

BUILDING PERMIT - 2016 SUMMARY REPORT KANSAS CITY, KANSAS



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

The attached tables summarize 2016 residential and non-residential building permit activity by permit type and month for Kansas City, Kansas. The table below compares summary totals for 2007 through 2016.

The **residential and non-residential construction value** was **\$293 million in 2016**, with new residential development representing 16% of this figure. Total value added from 2007 to 2016 (10 years) is **\$2.1 billion**. In 2016, permits were issued for **245 new single family units**. In 2016, Kansas City ranked fifth 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). Figures 1 and 1A display the location of the residential permits in Kansas City, Kansas.

Non-residential development in 2016 added \$233 million in new construction and remodel/expansion value. Significant non-residential building permits in 2016 included:

- Amazon Distribution Warehouse (\$120 million)
- Fairfax Logistics Warehouse (\$19.4 million)
- Youth Soccer Complex (\$10.9 million)
- Kaw Point Waste Water Treatment Plant (\$8.3 million)
- Homewood Suites Hotel at Plaza Speedway (\$4.3 million)
- Kansas City, KS Police South Patrol Division Building (\$2.2 million)
- Piper Heritage Veterinary Clinic (\$1.3 million)
- Legends Car Wash / Restaurant (\$1.2 million)

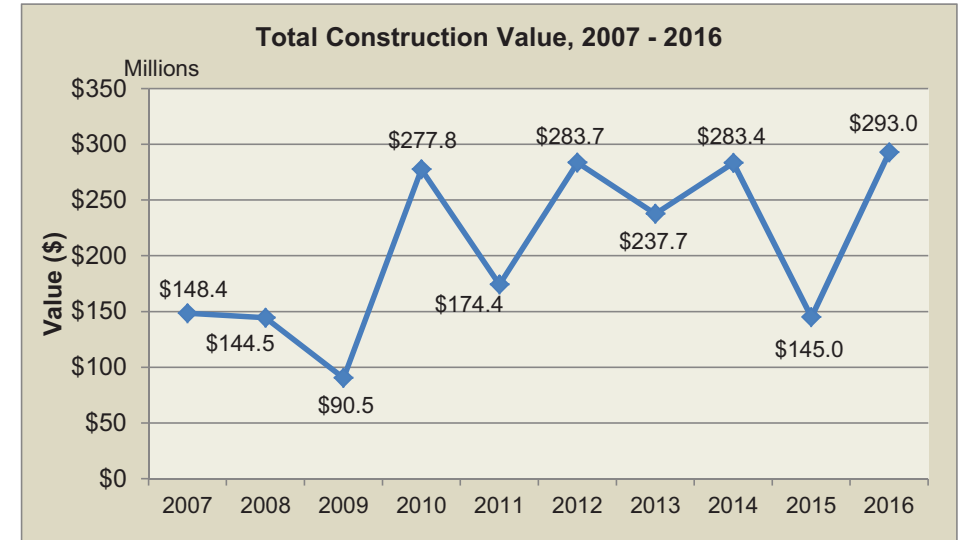
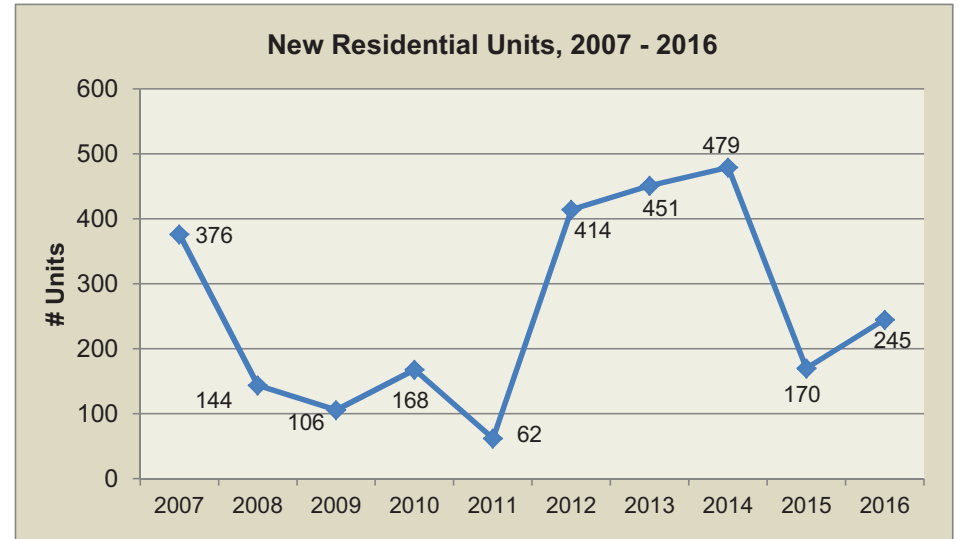
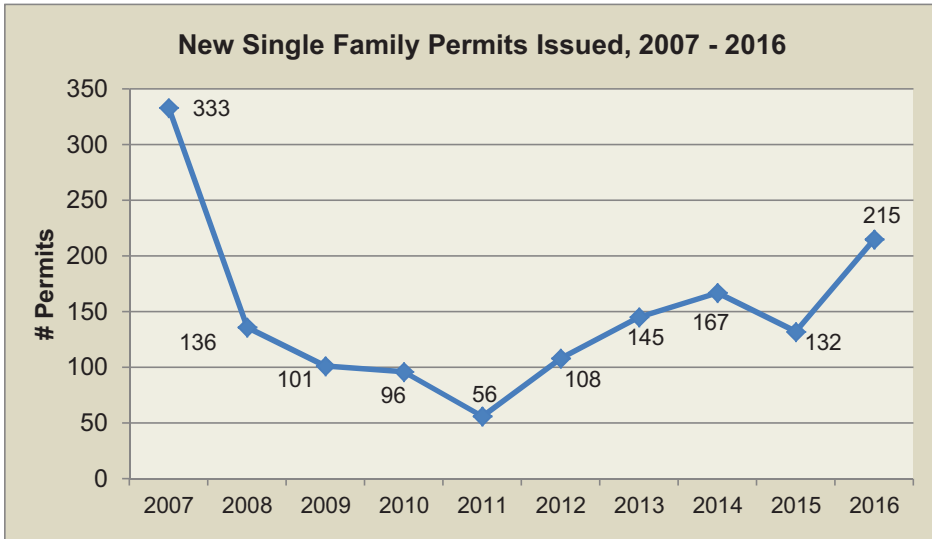
A detailed listing of non-residential permits appears in Table 3 of this report.

