

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: 2018 Year-End Development Activity Summary
DATE: January 10, 2019

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

2018 Residential Development Activity

New residential development activity decreased over the past year. A total of 17 residential permits were issued, down from 18 in 2017. As was the case in 2017, all of the permits were for single-family construction. Development activity has slowed significantly throughout the region and Washington has been prone to that as well. There are some signs that the general economy is improving but it is too early to know what sort of impact that could have on Washington and other communities. **The 17 residential permits had a construction value of approximately \$5.12 million.** Additionally, there were another five tornado rebuild permits issued in 2018. A total of 508 residential rebuild permits have been issued with a total of 932 tornado-related permits since the tornado. Only nine single-family lots have not had any construction activity.

2018 Business Development Activity

There was a greater level of retail, service, and industrial investment compared to 2017 but fewer permits issued. City staff issued 13 permits (compared to 16 in 2017) for a **combined construction value of \$13.03 million in commercial and industrial activity** (compared to \$2.3 million in 2017). The average project cost was slightly more than \$1 million. Smaller- to mid-sized projects typically make up the bulk of the activity with a few larger projects sprinkled in. But this past year saw seven projects that had investments of more than \$500,000. Here is the list of business projects in 2018:

A&J Storage – Uftring Chevrolet temporary dealership (interior alteration)	IVP (building replacement)
CEFCU (interior alteration)	Freedom Square (new construction)
Main Street Storage (mini storage addition)	Kroger (interior alteration)
Aldi (addition and renovation)	GYM (interior renovation)
Uftring Chevrolet (new construction)	Washington Dentistry (interior alteration)
On the Table (interior alteration)	OSF Urgo (interior buildout)
	McMahon's (awning)