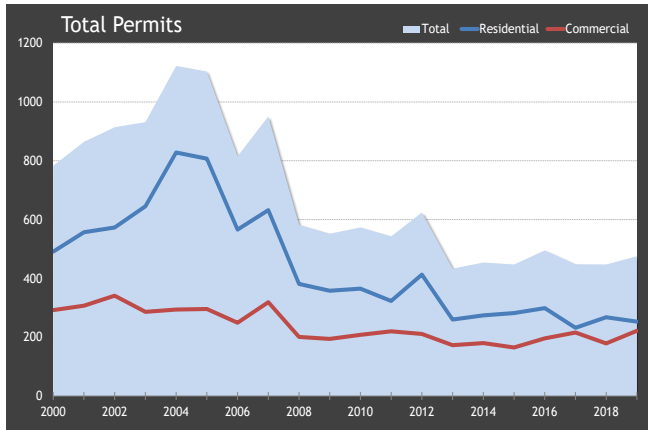




Development & Growth Management Report

Residential & Commercial Growth



The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing 2018 to 2019, **total building permits** increased 6.3% (475 vs 447). **Residential permits** decreased 5.6% (253 vs 268) as compared to an increase of 24% (222 vs. 179) in the total number of **commercial permits**.

In addition, both building square footage and building value can be evaluated to better understand the scale of investment the City of Topeka experienced in 2019.

In 2019, **building square footage** increased by 114% compared to 2018, (4,066,748 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** increased by 107% (\$215,260,918 vs. \$103,795,760).

The table below shows the **Top 10 Permits** by valuation for the year of 2019.

2019

Building Permits

↑ 6.3%

Sq. Ft.

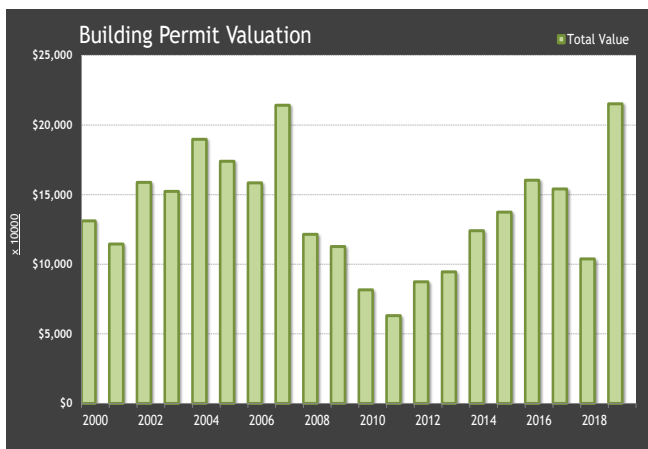
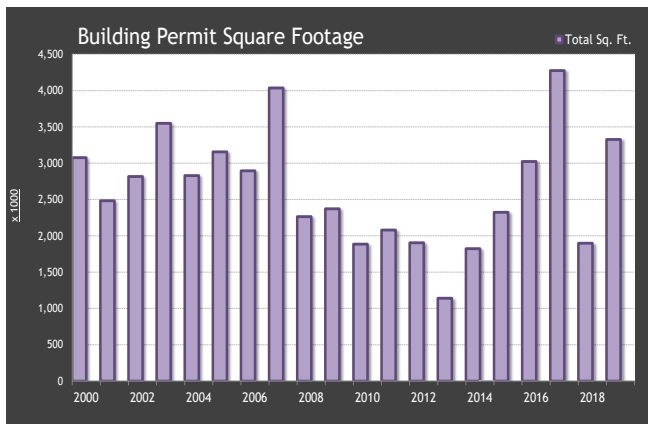
↑ 114%

