



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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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 |

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|-----------|---------------------------------------------|--------|-----------|------------------------|
| 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 |

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|---------------------------------------------------------|----------------------------------------------------------------|-----------------------------------|------------------------|-----------------------------------------------------------|
| 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-25-0037 | Final Plat | 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 PLZ-25-0027 | PUD, 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 |

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|-------------------------------------------------|-------------|-----------|-----------------------|--------------|
| | | | | 4.28.25 |
| 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 |

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|-----------------------------------------------------------------------------|-------------------------|-------------|------------------------------------------------------|--------------------|
| 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 |

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|---------------------------------------------------|----------------------------|-------------|-----------------------------|--------------------|
| 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 |