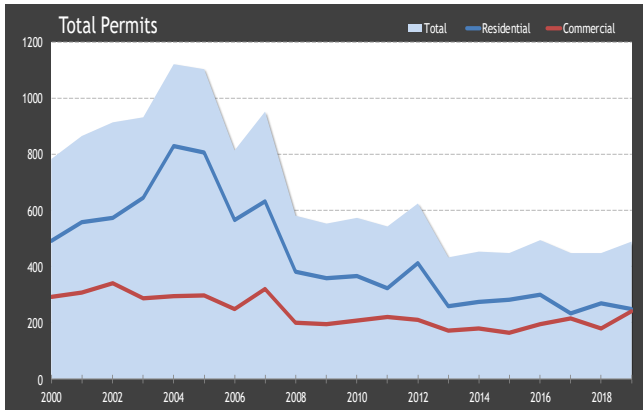


Development & Growth Management Report

Residential & Commercial Growth



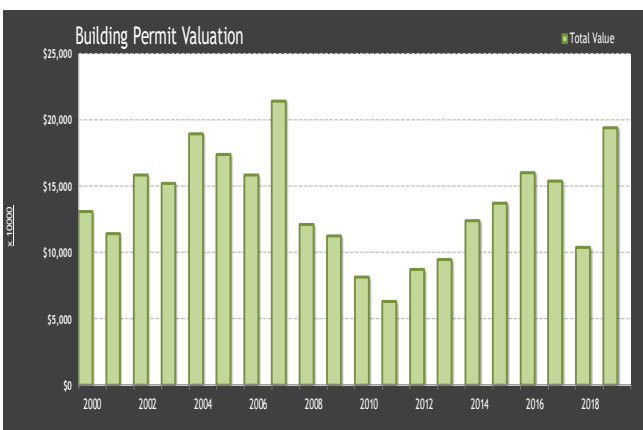
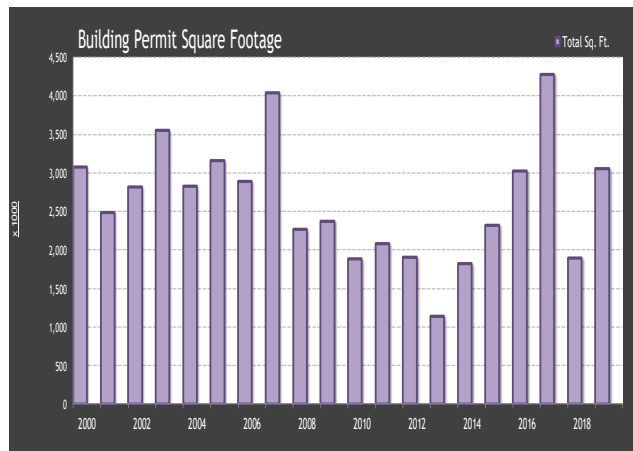
The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Using 2019 permit data, **total building permits** were projected for 2019. From 2018 to 2019, **total building permits** are projected to increase 9% (488 vs 447). **Residential permits** are projected to decrease 7% (248 vs 268) as compared to an increase of 34% (240 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 61%, (3,055,494 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** is expected to increase by 88% (\$195,571,980 vs. \$103,795,760). The table below shows the **Top 10 Permits** by valuation for the month of June.

