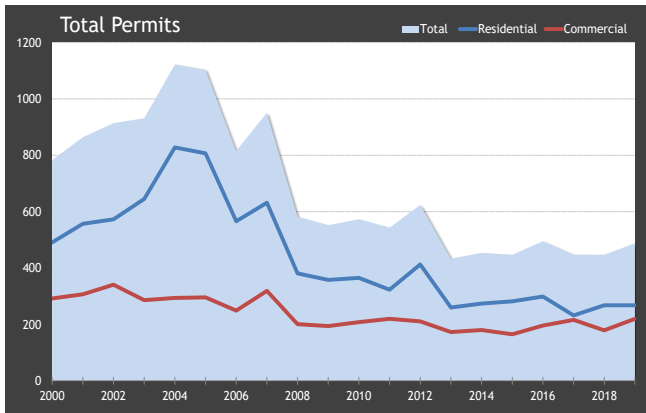




Development & Growth Management Report

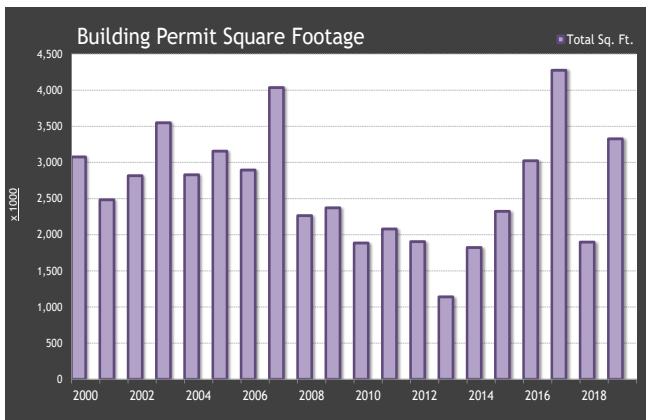
Residential & Commercial Growth



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

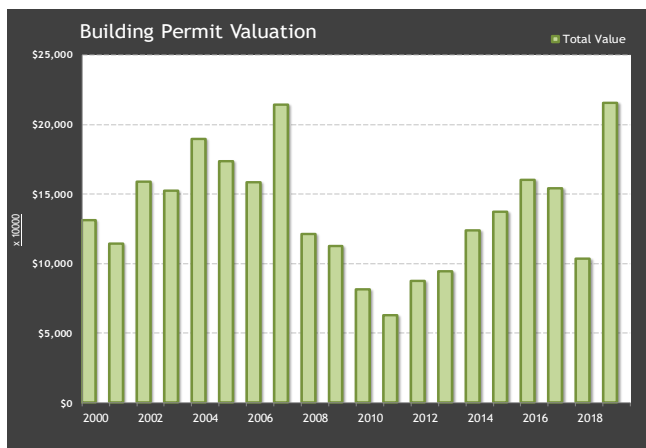
Total building permits issued is an indicator of development activity. Comparing 2018 to 2019, **total building permits** are projected to increase 9% (488 vs 447) by the end of the year. **Residential permits** are projected to remain the same (268 vs 268) as compared to an increase of 23% (220 vs. 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 75% compared to 2018, (3,326,571 sq. ft. vs. 1,897,889 sq. ft.). The **value of building permits** is expected to increase by 108% (\$215,874,304 vs. \$103,795,760). The table below shows the **Top 10 Permits** by valuation for the month of September.



