



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### DEVELOPMENT SUMMARY November 2025

## Building Department

### Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	November
Total permits	1,716	871	524	784	844	58
Commercial/ industrial permits	35	30	25	28	35	4
New home permits	648	361	243	226	240	14
Miscellaneous permits	1,046	480	252	527	569	40
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	1,287,333	78,570
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	8,744,726	425,725

### 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	Closed

### 2024 Approved & Under Construction Commercial Building: 2 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 Convenience Store & Car Wash	5,457	732,312	Issued
April	McDonald's	3,934	775,626	TCO
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
October	Goodwill	25,518	2,895,217	Issued
November	RSD Sunset Ridge Elementary School – Covered Play Structure	3,200	207,520	Issued

**2025 Approved & Under Construction Commercial Building: 18 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
September	Lemondrop Aesthetics	2,021	248,017	Closed
September	Verizon	2,168	280,431	Issued
September	OnPoint Community Credit Union	3,954	802,029	Issued
October	The Yoga Ridge	1,835	22,191	Issued
October	Northwood Cabinets Showroom	3,435	444,317	Issued
November	FIKA Coffee	2,337	408,893	Issued
November	Pure Barre	1,475	299,189	Issued

November	Blanc Nail Boutique	1,960	397,566	Issued
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**2025 Approved & Under Construction Commercial Tenant Improvement: 11 projects**

### Pending permits

Type of permit	Total
Home Permits pending	22
Commercial/industrial pending	13
Commercial Tenant Improvement	7
Miscellaneous pending	39
<b>Grand total for all pending permits</b>	<b>81</b>

### Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	59	63
Taverner Ridge Ph 5	8	9
Greely Farms Ph 2A	89	89
Greely Farms Ph 2C	20	23
Greely Farms Ph 3B	32	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Sanderling Park Ph 2A & 2B	26	26
Ridgefield Heights Ph 3	20	22
Ridgefield Heights Ph 4	20	20
Paradise Pointe Ph 1	34	51
Paradise Pointe Ph 2	19	21
Paradise Pointe Ph 3	66	82
Paradise Pointe Ph 4 & 5	13	69
Meadowview By Pulte Homes	27	52

