

# 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: 2018 YTD Development Activity Summary  
DATE: July 5, 2018

This is provided for your information as a summary of building and development activity through June 2018.

#### YTD Residential Development Activity

New residential development has been down slightly compared to the same point in 2017. A total of 10 residential permits have been issued, down from 13 through the first half of last year. The permits have all been for single-family houses, as were each of those last year. **The 10 residential permits have a construction value of approximately \$3.039 million at an average cost of \$304,000.** Additionally, there have been four tornado-related permits issued, with each of these having been rebuilds. There are very few vacant lots remaining after the tornado. A total of 507 residential rebuild permits have been issued with a total of 931 tornado-related permits since the tornado.

There still seems to be some uncertainty of the future of Cat, which has impacted new construction throughout the region. Additionally, the new housing market is contending with a surplus of existing homes, which has made it difficult to compete with that market.

#### YTD Business Development Activity

Retail and industrial development is up compared to 2017. City staff have issued seven permits in 2018 versus five at the same point last year for a **combined construction value of \$10.379 million in commercial and industrial activity.** The average project cost has been approximately \$1.483 million. These have primarily been larger projects, though two of them are a direct result of the fire to the Uftring dealership in January. Here is the list of business projects thus far:

CEFCU – (interior alteration) A&J Storage – (Uftring building alteration) ALDI (building addition) Uftring (new construction)	On The Table (interior alteration) Main Street Storage (new construction) IVP (new construction)
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