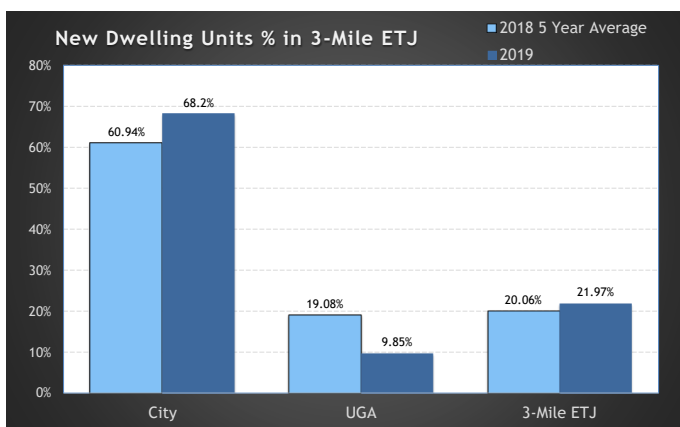
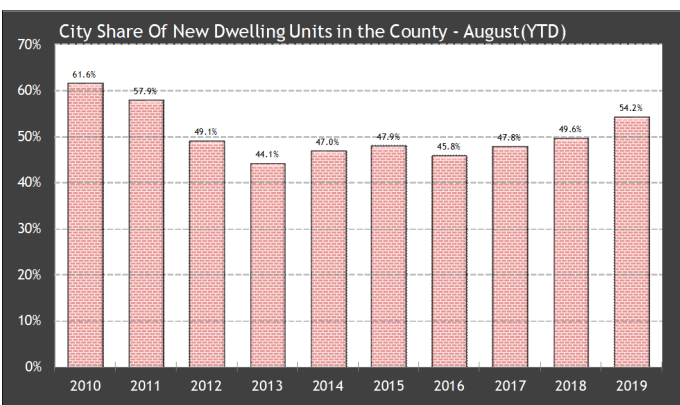
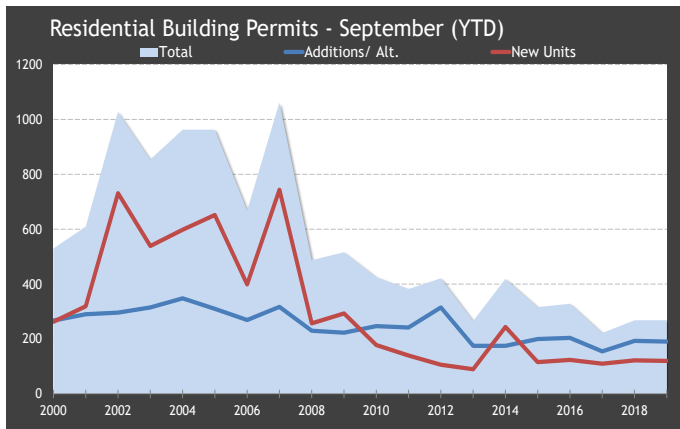
TOP 10 PERMITS – SEPTEMBER*

2745 SW FAIRLAWN RD	MARRIOTT SPRINGHILL SUITES - WHEATFIELD VILLAGE	\$9,050,448
1700 SW 7TH ST	ST FRANCIS PHARMACY RELOCATION	\$2,500,000
3316 SE 28TH TER	EAST TOPEKA DENTAL	\$1,953,911
534 S KANSAS AVE	SN PROPERTIES FUNDING ELEVATOR	\$1,239,916
3251 NW LOWER SILVER LAKE	GLOBAL GRAIN - PHASE 3 - OFFICE AND PRODUCTION FACILITY	\$960,400
1115 SW 6TH AVE & 606 SW BUCHANAN ST	ALL ANGLES COLLISION & REPAIR	\$700,000
3201 SW TOPEKA BLVD	MCDONALDS OFFICE	\$591,392
4108 SW POSTOAK DR	LOT 31, BLOCK A, CLARION LAKES SUB	\$425,000
2909 SW TOPEKA BLVD	SCOOTER DRIVE THRU KIOSK	\$322,000
2232 SE SPRUCE CT	LOT 23, BLOCK A, WOODGLEN SUB	\$286,700

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

SEPTEMBER 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 decrease slightly by 2% from 2018 (120 vs 122). Additions and alterations are expected to experience little change from 2018 to 2019 (191 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 54% through September 2019 (90 out of 166 units) compared to 50% in 2018.

