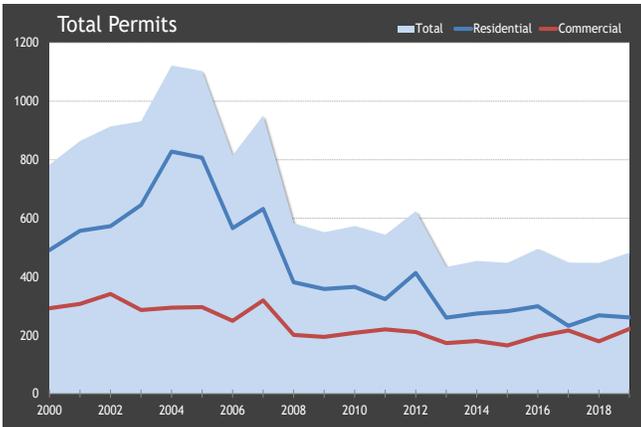




Development & Growth Management Report

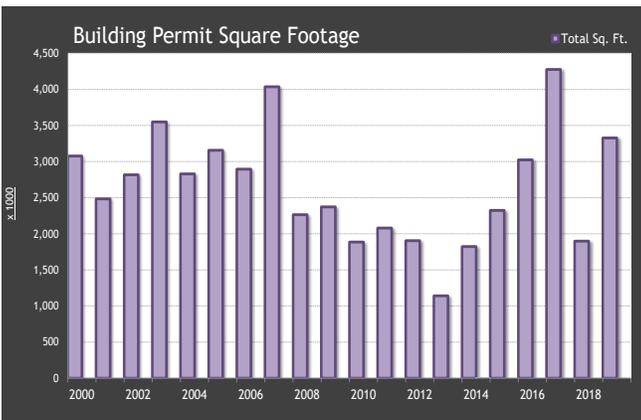
Residential & Commercial Growth



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 7% (482 vs 447) by the end of the year. **Residential permits** are projected to decrease 3% (261 vs 268) as compared to an increase of 23% (221 vs. 179) in the total number of **commercial permits**.

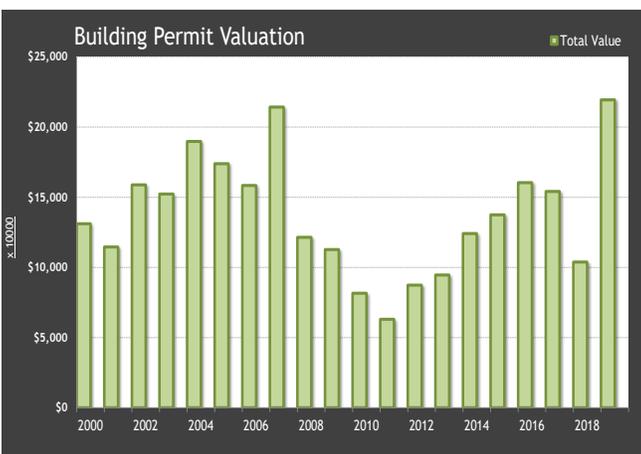
November:
Building Permits:
32
Sq. Ft.:
267,124
Value:
\$18,890,483
Housing Units:
7



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 116% compared to 2018, (4,110,803 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** is expected to increase by 111%

(\$219,436,819 vs. \$103,795,760). The table below shows the **Top 10 Permits** by valuation for the month of November.



