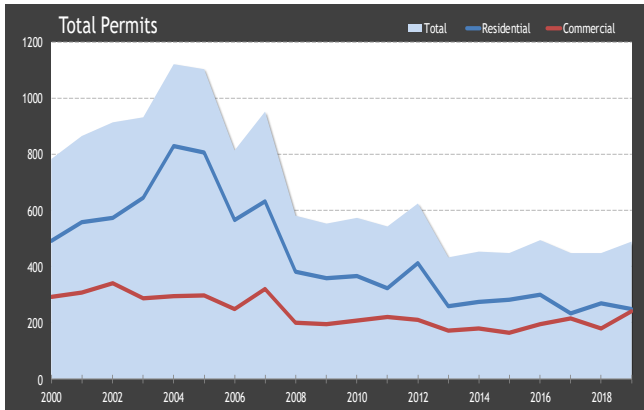




Development & Growth Management Report

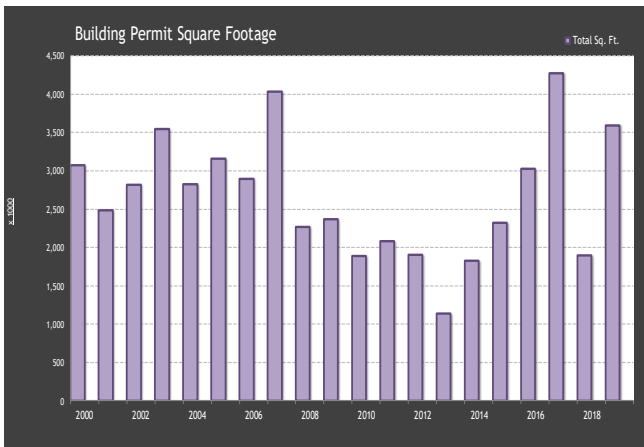
Residential & Commercial Growth



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% (489 vs 447) by the end of the year. **Residential permits** are projected to decrease 3% (261 vs 268) as compared to an increase of 27% (228 vs. 179) in the total number of **commercial permits**.

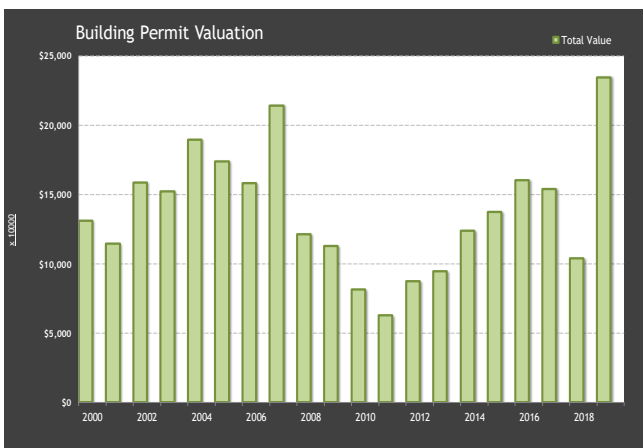
“ Both building square footage and building value can be used to better understand the scale of investment per building permit issued within the City of Topeka. ”



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 89% compared to 2018, (3,593,827 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** is expected to increase by 126%

(\$234,410,796 vs. \$103,795,760). The table below shows the **Top 10 Permits** by valuation for the month of July.



