

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Mayor Manier and City Council
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: 2017 Year-End Development Activity Summary
DATE: January 10, 2018

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

2017 Residential Development Activity

New residential development activity decreased over the past year. A total of 18 residential permits were issued, down from 33 in 2016. As was the case in 2016, all of the permits were for single-family construction. Development activity has slowed significantly throughout the region and Washington has felt that as well. Staff is cautiously optimistic that there will begin to be a slight upswing with much of that optimism dependent on Caterpillar showing some positive momentum. **The 18 residential permits had a construction value of approximately \$5.61 million.** Additionally, there were another seven tornado rebuild permits and eight tornado-related permits issued in 2017. A total of 503 residential rebuild permits have been issued with a total of 927 tornado-related permits since the tornado. Only 12 single-family lots have not had any construction activity.

2017 Business Development Activity

Retail and industrial development was level with 2016. City staff issued 16 permits (as was the case in 2016) for a **combined construction value of \$2.3 million in commercial and industrial activity.** The average project cost was about \$144,000 with many smaller- to mid-sized projects the standard. Here is the list of business projects in 2017:

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)
Walmart (interior alteration)	Teamworks (building addition)
Kroger (interior alteration)	Scott Brooks (porch alteration)
Jumping Jax (interior alteration)	Domino's (new construction)
A&J Storage & Development (garage door)	Vito's (accessory structure)