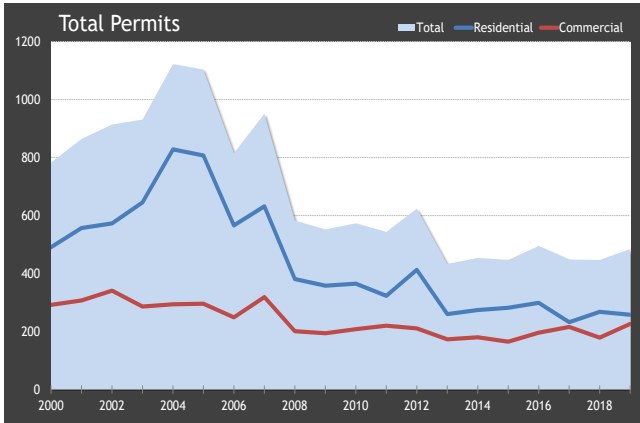




# Development & Growth Management Report

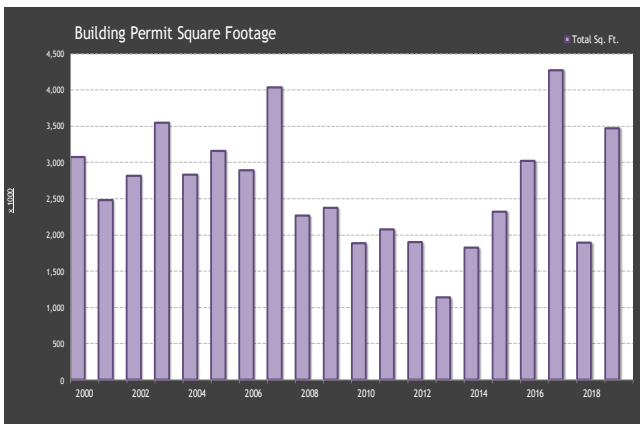
## Residential & Commercial Growth



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

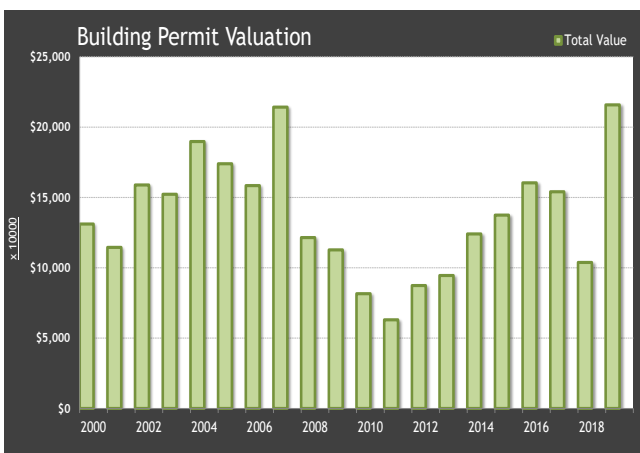
Total building permits issued is an indicator of development activity. Comparing 2018 to 2019, **total building permits** are projected to increase 9% (485 vs 447) by the end of the year. **Residential permits** are projected to decrease 4% (258 vs 268) as compared to an increase of 27% (227 vs. 179) in the total number of **commercial permits**.

“ Both building square footage and building value can be used to better understand the scale of investment per building permit issued within the City of Topeka. ”



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

Through 2019, **building square footage** is expected to increase by 83% compared to 2018, (3,479,058 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** is expected to increase by 108% (\$215,960,541 vs. \$103,795,760). The table below shows the **Top 10 Permits** by valuation for the month of August.