Value

↑ 107%

Housing Units

↓ 6.6%



* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

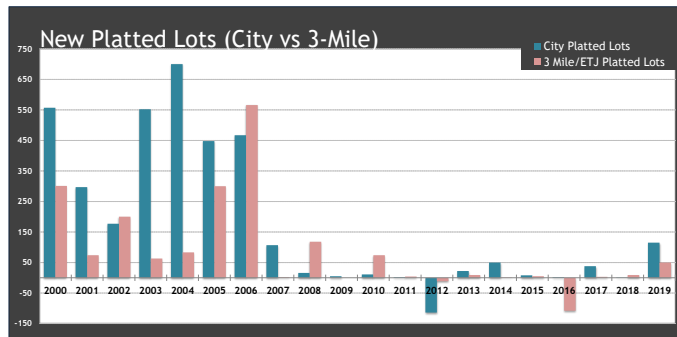
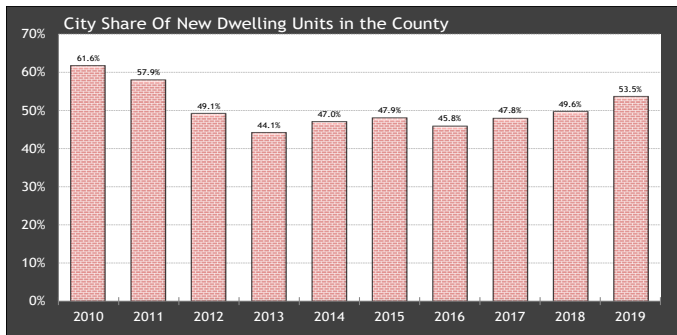
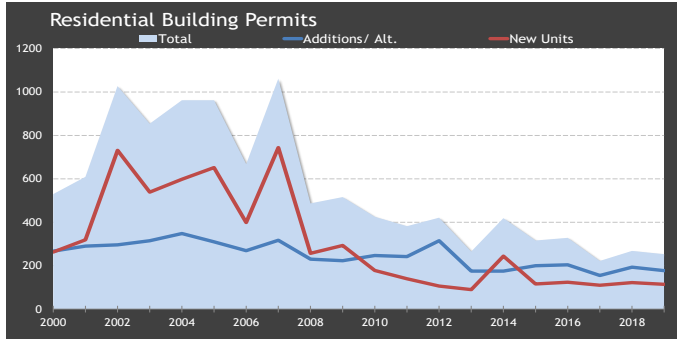
TOP 10 PERMITS FOR 2019

1 EXPOCENTRE DR	LONDON AREAN / EXPOSITION HALL	\$22,181,482
1785 SW DUROW DR	WASHBURN UNIV - INDOOR ATHLETIC FACILITY	\$16,227,650
4236 SW KIRKLAWN AVE	FRITO LAY ASRS	\$10,876,492
5820 SW 6TH AVE	SUNFLOWER FOUNDATION	\$9,905,000
2745 SW FAIRLAWN RD	MARRIOTT SPRINGHILL SUITES - WHEATFIELD	\$9,050,448
1740 SW WANAMAKER RD	WANAMAKER HILLS SHOPPING DEVELOPMENT	\$7,573,000
5116 SW WENGER ST	FEDEX FREIGHT	\$7,545,607
3035 SW TOPEKA BLVD	COREFIRST BANK	\$7,000,000
6135 SW 17TH ST	TOPEKA ER AND HOSPITAL	\$6,500,000
2829 SW FAIRLAWN RD	B & B THEATERS - WHEATFIELD VILLAGE	\$6,000,000



2019 ANNUAL

Residential Growth



The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. The number of **new residential building permits** (by units) decreased 6.6% from 2018 (114 vs 122). Additions and alterations decreased by 8.3% from 2018 to 2019 (177 vs 193).

In order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP) Planning & Development tracks the **number and location of new residential dwelling units** created within Topeka (City), the Urban Growth Area (UGA), Topeka's Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County.

The **City's share of new dwelling units** compared to all of **Shawnee County** was 53.5% through 2019 (114 out of 213 units) compared to 50% in 2018.

Additionally, the Planning Department tracks the **number of new residential platted lots** created within Topeka and the 3-mile ETJ. Residential platted lots within city boundaries increased at nearly double the rate of those located in the 3-mile ETJ demonstrating policies implemented in 2015 continue to limit residential lot creation outside of the city.

