

# BUILDING PERMIT - 2014 SUMMARY REPORT

## KANSAS CITY, KANSAS



Finance Department - Research Division  
 Unified Government of Wyandotte County / Kansas City, KS

The attached tables summarize 2014 residential and non-residential building permit activity by permit type and month for Kansas City, Kansas. The table below compares summary totals for 2005 through 2014.

The **residential and non-residential construction value** was **\$283 million in 2014**, with new residential development representing 19% of this figure. Total value added from 2005 to 2014 (10 years) was nearly **\$2 billion**. In 2014, permits were issued for **167 new single family units**. This figure is highest since 2007. In 2014, Kansas City ranked seventh among the top ten cities in the metropolitan area in terms of new single family units added as defined by the Home Builders Association of Greater Kansas City (HBA). In 2014 there was continued interest in market rate apartments in Kansas City, Kansas. Phase two of the Village West apartments are currently under construction and will add 312 additional market-rate units to the already built 306 units of phase 1. Kansas City ranked sixth in the metro area in 2014 in the number of multi-family units added according to the HBA. Figures 1 and 1A display the location of the residential permits in Kansas City, Kansas.

**Non-residential development in 2014 added \$207 million** in new construction and remodel/expansion value. Significant **new non-residential developments in 2014** included: US 69 Missouri River bridge replacement (\$72 million); USD #500, new elementary school (Oak Grove) (\$14 million) & an athletic complex with bus barn (\$10 million) located at 1412 Meadowlark; two senior assisted living developments are under construction totaling nearly \$22 million in value - Hazelwood Assisted Living (\$12.5 million) and Mainstreet Health & Wellness Suites (\$9 million) located across from Providence Medical Center; and finally, a new Residence Inn (\$10 million) located at Village West.

Considering all types of non-residential development (new, remodel and accessories), USD #500 continues major improvements to there facilities with \$25 million in new construction and improvements. Significant manufacturing value was added with the PQ Corporation adding \$12 million in value and Procter and Gamble \$8 million. A detailed listing of non-residential permits appears in Table 3 of this report.

Permit Category	Year										Net Change 2005-2014	Net Change 2013-2014
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
New Single Family Permits	494	466	333	136	101	96	56	108	145	167	-327	22
New Residential Units	680	534	376	144	106	168	62	414	451	479	-201	28
Resid. Additions/Remodels	427	448	486	374	365	413	358	331	306	331	-96	25
New Non-Residential Permits	47	30	22	29	32	19	13	28	12	24	-23	12
Non-Residential Additions/Remodels	123	181	135	110	160	114	117	144	144	196	73	52
Garage/Accessory Permits	73	89	66	84	74	78	77	112	92	99	26	7
Total Value of Construction (In Millions)	\$203.1	\$139.1	\$148.4	\$144.5	\$90.5	\$277.8	\$174.4	\$283.7	\$237.7	\$283.4	\$80.3	\$45.7

