



## COMMUNITY DEVELOPMENT DEPARTMENT

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

#### Building Department

##### Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	February
Total permits	1,716	871	524	784	150	59
Commercial/ industrial permits	22	30	29	31	10	2
New home permits	648	361	243	226	47	20
Miscellaneous permits	1,046	480	252	527	93	37
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	243,995	95,969
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	-426,219	695,104

##### Approved & Under Construction Commercial New Building

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	Issued
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: 6 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued

April	Costco Warehouse	160,812	22,116,475	Finalized
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: 9 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

#### 2025 Approved & Under Construction Commercial Building: 7 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
April	Ridgefield Physical Therapy	3,520	625,891	Finalized
October	Chirorelief		100,000	Closed

#### 2024 Approved & Under Construction Commercial Tenant Improvement: 3 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

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

**Pending permits**

Type of permit	Total
Home Permits pending	27
Commercial/industrial pending	22
Commercial Tenant Improvement	2
Miscellaneous pending	45
<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	51	63
Taverner Ridge Ph 5	8	9
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	63	79
Greely Farms Ph 3B	19	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	12	26
Ridgefield Heights Ph 1 & 2	100	105
Paradise Pointe Ph 1	13	51
Paradise Pointe Ph 2	12	21
Paradise Pointe Ph 3	52	82
Meadowview By Pulte Homes	8	52

# Planning Department

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>PLZ-25-0002 Baranets Short Plat</b>	Three lot short plat		1056 S Hillhurst Road	Conference scheduled Feb 25th, at 2:30 pm	Conference Occurred
<b>PLZ-25-0021 Take 5 Oil Change</b>	Quick Oil Change		4796 Pioneer Street	March 11, at 1:00 pm	Under Review

## Projects under review

Name	Description	Size	Location	Key dates	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; 10 PDR, PLZ-23-0095</b>	Type II Post Decision Review		2067 S Royal Rd	Public Hearing held on Feb 19 <sup>th</sup>	Awaiting Final Order
<b>Panda Express Site Plan (PLZ-23-0100)</b>	Site Plan		URTC	Dec 12 <sup>th</sup>	Awaiting Resubmittal
<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	August 7 <sup>th</sup>	Awaiting Resubmittal
<b>PLZ-24-0063 Ridgefield Heights Ph 3</b>	Final Plat		498 S 25th Pl	August 29th	Approved by Council 2/17/25
<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-24-0087, PLZ-24-0088 Royle Ridge Ridgefield Mixed Use Overlay</b>	Zone Change Request	68 N. Royle Rd., 4548 N. 1st Way		Nov 8 <sup>th</sup>	Council Hearing 1/23/25
<b>PLZ-24-0086 Ridgefield KinderCare</b>	Site Plan		408 S. 47th Ave	Nov 7 <sup>th</sup>	NOD Issued 2/10/25
<b>PLZ-24-0008 Neighborhood Refuge</b>	Site Plan		113 S Main St	Dec 20 <sup>th</sup>	Awaiting Resubmittal
<b>PLZ-24-0094 Greely Farms PDR Ph 4</b>		986059796		Dec 20 <sup>th</sup>	NOD Issued 2/21/25
<b>PLZ-24-0097 Paradise</b>	Admin Adjustment		3620 N 11 <sup>th</sup> Cir	Dec 20 <sup>th</sup>	NOD Issued

