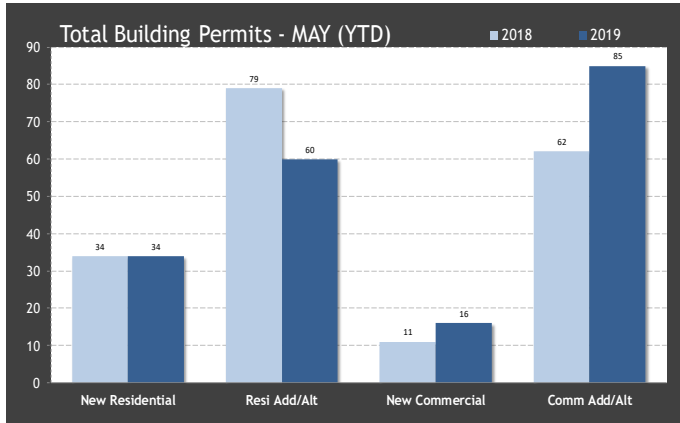


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Development & Growth Management Report

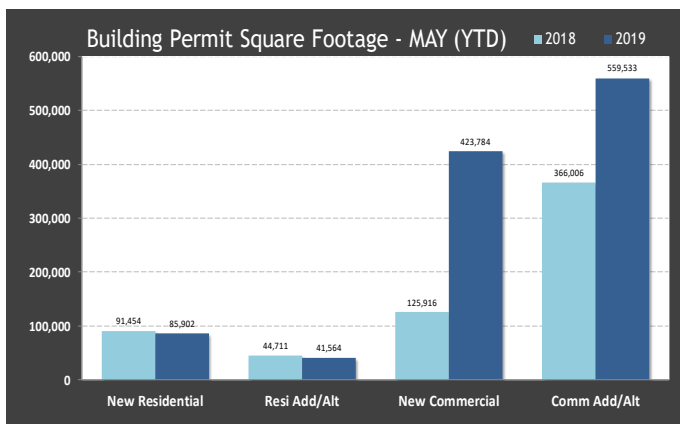
Residential & Commercial Growth



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

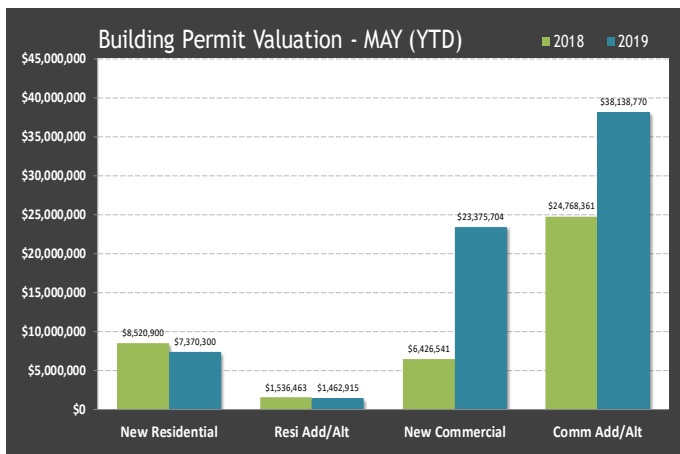
Total building permits issued is an indicator of development activity. Comparing May 2018 to May 2019, **total building permits** saw a increase of 5% (186 vs 195). **Residential permits** showed a decrease of 17% (113 vs 94) as compared to an increase of 38% (73 vs. 101) in the total number of **commercial 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 used to better understand the scale of investment per building permit issued within the City of Topeka.

Comparing May 2018 to May 2019, **building square footage** increased by 80%, (628,087 sq. ft. vs. 1,110,783 sq. ft.). The **value of building permits** increased by 71% (\$41,252,265 vs. \$70,347,689). The table below shows the **Top 10 Permits** by valuation for the month.

