



## 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
<b>Grand total for all pending permits</b>	<b>73</b>

### 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
<b>S. 5th Street Light Industrial, PLZ-25-0060</b>	Type II site plan for six new buildings with potential uses of warehousing, light industrial and small office space	214192000	June 10 <sup>th</sup> , at 1:00pm	Notes distributed June 25 <sup>th</sup>
<b>Marx Property Subdivision, PLZ-25-0059</b>	A 43 single family lot PUD	1920 NE 259 <sup>th</sup>	June 10th	Notes distributed June 24 <sup>th</sup>
<b>Gesa Credit Union, PLZ-25-0061</b>	4,200 sq ft credit union and three flex retail spaces.	5714, 5724, & 5824 Pioneer St	June 24 <sup>th</sup>	Conference Occurred
<b>View Ridge Estates Subdivision, PLZ-25-0068</b>	To develop +/- 29.20 acres into 67 single-family residential lots.	215864000, 215870000, 21587300, 215875000, 215876000, & 216483000	July 8 <sup>th</sup> at 1:00pm	Under Review
<b>MAJ Ridgefield East, PLZ-25-0071</b>	The applicant requests the application of the Ridgefield Mixed Use Overlay (RMUO) over the subject parcels	#213957000, #214232000, #214224000	July 22 <sup>nd</sup> at 2:30pm	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	Awaiting Resubmittal
<b>Ridgefield Heights Ph 5, PLZ-24-0065</b>	Final Plat	498 S 25th Pl	August 29th	Under Review
<b>Protea Ridge Townhomes, PLZ-25-0004-0008</b>	PUD, SEPA, Critical Area and Assessor's final plat	#986065215,	Jan 17 <sup>th</sup>	Awaiting Resubmittal
<b>Young-Higgins Short Plat,</b>	Short Plat	2307 NW Carty Rd	Jan 27 <sup>th</sup>	On Hold

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**PLZ-25-0011**

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<b>Wind River Short Plat, PLZ-25-0022</b>	Short Plat	2401 S Wind River Way	Feb 10 <sup>th</sup>	Awaiting Resubmittal
<b>Greely Farms Phase 2B Final Plat, PLZ-25-0024</b>	Final Plat	986059796	Feb 11 <sup>th</sup>	Approved by Council June 23 <sup>rd</sup>
<b>Quail Ridge Final Plat, PLZ-25-0037</b>	Final Plat	25867000, 215811000	March 20 <sup>th</sup>	Under Review
<b>Hendrickson Estates PUD, PLZ-25-0027</b>	PUD, Subdivision, SEPA, Critical Area, Archaeology	216699000	March 25 <sup>th</sup>	Awaiting Resubmittal
<b>Rossal Ridgefield LLC, PLZ-25-0049-0050</b>	SEPA , Arch and Critical Areas	212803000	April 22 <sup>nd</sup>	Awaiting Resubmittal
<b>50th Place Subdivision, PLZ-25-0048</b>	Subdivision	213991000	April 7 <sup>th</sup>	Final Order Issued June 26 <sup>th</sup>
<b>Sanderling Park Phase 4 PDR, PLZ-25-0058</b>	PDR	216690000	May 19 <sup>th</sup>	Awaiting Resubmittal
<b>Urban Down Phase 2 PDR, PLZ-25-0062</b>	PDR	214470000	June 3 <sup>rd</sup>	Under Review
<b>HTG SIGN PERMIT, PLZ-25-0065</b>	Sign Permit	214250000	June 10 <sup>th</sup>	Under Review
<b>LEGAL LOT DETERMINATION APPLICATION, PLZ-25-0066</b>	Legal Lot	68834000	June 13 <sup>th</sup>	NOD Issued June 18 <sup>th</sup>
<b>S 1st Circle Site Plan, PLZ-25-0069</b>	Site Plan	214061000	June 16 <sup>th</sup>	Under Review
<b>Abrams Park Pump Station Replacement, PLZ-25-0067 (MASTER-25-0032)</b>	Shoreline Exemption	67888002	June 17 <sup>th</sup>	Under Review
<b>303 Maple St Legal Lot Determination, PLZ-25-0074</b>	Legal lot	70400000	June 23 <sup>rd</sup>	Under Review
<b>The Yoga Ridge Sign, PLZ-25-0070</b>	Sign Permit	986063165	June 24 <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>	Under Review
<b>Boyse Park Pump Track Site Plan, PLZ-25-0064</b>	Site Plan	986055461	June 10 <sup>th</sup>	Under Review

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# Engineering Department

## Projects under review

Name	Description	Size	Location	Status
<b>RHS Voc Ed Building</b> <b>ENG-24-0012,</b> <b>ENG-24-0013</b>	Commercial Development	32.10 Acres	Hillhurst Road	On Hold
<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>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	Approved, will move to Under Construction next month
<b>Rossal Ridgefield</b> <b>ENG-25-0035</b>	Grading Only Commercial	19.43 Acres	6024 N 10 <sup>th</sup> St	Waiting Resubmittal
<b>Eastside Elevated Reservoir</b> <b>ENG-25-0042</b>	Capital Project	5.33 Acres	8004 S 5 <sup>th</sup> St	Waiting Resubmittal
<b>Goodwill</b> <b>ENG-25-0055</b>	Commercial Development	15.08 Acres	121 S 65 <sup>th</sup> Ave	Under Review
<b>Royle Ridge Commercial (Ph 1)</b> <b>ENG-25-0074</b>	Commercial Development	3.94 Acres	4500 Pioneer St	Under Review

## Projects under construction

Name	Description	Size	Location	Status
<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>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>Quail Ridge</b> <b>ENG-24-0048</b>	Residential Development	20 Acres	S 15 <sup>th</sup> St	Under Construction
<b>Wind River</b> <b>ENG-23-0042,</b> <b>ENG-23-0041</b>	Residential Development	5.70 Acres	S Wind River Way	Under Construction
<b>URTC – In N Out</b> <b>ENG-24-0076</b>	Commercial Development	2.36 Acres	5801 Pioneer Canyon Dr	Construction accepted, will delete next month
<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>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	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>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>McDonalds</b> <b>ENG-23-0120</b>	Commercial Development	0.88 Acres	8307 Pioneer St	Under Construction
<b>Greely Ph 4</b> <b>ENG-24-0105</b>	Residential Development	59 acres	NE 279 <sup>th</sup> Street	Grading
<b>Paradise Pointe Park</b> <b>ENG-25-0014</b>	Residential Development	See Ph 1	N 35 <sup>th</sup> Ave	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>Ridgefield Farm PUD</b> <b>ENG-25-0007</b>	Residential Development	6.09 Acres	S 21 <sup>st</sup> Pl	Awaiting Precon
<b>Vista Ridge</b> <b>ENG-21-0038</b>	Residential Development	23 Acres	1108 S Hillhurst	Awaiting Precon