Pointe Ph 1 Lot 27				2/10/25
<b>PLZ-24-0098 Mukensnabl</b>	Annexation Annexation	8817 N 4 <sup>th</sup> St	Jan 2 <sup>nd</sup>	Under Review
<b>PLZ-24-0096 Greely Farms</b>	BLA Ph 2A	8817 N 4 <sup>th</sup> St	Jan 13 <sup>th</sup>	NOD Issued 2/10/25
<b>PLZ-25-0003 Marx</b>	Annexation Property Annexation	1920 NE 259 St	Jan 13th	NOD Issued 2/27/25
<b>PLZ-25-0004-0008 Protea</b>	PUD, SEPA, Critical Area Ridge Townhomes	Assessor's and final plat #986065215,	Jan 17 <sup>th</sup>	Awaiting Resubmittal
<b>PLZ-25-0009 In-N-Out</b>	Signs Burger Signs	5801 N. Pioneer Canyon	Jan 23 <sup>rd</sup>	Under Review
<b>PLZ-25-0012 Synergy One</b>	Sign	255 S 47 <sup>th</sup> Ave	Jan 23 <sup>rd</sup>	NOD Issued 02/03/25
<b>PLZ-25-0001 Legacy Trails</b>		Zone Change III Zone Change	4768 S 8th Way	Jan 23 <sup>rd</sup>
<b>PLZ-25-0013 UPS Sign</b>	Sign	4332 S Settler	Jan 23 <sup>rd</sup>	Awaiting Resubmittal
<b>PLZ-25-0007 Young-Higgins</b>	Short Plat	2307 NW Carty Rd	Jan 27 <sup>th</sup>	On Hold
<b>PLZ-25-0015 Greely Farms</b>		Final Plat 2C Final Plat	Assessor's #: 986069439	Jan 29 <sup>th</sup>
<b>PLZ-25-0014 Starbucks</b>		Signs	100 N 56 <sup>th</sup> Pl	Awaiting Resubmittal NOD Issued 2/26/25
<b>PLZ-25-0022 Wind River</b>	Short Plat Short Plat	2401 S Wind River Way	Feb 10 <sup>th</sup>	Under Review
<b>PLZ-25-0024 Greely Farms</b>		Final Plat Phase 2B Final Plat	986059796	Feb 11 <sup>th</sup>
<b>PLZ-25-0026 Ridgefield</b>		Sign Gateway Freestanding Sign	5704 Pioneer St & 5714 Pioneer St	Feb 26 <sup>th</sup>
<b>PLZ-25-0023 PARADISE</b>		BLA POINTE	1355 N Royal	Feb 24 <sup>th</sup>
<b>PLZ-25-0025 Zoning</b>		Zoning Confirmation Confirmation Request	986068305	Feb 18 <sup>th</sup>
				Under Review

# Engineering Department

## Projects under review

Name	Description	Size	Location	Status
<b>RSD New Ridgefield Elementary School</b> <b>ENG-24-0011, ENG-24-0010</b>	Commercial Development	27.36 Acres	N 10 <sup>th</sup> St	Expired, new permits pulled
<b>RHS Voc Ed Building</b> <b>ENG-24-0012,</b> <b>ENG-24-0013</b>	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
<b>Wash Kings Discovery Ridge Ph 3B Lot 21</b> <b>ENG-23-0104</b>	Commercial Development	1.01 Acres	411 S 47 <sup>th</sup> Ave	Under Review
<b>McDonalds</b> <b>ENG-23-0120</b>	Commercial Development	0.88 Acres	8307 Pioneer St	Under Review
<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	Approved, precon to start construction 1/29
<b>Tri Mountain Station North &amp; South</b> <b>ENG-22-0061</b>	Commercial Development	15.69 Acres	S 65 <sup>th</sup> Ave	On Hold
<b>Greely Farms Phase 4A</b> <b>ENG-24-0102</b>	Residential Development	59 acres	NE 279 <sup>th</sup> Street	Waiting Resubmittal
<b>Sanderling Park Ph 3</b> <b>ENG-22-0047</b>	Residential Development	73 Acres	NW Hillhurst Rd	Approved
<b>KinderCare</b> <b>ENG-25-0006</b>	Commercial Development	1.872 Acres	408 S 47 <sup>th</sup> Ave	Under Review
<b>Ridgefield Farm PUD</b> <b>ENG-25-0007</b>	Residential Development	6.09 Acres	S 21 <sup>st</sup> Pl	Under Review
<b>Paradise Pointe Park</b> <b>ENG-25-0014</b>	Residential Development	See Ph 1	N 35 <sup>th</sup> Ave	Waiting Resubmittal
<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	Waiting for fees

## 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	Under construction
<b>Paradise Pointe Ph 2</b> <b>ENG-22-0072</b>	Residential Development	See Ph 1	N 35 <sup>th</sup> Ave	Under Construction

<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>Keller Supply Expansion</b> <b>ENG-23-0085, ENG-23-0086</b>	Commercial Development	3.651 Acres	65 <sup>th</sup> Ave	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		Under Construction
<b>Allied Yard Expansion</b> <b>ENG-24-0058</b>	Commercial Development	766 S 74 <sup>th</sup> Ave		Under Construction
<b>Quail Ridge</b> <b>ENG-24-0048</b>	Residential Development	20 Acres	S 15 <sup>th</sup> St	Under Construction
<b>Wind River Way</b> <b>ENG-23-0042, 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, 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	Starting Jan 2025
<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	Not Started
<b>Sanderling Park Ph 4</b> <b>ENG-23-0111</b>	Residential Development	73 Acres	NW Hillhurst Rd	Not Started
<b>Paradise Pointe PUD Ph 6-10</b> <b>ENG-24-0084</b>	Residential Development	See Ph 1	Royle Road	Not Started