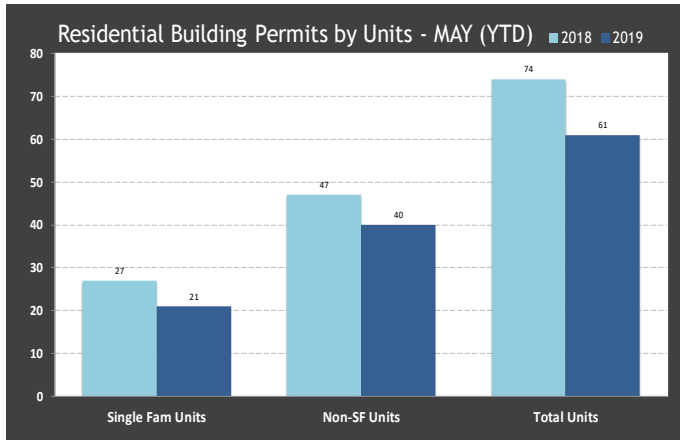


TOP 10 PERMITS – May*		
632, 612, 630, 618 S KANSAS AVE	DOWNTOWN TOPEKA FOUNDATION PLAZA	\$4,859,778
1420 SW ARROWHEAD RD	KANSAS ASSOCIATION OF SCHOOL BOARDS	\$1,251,100
5230 SW 20TH TER	FAIRLAWN GREEN APARTMENTS	\$700,000
2821 SW FAIRLAWN RD	JOHNNYS TAVERN - WHEATFIELD VILLAGE # 4	\$600,000
924 N KANSAS AVE	NOTO REDBUD PARK	\$600,000
3251 NW LOWER SILVER LAKE	GLOBAL GRAIN - PHASE I	\$600,000
1740 SW WANAMAKER RD	DESIGNER SHOE WAREHOUSE	\$475,000
2811 SW FAIRLAWN RD	SPIN PIZZA - WEATFILED VILLAGE # 3	\$370,341
1740 SW WANAMAKER RD	FIVE BELOW	\$175,000
2811 SW FAIRLAWN RD	PTS COFFEE- WHEATFIELD VILLAGE # 3	\$169,206

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

MAY 2019

Residential Growth



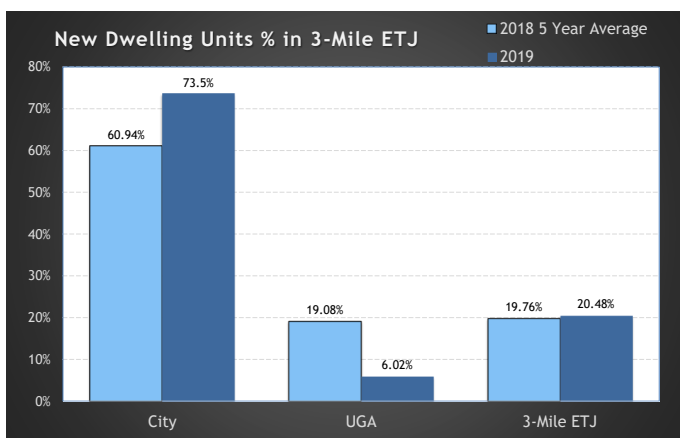
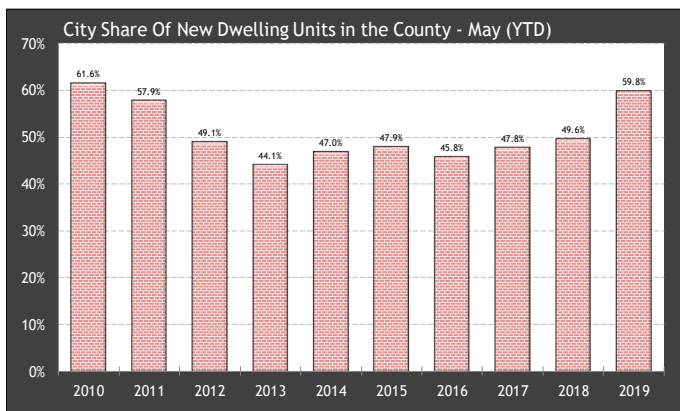
The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. Comparing May 2018 to May 2019, the number of new residential building permits (by units) decreased by 18% (74 vs 61).

Planning & Development tracks the **number and location of new residential dwelling units** created within Topeka and Shawnee County in order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP).

The **city's share of new dwelling units** compared to all of **Shawnee County** was 60% through May 2019 (61 out of 102 units) compared to 50% in 2018.