# KANSAS CITY, KANSAS NEW RESIDENTIAL BUILDING PERMITS, 2014

Wyandotte County  
2010 Census Tracts

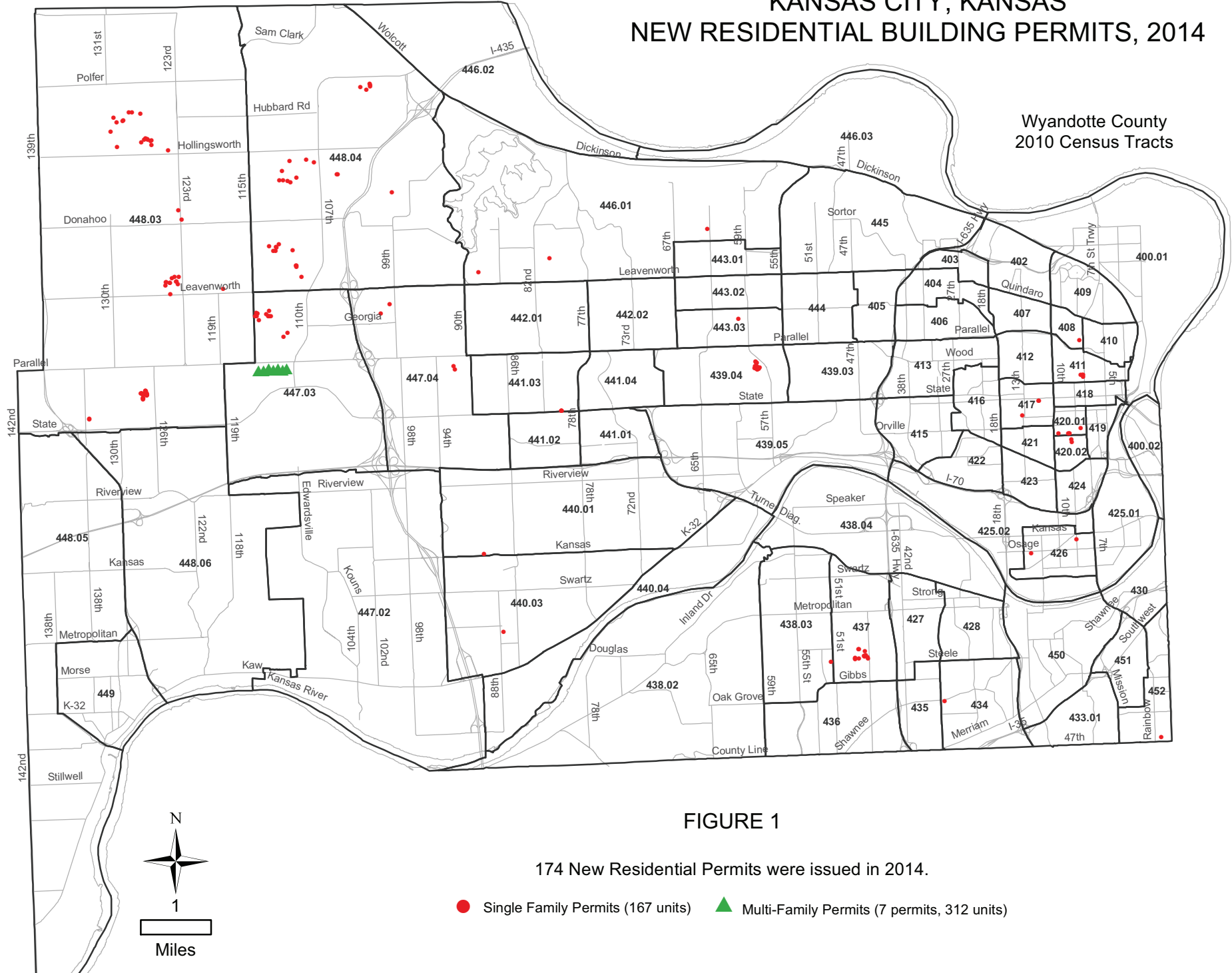


FIGURE 1

174 New Residential Permits were issued in 2014.

- Single Family Permits (167 units)
- ▲ Multi-Family Permits (7 permits, 312 units)