Source of all data in this report is Unified Government Building Inspection records.

Permit Category	Year										Net Change 2007-2016	Net Change 2015-2016
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
New Single Family Permits	333	136	101	96	56	108	145	167	132	215	-118	83
New Residential Units	376	144	106	168	62	414	451	479	170	245	-131	75
Resid. Additions/Remodels	486	374	365	413	358	331	306	331	503	435	-51	-68
New Non-Residential Permits	22	29	32	19	13	28	12	24	19	21	-1	2
Non-Residential Additions/Remodels	135	110	160	114	117	144	144	196	136	168	33	32
Garage/Accessory Permits	66	84	74	78	77	112	92	99	39	4	-62	-35
Total Value of Construction (In Millions)	\$148.4	\$144.5	\$90.5	\$277.8	\$174.4	\$283.7	\$237.7	\$283.4	\$145.0	\$293.0	\$144.6	\$148.0

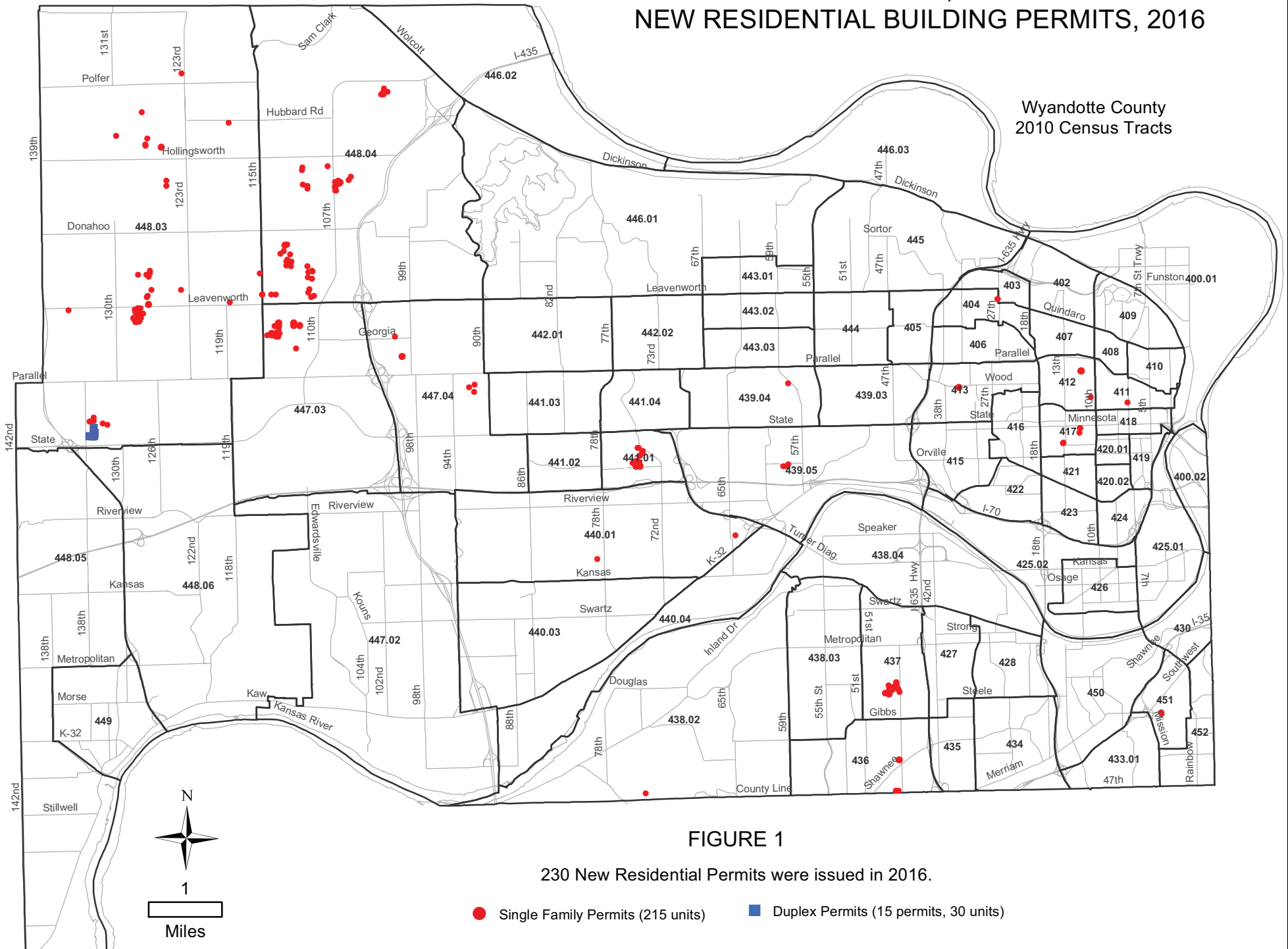
Graphs

2016 Building Permit Summary Report



KANSAS CITY, KANSAS NEW RESIDENTIAL BUILDING PERMITS, 2016

Wyandotte County
2010 Census Tracts



WYANDOTTE COUNTY

INSET MAP

- Single Family Permits
- Duplex Permits

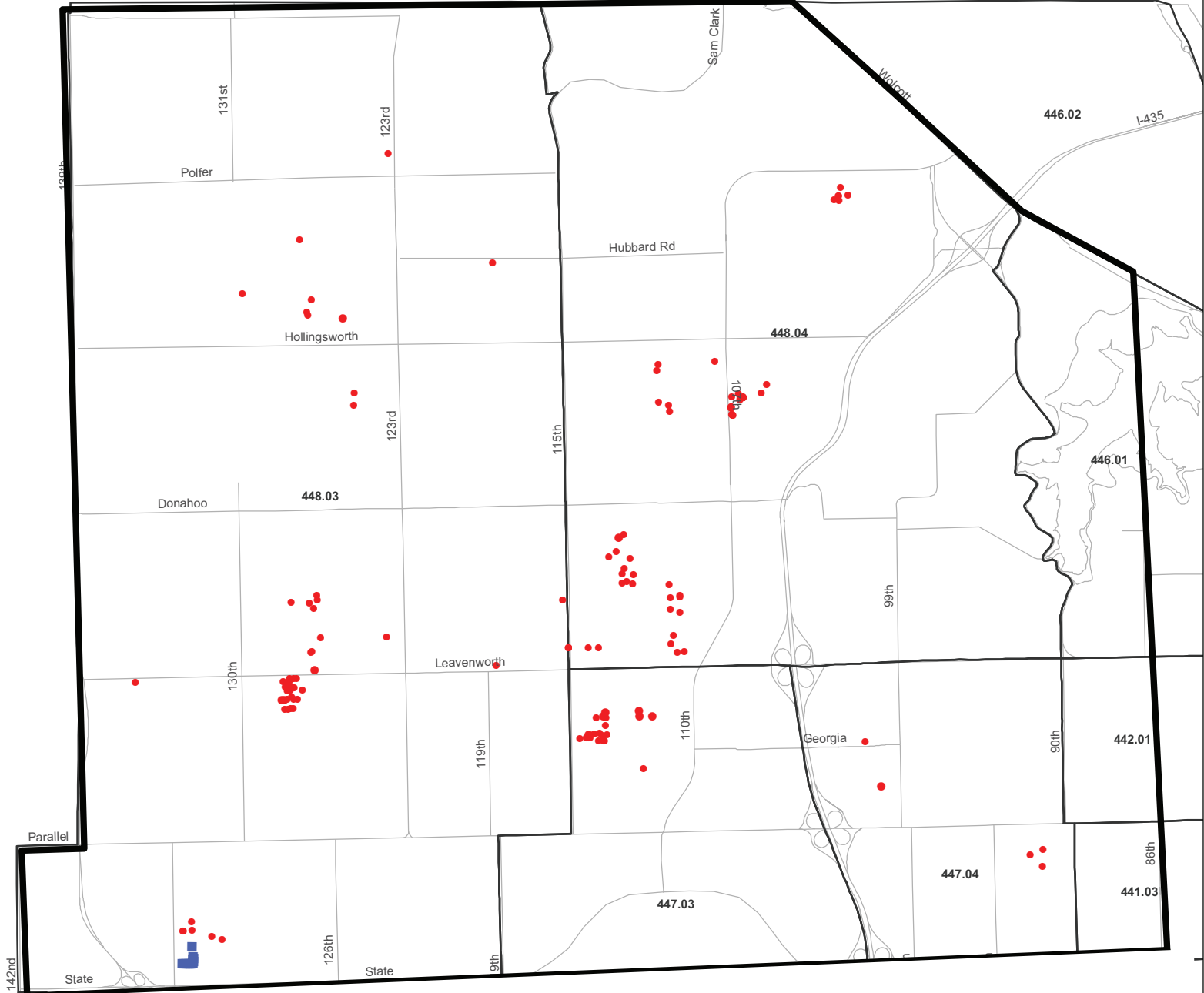
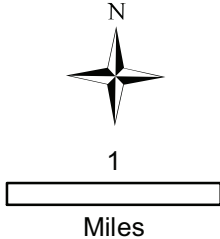