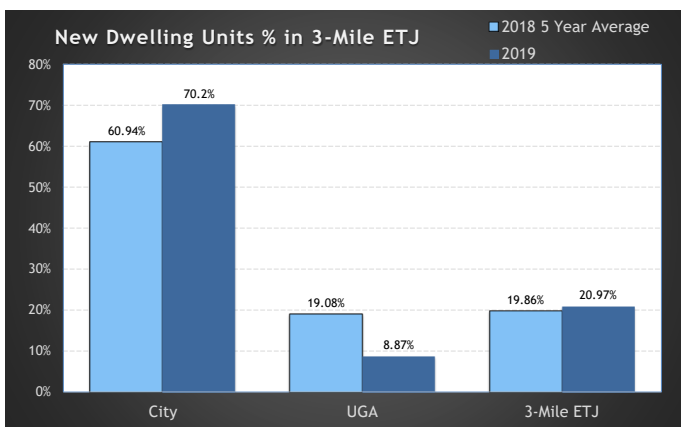
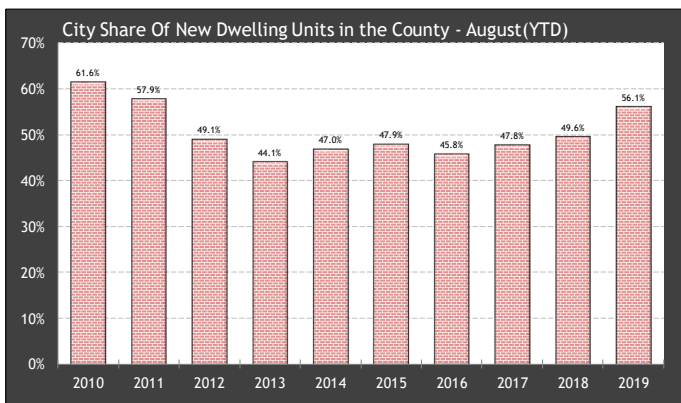
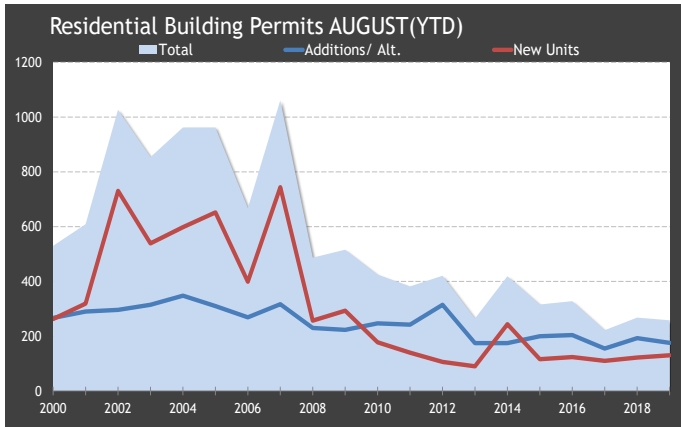
\* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

### TOP 10 PERMITS – AUGUST\*

3117 SW TOPEKA BLVD	MCDONALDS REBUILD	\$2,359,640
2931 SW VILLA WEST DR	SW VILLA WEST PROFESSIONAL OFFICES SHELL	\$1,000,000
1740 SW WANAMAKER RD	ULTA BEAUTY	\$485,000
1515 SW 10TH AVE	TSCPL ALICE C SABITINI GALLERY	\$445,600
2903 SW TOPEKA BLVD	HOLIDAY SQUARE BUILDING A	\$350,000
1115 NE POPLAR ST	RETAINING WALL—OAKLAND WWTP SOUTH HEADWORKS	\$311,622
719 S KANSAS AVE	CROSBY BUILDING, 2ND FLOOR REMODEL	\$300,000
3629 SW SPRING HILL DR	LOT 3, BLOCK A, WINDMAR ESTATES SUB	\$270,000
1205 SW 29TH ST	BREWSTER CULTURAL ART CENTER ELEVATORS	\$222,000
1740 SW WANAMAKER RD	OLD NAVY LANDLORD FINISH	\$200,000

AUGUST 2019

# 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. Residential building permit data is presented from 2000 through 2019. Using year-to-date permit data, residential permits are projected for 2019. The number of **new residential building permits** (by units) is projected to increase by 7% from 2018 (131 vs 122). Additions and alterations are expected to decrease by 9% from 2018 to 2019.

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.

