716	871	524	784	420	91
Commercial/ industrial permits	22	30	29	31	20	4
New home permits	648	361	243	226	125	28
Miscellaneous permits	1,046	480	252	527	275	59
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	636,537	143,718
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	3,244,103	1,420,207

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	Closed

July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued
August	Keller Supply Expansion	46,823	5,585,229	Closed
September	Union Ridge Town Center – Bldg E Shell Only	3,096	448,146	Temporary Occupancy
October	Union Ridge Town Center – Bldg F Shell Only	2,899	429,187	Temporary Occupancy
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	Closed
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
May	Sanderling Park Amenity Building A	3,206	490,165	Issued
May	Sanderling Park Amenity Building B	1,974	156,871	Issued
May	Kindercare	12,247	2,278,502	Issued
May	Paradise Pointe Park Picnic Shelter	437	35,117	Issued

2025 Approved & Under Construction Commercial Building: 16 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 project				
(2025) Month Approved	Project	Square Footage	Building Valuation	Status
January	Chipotle	2,325	469,162	Temporary Occupancy
January	Starbucks Coffee	2,291	462,301	Temporary Occupancy
February	ECG Office	606	122,921	Issued
2025 Approved & Under Construction Commercial Tenant Improvement: 3 projects				

Pending permits

Type of permit	Total
Home Permits pending	16
Commercial/industrial pending	13
Commercial Tenant Improvement	3
Miscellaneous pending	30
Grand total for all pending permits	62

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	52	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	75	79
Greely Farms Ph 3B	24	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	17	26
Ridgefield Heights Ph 3	20	22
Paradise Pointe Ph 1	25	51
Paradise Pointe Ph 2	14	21

Paradise Pointe Ph 3	63	82
Paradise Pointe Ph 4 & 5	2	69
Meadowview By Pulte Homes	17	52

Planning Department

Pre-application conferences

Name	Description	Location	Date of conference	Status
TPI Site Plan (PLZ-25-0047)	One story 30,000 sq ft office & warehouse w/ 5,754 sq ft mezzanine.	212790000 & 212803000	May 13	Notes Distributed 5.22.25
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	Notes distributed 5.21.25
Royle Ridge Pre-Application Conference, PLZ-25-0053	Type III Mixed-Use Master Site Plan that includes a 16,000 square foot grocery store, a 2,990 square foot drive-through bank, a 92 unit multifamily apartment community	214022000 213997000 213998000	May 27th	Conference Occurred
S. 5th Street Light Industrial (PLZ-25-0060)	Type II site plan for six new buildings with potential uses of warehousing, light industrial and small office space	214192000	June 10 th , at 1:00pm	Under Review
Marx Property Subdivision PLZ-25-0059	A 43 single family lot PUD	1920 NE 259 th	Not Yet Scheduled	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
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541	March 14, 2024	Awaiting Resubmittal
PLZ-24-0050 McDonald's Signs	Sign	5804 Pioneer	July 8 th , 2024	NOD issued 5.20.25
PLZ-24-0064 Ridgefield Heights Ph 4	Final Plat	498 S 25th Pl	August 29th	Approved by Council 5.22.25

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	NOD issued 5.12.25
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 #986065215, final plat		Jan 17 th	Awaiting Resubmittal
PLZ-25-0011 Young-Higgins Short Plat	Short Plat	2307 NW Carty Rd	Jan 27 th	On Hold
PLZ-25-0022 Wind River Short Plat	Short Plat	2401 S Wind River Way	Feb 10 th	Awaiting Resubmittal
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	NOD Issued 5.6.25
Quail Ridge Final Plat PLZ-Final Plat 25-0037		25867000, 215811000	March 20 th	Under Review
Gee Creek Loop Improvement Project, PLZ-25-0038	Shoreline exemption	69475080	March 20 th	NOD Issued 5.1.25
Marx Annexation, PLZ-25-0039	Petion to Annex	214469000 & 214472000	March 24 th	Approved by Council 5.8.25
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	NOD Issued 4.28.25
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	NOD issued 5.23.25
Dental Care at Union Ridge Sign, PLZ-25-0042	Sign	420 N 56TH PL,	April 16 th	NOD Issued

50th Place Subdivision (PLZ-25-0048)	Subdivision	213991000	April 7 th	Under Review
Sanderling Park Phase 4 PDR, PLZ-25-0058	PDR	216690000	May 19 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	Approved, will move to Under Construction next month
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	Approved, will move to Under Construction next month
Ridgefield Farm PUD ENG-25-0007	Residential Development	6.09 Acres	S 21 st Pl	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	Under Review
Rossal Ridgefield ENG-25-0035	Grading Only Commercial	19.43 Acres	6024 N 10 th St	Waiting Resubmittal
Eastside Elevated Reservoir ENG-25-0042	Capital Project	5.33 Acres	8004 S 5 th St	Waiting Resubmittal

Projects under construction

Name	Description	Size	Location	Status
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	Accepted
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
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	Accepted
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	Under Construction
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
Greely Ph 4 ENG-24-0105	Residential Development	59 acres	NE 279 th Street	Grading
Paradise Pointe Park ENG-25-0014	Residential Development	See Ph 1	N 35 th Ave	Under Construction