



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY August 2025

## Building Department

### Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	August
Total permits	1,716	871	524	784	625	61
Commercial/ industrial permits	35	30	25	28	25	0
New home permits	648	361	243	226	175	22
Miscellaneous permits	1,046	480	252	527	425	39
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	916,244	119,595
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	6,445,173	753,028

### Approved & Under Construction Commercial New Building

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued
November	In-N-Out Burger	5,840	973,980	Closed

### 2024 Approved & Under Construction Commercial Building: 3 projects

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
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
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
June	Hillhurst Commercial Bldg A – Shell Only	3,303	523,674	Issued
June	Wash Kings	5,616	980,856	Issued
June	RSD New Elementary School	67,530	13,331,927	Issued

#### **2025 Approved & Under Construction Commercial Building: 17 projects**

#### **Approved & Under Construction Commercial Tenant Improvement**

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

#### **2022 Approved & Under Construction Commercial Tenant Improvement: 1 project**

<b>(2025) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
February	ECG Office	606	122,921	Issued
June	BTB Solutions Office Addition	640	166,694	Issued
July	Heartland Dental	3,357	680,934	Issued

#### **2025 Approved & Under Construction Commercial Tenant Improvement: 3 projects**

#### **Pending permits**

<b>Type of permit</b>	<b>Total</b>
Home Permits pending	<b>20</b>
Commercial/industrial pending	<b>11</b>
Commercial Tenant Improvement	<b>10</b>

Miscellaneous pending	55
<b>Grand total for all pending permits</b>	<b>96</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	57	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 2C	8	23
Greely Farms Ph 3A	79	79
Greely Farms Ph 3B	26	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	23	26
Ridgefield Heights Ph 3	20	22
Ridgefield Heights Ph 4	7	20
Paradise Pointe Ph 1	26	51
Paradise Pointe Ph 2	17	21
Paradise Pointe Ph 3	64	82
Paradise Pointe Ph 4 & 5	10	69
Meadowview By Pulte Homes	17	52

## Planning Department

### Pre-application conferences

Name	Description	Location	Date of conference	Status
PLZ-25-0095 Hendrickson/Gold Subdivision	Subdivide two parcels into 46 single family lots in RLD-4 district.	3005 & 2825 NW Carty Rd	August 26 <sup>th</sup> , 2:30pm	Conference Occurred

