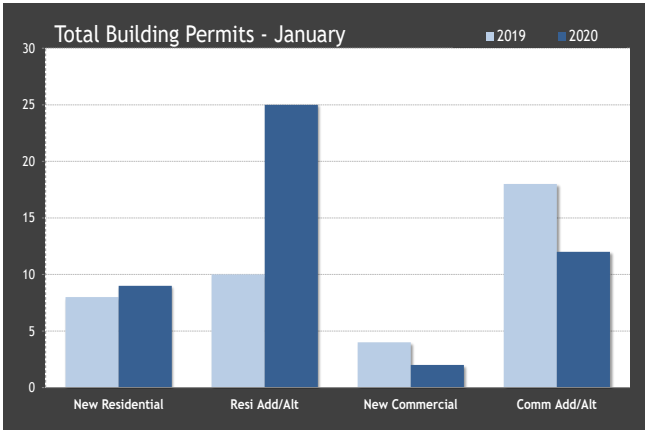




Development & Growth Management Report

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 January 2019 to January 2020, **total building permits** increased 20% (40 vs 48). **Residential permits** increased 88% (18 vs 34) as compared to an decrease of 36.4% (22 vs. 14) in the total number of **commercial permits**.

JANUARY

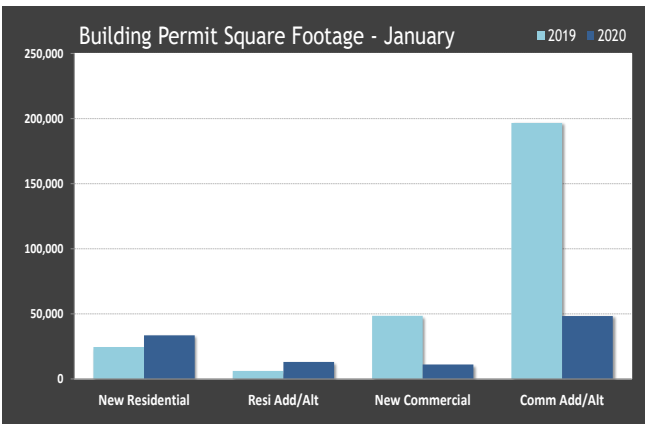
Building Permits

48

Sq. Ft.
105,982

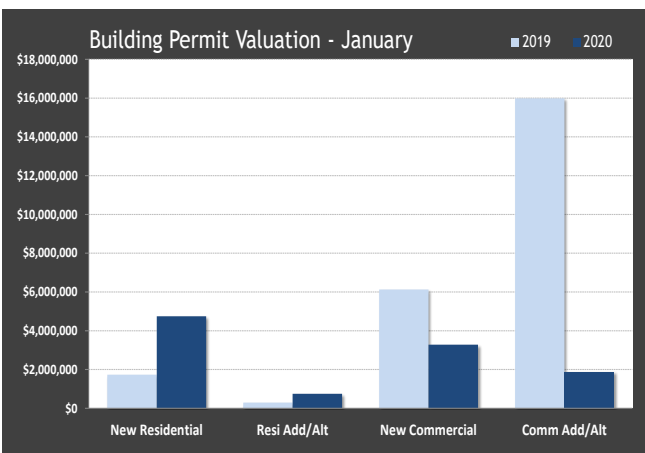
Value
\$10,641,512

Housing Units
11



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

Comparing January 2019 to January 2020, **building square footage** decreased by 61.6% (275,680 sq. ft. vs. 105,982 sq. ft.). The **value of building permits** decreased by 55.9% (\$24,133,466 vs. \$10,641,512). The table below shows the **Top 10 Permits** by valuation for the January 2020.



