



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY December 2025

**** Request for input:** In 2026 we will be working on improvements to make the monthly development report more informative and user-friendly. Do you have any feedback for us? What information would you like to have that's currently missing? What sections of the report do you find most informative? Please send comments to Beth Whitener, beth.whitener@ridgefieldwa.us by January 23. Thank you! ******

Building Department

Summary of building permits by year

Building Permits	2021	2022	2023	2024	2025	December
Total permits	1,716	871	524	784	893	49
Commercial/ industrial permits	35	30	25	28	38	3
New home permits	648	361	243	226	251	11
Miscellaneous permits	1,046	480	252	527	604	35
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	\$1,349,963	\$62,629
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	\$9,068,779	\$324,053

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
2024 Approved & Under Construction Commercial Building: 1 project				
(2025) Month Approved	Project	Square Footage	Building Valuation (\$)	Status
January	Union Ridge Town Center Bldg I – Shell Only	11,969	1,705,257	TCO
January	Union Ridge Town Center Bldg J – Shell Only	13,247	2,031,211	TCO
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	Closed
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	Closed
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
December	Ridgefield Heights Phase 4 Picnic Shelter	517	33,527	Issued

2025 Approved & Under Construction Commercial Building: 19 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	Verizon	2,168	280,431	TCO
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
December	Cheeky Noodles	1,601	311,731	Issued
December	Wanpo Tea Shop	1,100	214,181	Issued
2025 Approved & Under Construction Commercial Tenant Improvement: 12 projects				

Pending permits

Type of permit	Total
Home Permits pending	16
Commercial/industrial pending	12
Commercial Tenant Improvement	8
Miscellaneous pending	40
Grand total for all pending permits	76

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 2C	21	23
Greely Farms Ph 3B	33	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Ridgefield Heights Ph 3	21	22
Ridgefield Heights Ph 4	20	20
Paradise Pointe Ph 1	35	51
Paradise Pointe Ph 2	19	21
Paradise Pointe Ph 3	66	82
Paradise Pointe Ph 4 & 5	15	69
Meadowview By Pulte Homes	28	52
Quail Ridge	3	41

Planning Department

Pre-application conferences

Name	Description	Location	Date of conference	Status
PLZ-25-0129 Discount Tire	Construct an approximate 7,320 sq ft Discount Tire store	5824 Pioneer St	December 9 th , 2025	Notes issued 12/18/25
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	Notes issued 12/23/25
PLZ-25-0145 Gee Creek Sanitary Sewer Facilities	Expand the existing regional pump station & construct a new regional pump station.	498 S 25TH PL & 69475100. Vacant parcel is east of Gee Creek Meadows Condos	Dec 23 rd , 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	Under Review
Discovery Ridge Phase 2A, PLZ-24-0011	SPR	To the east of Rosauers	March 14, 2024	NOD Issued 12/10/25
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. East of corner of NW Carty Rd & NW Hillhurst	March 25 th	Under Review
Vista Ridge Final Plat, PLZ-25-0091	Final Plat	220016000, 220022000, 219814000, 986036941. Vacant parcels north of Dog Park.	July 28 th	Awaiting Resubmittal
MAJ Boschma (fka MAJ Ridgefield East), PLZ-25-0112-0113	Zone change & SEPA	214224000, 214232000, 2139570000. Parcels on corner of N 10 & N 65	August 27 th	Under Review
Legacy Trails III, PLZ-25-0107-0108,	Mixed Use Master Plan, Prelim. Short Plat, & SPR	213966000. Vacant parcel south of Legacy Trails Apartments	August 28 th	Awaiting Resubmittal

Ridgefield Recreation Center, PLZ-25-0114	Community center and athletic center site plan	101 N 50 th Pl	September 3 rd	Final Order Issued 1/2/2026
Paradise Pointe Phase 10 & 11 PDR, PLZ-25-0117	PDR	1355 N Royle	September 9 th	NOD Issued 12/19/25
Oberreuter/Degenhardt Petition to Annex, PLZ-25-0124	Petition to Annex	215839000, 215838000, 215854000. Vacant parcels north of Wishing Wells Estates	10/1/25	Under Review
Chick-fil-A @ URTC - PDR PLZ-25-0126	PDR	986069578. Vacant parcel north of INOB	10/13/15	Awaiting Resubmittal
PLZ-25-0128 Goddard School URTC2 Site Plan	Site Plan	214021000. Vacant parcel west of Costco	10/30/25	Under Review
PLZ-25-0136 Charlotte's Garden Cottages	Site Plan	203 S 7TH AV	11/3/25	Awaiting Resubmittal
PLZ-25-0132 Urban Down II Phase 2 & 3 Final Plat	Final Plat	214470000. Vacant parcel SW of Meadowview by Pulte	11/7/25	Awaiting Resubmittal
PLZ-25-0138 5504 S 11th St Zoning Letter	Zoning Letter	5504 S 11th St	11/10/25	NOD issued 12/4/25
PLZ-25-0139 Abrams Park Caretaker House Demo	Shoreline Exemption	535 N ABRAMS PARK RD	11/13/25	NOD issued 12/23/25
PLZ-25-0141 Northwood Cabinets	Sign Permit	2 S 56TH PL	11/13/25	NOD Issued 12/3/25
PLZ-25-0140 Sanderling Park Ph 3	Final Plat	216452000	11/18/25	Under Review
Windy Hills Intent to Annex, PLZ-25-0043	Intent to Annex	215831000, 215828000 & 215829000. Corner of S 10th & S 36th	12/4/25	Under Review
PLZ-25-0147 Zoning Confirmation	Zoning Letter	408 S 47TH AVE	12/15/25	Under Review
PLZ-25-0146 Zoning Confirmation	Zoning Letter	4125 S SETTLER DR	12/15/25	Under Review
PLZ-25-0149 Ridgefield Gateway Convenience Store	Sign Permit	5704 PIONEER ST	12/15/25	Under Review
Windy Hills Petition to Annex, PLZ-25-0142	Petition to Annex	215822-000, 215857-000, 215857-005, 215857-010, 215857-015, 215815-000, 215816-	12/16/25	Under Review

