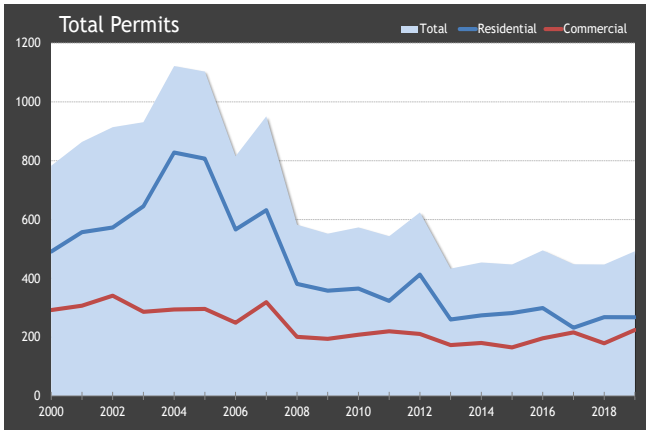




Development & Growth Management Report

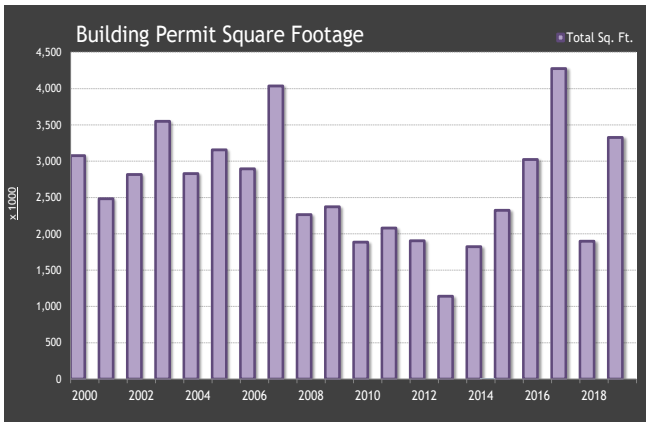
Residential & Commercial Growth



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

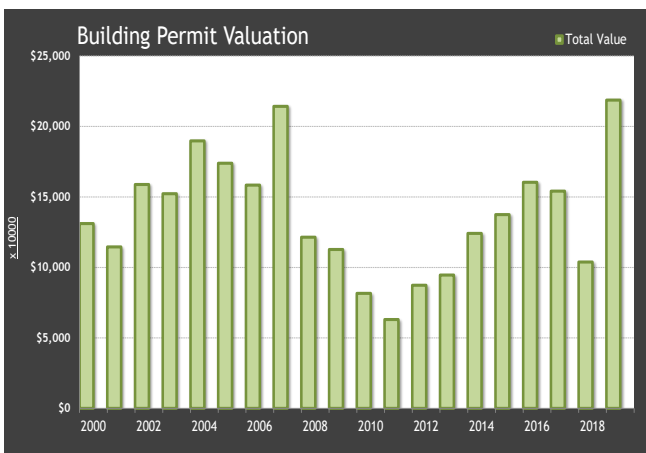
Total building permits issued is an indicator of development activity. Comparing 2018 to 2019, **total building permits** are projected to increase 10% (492 vs 447) by the end of the year. **Residential permits** are projected to remain the same (268 vs 268) as compared to an increase of 25% (224 vs. 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 121% compared to 2018, (4,201,334 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** is expected to increase by 111% (\$218,711,921 vs. \$103,795,760). The table below shows the **Top 10 Permits** by valuation for the month of October.