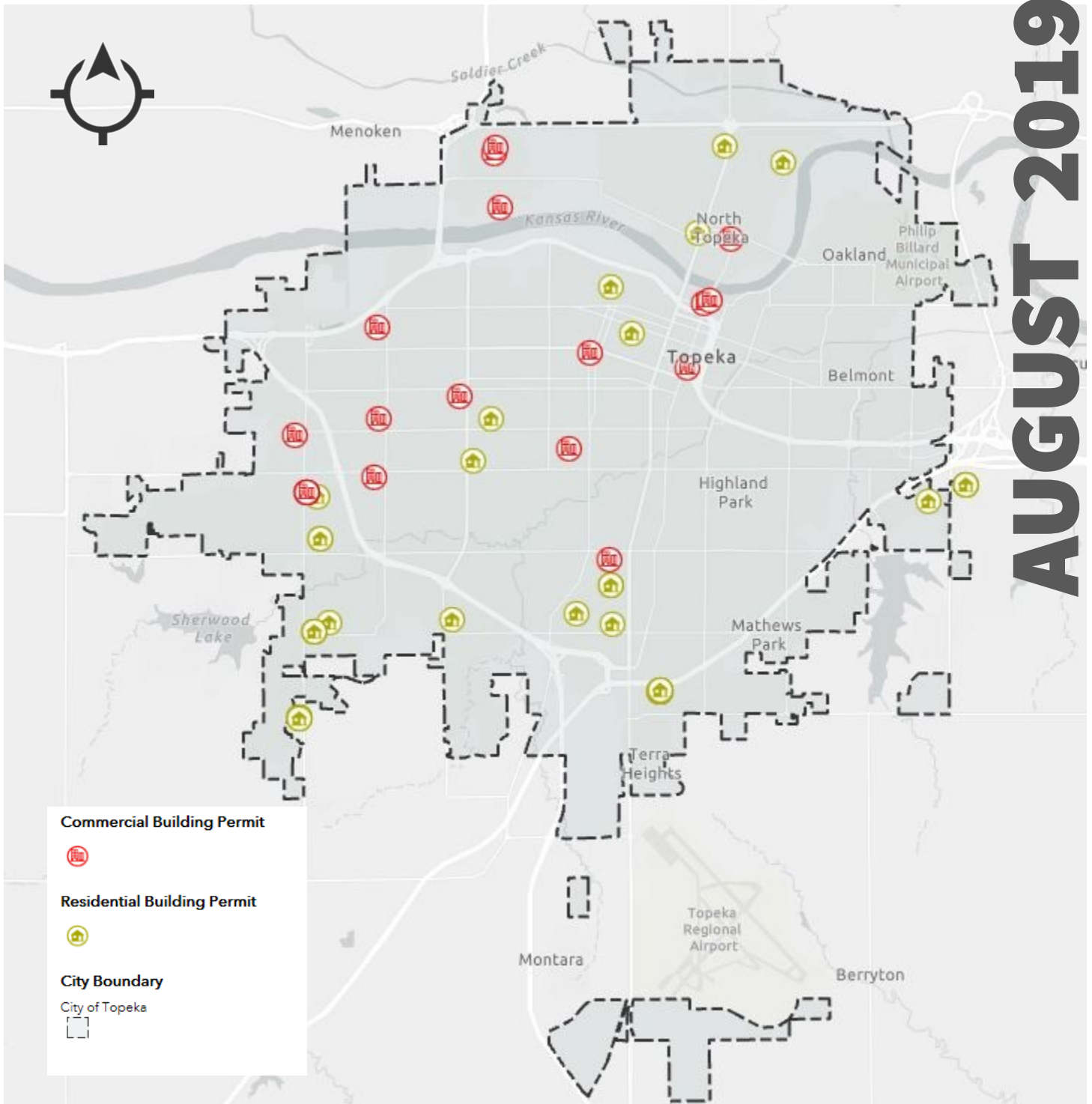
The **City's share of new dwelling units** compared to all of **Shawnee County** was 56% through August 2019 (87 out of 155 units) compared to 50% in 2018.

The **City's share of new dwelling units** within the **3-Mile ETJ** through August 2019 has increased 9% compared to the five year average (61% vs.70%). In that same period, the **UGA's share of new dwelling units** has dropped 10% (19% vs. 9%). While the **3-Mile ETJ's share of new dwelling units** has shown little change compared to the five year average (20% vs. 21%).



AUGUST 2019

# Building Permits



**AUGUST 2019**