FIGURE 1A
Western Kansas City, Kansas
New Residential Permits, 2016

TABLE 1

KANSAS CITY, KANSAS BUILDING PERMITS 2016 TOTALS

PERMITS	January	February	March	April	May	June	July	August	September	October	November	December	2016 Total
Single Family	6	10	36	17	8	25	27	15	27	12	14	18	215
Duplex Permit	0	0	5	0	0	0	5	0	5	0	0	0	15
Duplex Unit	0	0	10	0	0	0	10	0	10	0	0	0	30
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family Units	0	0	0	0	0	0	0	0	0	0	0	0	0
New Non-Residential	1	3	3	0	1	2	2	1	2	3	1	2	21
Resid. Addtns./Remodels	31	30	38	39	41	47	28	54	33	32	35	27	435
Non-resid. Addtns./Remodels	13	13	12	11	16	14	10	28	10	9	20	12	168
Garages	1	1	2	1	4	1	2	4	6	4	1	1	28
Accessory*	5	2	4	6	4	3	3	11	8	7	3	3	59
Total	57	59	100	74	74	92	77	113	91	67	74	63	941

VALUE	January	February	March	April	May	June	July	August	September	October	November	December	2016 Total
Single Family	\$1,321,016	\$1,479,223	\$5,419,891	\$3,652,430	\$1,586,390	\$5,828,641	\$5,148,120	\$3,085,923	\$7,101,342	\$2,233,119	\$3,528,743	\$3,804,272	\$44,189,110
Duplex	\$0	\$0	\$872,500	\$0	\$0	\$0	\$872,500	\$0	\$872,500	\$0	\$0	\$0	\$2,617,500
Multi-Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Non-Residential	\$117,000	\$2,059,201	\$9,172,950	\$0	\$150,000	\$12,106,046	\$1,942,500	\$1,074,490	\$120,900,000	\$24,852,000	\$2,228,792	\$1,675,854	\$176,278,833
Resid. Addtns./Remodels	\$122,380	\$97,157	\$147,223	\$259,442	\$193,533	\$453,362	\$146,241	\$489,690	\$257,932	\$365,118	\$489,784	\$380,823	\$3,402,685
Non-resid. Addtns./Remodels	\$726,268	\$1,607,116	\$5,804,353	\$8,434,099	\$1,330,473	\$16,782,407	\$608,879	\$5,844,191	\$285,488	\$1,859,433	\$11,295,950	\$1,968,745	\$56,547,402
Garages	\$25,000	\$10,000	\$8,500	\$3,500	\$34,840	\$25,000	\$28,400	\$24,750	\$51,067	\$58,137	\$2,790	\$84,117	\$356,101
Accessory*	\$389,902	\$107,306	\$400,000	\$742,740	\$117,314	\$920,110	\$206,150	\$4,697,047	\$1,689,287	\$254,589	\$14,439	\$95,000	\$9,633,883
Total	\$2,701,566	\$5,360,003	\$21,825,417	\$13,092,211	\$3,412,550	\$36,115,566	\$8,952,790	\$15,216,091	\$131,157,616	\$29,622,396	\$17,560,498	\$8,008,811	\$293,025,514

* 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, 2016 TOTALS**

Type of Building	# Permits	Construction Value
Commercial - Retail	5	\$2,865,450
Commercial - Warehouse	3	\$120,467,000
Commercial - Office, Bank	1	\$1,235,000
Commercial - Hotel/Motel	1	\$4,300,000
Commercial - Other	1	\$1,325,854
Industrial	6	\$31,396,490
Recreation	3	\$12,460,247
Government	1	\$2,228,792
Total	21	\$176,278,833

TABLE 3

2016 NON-RESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE

(A) NEW CONSTRUCTION (All Values)