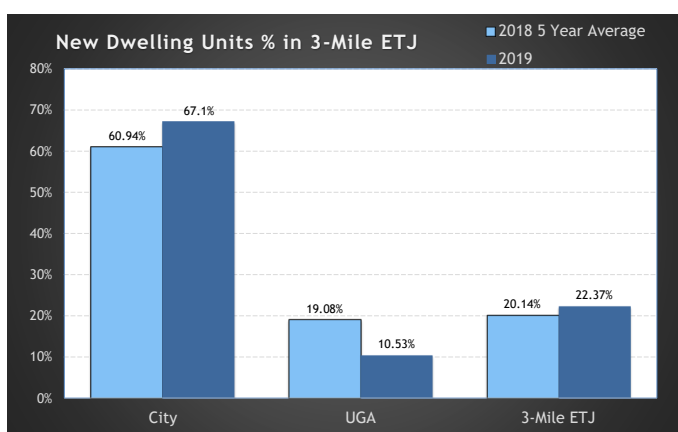
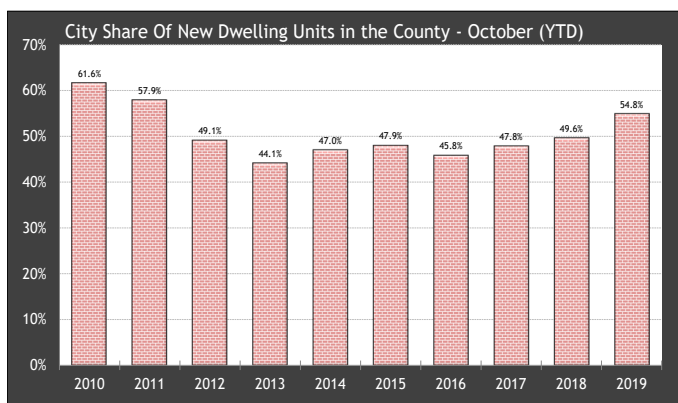
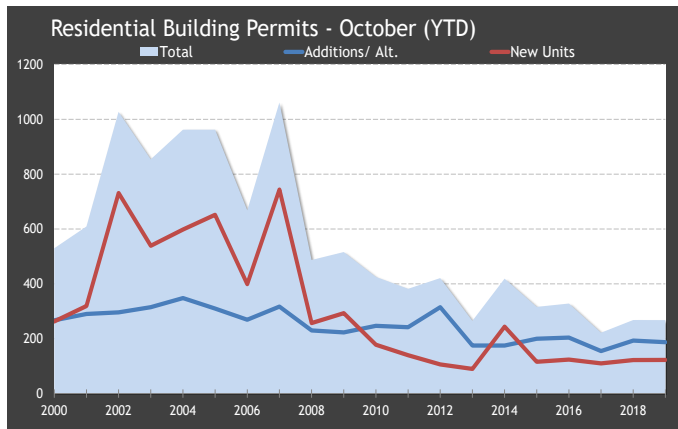
TOP 10 PERMITS – OCTOBER*

5116 SW WENGER ST	FEDEX FREIGHT - PARENT PERMIT	\$7,545,607
4123 SW GAGE CENTER DR	AE GAGE CENTER - BUILDING K	\$3,100,000
5200 SW WENGER ST	HOME DEPOT DISTRIBUTION CENTER	\$2,125,000
2905 SW TOPEKA BLVD	CRUNCH FITNESS	\$900,000
2903 SW TOPEKA BLVD	LANDLORD FINISH - HOLIDAY SQUARE	\$800,000
2190 SW WANAMAKER RD	PLANET FITNESS	\$500,000
510 SW 49TH ST	HAPPY BASSET BREWING COMPANY	\$500,000
2500 SW 17TH ST	TENDER LOVING CARE - PET NURSING HOTEL	\$450,000
1740 SW WANAMAKER RD	OLD NAVY TENANT FINISH	\$438,000
1300 SW ARROWHEAD RD	KANSAS INSURANCE DEPARTMENT	\$425,000

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

OCTOBER 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 stay the same from 2018 (122 vs 122). Additions and alterations are expected to decrease by 3% from 2018 to 2019 (187 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.

