



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

(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

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
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

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

Miscellaneous pending	55
Grand total for all pending permits	96

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 th , 2:30pm	Conference Occurred

Projects under review

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

986036941				
Paradise Park Monument Sign, PLZ-25-0092	Sign	1355 N. Royle Rd.	August 7th	NOD issued 8/21/05
Paradise Pointe Phase 6-10 Entry Monument Signs, PLZ-25-0093	Sign	1355 N. Royle Rd	August 7	Under Review
Marx Property Subdivision, MASTER-25-0040	PUD	1920 NE 259 th	August 21 st	Under Review
URTC Grading, PLZ-25-0104-0105, PLZ-25-0111	SEPA, Critical Areas, Arch	214021000	August 26 th	Under Review
MAJ Boschma (fka MAJ Ridgefield East), PLZ-25-0012-0013	Zone change & SEPA	214224000, 214232000, 2139570000	August 27 th	Under Review
Legacy Trails III, PLZ-25-0107-0108,	Mixed Use Master Plan, Preliminary Short Plat, and Site Plan Review	213966000	August 28 th	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
Greely Farms Phase 4A ENG-24-0102	Residential Development	59 acres	NE 279 th Street	Approved
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
Goodwill ENG-25-0055	Commercial Development	15.08 Acres	121 S 65 th Ave	Under Review
Royle Ridge Commercial (Ph 1) ENG-25-0074	Commercial Development	3.94 Acres	4500 Pioneer St	Under Review
PWT Off-Property Portion Remedy Implementation ENG-25-0081	Contaminated Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 st Ave	Approved
Legacy Trails Early Grading ENG-25-0087	Mixed Use Development Grading			Under Review

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

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
Ridgefield Corporate Park aka PacTrust ENG-23-0081	Commercial Development	19.71 Acres	5145 Pioneer St	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 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
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
Greely Ph 4 ENG-24-0105	Residential Development Grading	59 acres	NE 279 th Street	Under Construction
Paradise Pointe Park ENG-25-0014	Residential Development	See Ph 1	N 35 th Ave	Under Construction
Wash Kings Discovery Ridge Ph 3B Lot 21 ENG-24-0031	Commercial Development	1.01 Acres	411 S 47 th Ave	Under Construction
KinderCare ENG-25-0006	Commercial Development	1.872 Acres	408 S 47 th Ave	Under Construction
Ridgefield Farm PUD ENG-25-0007	Residential Development	6.09 Acres	S 21 st Pl	Under Construction
Vista Ridge ENG-21-0038	Residential Development	23 Acres	1108 S Hillhurst	Under Construction
New RSD Elementary School ENG-25-0018, ENG-25-0019	Commercial Development	27.36 Acres	N 10 th St	Under Construction
Royle Ridge Early Grading ENG-25-0051	Commercial Development	3.94 Acres	4500 Pioneer St	Under Construction
PWT Off-Property Portion Remedy Implementation ENG-25-0081	Contaminated Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 st Ave	Under Construction
Greely Farms Phase 4A ENG-24-0102	Residential Development	59 acres	NE 279 th Street	Under Construction