# Planning Department

## Pre-application conferences

Name	Description	Location	Date of conference	Status
<b>PLZ-25-0129 Discount Tire</b>	Construct an approximate 7,320 5824 Pioneer St sq ft Discount Tire store		December 9 <sup>th</sup> , 2025	Under Review
<b>PLZ-25-0137 Kirkland Center at Ridgefield</b>	The largest commercial building may be a single story home improvement center; there are two commercial buildings that face N 65th Ave that are to be multi-story with ground floor commercial.	230 N 65th Ave	December 9 <sup>th</sup> , 2025	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>Discovery Ridge Phase 2A, PLZ-24-0011</b>	Site Plan	986052544, 986052544, 986052542, 986052541	March 14, 2024	Under Review
<b>Ridgefield Heights Ph 5, PLZ-24-0065</b>	Final Plat	498 S 25th Pl	August 29th	Under Review
<b>Young-Higgins Short Plat, PLZ-25-0011</b>	Short Plat	2307 NW Carty Rd	Jan 27 <sup>th</sup>	On Hold
<b>Hendrickson Estates PUD, PLZ-25-0027</b>	PUD, Subdivision, SEPA, Critical Area, Archaeology	216699000	March 25 <sup>th</sup>	Under Review
<b>Royle Ridge Mixed Use Master Plan &amp; Site Plan Review, PLZ-25-0072-0073 (MASTER-25-0033)</b>	Mixed Use Master Plan and Site Plan	214022000, 213997000 & 213998000	June 24 <sup>th</sup>	Final Order Issued 11/12
<b>Paradise Pointe PUD Phase 6-10 Final Plat, PLZ-25-0090</b>	Final Plat	213073000, 213068000, 213069000, 213071000, 213072000, 213074000	July 24 <sup>th</sup>	Approved by Council on 11/20
<b>Vista Ridge Final Plat, PLZ-25-0091</b>	Final Plat	220016000, 220022000, 219814000, 986036941	July 28 <sup>th</sup>	Awaiting Resubmittal
<b>Marx Property Subdivision, MASTER-25-0040</b>	PUD	1920 NE 259 <sup>th</sup>	August 21 <sup>st</sup>	Final Order Issued 11/20
<b>MAJ Boschma (fka MAJ Ridgefield East), PLZ-25-0112-0113</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
<b>Ridgefield Recreation Center, PLZ-25-0114</b>	Community center and athletic center site plan	101 N 50 <sup>th</sup> Pl	September 3 <sup>rd</sup>	Under Review
<b>Paradise Pointe Phase 10 &amp; 11 PDR, PLZ-25-0117</b>	PDR	1355 N Royle	September 9 <sup>th</sup>	Awaiting Resubmittal
<b>KinderCare Sign, PLZ-25-0120</b>	Sign Permit	408 S 47 Ave	10/22/25	NOD Issued 11/5
<b>Oberreuter/Degenhardt Petition to Annex, PLZ-25-0124</b>	Petition to Annex	215839000, 215838000, 215854000	10/1/25	Under Review
<b>Hillhurst Subdivision Wetlands Rehab Project, PLZ-25-0123</b>	Critical Areas Review	67369172	10/1/25	NOD Issued 11/24
<b>Chick-fil-A @ URTC - PDR PLZ-25-0126</b>	PDR	986069578	10/13/15	Awaiting Resubmittal
<b>Verizon URTC Sign, PLZ-25-0130</b>	Sign Permit	214039000	10/27/25	NOD Issued 11/13
<b>OnPoint Community Credit Union Sign, PLZ-25-0131</b>	Sign Permit	214039000	10/29/25	NOD Issued 11/13
<b>PLZ-25-0127, Building I and J Common Area Modifications</b>	PDR	214039000	10/30/25	NOD Issued 11/13
<b>PLZ-25-0128 Goddard School URTC2 Site Plan</b>	Site Plan	214021000	10/30/25	Awaiting Resubmittal
<b>PLZ-25-0136 Charlotte's Garden Cottages</b>	Site Plan	67405000	11/3/25	Under Review
<b>PLZ-25-0134 Lemondrop Aesthetics Sign</b>	Sign Permit	986059594	11/7/25	NOD Issued 11/21
<b>PLZ-25-0132 Urban Down II Phase 2 &amp; 3 Final Plat</b>	Final Plat	214470000	11/7/25	Under Review
<b>PLZ-25-0138 5504 S 11th St Zoning Letter</b>	Zoning Letter	5504 S 11th St	11/10/25	Under Review
<b>PLZ-25-0135 Quail Ridge Monument Sign</b>	Sign Permit	986071302	11/12/25	NOD Issued 12/1
<b>PLZ-25-0139 Abrams Park Caretaker House Demo</b>	Shoreline Exemption	68352000	11/13/25	Under Review
<b>PLZ-25-0141 Northwood</b>	Sign Permit	214070005	11/13/25	Under

<b>Cabinets</b>				Review
<b>PLZ-25-0140 Sanderling Park Ph 3</b>	Final Plat	216452000	11/18/25	Under Review

## Engineering Department

### Projects under review

Name	Description	Size	Location	Status
<b>Eastside Elevated Reservoir</b>	Capital Project	5.33 Acres	8004 S 5 <sup>th</sup> St	Approved
<b>ENG-25-0042</b>				
<b>Royle Ridge Commercial (Ph 1)</b>	Commercial Development	3.94 Acres	4500 Pioneer St	Waiting Resubmittal
<b>ENG-25-0074</b>				
<b>50<sup>th</sup> Place Subdivision</b>	Residential Development	3.11 Acres	N 50 <sup>th</sup> Pl	Approved
<b>ENG-25-0092</b>				
<b>Sanderling Park PUD Park</b>	Park	39.44 Acres	23115 NW Hillhurst Rd	Waiting Resubmittal
<b>ENG-25-0091</b>				
<b>Greely Farms Phase 4B</b>	Residential Development	11.3 Acres	N 10 <sup>th</sup> St	Waiting Resubmittal
<b>ENG-25-0101</b>				
<b>PWT Off-Property Portion Remedy Implementation (Phase 2)</b>	Contaminated Soil Remediation	6.64 Acres	Main Ave, Maple St, 5 <sup>th</sup> Ave	Approved
<b>ENG-25-0102</b>				
<b>Royle Ridge Multi-Family Early Grading</b>	Commercial Development Grading	3.94 Acres	4500 Pioneer St	Approved
<b>ENG-25-0103</b>				
<b>Cloverhill Phase 3B</b>	Residential Development	14.85 Acres	2067 S Royle Rd	Waiting Resubmittal
<b>ENG-25-0115</b>				
<b>Royle Ridge East Early Grading</b>	Commercial Development Grading	0.98 Acres	4784 Pioneer St	Approved
<b>ENG-25-0113</b>				
<b>Protea Ridge Townhomes</b>	Residential Development	2.1 Acres	Pioneer St & N 35 <sup>th</sup> Ave	Under Review
<b>ENG-25-0122</b>				
<b>Royle Ridge East</b>	Commercial Development	0.98 Acres	4784 Pioneer St	Under Review
<b>ENG-25-0125</b>	Grading			
<b>5573 S 1<sup>st</sup> Circle Parking Lot</b>	Parking Lot Expansion	0.36 Acres	5573 S 1 <sup>st</sup> Cir.	Under Review
<b>ENG-25-0126</b>				
<b>Discovery Ridge Ph 2</b>	Commercial Development	2.66 Acres	S 47 <sup>th</sup> Ave.	Under Review
<b>ENG-25-0112</b>				