# WYANDOTTE COUNTY

## 2010 Census Tracts

### INSET MAP

FIGURE 1A

Western Kansas City, Kansas  
New Residential Permits, 2014

- Single Family
- ▲ Multi-Family

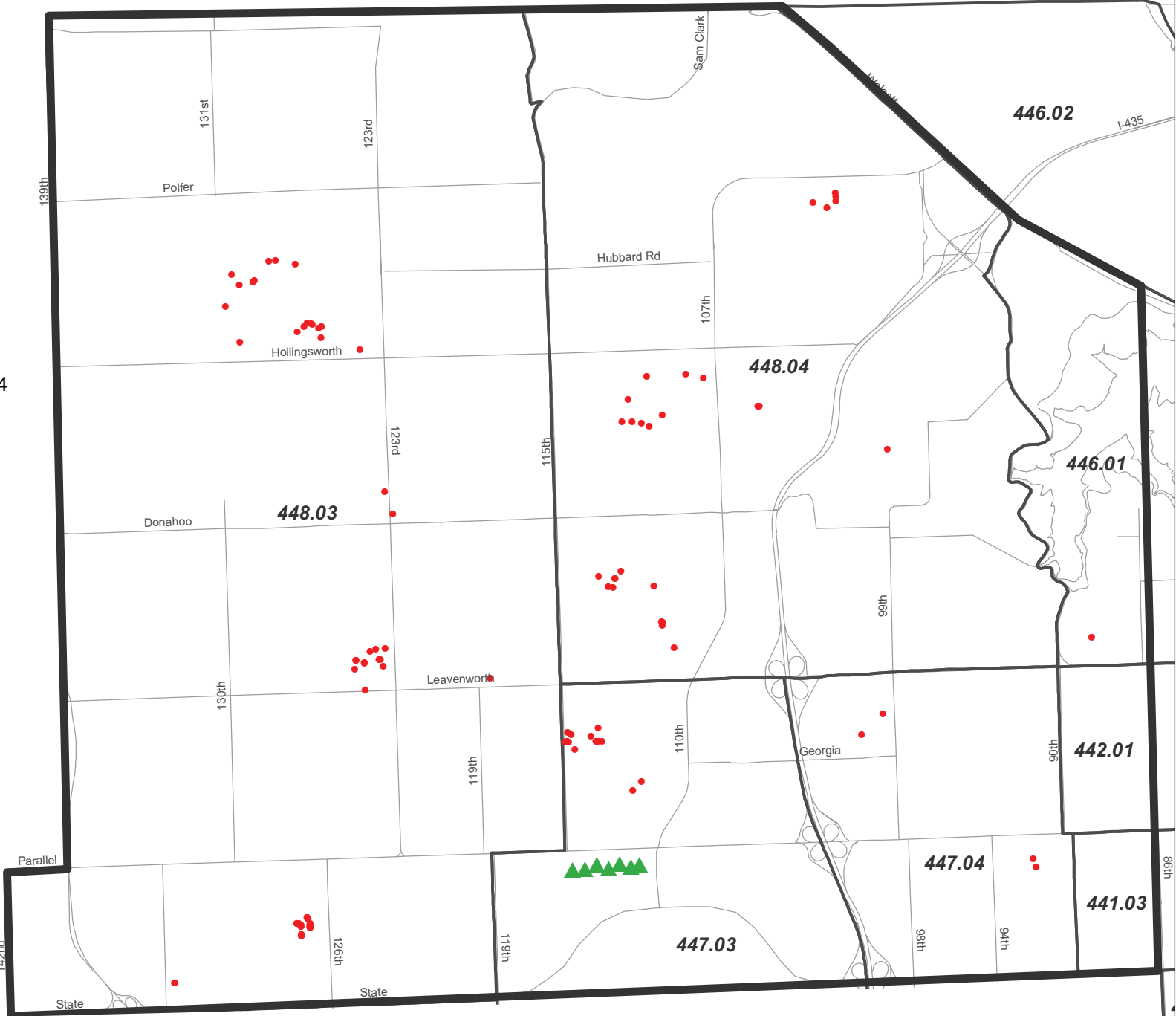
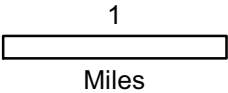


