

# Memorandum

## City of Lawrence

### Planning & Development Services

TO: Thomas M. Markus, City Manager  
 FROM: Barry Walthall, Building Codes Manager  
 CC: Scott McCullough, Planning & Development Services Director  
 Kurt Schroeder, Asst. Director, Development Services  
 Date: October 31, 2018  
 RE: September 2018 Monthly Permit Reports

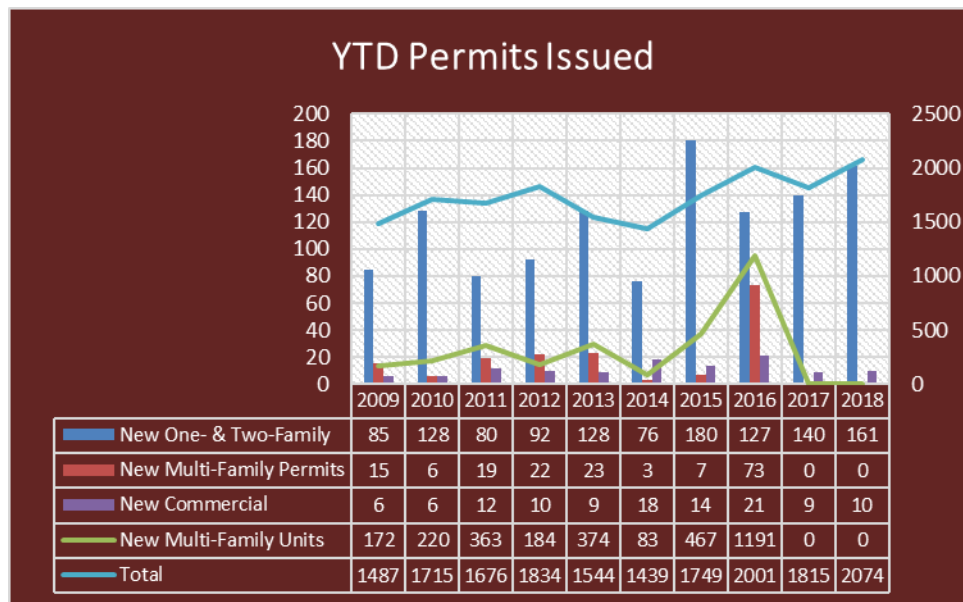
The Building Safety Division issued 220 building permits in September, with total construction for the month valued at \$11,863,759. Total permit fees assessed for the month were \$77,987, and total review fees assessed were \$6,577. Permits were issued for 11 new residential projects, including ten (10) single-family dwellings and one (1) duplex.

Comparison to the previous five (5) years for monthly and year-to-date statistics for number and valuation of new construction and city project building permits issued; total number and valuation for all building permits issued; and total building permit and plan review fees collected will be tracked throughout 2018 in the following table<sup>1</sup>.

Permits Issued	2013	2014	2015	2016	2017	2018
New One- & Two-Family, September	8	11	11	5	23	11
New One- & Two-Family (YTD)	128	76	180	127	140	161
New Multi-Family, September	0	0	0	33	0	0
New Multi-Family (YTD)	23	3	7	73	0	0
New Multi-Family, # Units, September	0	0	0	762	0	0
New Multi-Family, # Units (YTD)	374	83	467	1191	0	0
New Commercial, September	1	5	0	2	2	2
New Commercial (YTD)	9	18	14	21	9	10
City Projects, September	4	40	25	28	26	35
City Projects (YTD)	25	83	225	266	226	237
Total, September	148	198	194	230	186	220
Total (YTD)	1,544	1,439	1,749	2,001	1,815	2,074
Valuation	2013	2014	2015	2016	2017	2018
New Residential, September	\$2,413,316	\$2,635,000	\$2,563,675	\$41,774,669	\$8,489,297	\$3,748,740
New Residential (YTD)	\$48,399,754	\$27,637,154	\$125,447,691	\$114,000,163	\$47,453,817	\$47,146,698
New Commercial, September	\$800,000	\$11,098,242	\$0	\$625,000	\$4,313,000	\$2,318,000.00
New Commercial (YTD)	\$49,927,401	\$25,220,632	\$32,185,000	\$30,946,779	\$19,895,416	\$25,125,430
City Projects, September	\$638,733	\$177,930	\$478,166	\$255,862	\$4,391,630	\$988,071
City Projects (YTD)	\$29,605,160	\$11,959,743	\$28,828,782	\$24,055,692	\$10,802,918	\$13,832,319
Total, September	\$5,463,587	\$17,158,915	\$7,124,738	\$45,200,247	\$19,290,843	\$11,863,759
Total (YTD)	\$152,965,584	\$78,374,645	\$194,472,682	\$190,537,802	\$115,444,181	\$137,667,062
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, September	\$41,806	\$96,771	\$51,291	\$246,212	\$107,152	\$77,987
Permit Fees (YTD)	\$705,169	\$499,264	\$821,589	\$1,091,360	\$744,767	\$816,073
Review Fees, September	\$0	\$0	\$0	\$0	\$4,759	\$6,577
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$41,373	\$59,440
Total Fees, September	\$41,806	\$96,771	\$51,291	\$246,212	\$111,911	\$84,564
Total Fees (YTD)	\$705,169	\$499,264	\$821,589	\$1,091,360	\$786,141	\$875,513

<sup>1</sup> Values in the table for valuation and fees are rounded to nearest dollar.

