



COMMUNITY DEVELOPMENT DEPARTMENT

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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
Grand total for all pending permits	81

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
PLZ-25-0129 Discount Tire	Construct an approximate 7,320 5824 Pioneer St sq ft Discount Tire store		December 9 th , 2025	Under Review
PLZ-25-0137 Kirkland Center at Ridgefield	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 th , 2025	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	Under Review
Ridgefield Heights Ph 5, PLZ-24-0065	Final Plat	498 S 25th Pl	August 29th	Under Review
Young-Higgins Short Plat, PLZ-25-0011	Short Plat	2307 NW Carty Rd	Jan 27 th	On Hold
Hendrickson Estates PUD, PLZ-25-0027	PUD, Subdivision, SEPA, Critical Area, Archaeology	216699000	March 25 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	Final Order Issued 11/12
Paradise Pointe PUD Phase 6-10 Final Plat, PLZ-25-0090	Final Plat	213073000, 213068000, 213069000, 213071000, 213072000, 213074000	July 24 th	Approved by Council on 11/20
Vista Ridge Final Plat, PLZ-25-0091	Final Plat	220016000, 220022000, 219814000, 986036941	July 28 th	Awaiting Resubmittal
Marx Property Subdivision, MASTER-25-0040	PUD	1920 NE 259 th	August 21 st	Final Order Issued 11/20
MAJ Boschma (fka MAJ Ridgefield East), PLZ-25-0112-0113	Zone change & SEPA	214224000, 214232000, 2139570000	August 27 th	Under Review

Legacy Trails III, PLZ-25-0107-0108,	Mixed Use Master Plan, Preliminary Short Plat, and Site Plan Review	213966000	August 28 th	Under Review
Ridgefield Recreation Center, PLZ-25-0114	Community center and athletic center site plan	101 N 50 th Pl	September 3 rd	Under Review
Paradise Pointe Phase 10 & 11 PDR, PLZ-25-0117	PDR	1355 N Royle	September 9 th	Awaiting Resubmittal
KinderCare Sign, PLZ-25-0120	Sign Permit	408 S 47 Ave	10/22/25	NOD Issued 11/5
Oberreuter/Degenhardt Petition to Annex, PLZ-25-0124	Petition to Annex	215839000, 215838000, 215854000	10/1/25	Under Review
Hillhurst Subdivision Wetlands Rehab Project, PLZ-25-0123	Critical Areas Review	67369172	10/1/25	NOD Issued 11/24
Chick-fil-A @ URTC - PDR PLZ-25-0126	PDR	986069578	10/13/15	Awaiting Resubmittal
Verizon URTC Sign, PLZ-25-0130	Sign Permit	214039000	10/27/25	NOD Issued 11/13
OnPoint Community Credit Union Sign, PLZ-25-0131	Sign Permit	214039000	10/29/25	NOD Issued 11/13
PLZ-25-0127, Building I and J Common Area Modifications	PDR	214039000	10/30/25	NOD Issued 11/13
PLZ-25-0128 Goddard School URTC2 Site Plan	Site Plan	214021000	10/30/25	Awaiting Resubmittal
PLZ-25-0136 Charlotte's Garden Cottages	Site Plan	67405000	11/3/25	Under Review
PLZ-25-0134 Lemondrop Aesthetics Sign	Sign Permit	986059594	11/7/25	NOD Issued 11/21
PLZ-25-0132 Urban Down II Phase 2 & 3 Final Plat	Final Plat	214470000	11/7/25	Under Review
PLZ-25-0138 5504 S 11th St Zoning Letter	Zoning Letter	5504 S 11th St	11/10/25	Under Review
PLZ-25-0135 Quail Ridge Monument Sign	Sign Permit	986071302	11/12/25	NOD Issued 12/1
PLZ-25-0139 Abrams Park Caretaker House Demo	Shoreline Exemption	68352000	11/13/25	Under Review
PLZ-25-0141 Northwood	Sign Permit	214070005	11/13/25	Under

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

Engineering Department

Projects under review

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

Projects under construction

Name	Description	Size	Location	Status
Hillhurst Commercial ENG-16-0037	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
Ridgefield Heights Ph 5 ENG-22-0015	Residential Development	70.45 Acres	S 25 th Pl	Under Construction
Ridgefield Storage RV's & More ENG-22-0055	Commercial Development	12.71 Acres	Timm Rd	Under Construction
Residence at Ridgefield ENG-22-0127	Multi Family Residence	2.02 Acres	6625 Pioneer St	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
Paradise Bridge Crossing ENG-23-0084	Residential Development	See Ph 1	13 th Street	Under Construction
Paradise Pointe PUD Ph 6-10 ENG-24-0084	Residential Development	See Ph 1	Royle Road	Under Construction
Paradise Pointe Park ENG-25-0014	Residential Development	See Ph 1	N 35 th Ave	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
Carty Road Pump Station ENG-24-0066, ENG-24-0068	Residential Development	26.58 Acres	2307 NW Carty Rd	Under Construction
McDonalds ENG-23-0120	Commercial Development	0.88 Acres	8307 Pioneer St	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
Urban Downs II Ph 2 & 3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Under Construction

URTC - Pads I, J, K, & G ENG-24-0087	Commercial Development	11.41 Acres	400 N 56 th Pl	Under Construction
New RSD Elementary School ENG-25-0018, ENG-25-0019	Commercial Development	27.36 Acres	N 10 th St	Under Construction
Ridgefield Farm PUD ENG-25-0007	Residential Development	6.09 Acres	S 21 st Pl	Under Construction
Vista Ridge ENG-21-0038	Residential Development	23 Acres	1108 S Hillhurst	Under Construction
Royle Ridge Early Grading ENG-25-0051	Commercial Development	3.94 Acres	4500 Pioneer St	Under Construction
Greely Farms Phase 4A ENG-24-0102, ENG-24-0105	Residential Development	59 acres	NE 279 th Street	Under Construction
PWT Off-Property Portion Remedy Implementation ENG-25-0081	Contaminated Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 st Ave	Construction Accepted
URTC Pads A, B, C Early Grading ENG-23-0031	Commercial Development Grading	10.3 Acres	5315 N Pioneer Canyon Dr.	Under Construction
Legacy Trails III Early Grading ENG-25-0087	Mixed Use Development Grading	13.89 Acres	4768 S 8 th Wy	Under Construction
50th Place Subdivision ENG-25-0092	Residential Development	3.11 Acres	N 50 th Pl	Under Construction
Goodwill ENG-25-0055	Commercial Development	15.08 Acres	121 S 65 th Ave	Under Construction
URTC Grading ENG-25-0093	Commercial Development Grading	11.12 Acres	N Pioneer Canyon Dr	Under Construction
Discovery Ridge Ph 2A Early Grading ENG-25-0112	Commercial Development Grading	2.66 Acres	S 47 th Ave.	Under Construction
Royle Ridge Multi-Family Early Grading ENG-25-0103	Multi-Family Development Grading	3.94 Acres	4500 Pioneer St	Under Construction
PWT Off-Property Portion Remedy Implementation Ph 2 ENG-25-0081	Contaminated Soil Remediation	6.64 Acres	Main Ave, Maple St, 5 th Ave	Awaiting Precon