TOP 10 PERMITS - JANUARY*

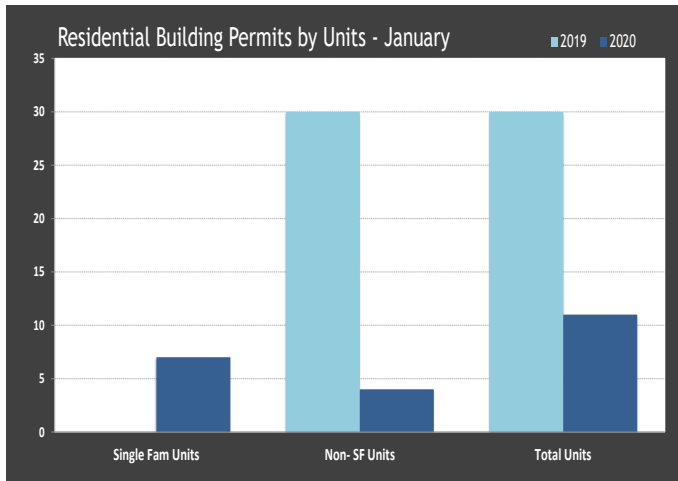
5127 SW WANAMAKER RD	LOT 1+ BLOCK A, AFC SUBDIVISION	\$2,847,000
320 NE CRANE ST	HILLS PETS NUTRITION WW TREATMENT PLANT	\$2,828,802
3308 SE 44TH ST	LOT 12, BLOCK A, ROCKFIRE AT THE LAKE #2	\$501,500
1035 SW WANAMAKER RD	CULVERS RESTAURANT	\$450,000
1100 SE RICE RD	EVOLUTION GYMNASTICS, TUMBLING & CHEER	\$400,000
1137 SW NEW FOREST DR	LOT 43,BLOCK A, MCFARLAND FARMS NO 4	\$280,069
2655 SW WANAMAKER RD	BUSSARD OFFICE BUILDING ADDITIONS	\$247,000
1515 SW 10TH AVE	TSCPL - TECHNICAL SERVICES DEPARTMENT	\$244,700
2655 SW WANAMAKER RD	BUSSARD OFFICE BUILDING ADDITIONS	\$240,000
2515 SE NEPTUNE CT	LOT 16, BLOCK F, AQUARIAN ACRES SUB NO 9	\$234,600

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



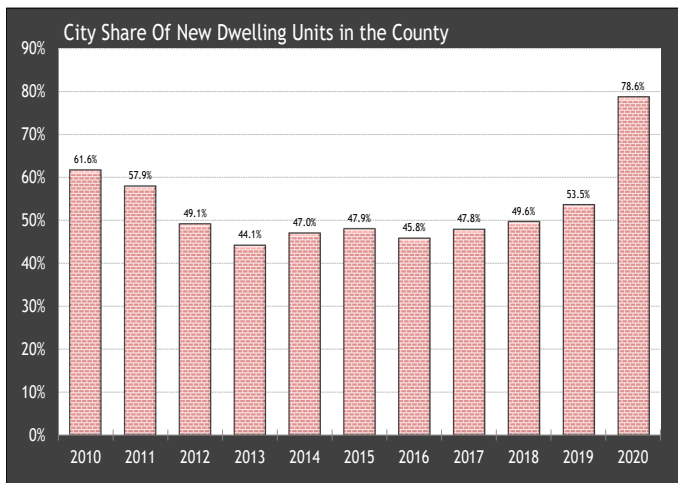
JANUARY 2020

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**, when comparing January 2019 to January 2020, (by units) decreased 63.3% from (30 vs 11). Additions and alterations increased by 150% from January 2019 to January 2020 (10 vs 25).

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 78.6% through January 2020 (11 out of 14 units) compared to 53.5% in 2019.