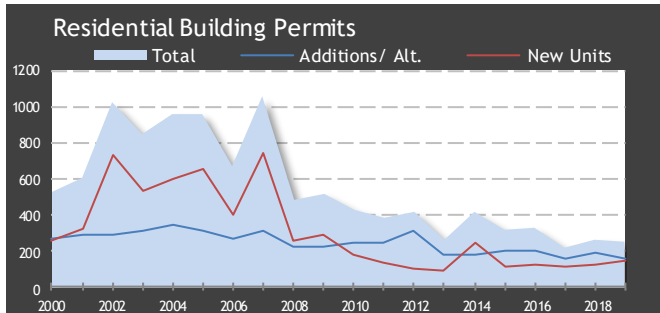


* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

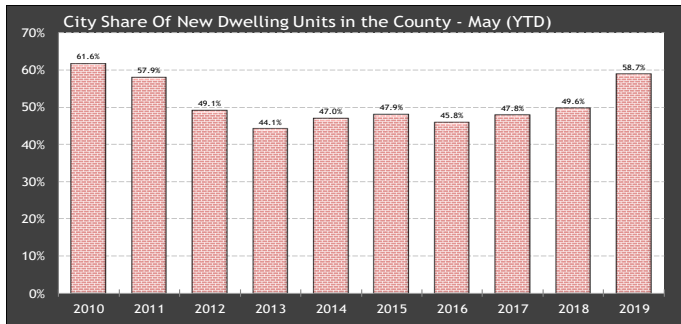
TOP 10 PERMITS – JUNE*		
1 EXPOCENTRE DR	LONDON ARENA - KANSAS EXPOCENTRE	\$7,820,076
5820 SW 6TH AVE	SUNFLOWER FOUNDATION	\$6,500,000
635 SW GAGE BLVD	KAYS GARDEN - TOPEKA ZOO	\$5,125,000
5820 SW 6TH AVE	SUNFLOWER FOUNDATION	\$3,405,000
1 EXPOCENTRE DR	EXPOSITION HALL - KANSAS	\$1,200,000
2920 S KANSAS AVE	LAIRD NOLLER HYUNDAI RENOVATION	\$800,000
2946 S KANSAS AVE		
4100 SW 40TH ST	SCHENDEL LAWN & LANDSCAPE	\$447,000
SW MILLERS COVE CT	2334 SW MILLERS COVE CT	\$405,000
3333 SW 43RD ST	3333 SW 43RD ST	\$299,000
1 EXPOCENTRE DR	LONDON ARENA - KANSAS EXPOCENTRE	\$220,000

JUNE 2019

Residential Growth

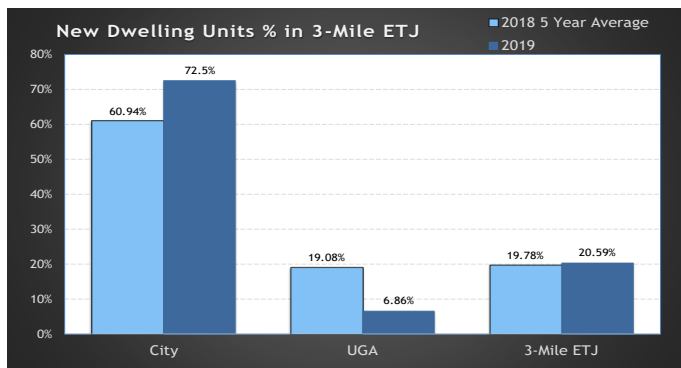


The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. Residential building permit data is presented from 2000 through 2019. Using year-to-date permit data, residential permits are projected for 2019. The number of new residential building permits (by units) is projected to increase by 21% (148 vs 122). Additions and alterations are expected to decrease by 17% 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, 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 59% through June 2019 (74 out of 126 units) compared to 50% in 2018.



The **city's share of new dwelling units** within the **3-Mile ETJ** through June 2019 has increased 12% compared to the five year average (61% vs. 73%). In that same period, the **UGA's share of new dwelling units** has dropped 12% (19% vs. 7%). While the **3-Mile ETJ's share of new dwelling units** has shown little change compared to the five year average (19.8% vs. 20.6%).