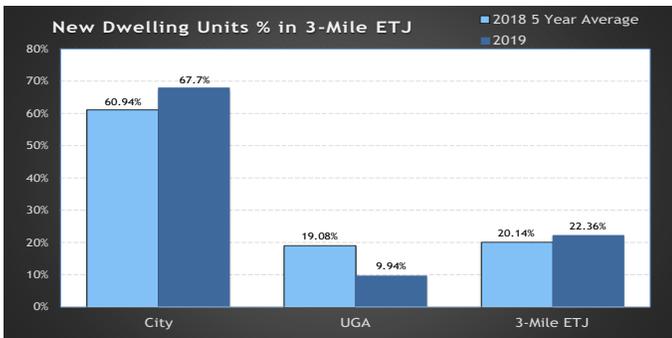
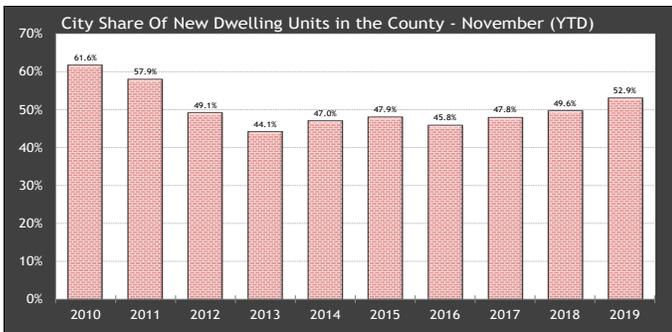
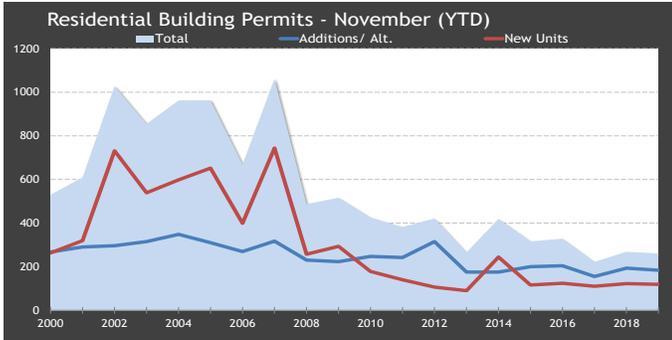
TOP 10 PERMITS – November*		
3035 SW TOPEKA BLVD	COREFIRST BANK	\$7,000,000
4125 SW GAGE CENTER DR	AE GAGE CENER - BUILDING A	\$3,000,000
6020 SW 29TH ST	SHERWOOD CROSSING PHASE 1	\$2,573,475
1615 SW 8TH AVE	STORMONT VAIL SLEEP LAB PHASE 2	\$1,300,000
2905 SW TOPEKA BLVD	CRUNCH FITNESS	\$900,000
3001 SW TOPEKA BLVD	HOLLIDAY SQUARE EXTERIOR RENOVATIONS	\$750,000
2620 NE SARDOU AVE	DOLLAR GENERAL	\$569,325
320 NE CRANE ST	HILLS PET NUTRITION - WEST RECEIVING DOCK	\$468,000
6208 SW 46TH CT	LAUREN'S BAY ESTATES	\$450,000
3003 SW VAN BUREN ST	CENTURY BUSINESS TECHNOLOGIES	\$345,000

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



NOVEMBER 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. Using year-to-date permit data, residential permits are projected for 2019. The number of **new residential building permits** (by units) is projected to decrease from 2018 (119 vs 122). Additions and alterations are expected to decrease by 5% from 2018 to 2019 (183 vs 193).

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 53% through November 2019 (109 out of 206 units) compared to 50% in 2018. The **City’s share of new dwelling units** within the **3-Mile ETJ** through November 2019 has increased 7% compared to the five year average (61% vs.68%). In that same period, the **UGA’s share of new dwelling units** has dropped 9% (19% vs. 10%).

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 midway through the

Buildable, Prime Vacant Lots/Units in the City				
Year	4th Qt. 2019	1st Qt. 2020	2nd Qt. 2020	3rd Qt. 2020
Beginning Balance	647	638	-	-
Net New Lots	0	-	-	-
Building Permits	9	-	-	-
Ending BPVL Balance	638	-	-	-
2-yr avg single/two family bldg permits	75.5/yr	75.5/yr	75.5/yr	75.5/yr
BPVL housing growth supply	8.45 years	-	-	-