TABLE 1

## KANSAS CITY, KANSAS BUILDING PERMITS 2014 TOTALS

PERMITS	January	February	March	April	May	June	July	August	September	October	November	December	2014 Total
Single Family	30	6	8	8	15	17	20	16	6	13	10	18	167
Duplex Permit	0	0	0	0	0	0	0	0	0	0	0	0	0
Duplex Unit	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0	0	0	7	0	0	0	7
Multi-Family Units	0	0	0	0	0	0	0	0	312	0	0	0	312
New Non-Residential	1	2	2	2	4	1	2	3	1	4	1	1	24
Resid. Addtns./Remodels	20	16	31	40	30	29	30	31	28	23	26	27	331
Non-resid. Addtns./Remodels	12	9	23	19	16	23	19	15	11	27	13	9	196
Garages	3	0	0	2	5	3	3	22	8	3	1	0	50
Accessory*	3	1	1	10	10	1	4	4	6	5	2	2	49
<b>Total</b>	<b>69</b>	<b>34</b>	<b>65</b>	<b>81</b>	<b>80</b>	<b>74</b>	<b>78</b>	<b>91</b>	<b>67</b>	<b>75</b>	<b>53</b>	<b>57</b>	<b>824</b>

VALUE	January	February	March	April	May	June	July	August	September	October	November	December	2014 Total
Single Family	\$5,272,317	\$1,038,204	\$1,786,823	\$1,402,080	\$2,696,306	\$3,582,985	\$2,360,293	\$2,819,786	\$1,113,327	\$1,593,000	\$2,242,350	\$2,424,216	\$28,331,687
Duplex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi-Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,700,000	\$0	\$0	\$0	\$26,700,000
New Non-Residential	\$600,000	\$6,550,000	\$14,940,000	\$1,049,200	\$21,489,052	\$12,500,000	\$1,248,700	\$11,858,339	\$1,500,000	\$1,680,574	\$665,000	\$10,082,000	\$84,162,865
Resid. Addtns./Remodels	\$254,336	\$390,388	\$375,880	\$291,780	\$400,524	\$247,710	\$283,506	\$220,441	\$120,076	\$351,108	\$201,182	\$148,748	\$3,285,679
Non-resid. Addtns./Remodels	\$10,863,923	\$532,018	\$11,022,420	\$1,613,160	\$2,922,916	\$4,725,580	\$1,888,210	\$4,241,509	\$1,039,400	\$75,654,281	\$7,531,717	\$345,281	\$122,380,414
Garages	\$25,300	\$0	\$0	\$14,300	\$42,650	\$20,882	\$29,500	\$52,735	\$24,045	\$24,500	\$500	\$0	\$234,412
Accessory*	\$8,343,182	\$534,070	\$44,818	\$359,812	\$172,404	\$130,000	\$283,123	\$102,712	\$209,375	\$7,175,905	\$67,000	\$859,000	\$18,281,401
<b>Total</b>	<b>\$25,359,058</b>	<b>\$9,044,679</b>	<b>\$28,169,941</b>	<b>\$4,730,332</b>	<b>\$27,723,852</b>	<b>\$21,207,157</b>	<b>\$6,093,332</b>	<b>\$19,295,523</b>	<b>\$30,706,223</b>	<b>\$86,479,367</b>	<b>\$10,707,749</b>	<b>\$13,859,245</b>	<b>\$283,376,458</b>

\* Accessory permits include sheds, barns, storage buildings, and structures other than buildings. Accessory permits may be commercial or residential in nature.

Note: Single family units may be detached or attached.

**TABLE 2**

**KANSAS CITY, KANSAS NEW NON-RESIDENTIAL  
CONSTRUCTION, BY TYPE, 2014 TOTALS**

<b>Type of Building</b>	<b># Permits</b>	<b>Construction Value</b>
Commercial - Retail	8	\$10,913,029
Commercial - Warehouse	1	\$6,648,532
Commercial - Office, Bank	1	\$653,520
Commercial - Hotel/Motel	1	\$10,000,000
Commercial - Other	7	\$23,014,700
Industrial	3	\$8,061,745
Utilities and Communication	1	\$968,339
Education	2	\$23,903,000
<b>Total</b>	<b>24</b>	<b>\$84,162,865</b>

TABLE 3

NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE

(A) NEW CONSTRUCTION (All Values)