<u>Permit Date</u>	<u>\$ Amount Construction</u>	<u>Permit Address</u>	<u>Permit Owner</u>	<u>Proposed Use of Property</u>
01/08/16	117,000	1110 Merriam Ln	Buck Roofing	Commercial: Storage Building
02/09/16	470,000	1700 Kansas Ave	PQ Corporation	Industrial: Industrial Building
02/18/16	99,000	7250 State Ave	Kansas City Kansas Community College	Recreation: New Dugouts; Reorient Softball Fields
02/05/16	1,490,201	1500 N 90th St	Unified Govt.	Recreation: Youth Soccer Complex (Grading & Erosion Control)
03/17/16	8,300,000	50 Market St	Unified Govt.	Industrial: Kaw Point Waste Water Treatment Plant - Bio Solids Dewatering
03/10/16	502,950	7600 State Ave	Legacy Wyandotte LLC (Wyandotte Plaza)	Commercial: Commercial Building
03/21/16	370,000	7552 State Ave	SEK, LLC	Commercial: Gas Station/Convenience Store
05/24/16	150,000	503 N 7th St	Muslet LLC	Commercial: Building for Restaurant
06/10/16	1,235,000	4318 Speaker Rd	Geiger Ready-Mix Concrete	Commercial: Office Building
06/29/16	10,871,046	1500 N 90th St	U.S. Soccer	Recreation: Youth Soccer Complex
07/01/16	1,300,000	8320 Ruby Ave	Kirby Smith Machinery	Industrial: Machine Repair Shop
07/28/16	642,500	3409 Leavenworth Rd	Family Dollar	Commercial: Retail Store
08/29/16	1,074,490	230 Kindelberger Rd	Fairfax Logistics Center Building	Warehouse: Logistics Bldg./Warehouse (Grading & Foundation)
09/15/16	120,000,000	6925 Riverview Ave	Amazon	Commercial: Distribution Center
09/19/16	900,000	431 S 62nd St	Hart Industrial Park	Industrial: Kiewit Industrial Park
10/06/16	19,352,000	230 Kindelberger Rd	Fairfax Logistics Center Building	Warehouse: Logistics Bldg./Warehouse
10/25/16	1,200,000	9801 Troup Ave	Legends Car Wash	Commercial: Car Wash w/ Retail
10/27/16	4,300,000	10922 Parallel Pkwy	Homewood Suites (Plaza Speedway)	Commercial: Hotel
11/21/16	2,228,792	2100 Metropolitan Ave	Unified Govt.	Government: Police Dept. South Patrol Division Building
12/15/16	350,000	301 S 59th Ln	Woodland Lawn & Landscaping	Commercial: Warehouse
12/19/16	1,325,854	10041 Leavenworth Rd	Piper Heritage Veterinary	Commercial: Clinic
Sub-Total	\$176,278,833	21 Permits		