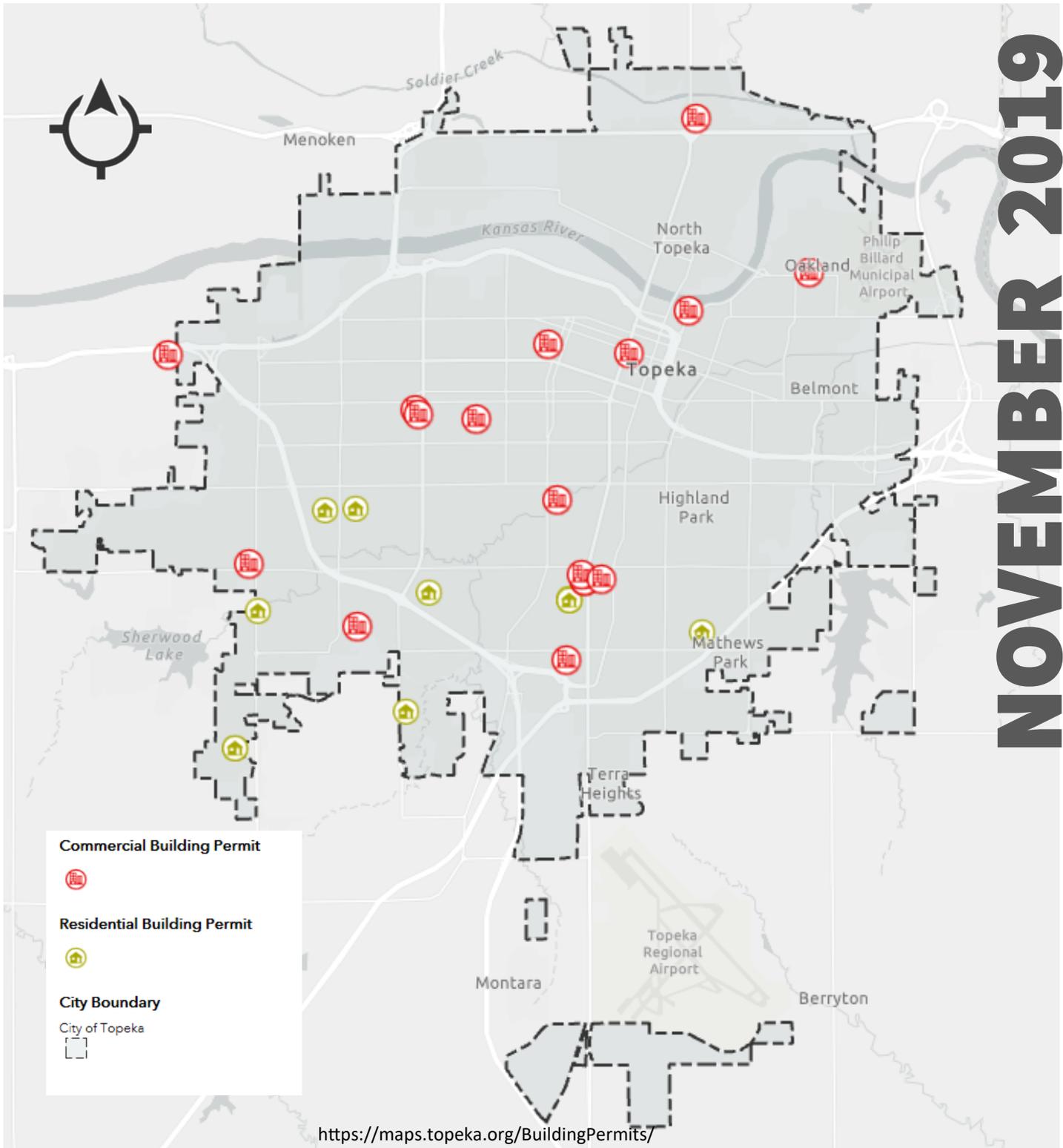
fourth quarter of 2019 to accommodate 8.45 years of housing growth for new single-two-family dwellings. There are also 1,173 platted vacant lots without street access or approved benefit districts. Those lots represent an additional 15.5 years of housing growth for new single/two-family dwellings.





NOVEMBER 2019

Building Permits





NOVEMBER 2019

3-Mile ETJ, UGA, and City Boundary New Unit Permits— Year to Date