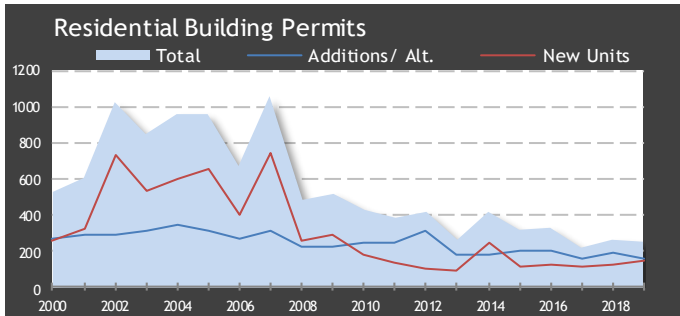
TOP 10 PERMITS – JULY*		
1785 SW DUROW DR	WASHBURN UNIV-INDOOR ATHLETIC FACILITY	\$16,227,650
1 EXPOCENTRE DR	EXPOSITION HALL—KANSAS EXPOCENTRE	\$7,750,086
6135 SW 17TH ST	TOPEKA ER AND HOSPITAL	\$6,500,000
1 EXPOCENTRE DR	LANDON ARENA—KANSAS EXPOCENTRE	\$5,191,320
3251 NW LOWER SILVER LAKE	GLOBAL GRAIN—PHASE 2—SILOS	\$1,520,741
621 SE SWYGART ST	MI PUEBLITO MARKET	\$500,000
3245 NW WATER WORKS DR	WATER TREATMENT PLANT EAST FILTER REHAB	\$466,400
1850 SW JEWELL AVE	HENDERSON HALL FIRST FLOOR	\$335,000
3105 SE PECK RD	SHAWNEE WOODS SUB	\$300,000
3251 NW LOWER SILVER LAKE	GLOBAL GRAIN—PHASE 2— SILOS	\$239,600

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

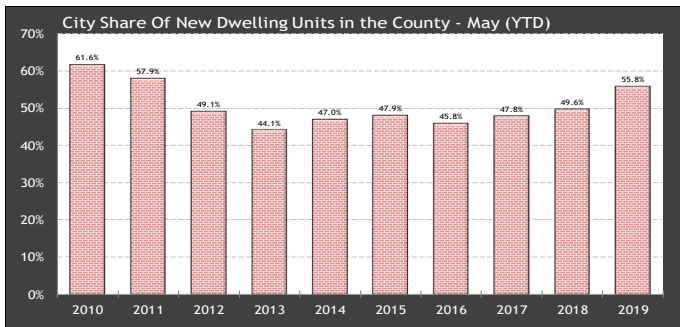


JULY 2019

Residential Growth

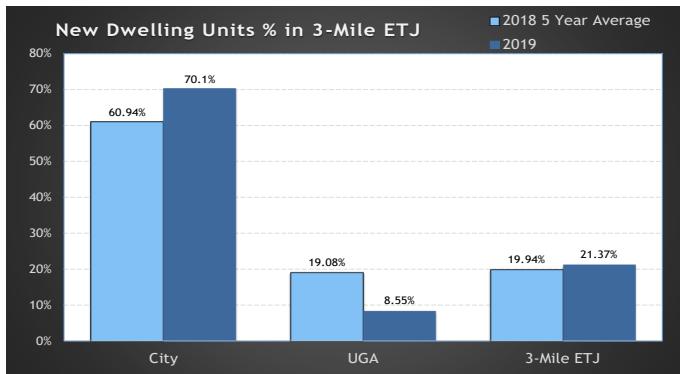


The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. Residential building permit data is presented from 2000 through 2019. Using year-to-date permit data, residential permits are projected for 2019. The number of **new residential building permits** (by units) is projected to increase by 16% from 2018 (141 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 July 2019 (82 out of 147 units) compared to 50% in 2018.



The **City's share of new dwelling units** within the **3-Mile ETJ** through June 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. 21.3%).

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 at the end of the second quarter of 2019 to accommodate 11.7 years of housing growth for new single-two-family dwellings. Lauren's Bay accounts for 204 BPVL's or 2.7 years of inventory.