### Projects under review

Name	Description	Location	Original Submittal Date	Status
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<b>Prairie Yard Expansion</b> <b>SPR &amp; SEPA, PLZ-23-0050</b>	Site Plan, SEPA	27050 NE 10th Avenue	Submitted July 13 <sup>th</sup>	Awaiting Resubmittal
<b>Discovery Ridge Phase 2A,</b> <b>PLZ-24-0011</b>	Site Plan	986052544, 986052544, 986052542, 986052541	March 14, 2024	Awaiting Resubmittal
<b>Ridgefield Heights Ph 5,</b> <b>PLZ-24-0065</b>	Final Plat	498 S 25th Pl	August 29th	Under Review
<b>Protea Ridge Short Plat,</b> <b>PLZ-25-0004-0006</b> <b>PLZ-25-007, PLZ-25-0089</b>	Short Plat, SEPA, Critical Area, Archaeological and Plat Alteration	Assessor's 986065215	Jan 17 <sup>th</sup>	Under Review
<b>Young-Higgins Short Plat,</b> <b>PLZ-25-0011</b>	Short Plat	2307 NW Carty Rd	Jan 27 <sup>th</sup>	On Hold
<b>Wind River Short Plat,</b> <b>PLZ-25-0022</b>	Short Plat	2401 S Wind River Way	Feb 10 <sup>th</sup>	NOD issued 8/4/25
<b>Quail Ridge Final Plat,</b> <b>PLZ-25-0037</b>	Final Plat	25867000, 215811000	March 20 <sup>th</sup>	Under Review
<b>Hendrickson Estates PUD,</b> <b>PLZ-25-0027</b>	PUD, Subdivision, SEPA, Critical Area, Archaeology	216699000	March 25 <sup>th</sup>	Under Review
<b>Rossal Ridgefield LLC,</b> <b>PLZ-25-0049-0050</b>	SEPA , Arch and Critical Areas	212803000	April 22 <sup>nd</sup>	Under Review
<b>Sanderling Park Phase 4</b> <b>PDR, PLZ-25-0058</b>	PDR	216690000	May 19 <sup>th</sup>	NOD issued 8/11/25
<b>S 1st Circle Site Plan,</b> <b>PLZ-25-0069</b>	Site Plan	214061000	June 16 <sup>th</sup>	Under Review
<b>Royle Ridge Mixed Use</b> <b>Master Plan &amp; Site Plan</b> <b>Review, PLZ-25-0072-0073</b> <b>(MASTER-25-0033)</b>	Mixed Use Master Plan and Site Plan	214022000, 213997000 & 213998000	June 24 <sup>th</sup>	Under Review
<b>McDonald's Menu Boards</b> <b>&amp; Flagpole, PLZ-25-0086</b>	Sign	213971000	July 11 <sup>th</sup>	NOD issued 8/27/25
<b>Wash Kings, PLZ-25-0087</b>	PDR	986056279	July 16 <sup>th</sup>	NOD issued 8/20/25
<b>Ridgefield Gateway Lot 2,</b> <b>PLZ-25-0088</b>	PDR	986067889	July 23 <sup>rd</sup>	NOD issued 8/29/25
<b>Paradise Pointe PUD Phase</b> <b>6-10 Final Plat, PLZ-25-0090</b>	Final Plat	213073000, 213068000, 213069000, 213071000, 213072000, 213074000	July 24 <sup>th</sup>	Awaiting Resubmittal
<b>Vista Ridge Final Plat,</b> <b>PLZ-25-0091</b>	Final Plat	220016000, 220022000, 219814000,	July 28 <sup>th</sup>	Awaiting Resubmittal

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<b>Paradise Park Monument Sign, PLZ-25-0092</b>	Sign	1355 N. Royle Rd.	August 7th	NOD issued 8/21/05
<b>Paradise Pointe Phase 6-10 Entry Monument Signs, PLZ-25-0093</b>	Sign	1355 N. Royle Rd	August 7	Under Review
<b>Marx Property Subdivision, MASTER-25-0040</b>	PUD	1920 NE 259 <sup>th</sup>	August 21 <sup>st</sup>	Under Review
<b>URTC Grading, PLZ-25-0104-0105, PLZ-25-0111</b>	SEPA, Critical Areas, Arch	214021000	August 26 <sup>th</sup>	Under Review
<b>MAJ Boschma (fka MAJ Ridgefield East), PLZ-25-0012-0013</b>	Zone change & SEPA	214224000, 214232000, 2139570000	August 27 <sup>th</sup>	Under Review
<b>Legacy Trails III, PLZ-25-0107-0108,</b>	Mixed Use Master Plan, Preliminary Short Plat, and Site Plan Review	213966000	August 28 <sup>th</sup>	Under Review

## Engineering Department

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Farms Phase 4A ENG-24-0102</b>	Residential Development	59 acres	NE 279 <sup>th</sup> Street	Approved
<b>Rossal Ridgefield ENG-25-0035</b>	Grading Only Commercial	19.43 Acres	6024 N 10 <sup>th</sup> St	Waiting Resubmittal
<b>Eastside Elevated Reservoir ENG-25-0042</b>	Capital Project	5.33 Acres	8004 S 5 <sup>th</sup> St	Waiting Resubmittal
<b>Goodwill ENG-25-0055</b>	Commercial Development	15.08 Acres	121 S 65 <sup>th</sup> Ave	Under Review
<b>Royle Ridge Commercial (Ph 1) ENG-25-0074</b>	Commercial Development	3.94 Acres	4500 Pioneer St	Under Review
<b>PWT Off-Property Portion Remedy Implementation ENG-25-0081</b>	Contaminated Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 <sup>st</sup> Ave	Approved
<b>Legacy Trails Early Grading ENG-25-0087</b>	Mixed Use Development Grading			Under Review