Permit Date	\$ Amount Construction	Permit Address			Permit Owner	Proposed Use of Property	
01/17/14	600,000	10620	Parallel	Pkwy	Starbuck / ATT Store	Commercial Bldg.	
02/11/14	6,240,000	220	Kindelberger	Rd	Inergey Automotive Systems	Commercial Bldg.	
02/20/14	310,000	3150 N	91st	St	Timber Creek Events	Commercial Bldg.	
03/11/14	5,940,000	2300	Metropolitan	Ave	Walmart Neighborhood Market	Commercial Bldg.	
03/13/14	9,000,000	8900	Parallel	Pkwy	Mainstreet Health & Wellness Suites	Senior Care Facility	
04/14/14	499,200	1999 N	63rd	Dr	Family Dollar	Commercial Bldg.	
04/14/14	550,000	8049	Leavenworth	Rd	Family Dollar	Commercial Bldg.	
05/27/14	366,000	6580	Kansas	Ave	Earp Meat Co.	Gas Station & Convenience Store	
05/27/14	653,520	1024 S	7th	Trfwy	Road Builders	Office Building	
05/28/14	6,648,532	500	Osage	Ave	Premier Investments	Warehouse	
05/28/14	13,821,000	5340	Oak Grove	Rd	USD #500, Oak Grove Elementary	Elementary School	
06/27/14	12,500,000	2300 N	113th	Pl	Hazelwood Assisted Living	120-unit Assisted Living Building	
07/14/14	1,200,000	320	Kindelberger	Rd	Kraft Holdings LLC	Commercial Bldg.	
07/22/14	48,700	300 S	3rd	St	PBI Gordon	Commercial Storage Bldg.	
08/06/14	968,339	50	Market	St	Unified Government	Building at Wastewater Treatment Plant Facility	
08/11/14	10,000,000	1877	Village West	Pkwy	Residence Inn	Hotel	
08/28/14	890,000	4215	Rainbow	Blvd	McDonalds	Restaurant (demo existing bldg. first)	
09/16/14	1,500,000	8901	Woodend	Rd	Century Concrete	Fuel Tank Bldg.; Phase 1 - Grading	
10/08/14	321,745	401	Kindelberger	Rd	Carter Energy	Dispatch Bldg.	
10/10/14	710,679	7736	State	Ave	Krispy Kreme Donuts (Wyan. Plaza)	Commercial Bldg.	
10/16/14	523,150	10621	Parallel	Pkwy	Verizon Wireless (Legends)	Commercial Bldg.	
10/17/14	125,000	6634	Kaw	Dr	Berns Boys, General Contractors	Contractors Office	
11/06/14	665,000	223 N	James	St	UPS	Storage Bldg.	
12/15/14	10,082,000	1412	Meadowlark	Ln	USD #500	Athletic Complex and Bus Barn	
<b>Sub-Total</b>	<b>\$84,162,865</b>	<b>24 Permits</b>					