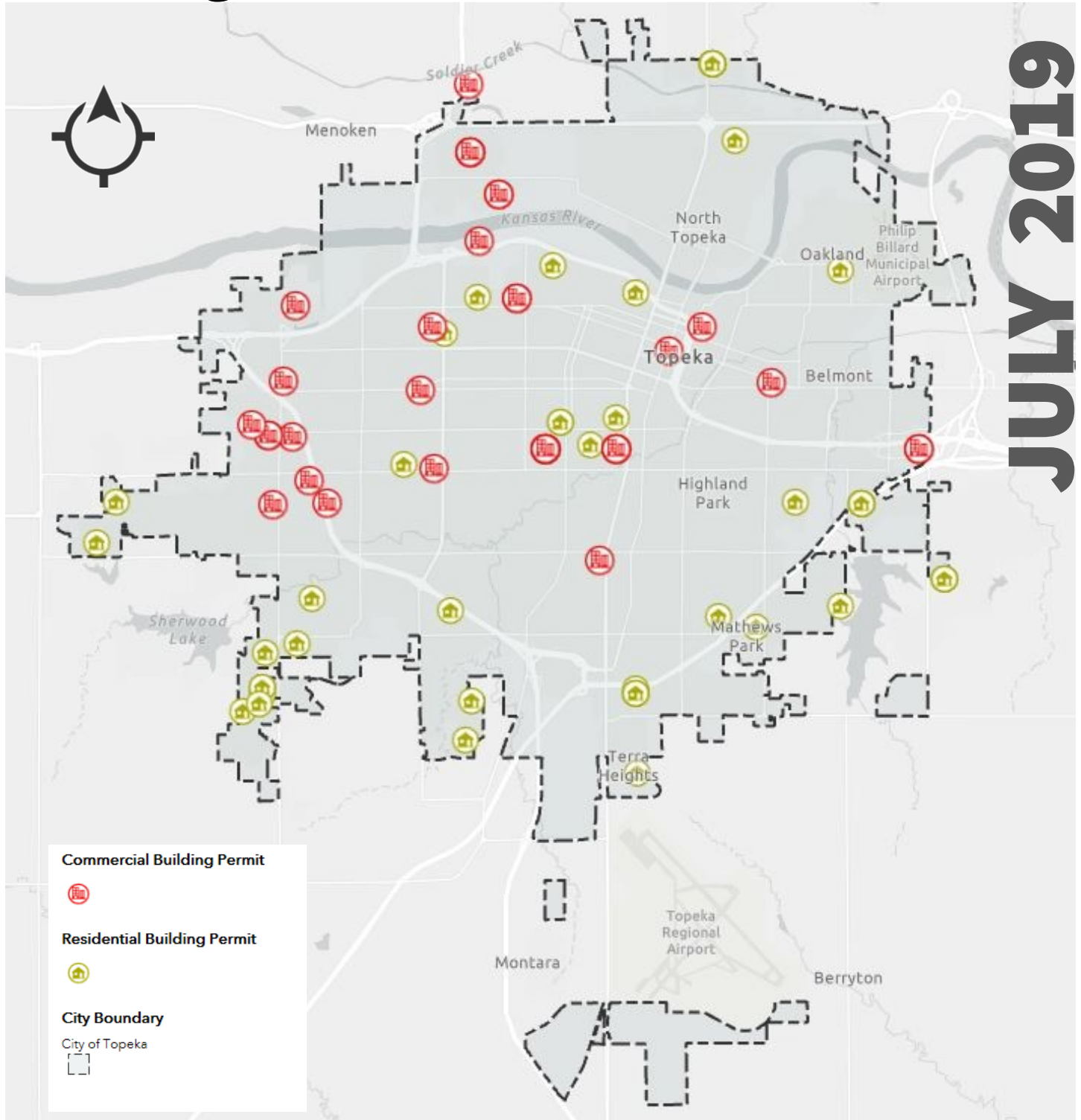
Buildable, Prime Vacant Lots/Units in the City				
Year	1st Qt. 2019	2nd Qt. 2019	3rd Qt. 2019	4th Qt. 2019
Beginning Balance	913	909	-	-
Net New Lots	0	0	-	-
Building Permits	4	25	-	-
Ending BPVL Balance	909	884	-	-
2-yr avg single/two family bldg permits	75.5/yr	75.5/yr	75.5/yr	75.5/yr
BPVL housing growth supply	12.03 years	11.7 years	-	-





JULY 2019

Building Permits



<https://maps.topeka.org/BuildingPermits/>