## Projects under construction

Name	Description	Size	Location	Status
<b>Hillhurst Commercial</b> <b>ENG-16-0037</b>	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
<b>Ridgefield Heights Ph 5</b> <b>ENG-22-0015</b>	Residential Development	70.45 Acres	S 25 <sup>th</sup> Pl	Under Construction
<b>Ridgefield Storage RV's &amp; More</b> <b>ENG-22-0055</b>	Commercial Development	12.71 Acres	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 Gateway Ph 1</b> <b>ENG-23-0039</b>	Commercial Development	5.72 Acres	Pioneer St	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>Paradise Bridge Crossing</b> <b>ENG-23-0084</b>	Residential Development	See Ph 1	13 <sup>th</sup> Street	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>Paradise Pointe Park</b> <b>ENG-25-0014</b>	Residential Development	See Ph 1	N 35 <sup>th</sup> Ave	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>Carty Road Pump Station</b> <b>ENG-24-0066,</b> <b>ENG-24-0068</b>	Residential Development	26.58 Acres	2307 NW Carty Rd	Under Construction
<b>McDonalds</b> <b>ENG-23-0120</b>	Commercial Development	0.88 Acres	8307 Pioneer St	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>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>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>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>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>Royle Ridge Early Grading</b> <b>ENG-25-0051</b>	Commercial Development	3.94 Acres	4500 Pioneer St	Under Construction
<b>Greely Farms Phase 4A</b> <b>ENG-24-0102,</b> <b>ENG-24-0105</b>	Residential Development	59 acres	NE 279 <sup>th</sup> Street	Under Construction
<b>PWT Off-Property Portion Remedy Implementation</b> <b>ENG-25-0081</b>	Contaminated Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 <sup>st</sup> Ave	Construction Accepted
<b>URTC Pads A, B, C Early Grading</b> <b>ENG-23-0031</b>	Commercial Development Grading	10.3 Acres	5315 N Pioneer Canyon Dr.	Under Construction
<b>Legacy Trails III Early Grading</b> <b>ENG-25-0087</b>	Mixed Use Development Grading	13.89 Acres	4768 S 8 <sup>th</sup> Wy	Under Construction
<b>50<sup>th</sup> Place Subdivision</b> <b>ENG-25-0092</b>	Residential Development	3.11 Acres	N 50 <sup>th</sup> Pl	Under Construction
<b>Goodwill</b> <b>ENG-25-0055</b>	Commercial Development	15.08 Acres	121 S 65 <sup>th</sup> Ave	Under Construction
<b>URTC Grading</b> <b>ENG-25-0093</b>	Commercial Development Grading	11.12 Acres	N Pioneer Canyon Dr	Under Construction
<b>Discovery Ridge Ph 2A Early Grading</b> <b>ENG-25-0112</b>	Commercial Development Grading	2.66 Acres	S 47 <sup>th</sup> Ave.	Under Construction
<b>Royle Ridge Multi-Family Early Grading</b> <b>ENG-25-0103</b>	Multi-Family Development Grading	3.94 Acres	4500 Pioneer St	Under Construction
<b>PWT Off-Property Portion Remedy Implementation Ph 2</b> <b>ENG-25-0081</b>	Contaminated Soil Remediation	6.64 Acres	Main Ave, Maple St, 5 <sup>th</sup> Ave	Awaiting Precon