**TABLE 3**

**NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE**

**(B) REMODELS, ADDITIONS, & ALTERATIONS OF \$50,000 OR MORE**

<u>Permit Date</u>	<u>\$ Amount Construction</u>	<u>Permit Address</u>		<u>Permit Owner</u>	<u>Proposed Use of Property</u>
01/28/14	163,000	6740	Kaw Dr	Kaw Valley Properties, LLC	Bldg. Addition for Truck Transport
01/09/14	114,000	3914	Rainbow Blvd	Hanger Clinic	Tenant Finish
01/09/14	140,000	1207 N	18th St	18th Street Plaza, LLC	Interior Remodel, 12 units
01/10/14	70,000	800 S	55th St	Turner Unified School District (#202)	Interior Remodel, HVAC / Replace AC
01/14/14	219,423	1120	Sunshine Rd	Rail Car Services LLC	Install Interior Paint Booth
01/13/14	60,000	709 N	38th St	Bryant Manor Apartments	Fire Damage Repair, 9 units
02/03/14	388,000	1930 S	45th St	Progressive Insurance	Convert Inspection Bay to Offices
02/12/14	69,000	4620	Mission Rd	D & C Enterprises	Reroof Building
03/20/14	6,967,000	1900	Kansas Ave	Procter & Gamble	Warehouse Addition
03/20/14	656,045	1700	Kansas Ave	PQ Corporation	Bldg. Addition
03/20/14	2,567,920	1700	Kansas Ave	PQ Corporation	Bldg. Addition
03/20/14	91,000	1930 S	45th St	Progressive Insurance	Wash Bay Addition
03/31/14	75,000	956	Osage Ave	Western Enterprise	Commercial Addition
03/05/14	72,000	7600	State Ave	Price Chopper (Wyandotte Plaza)	Tenant Finish
03/18/14	239,000	707	Minnesota Ave	KCKS Dental Professionals	Remodel
03/27/14	92,000	10620	Parallel Pkwy	Starbucks & ATT Store (Plaza Speedway)	Tenant Finish
04/03/14	155,586	1813	Village West Pkwy	Pizza Studio (Legends)	Interior Remodel
04/21/14	65,985	1829	Village West Pkwy	Lids (Legends)	Tenant Finish
04/24/14	120,000	1803	Village West Pkwy	Haggar Clothing Co. (Legends)	Tenant Finish
04/30/14	325,078	1215 N	18th St	18th Street Plaza. LLC	Fire Damage Repair
04/04/14	137,721	1760 N	73rd Ter	Brougham Estates	Fire Damage Repair (two units)
04/04/14	540,000	815 N	6th St	KCK Fire Headquarters	Window / Door Replacement
04/11/14	80,890	925	Ivendale St	USD #500, Central Middle School	Replace Exterior Stairs
05/05/14	306,565	10620	Parallel Pkwy	AT&T	Tenant Finish
05/06/14	290,000	3341 N	7th Trfwy	NB 9 Properties LLC	Interior Remodel & Install Roof-Top Units
05/20/14	229,600	1800 S	55th St	Turner Unified School District (#202)	Interior Remodel
05/20/14	77,000	1803	Village West Pkwy	Bath & Body Works (Legends)	Tenant Finish
05/02/14	260,468	905 N	72nd St	McBee Properties	Fire Damage Repair to Apt. Units A - L
05/21/14	1,543,744	7250	State Ave	Kansas City Kansas Community College	Replace Roofing & Windows
05/29/14	100,000	1610 N	8th St	USD #500, Sumner	Mechanical, Electrical and Plumbing Upgrades
06/19/14	130,000	1232 N	79th St	REK Enterprise Inc.	Garage for Village Plaza
06/09/14	1,759,585	800 S	55th St	Turner Unified School District (#202)	Safety and Security - Administrative Service Center
06/11/14	240,000	728	Minnesota Ave	Loretto Commercial Properties	Interior Remodel
06/16/14	90,000	2815 S	47th St	Little Caesars Pizza (Shawnee Plaza)	Remodel to Take-Out Only
06/16/14	75,000	151 S	18th St	T-Mobile (Plaza Speedway)	Tenant Finish
06/20/14	654,903	233 S	42nd St	Roadway Express	Interior Remodel for Crossdock
06/04/14	148,720	150 S	78th St	USD #500 (Stny Point South Elementary)	Security Doors
06/04/14	0	2800	Farrow Ave	USD #500 (Quindaro Elementary)	Security Doors (value under 150 S 78th St permit)
06/04/14	0	295 S	10th St	USD #500 (Whittier Elementary)	Security Doors (value under 150 S 78th St permit)

(continued)