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has

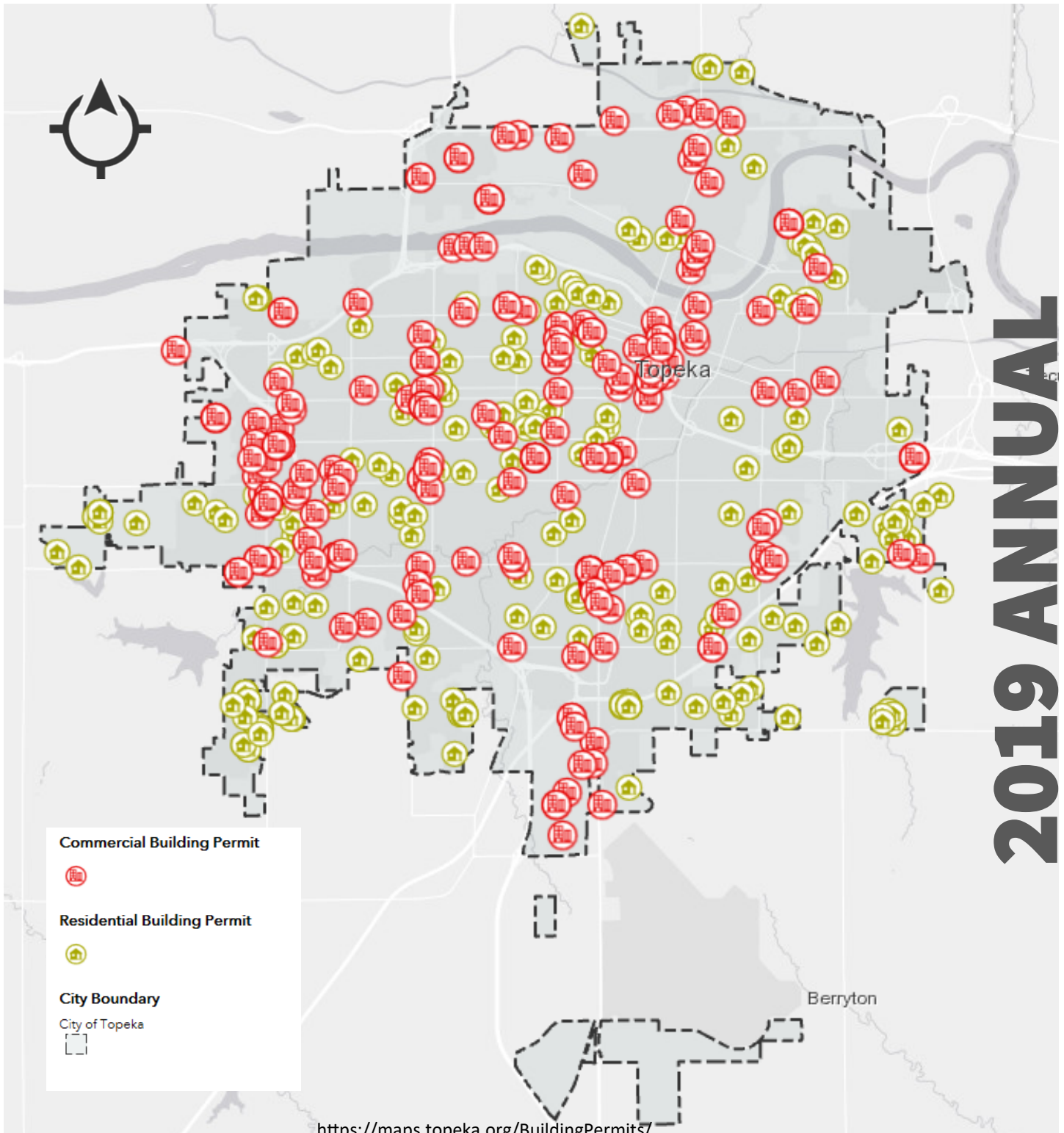
a sufficient supply of BPVL's through the fourth quarter of 2019 to accommodate 8.36 years of housing growth for new single-two-family dwellings. There are also 1,173 platted vacant lots without street access or approved benefit districts. Those lots represent an additional 15.5 years of housing growth for new single/two-family dwellings.

Buildable, Prime Vacant Lots/Units in the City				
Year	4th Qt. 2019	1st Qt. 2020	2nd Qt. 2020	3rd Qt. 2020
Beginning Balance	647	631	-	-
Net New Lots	0	-	-	-
Building Permits	16	-	-	-
Ending BPVL Balance	631	-	-	-
2-yr avg single/two family bldg permits	75.5/yr	75.5/yr	75.5/yr	75.5/yr
BPVL housing growth supply	8.36 years	-	-	-



2019 ANNUAL

Building Permits



2019 ANNUAL

3-Mile ETJ, UGA, and City Boundary New Housing Units – 2019