000. Vacant parcels north of S 39 th & s 15 th				
PLZ-25-0151 Wash Kings Sign	Sign Permit	411 S 47TH AVE	12/30/25	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
Royle Ridge Commercial (Ph 1) ENG-25-0074	Commercial Development	3.94 Acres	4500 Pioneer St	Under Review
Sanderling Park PUD Park ENG-25-0091	Park	39.44 Acres	23115 NW Hillhurst Rd	Under Review
Greely Farms Phase 4B ENG-25-0101	Residential Development	11.3 Acres	South of N 10 th St, east of NE 16 th Ave	Waiting Resubmittal
Cloverhill Phase 3B ENG-25-0115	Residential Development	14.85 Acres	2067 S Royle Rd	Waiting Resubmittal
Protea Ridge Townhomes ENG-25-0122	Residential Development	2.1 Acres	North of Pioneer St, East of N 35 th Ave	Waiting Resubmittal
Royle Ridge East ENG-25-0125	Commercial Development	0.98 Acres	4784 Pioneer St	Waiting Resubmittal
5573 S 1st Circle Parking Lot ENG-25-0126	Parking Lot Expansion	0.36 Acres	5573 S 1 st Cir	Waiting Resubmittal
Discovery Ridge Ph 2 ENG-25-0133	Commercial Development	2.66 Acres	11, 101, 145, 205 S 48 th Pl	Waiting Resubmittal
Nye Subdivision ENG-25-0119	Residential Development	9.6 Acres	27805 NW 51 st Ave	Waiting Resubmittal
Sanderling Park Stream Crossing ENG-25-0123	Culvert and Road	1.07 Acres	23115 NW Hillhurst Rd	Under Review

Projects under construction

Name	Description	Size	Location	Status
Hillhurst Commercial ENG-16-0037	Commercial Development	2.45 Acres	2205 S Hillhurst Rd	Under Construction
Ridgefield Heights Ph 5 ENG-22-0015	Residential Development	70.45 Acres	North of S 4 th Way, East of S 21 st Pl	Under Construction

Ridgefield Storage RV's & More ENG-22-0055	Commercial Development	12.71 Acres	1317 S 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	5704, 5714, 5724, 5804, 5814, 5824 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	1.25 Acres	13 th Street Bridge	Construction Accepted
Paradise Pointe PUD Ph 6-10 ENG-24-0084	Residential Development	22.5 Acres	West of N Royle Road, South of NW 289 th St	Under Construction
Paradise Pointe Park ENG-25-0014	Residential Development	9 Acres	4000 N 13 th St	Under Construction
Sanderling Park Ph 3 ENG-22-0047	Residential Development	73 Acres	Continuation of S 36 th Dr and S Green Pastures Dr	Under Construction
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	Continuation of S 36 th Dr and S Green Pastures Dr	Under Construction
Carty Road Pump Station ENG-24-0066	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	26603 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-25-0019	Commercial Development	27.36 Acres	7025 N 10 th St	Under Construction
Ridgefield Farm PUD ENG-25-0007	Residential Development	6.09 Acres	233 S 21 st Pl	Under Construction

Vista Ridge ENG-21-0038	Residential Development	23 Acres	1108 S Hillhurst	Under Construction
Royle Ridge Commercial 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	South of N 10 th St, east of NE 16 th Ave	Under Construction
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, West of N Pioneer Canyon Dr	Under Construction
Goodwill ENG-25-0055	Commercial Development	15.08 Acres	121 S 65 th Ave	Under Construction
Goddard Grading ENG-25-0093	Commercial Development Grading	11.12 Acres	5310 N Pioneer Canyon Dr.	Under Construction
Discovery Ridge Ph 2A Early Grading ENG-25-0112	Commercial Development Grading	2.66 Acres	11, 101, 145, 205 S 48 th Pl	Under Construction
Royle Ridge Multi- Family Early Grading ENG-25-0103	Multi-Family Development Grading	3.94 Acres	4500 Pioneer St	Under Construction
Royle Ridge East Early Grading ENG-25-0113	Commercial Development Grading	0.98 Acres	4784 Pioneer St	Under Construction
PWT Off-Property Portion Remedy Implementation Ph 2 ENG-25-0081	Contaminated Soil Remediation	6.64 Acres	Various properties around Main Ave, Maple St, 5 th Ave	Awaiting Precon