**TABLE 3**

**NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE**

**(B) REMODELS, ADDITIONS, & ALTERATIONS OF \$50,000 OR MORE (CONTINUED)**

<u>Permit Date</u>	<u>\$ Amount Construction</u>	<u>Permit Address</u>	<u>Permit Owner</u>	<u>Proposed Use of Property</u>
06/04/14	0	2901 N 72nd St	USD #500 (Eisenhower Elementary)	Security Doors (value under 150 S 78th St permit)
06/06/14	346,496	2570 S 42nd St	Turner Unified School District (#202)	Safety and Security - Junction Elementary School
06/06/14	92,475	3101 S 51st St	Turner Unified School District (#202)	Safety and Security - Midland Trail Elementary School
06/06/14	104,045	1800 S 55th St	Turner Unified School District (#202)	Safety and Security - Turner Elementary School
06/06/14	118,992	2211 S 55th St	Turner Unified School District (#202)	Safety and Security - Turner High School
06/06/14	254,880	1312 S 55th St	Turner Unified School District (#202)	Safety and Security - Turner Middle School
06/06/14	574,508	6425 Riverview Ave	Turner Unified School District (#202)	Safety and Security - Turner Sixth Grade Academy
06/06/14	97,348	2540 Junction Rd	Turner Unified School District (#202)	Safety and Security - Endeavor High School
06/11/14	90,000	915 Washington Blvd	Wyandotte Towers	Parking Lot Expansion
07/23/14	62,500	710 Simpson Ave	Muslet	Addition for Rental Retail Space
07/10/14	63,915	8929 Parallel Pkwy	Providence Medical Center	Interior Remodel, 1st Floor Rooms
07/11/14	104,500	3934 Rainbow Blvd	Topp'd Pizza (39th & Rainbow Redevel.)	Tenant Finish
07/25/14	398,700	7601 Holliday Dr	Water One	Treatment Plant Interior Remodel (HVAC; Electrical Upgrades)
07/01/14	95,275	1086 N 94th St	St. Patrick's Church	Foundation Repair
07/09/14	70,000	708 N 4th St	St. John Baptist Church	Exterior Stair Repair/Replacement
07/01/14	477,750	1801 Village West Pkwy	Legends	Parking Lot Expansion
07/18/14	447,000	6711 Parallel Pkwy	Unified Govt.	Stream Bank Stabilization; Sanitary Sewer
07/21/14	175,000	3030 S 24th St	ODDO Development Co.	Exterior and Site Improvements
08/27/14	1,896,492	1090 Sunshine Rd	Magellan Pipeline	Testing Lab Addition
08/08/14	261,780	7738 State Ave	Pet Smart (Wyan. Plaza)	Tenant Finish
08/19/14	341,800	1851 Village West Pkwy	Jose Peppers	Tenant Finish
08/19/14	52,000	241 S 18th St	Prescott Plaza	Interior Remodel, Additional Office Space (2nd level)
08/22/14	365,900	3928 Rainbow Blvd	IHOP (39th & Rainbow Redevel.)	Interior Remodel
08/22/14	175,604	8919 Parallel Pkwy	MPT of Wyandotte County, LLC	Tenant Finish for Dentist Office
08/27/14	73,000	2300 Hutton Rd	Hannah Dental	Tenant Finish
08/14/14	120,000	864 Splitlog Ave	Pentecostal Church of Jesus Christ	Exterior Façade Repair
08/01/14	50,000	1822 N 55th St	USD #500 - Midtown Early Learning	Parking Lot; Sidewalks
08/19/14	854,500	7600 State Ave	Wyandotte Plaza	South Façade Remodel Phase II
09/30/14	465,624	3001 Fairfax Trfy	GNB Industrial Battery	Building Addition
09/02/14	147,000	1813 Village West Pkwy	Eddie Bauer (Legends)	Tenant Finish
09/05/14	76,773	501 Kansas Ave	Epiq Systems	Interior Remodel
09/23/14	111,480	510 Division St	Gunter Construction	Interior Remodel
10/28/14	2,508,817	651 Armourdale Pkwy	Premier Investment	Commercial Bldg. Addition
10/24/14	230,239	1700 Kansas Ave	PQ Corporation	Office Space/Maintenance Shop Addition
10/28/14	664,960	7746 State Ave	Marshall's (Wyan. Plaza)	Tenant Finish
10/21/14	90,000	4240 N 55th St	City of Kansas City, KS	Flood Plain Development Work
10/27/14	72,000,000	3800 N US 69	American Bridge Co.	US 69 Missouri River Bridge Replacement

