

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Mayor Manier and Committee of the Whole
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: 2017 YTD Development Activity Summary
DATE: August 11, 2017

This is provided for your information as a summary of building and development activity through July 2017.

YTD Residential Development Activity

New residential development has been down compared to the same point in 2016. A total of 14 residential permits have been issued, down from 21 through July of last year. The permits have all been for single-family houses, as were each of those last year. **The 14 residential permits have a construction value of approximately \$4.268 million at an average cost of \$304,850.** Additionally, there have been three tornado-related permits issued, with two of these having been rebuilds, as we have few vacant lots remaining after the tornado. A total of 498 residential rebuild permits have been issued with a total of 922 tornado-related permits since the tornado.

As some subdivisions get closer to eventual build-out, thought needs to be given to where new residential growth areas would be located and the future infrastructure allocation. Subdivisions such as Mallard Crossing, Oak Creek, and Trail's Edge could all be completed in the next five years and there may eventually become more demand pressure for the development of new subdivisions.

YTD Business Development Activity

Retail and industrial development increased is on par with 2016. City staff have issued eight permits (matching the number from the same time in 2016) for a **combined construction value of \$1.097 million in commercial and industrial activity.** The average project cost has been approximately \$137,125. Two pending projects would renovate the interior of the Walmart and Kroger stores. Staff has seen plans for both but has not issued permits for either yet. Here is the list of business projects thus far:

Kuk Sool Won – (interior alteration)	IVP (awning)
Christopher A. Nichols – Attorney (building alteration)	S&S Properties (interior alteration)
Five Points (accessory structure)	Heider Properties (interior/exterior renovation)
Bernardi's (covered patio addition)	Bella's Wine Time (interior alteration)