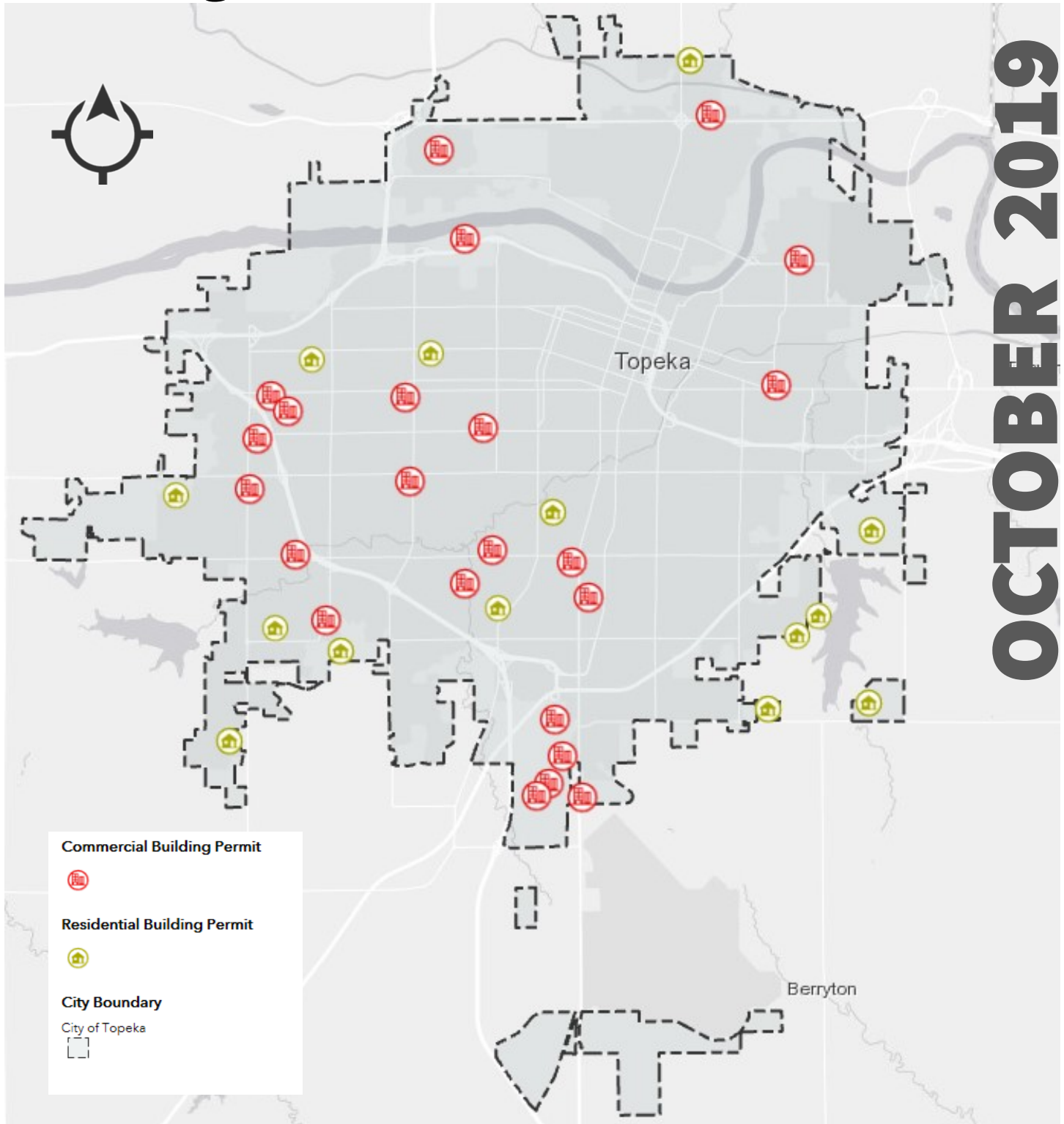
The **City's share of new dwelling units** compared to all of **Shawnee County** was 55% through October 2019 (102 out of 186 units) compared to 50% in 2018.

The **City's share of new dwelling units** within the **3-Mile ETJ** through October 2019 has increased 6% compared to the five year average (61% vs. 67%). In that same period, the **UGA's share of new dwelling units** has dropped 8.5% (19% vs. 10.5%). While the **3-Mile ETJ's share of new dwelling units** has shown little change compared to the five year average (20% vs. 22%).



OCTOBER 2019

Building Permits



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

OCTOBER 2019

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