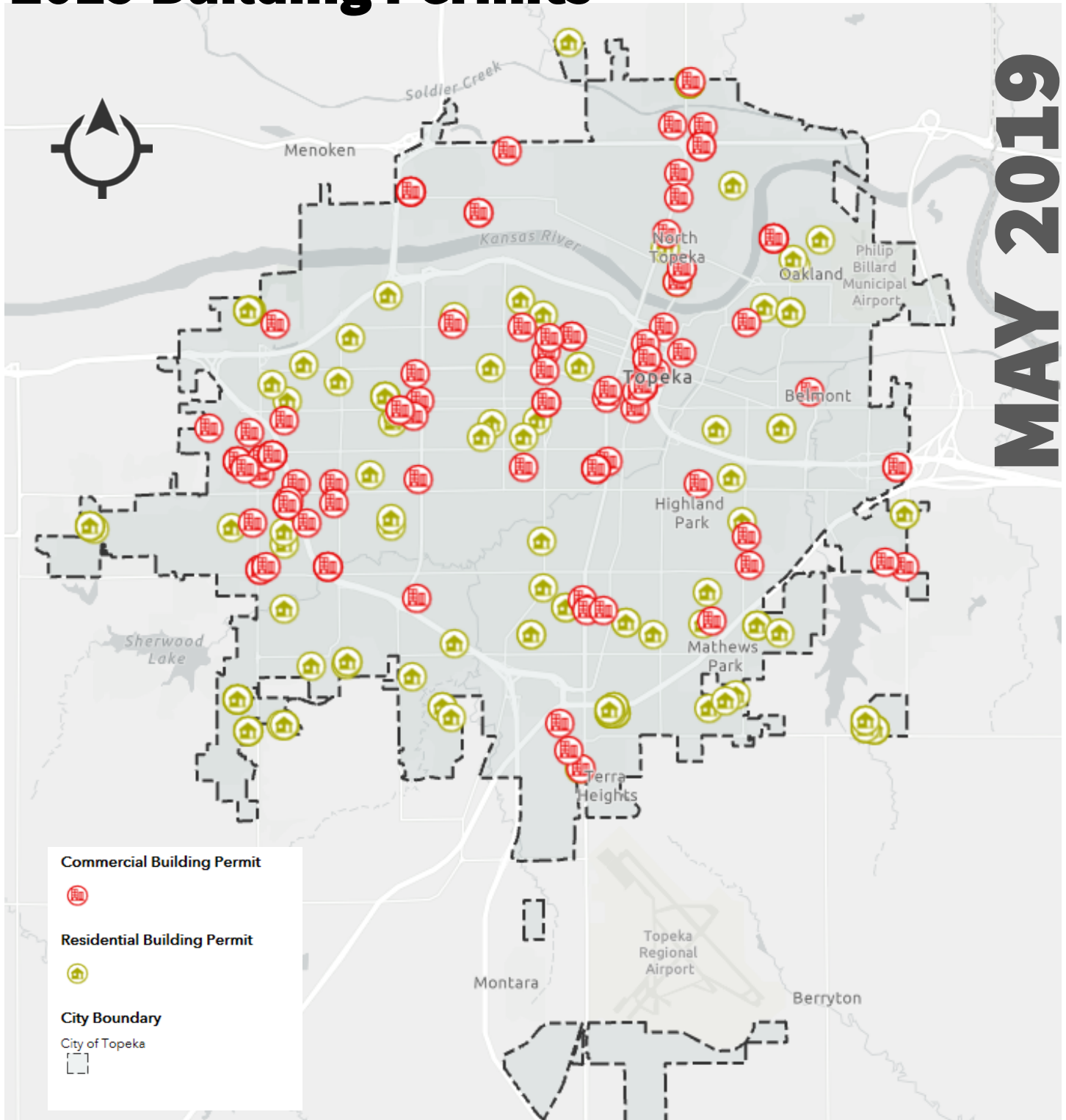
For further evaluation, outside the city limits, Topeka's Extra Territorial Jurisdiction (3-mile ETJ), and Urban Growth Area (UGA) were analyzed.

The **city's share of new dwelling units** within the **3-Mile ETJ** through May 2019 has increased 13% compared to the five year average (61% vs. 74%). In that same period, the **UGA's share of new dwelling units** has dropped 13% (19% vs. 6%). While the **3-Mile ETJ's share of new dwelling units** has shown little change compared to the five year average (19.7% vs. 20.5%).



MAY 2019

2019 Building Permits



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