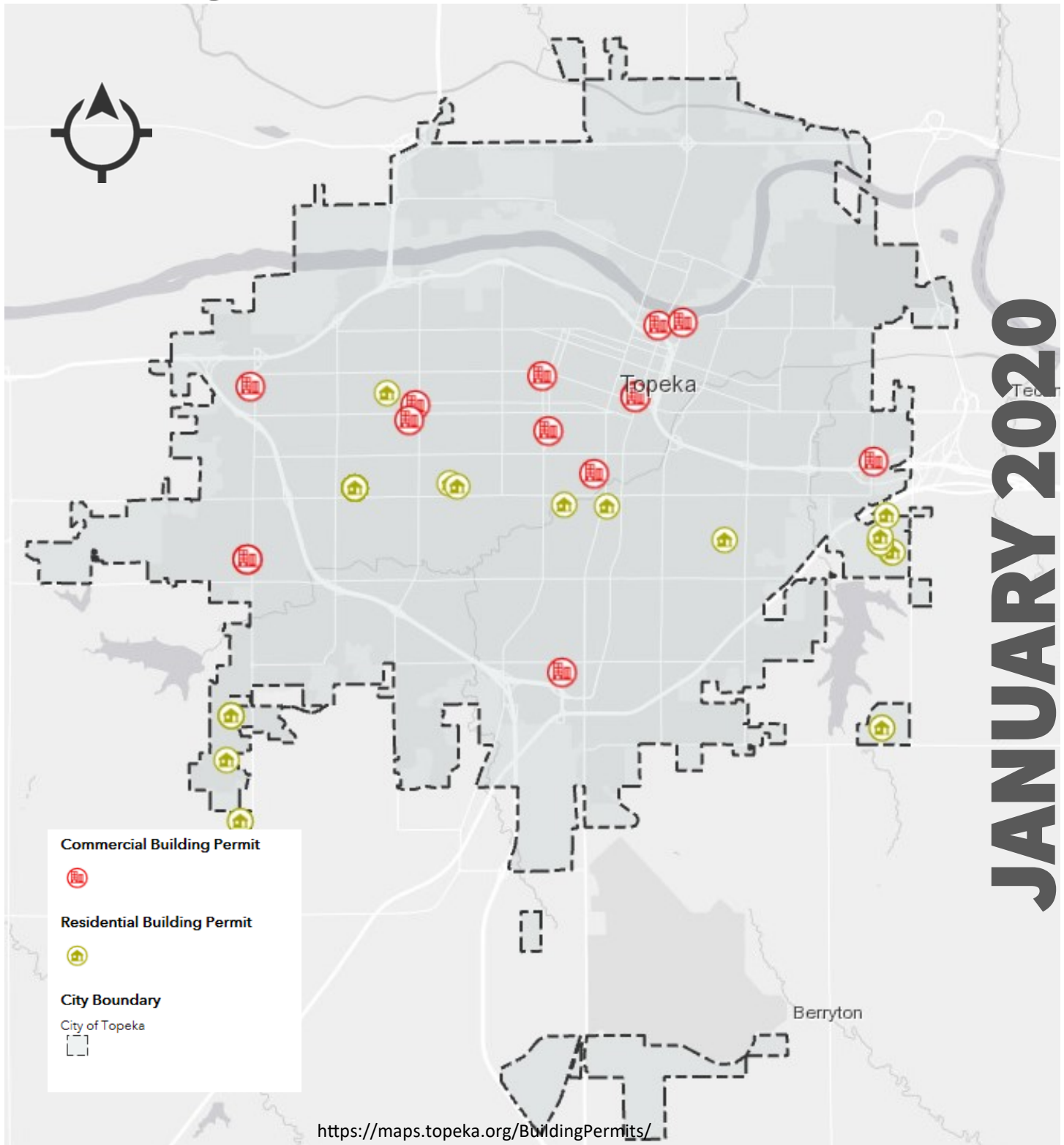
Additionally, the Planning Department tracks the **number of new residential platted lots** created within Topeka and the 3-mile ETJ. Residential platted lots within city boundaries increased at nearly double the rate of those located in the 3-mile ETJ demonstrating policies implemented in 2015 continue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





JANUARY 2020

Building Permits





JANUARY 2020

3-Mile ETJ, UGA, and City Boundary New Housing Units – January 2020