TABLE 3

2016 NON-RESIDENTIAL 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>
01/04/16	100,000	1418 Garfield Ave	Friends of Yates	Social: Bed Space for Domestic Violence Victims
01/12/16	110,000	5041 State Ave	Zo Tung Christian Church	Religious: Interior Remodel
01/22/16	340,000	3260 N 7th Tfwy	Blackjack Tire Supplies	Commercial: Warehouse / Office Remodel
02/26/16	277,000	111 S 72nd St	Galilee Missionary Baptist Church	Religious: Addition
02/02/16	97,000	1847 Village West Pkwy	Francesca's	Commercial: White Box Finish
02/03/16	215,000	1847 Village West Pkwy	Brooks Brothers	Commercial: White Box Finish
02/08/16	100,000	1843 Village West Pkwy	Converse	Commercial: Tenant Finish
02/10/16	420,000	9000 State Ave	Pendleton Dental Office	Commercial: Tenant Finish
02/17/16	75,000	1918 N 76th Dr	Legend Oaks Apartments	Commercial: Window/Slider Replacement (17-bldgs.)
02/19/16	254,000	1303 N 36th St	Iglesia Misionera	Religious: Change of Occupancy, From Education to Church
03/07/16	107,618	3359 Brinkerhoff Rd	Express Trucking	Commercial: Interior Office Remodel
03/09/16	76,613	1847 Village West Pkwy	Brooks Brothers	Commercial: Tenant Finish
03/10/16	704,661	712 State Ave	BHC Rhodes	Commercial: Tenant Finish
03/18/16	50,000	3918 Rainbow Blvd	Pita Pit	Commercial: Tenant Finish
03/21/16	70,000	1847 Village West Pkwy	Francesca's	Commercial: Tenant Finish
03/23/16	20,000	712 State Ave	BHC Rhodes	Commercial: White Box Finish
03/10/16	400,000	818 Ann Ave	Midland Care Connection	Commercial: Interior Remodel
03/30/16	4,343,200	1405 N 98th St	Dairy Farmers of America	Commercial: Interior Tenant Improvements
04/06/16	4,539,717	1841 Village West Pkwy	AMC Legends 14	Commercial: Interior Remodel
04/22/16	133,102	8132 Leavenworth Rd	KCK Police Department	Commercial: Tenant Finish
04/15/16	2,715,545	6925 Riverview Ave	Turner Woods	Commercial: Grading and Erosion
04/27/16	967,000	941 N 74th Dr	Mason Jar Restaurant	Commercial: Interior Remodel for Restaurant
05/02/16	71,370	1703 Village West Pkwy	Vision Works	Commercial: Tenant Finish
05/05/16	161,000	1703 Village West Pkwy	Noodles and Co.	Commercial: Tenant Finish
05/04/16	250,000	1847 Village West Pkwy	Victoria Secret	Commercial: Tenant Finish
05/11/16	57,871	1725 Meadowlark Ct	Stonehedge Townhomes	Commercial: Repair Fire Damage
05/27/16	215,000	3299 N 7th Tfwy	Braco Stone	Commercial: Ramp/Landing; Landscaping
05/06/16	162,332	508 Kansas Ave	El Pueblito Corporation	Commercial: Fire Damage Repair
05/16/16	211,204	2801 S 47th St	Shawnee Plaza (Bear Partners LLC)	Commercial: Remodel
06/08/16	4,913,000	1700 Kansas Ave	PQ Corporation	Commercial: Industrial Building
06/03/16	269,080	1847 Village West Pkwy	Tommy Hilfiger	Commercial: Interior Remodel
06/07/16	73,600	3400 Orville Ave	USD 500 - Frances Willard Elem.	Education: Interior Remodel, Kitchen
06/09/16	9,895,639	1500 N 90th St	U.S. Soccer (Coaches Develop. & Soccer Fields)	Commercial: Site Grading
07/07/16	134,000	223 N James St	UPS	Commercial: Maintenance Shop
07/12/16	95,000	10303 Leavenworth Rd	Minit Mart	Commercial: Interior Remodel
07/01/16	139,000	1703 Village West Pkwy	Pepper Jax	Commercial: Build Out, Exterior Changes
07/21/16	180,000	835 S Saint Paul St	Via Courier, Inc	Commercial: Interior Remodel, Parking/Loading Area
08/01/16	394,694	1136 Southwest Blvd	Rew Materials	Commercial: Addition
08/12/16	420,000	7120 Gibbs Rd	Dynasty Holdings	Recreation: Gym Expansion for Volleyball Training Facility

(continued)