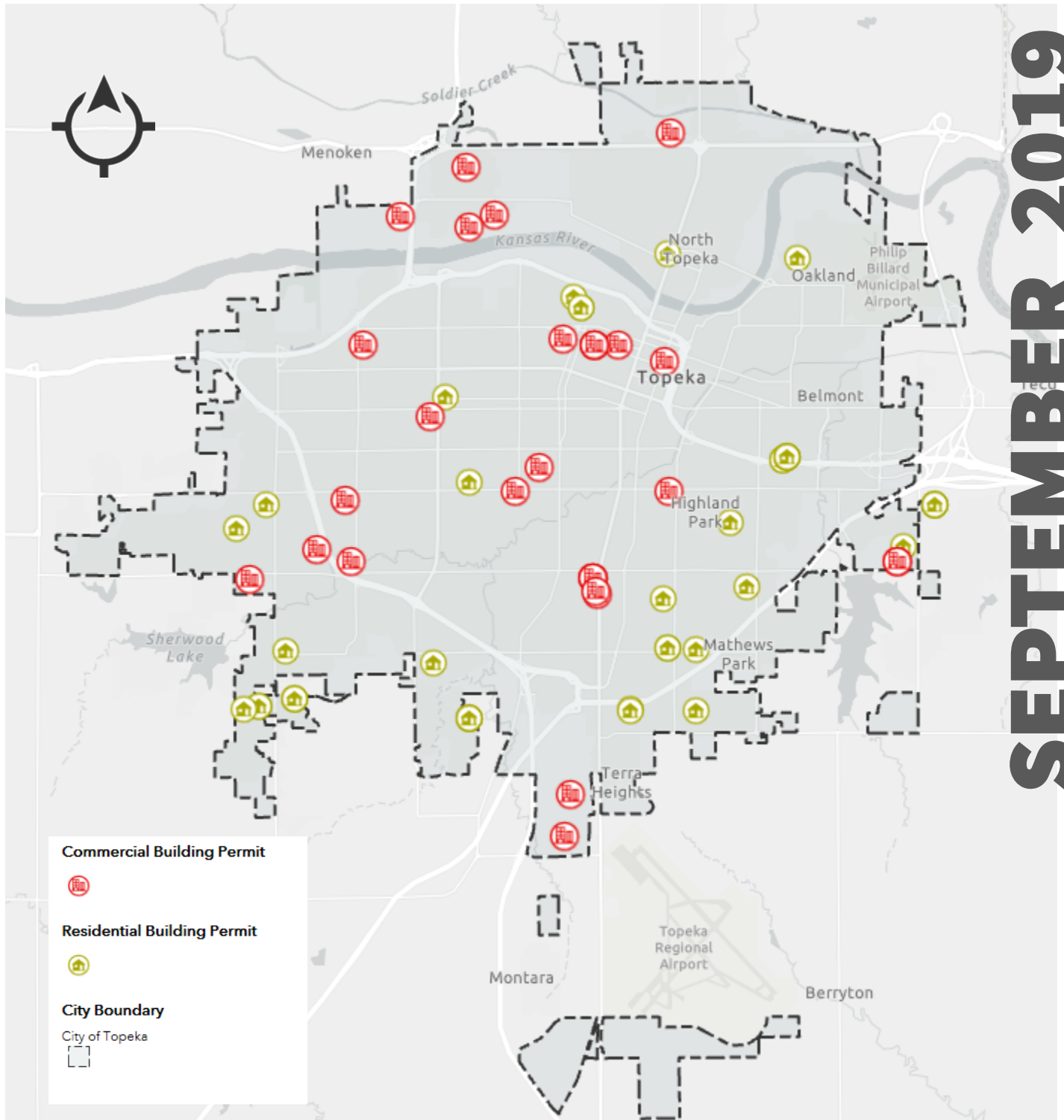
The **City's share of new dwelling units** within the **3-Mile ETJ** through September 2019 has increased 7% compared to the five year average (61% vs. 68%). In that same period, the **UGA's share of new dwelling units** has dropped 9% (19% vs. 10%). While the **3-Mile ETJ's share of new dwelling units** has shown little change compared to the five year average (20% vs. 22%).





SEPTEMBER 2019

Building Permits



SEPTEMBER 2019

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

SEPTEMBER 2019

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