(continued)



**TABLE 3**

**NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE**

**(B) REMODELS, ADDITIONS, & ALTERATIONS OF \$50,000 OR MORE (CONTINUED)**

<b>Permit Date</b>	<b>\$ Amount Construction</b>	<b>Permit Address</b>	<b>Permit Owner</b>	<b>Proposed Use of Property</b>
11/26/14	66,000	301 E Donovan Rd	Tritz Pallet	Pad for Kiln
11/05/14	109,469	8929 Parallel Pkwy	Providence Medical Center	Interior Remodel, Stress Test/Nuclear Medicine
11/17/14	115,000	8929 Parallel Pkwy	Providence Medical Center	Upgrade Finishes, Digital R/F Room
11/21/14	7,175,000	2500 S Mill St	USACE KC District	Turkey Creek Flood Control, Phase 3
12/12/14	101,000	4601 Parallel Pkwy	Family Dollar	Store Remodel
12/09/14	76,056	6619 Parallel Pkwy	Victory Hills LLC	Retail Strip Center Remodel (fire damage repair)
12/15/14	60,000	81 Shawnee Ave	Prime Investments	Parking Lot Repair
12/17/14	67,875	1131 Central Ave	Housing Authority of Kansas City, KS	Bethany Towers Retaining Wall Repair
<b>Sub-Total</b>	<b>\$111,143,986</b>	<b>81 Permits</b>		

**TABLE 3**

**NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE**

**(C) ACCESSORY PERMITS \$50,000 OR MORE**

<u>Permit Date</u>	<u>\$ Amount Construction</u>	<u>Permit Address</u>		<u>Permit Owner</u>	<u>Proposed Use of Property</u>
01/17/14	5,261,068	1700	Kansas Ave	PQ Corporation	Silica Catalyst-Forming Bldg.
01/17/14	3,075,601	1700	Kansas Ave	PQ Corporation	Product Storage & Dryer Bldg.
02/11/14	534,070	1601	Phoenix Dr	Kansas International Speedway	AT&T; Exterior Pad Mounted HVAC & Electrical Generator
04/28/14	75,900	4610	Kansas Ave	Pilot Travel Center	CAT Scale
04/24/14	99,674	1200	S 7th Trfwy	Unified Government	7th St. Boat Ramp
04/04/14	57,604	8101	State Ave	Westfield Shopping Center	Monument Sign
05/21/14	60,000	7128	Muncie Dr	Muncie Corporation	Truck Shelter
05/22/14	61,300	5000	Kansas Ave	Associated Wholesale Grocers	Water Tank Building
07/21/14	96,123	4512	Speaker Rd	Gordon Enterprises	Landscape Hoop Structure
07/31/14	77,000	2663	S 88th St	Insurance Auto Auctions	Two Accessory Structures
08/08/14	87,712	4820	Oakland Ave	USD #500, Eugene Ware Elem. School	Modular Bldg.
09/30/14	208,375	6126	Parallel Pkwy	USD #500, Fueling Facility	Pad for Compressor
10/28/14	5,993,505	240	S 65th St	JE Dunn	Storage Building
10/01/14	986,000	1900	Kansas Ave	Procter & Gamble	Tank/Pump House
10/01/14	179,300	3201	Fairfax Trfwy	General Motors	Aluminum Scrap System Bldg.
12/03/14	843,000	4612	Speaker Rd	Beatrice Meats	Water Tank Replacement
<b>Sub-Total</b>	<b>17,696,232</b>	<b>16 Permits</b>			
<b>OVERALL TOTAL</b>	<b>\$213,003,083</b>	<b>121 Permits</b>			