TABLE 3

2016 NON-RESIDENTIAL 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>
08/01/16	65,000	1847 Village West	Pkwy Tommy Hilfiger	Commercial: Tenant Finish
08/11/16	239,087	777 Hollywood Casino	Blvd Hollywood Casino	Commercial: Poker Bar Remodel
08/24/16	924,023	800 Ann	Ave Unified Govt.	Commercial: Employee Health Center Interior Remodel
08/24/16	110,000	7706 Parallel	Pkwy I-Gurus	Commercial: Interior Remodel
08/26/16	233,700	4004 Rainbow	Blvd Burger King	Commercial: Exterior Finish Remodel
08/26/16	233,700	3610 State	Ave Burger King	Commercial: Exterior Finish Remodel
08/05/16	2,728,000	1108 County Line	Rd Worthing Place Apartments	Commercial: Deck Replacements on 11 Buildings
08/11/16	348,479	831 S 55th	St Turner Rec Commission	Commercial: Window & Door Replacement
08/12/16	54,472	312 N 65th	St City of Kansas City, Kansas	Commercial: Replace Damage Precast Panel
09/26/16	110,000	4051 West	Dr UMB Banc Leasing Corp.	Educational: Schlagle Library, Addition to Deck
09/09/16	54,000	7600 State	Ave Wyandotte Plaza	Commercial: White Box Finish
10/07/16	802,522	450 Funston	Rd Ergon Armor KC	Commercial: Warehouse Addition
10/05/16	149,871	8911 State	Ave Adams Dental Group	Commercial: Interior Remodel
10/05/16	247,878	10940 Parallel	Pkwy Roth Orthodontics	Commercial: Interior Remodel
10/07/16	135,000	1212 W Cambridge Circle	Dr GFI Digital	Commercial: Interior Remodel
10/11/16	200,000	4515 Kansas	Ave BNSF	Commercial: Restroom Remodel
10/13/16	100,000	7750 State	Ave Planet Sub (Wyandotte Plaza)	Commercial: Interior Tenant Finish
10/24/16	140,175	151 S 18th	St Wing Stop	Commercial: Interior Remodel
10/11/16	80,000	4501 Kansas	Ave BNSF	Commercial: ADA Ramp
10/27/16	73,987	3730 Bryant	Cir Bryant Manor Apartments	Commercial: Fire Damage Repair (all 9 units in bldg.)
11/15/16	210,000	1109 S 12th	St Kansas City Terminal Railway Co.	Commercial: Rail Building Addition
11/16/16	64,000	3100 Brinkerhoff	Rd Atlantic Avenue Associates	Commercial: Interior Demo & New Office Tenant Finish
11/18/16	200,000	431 S 62nd	St Hart Industrial Park	Commercial: Tenant Finish - Warehouse Office
11/04/16	9,895,539	1805 N 98th	St US Soccer - National Training & Coaches Develop.	Commercial: Site Finishes & Other Misc. Improvements
11/18/16	805,000	10000 Lafayette	Ave Legends Auto Mall	Commercial: Mass Grading & Retaining Wall
12/05/16	185,000	539 S 10th	St Garsite	Commercial: Breakroom Addition
12/14/16	1,080,000	400 Shawnee	Ave Central States	Commercial: Building Addition
12/07/16	90,000	19 Elmwood	Ave Planet Aide	Commercial: Construct Office Inside Warehouse
12/23/16	250,000	631 Central	Ave Burger-To-Go	Commercial: Restaurant Addition
12/01/16	300,645	2852 W 47th	Ave Davita Dialysis	Commercial: Interior Remodel
Sub-Total	\$53,868,324	69 Permits		

TABLE 3

2016 NON-RESIDENTIAL 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>
01/25/16	250,000	1720 N 100th	Terr Legends Auto Plaza	Commercial: Pylon Sign for Auto Plaza
01/29/16	110,902	5th & Cleveland	Unified Government	Recreation: Futsal Courts at Garland Park
02/10/16	105,483	1400 S 24th	St Unified Government	Recreation: Futsal Courts at Vega Field
03/31/16	300,000	1610 N 8th	St USD 500	Education: Modular Classrooms
03/14/16	70,000	555 N 78th	St QuikTrip	Commercial: Parking Lot Addition
05/18/16	58,914	1725 Merriam	Ln House of Rocks	Commercial: Bldg. for Rock Cutting Machine
06/29/16	912,130	4420 N 107th	St USD 203	Education: Modular Classrooms
07/21/16	150,000	6126 Parallel	Pkwy USD 500	Transportation: Bus Canopy
08/18/16	3,000,000	4303 Speaker	Rd Geiger Ready Mix	Commercial: Aggregate Storage Bldg. & Delivery System
08/05/16	706,072	223 N James	St UPS	Commercial: Install Compressed Natural Gas Fueling Station (no building)
08/15/16	100,000	548 S Coy	St HOA Volleyball	Recreation: Parking Lot Improvements
08/30/16	750,000	4303 Speaker	Rd Geiger Ready Mix	Commercial: Site 3 Construction
09/13/16	150,000	11300 Kimball	Ave Piper Landing LLC	Recreation: Piper Landing Pool/Pool House
09/07/16	77,446	5050 Kansas	Ave Brancato Reality (for All Seasons)	Commercial: Parking Lot
09/29/16	1,400,000	8501 Gibbs	Rd Morton Auto Auction	Commercial: Auction Parking Lot
10/27/16	74,209	213 Central	Ave Mid-South Milling	Commercial: Above Ground Storage Tank (Diesel Fuel)
Sub-Total	8,215,155	16 Permits		
OVERALL TOTAL	\$238,362,312	106 Permits		