



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY June 2025

Building Department

Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	June
Total permits	1,716	871	524	784	480	60
Commercial/ industrial permits	22	30	29	31	24	4
New home permits	648	361	243	226	142	17
Miscellaneous permits	1,046	480	252	527	314	39
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	729,458	92,921
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	3,920,373	676,269

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	Closed
October	Parr Lumber Yard Expansion	5,911	616,964	Closed
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
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued

September	Union Ridge Town Center – Bldg E Shell Only	3,096	448,146	Closed
October	Union Ridge Town Center – Bldg F Shell Only	2,899	429,187	Closed
November	In-N-Out Burger	5,840	973,980	Temporary Occupancy
December	IQ Credit Union	4,789	767,997	Temporary Occupancy

2024 Approved & Under Construction Commercial Building: 6 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
April	RORC Fieldhouse	3,200	573,024	Closed
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: 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

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
February	Neighborhood Ridgefield Refuge	1,344	80,000	Closed
2024 Approved & Under Construction Commercial Tenant Improvement: 1 project				
(2025) Month Approved	Project	Square Footage	Building Valuation	Status
January	Chipotle	2,325	469,162	Closed
January	Starbucks Coffee	2,291	462,301	Closed
February	ECG Office	606	122,921	Issued
June	BTB Solutions Office Addition	640	166,694	Issued
2025 Approved & Under Construction Commercial Tenant Improvement: 4 projects				

Pending permits

Type of permit	Total
Home Permits pending	27
Commercial/industrial pending	12
Commercial Tenant Improvement	6
Miscellaneous pending	28
Grand total for all pending permits	73

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	56	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	76	79
Greely Farms Ph 3B	25	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	19	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	6	69
Meadowview By Pulte Homes	17	52

Planning Department

Pre-application conferences

Name	Description	Location	Date of conference	Status
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	Notes distributed June 25 th
Marx Property Subdivision, PLZ-25-0059	A 43 single family lot PUD	1920 NE 259 th	June 10th	Notes distributed June 24 th
Gesa Credit Union, PLZ-25-0061	4,200 sq ft credit union and three flex retail spaces.	5714, 5724, & 5824 Pioneer St	June 24 th	Conference Occurred
View Ridge Estates Subdivision, PLZ-25-0068	To develop +/- 29.20 acres into 67 single-family residential lots.	215864000, 215870000, 21587300, 215875000, 215876000, & 216483000	July 8 th at 1:00pm	Under Review
MAJ Ridgefield East, PLZ-25-0071	The applicant requests the application of the Ridgefield Mixed Use Overlay (RMUO) over the subject parcels	#213957000, #214232000, #214224000	July 22 nd at 2:30pm	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
Ridgefield Heights Ph 5, PLZ-24-0065	Final Plat	498 S 25th Pl	August 29th	Under Review
Protea Ridge Townhomes, PLZ-25-0004-0008	PUD, SEPA, Critical Area and Assessor's final plat	#986065215, 986052545	Jan 17 th	Awaiting Resubmittal
Young-Higgins Short Plat	Short Plat	2307 NW Carty Rd	Jan 27 th	On Hold

PLZ-25-0011

Wind River Short Plat, PLZ-25-0022	Short Plat	2401 S Wind River Way	Feb 10 th	Awaiting Resubmittal
Greely Farms Phase 2B Final Plat, PLZ-25-0024	Final Plat	986059796	Feb 11 th	Approved by Council June 23 rd
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	Awaiting Resubmittal
Rossal Ridgefield LLC, PLZ-25-0049-0050	SEPA , Arch and Critical Areas	212803000	April 22 nd	Awaiting Resubmittal
50th Place Subdivision, PLZ-25-0048	Subdivision	213991000	April 7 th	Final Order Issued June 26 th
Sanderling Park Phase 4 PDR PLZ-25-0058	PDR	216690000	May 19 th	Awaiting Resubmittal
Urban Down Phase 2 PDR, PLZ-25-0062	PDR	214470000	June 3 rd	Under Review
HTG SIGN PERMIT, PLZ-25-0065	Sign Permit	214250000	June 10 th	Under Review
LEGAL LOT DETERMINATION APPLICATION, PLZ-25-0066	Legal Lot	68834000	June 13 th	NOD Issued June 18 th
S 1st Circle Site Plan, PLZ-25-0069	Site Plan	214061000	June 16 th	Under Review
Abrams Park Pump Station Replacement, PLZ-25-0067 (MASTER-25-0032)	Shoreline Exemption	67888002	June 17 th	Under Review
303 Maple St Legal Lot Determination, PLZ-25-0074	Legal lot	70400000	June 23 rd	Under Review
The Yoga Ridge Sign, PLZ-25-0070	Sign Permit	986063165	June 24 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
Boyse Park Pump Track Site Plan, PLZ-25-0064	Site Plan	986055461	June 10 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	On Hold
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
New RSD Elementary School ENG-25-0018, ENG-25-0019	Commercial Development	27.36 Acres	N 10 th St	Approved, will move to Under Construction next month
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

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
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 - In N Out ENG-24-0076	Commercial Development	2.36 Acres	5801 Pioneer Canyon Dr	Construction accepted, will delete next month
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
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	59 acres	NE 279 th Street	Grading
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	Awaiting Precon
Vista Ridge ENG-21-0038	Residential Development	23 Acres	1108 S Hillhurst	Awaiting Precon