In addition to tracking the above statistics, the chart below tracks and compares the numbers of permits issued year-to-date over the last 10 years, for new one- and two-family dwellings, new multi-family dwellings, new commercial buildings, and the total number of permits issued.



Permits were issued for 35 City projects in September, including tenant renovations for Municipal Court and Planning and Development Services at 1 Riverfront Plaza, Suites 310 and 320, valued at \$762,700; construction of a storage building at the Wakarusa Wastewater Treatment Plant at 2300 E 41<sup>st</sup> Street, valued at \$99,000; 16 projects by the Lawrence Douglas County Housing Authority to replace heating and/or air conditioning equipment at various locations with valuation totaling \$69,601; and 17 inflow and infiltration program projects by the Municipal Services and Operations Department at various locations with valuation totaling \$56,7770.

The largest projects for the month were for construction of a parking structure for the Hawker apartment project at 1011 Missouri Street, valued at \$2,100,000; and for construction of a new clubhouse for the Collegiate student housing project at 3345 Magnolia Circle, valued at \$2,050,000.

These statistics are of interest in tracking construction activity in the community, but only partially tell the story for staff workload and performance. Staff has established performance goals of completing "initial" reviews for residential permits within five (5) business days and for commercial permits within 15 business days of the application date. An initial review is a comprehensive first review of an application and plans for a building project, and may include review work performed by staff from Planning and Development Services, Fire and Medical, Utilities and Public Works Departments, as well as other relevant review agencies (depending on the nature and scope of the project). Initial and subsequent reviews and comments are tracked in the Innoprise permit tracking system from which reports may be extracted. Development Services staff is responsible for coordinating review work and disseminating review comments to applicants.

During the 2017 calendar year, staff achieved these goals for 94.3% of all residential permits with an average review time of 2.7 days; and 85.9% of all commercial permits with an average review time of 7.9 days. For comparison, the following table provides data from 2014 (the first full calendar year for which data is available) as well as 2018 year-to-date performance.

Year	Residential %	Residential Average (# of Days)	Commercial %	Commercial Average (# of Days)
2018 (YTD)	94.7%	2.6	80.7%	9.0
2017	94.3%	2.7	85.9%	7.9
2016	96.5%	2.3	91.6%	7.3
2015	94.7%	2.6	88.8%	7.9
2014	95.5%	2.5	96.0%	6.2

In September, staff completed 99 of 109 residential reviews within five (5) business days (90.8%), and 125 of 141 commercial reviews within 15 business days (88.6%). The following table tracks performance in meeting these objectives.

	Residential Permits				Commercial Permits			
	Total Number of Reviews	Number of Reviews Completed within 5 Business Days	Average Review Time (Days)	Percent of Reviews Completed within 5 Business Days	Total Number of Reviews	Number of Reviews Completed within 15 Business Days	Average Review Time (Days)	Percent of Reviews Completed within 15 Business Days
Jan	95	81	2.9	85.2%	69	69	4.5	100%
Feb	84	83	2.5	98.8%	61	61	4.4	100%
Mar	112	109	2.1	97.3%	135	132	5.4	97.7%
Apr	144	144	2.7	100%	180	156	7.5	86.6%
May	243	233	2.0	95.8%	209	156	8.4	74.6%
June	153	151	3.1	98.6%	193	168	9.0	87.0%
July	99	99	2.1	100%	153	91	14.1	59.5%
Aug	149	126	3.4	84.6%	171	101	14.0	59.1%
Sept	109	99	3.2	90.8%	141	125	7.9	88.6%
Oct								
Nov								
Dec								
<b>YTD</b>	<b>1188</b>	<b>1125</b>	<b>2.6</b>	<b>94.7%</b>	<b>1313</b>	<b>1060</b>	<b>9.0</b>	<b>80.7%</b>

Permit reports for September are attached.

**Top Projects for 2018:**

<b>Rank</b>	<b>Construction Valuation</b>	<b>Project Description</b>
<b>1</b>	\$12,921,829	Free State High School addition and alterations, 4700 Overland Drive
<b>2</b>	\$6,653,769	The Collegiate at Lawrence multi-family development, 1601 W. 33 <sup>rd</sup> Street
<b>3</b>	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
<b>4</b>	\$5,900,000	Lawrence Humane Society, 1805 E 19 <sup>th</sup> Street
<b>5</b>	\$5,493,715	Fire Station #1 addition and renovations, 746 Kentucky Street
<b>6</b>	\$4,800,000	Plastikon Healthcare addition and renovations, 3780 Greenway Circle
<b>7</b>	\$3,763,430	Tommy Car Wash Systems, 3900 W. 6 <sup>th</sup> Street
<b>8</b>	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
<b>9</b>	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
<b>10</b>	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
<b>11</b>	\$2,100,000	Hawker Apartments, 1011 Missouri Street
<b>12</b>	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
<b>13</b>	\$1,759,584	Santa Fe Station preservation project, 413 E 7 <sup>th</sup> Street
<b>14</b>	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
<b>15</b>	\$1,370,362	Dillon's renovation, 1015 W 23 <sup>rd</sup> Street
<b>16</b>	\$1,200,000	LMH Cath Lab Imaging Suite renovation, 325 Maine Street
<b>16</b>	\$1,200,000	Single-family Dwelling, 104 Wilderness Way
<b>18</b>	\$1,044,000	Free State Dental, 4111 W 6 <sup>th</sup> Street
<b>19</b>	\$1,000,000	Single-family Dwelling, 125 N. Running Ridge Road