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

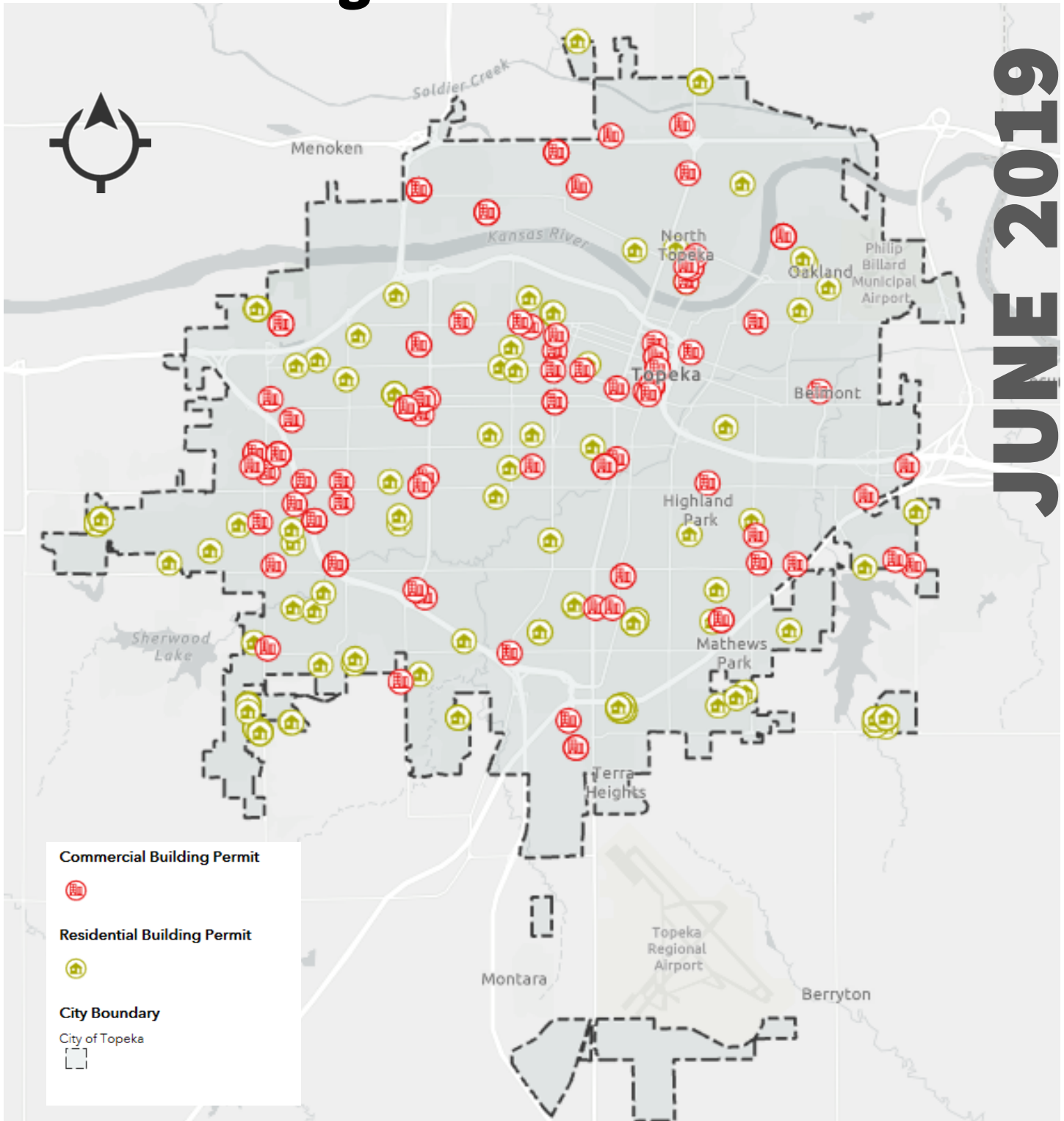
Buildable, Prime Vacant Lots/Units in the City				
Year	1st Qt. 2019	2nd Qt. 2019	3rd Qt. 2019	4th Qt. 2019
Beginning Balance	913	909	-	-
Net New Lots	0	0	-	-
Building Permits	4	25	-	-
Ending BPVL Balance	909	884	-	-
2-yr avg single/two family bldg permits	75.5/yr	75.5/yr	75.5/yr	75.5/yr
BPVL housing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

quarter of 2019 to accommodate 11.7 years of housing growth for new single-two-family dwellings. There are also 1,222 platted vacant lots without street access or approved benefit districts. Those lots represent an additional 16.19 years of housing growth for new single/two-family dwellings.



JUNE 2019

2019 Building Permits



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