<b>50<sup>th</sup> Place Subdivision Early Grading ENG-25-0088</b>	Residential Grading	Under Review
<b>URTC Grading ENG-25-0093</b>	Commercial Grading	Under Review
<b>50<sup>th</sup> Place Subdivision ENG-25-0092</b>	Residential Development	Under Review
<b>Sanderling Park PUD Park ENG-25-0091</b>	Park	Under Review

### Projects under construction

Name	Description	Size	Location	Status
<b>Ridgefield Storage RV's &amp; More ENG-22-0055</b>	Commercial Development		Timm Rd	Under Construction
<b>Residence at Ridgefield ENG-22-0127</b>	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
<b>Ridgefield Heights Ph 3-5 ENG-22-0015</b>	Residential Development	70.45 Acres	S 25 <sup>th</sup> Pl	Under Construction
<b>Ridgefield Gateway Ph 1 ENG-23-0039</b>	Commercial Development	5.72 Acres	Pioneer St	Under Construction
<b>Ridgefield Corporate Park aka PacTrust ENG-23-0081</b>	Commercial Development	19.71 Acres	5145 Pioneer St	Under Construction
<b>Quail Ridge ENG-24-0048</b>	Residential Development	20 Acres	S 15 <sup>th</sup> St	Under Construction
<b>Wind River ENG-23-0042, ENG-23-0041</b>	Residential Development	5.70 Acres	S Wind River Way	Under Construction
<b>URTC - Pads I, J, K, &amp; G 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 ENG-24-0037</b>	Residential Development	33.49 Acres	NE 10 <sup>th</sup> Ave	Under Construction
<b>Hillhurst Commercial ENG-16-0037</b>	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
<b>Paradise Bridge Crossing ENG-23-0084</b>	Residential Development	See Ph 1	13 <sup>th</sup> Street	Under Construction
<b>Carty Road Pump Station ENG-24-0066, ENG-24-0068</b>	Residential Development		2307 NW Carty Rd	Under Construction

<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>Greely Ph 4</b> <b>ENG-24-0105</b>	Residential Development Grading	59 acres	NE 279 <sup>th</sup> Street	Under Construction
<b>Paradise Pointe Park</b> <b>ENG-25-0014</b>	Residential Development	See Ph 1	N 35 <sup>th</sup> Ave	Under Construction
<b>Wash Kings Discovery Ridge Ph 3B Lot 21</b> <b>ENG-24-0031</b>	Commercial Development	1.01 Acres	411 S 47 <sup>th</sup> Ave	Under Construction
<b>KinderCare</b> <b>ENG-25-0006</b>	Commercial Development	1.872 Acres	408 S 47 <sup>th</sup> Ave	Under Construction
<b>Ridgefield Farm PUD</b> <b>ENG-25-0007</b>	Residential Development	6.09 Acres	S 21 <sup>st</sup> Pl	Under Construction
<b>Vista Ridge</b> <b>ENG-21-0038</b>	Residential Development	23 Acres	1108 S Hillhurst	Under Construction
<b>New RSD Elementary School</b> <b>ENG-25-0018,</b> <b>ENG-25-0019</b>	Commercial Development	27.36 Acres	N 10 <sup>th</sup> St	Under Construction
<b>Royle Ridge Early Grading</b> <b>ENG-25-0051</b>	Commercial Development	3.94 Acres	4500 Pioneer St	Under Construction
<b>PWT Off-Property Portion Remedy Implementation</b> <b>ENG-25-0081</b>	Contaminate d Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 <sup>st</sup> Ave	Under Construction
<b>Greely Farms Phase 4A</b> <b>ENG-24-0102</b>	Residential Development	59 acres	NE 279 <sup>th</sup> Street	Under Construction