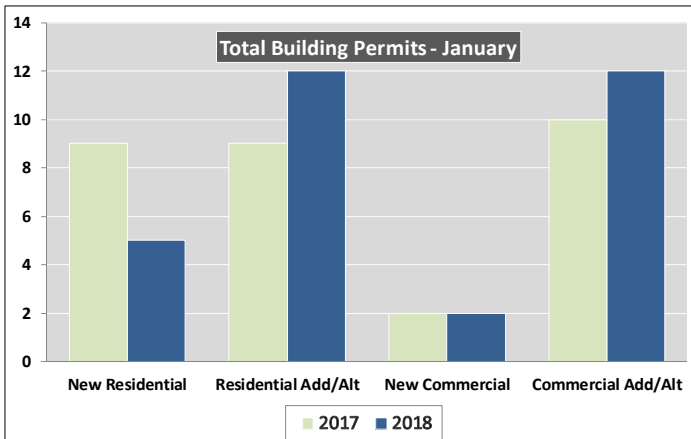




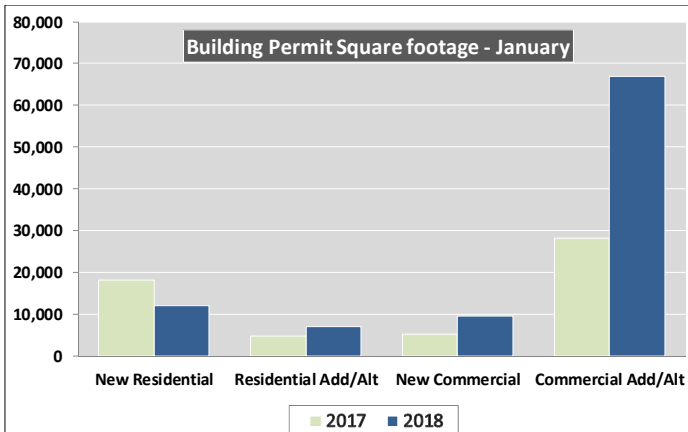
Development & Growth Management Report

Residential & Commercial Growth



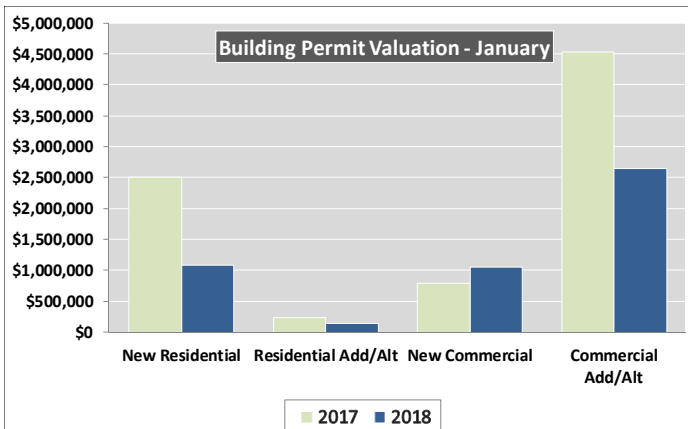
The Planning Department tracks the total number of building permits issued on an annual basis in the City of Topeka. Total building permits issued is an indicator of development activity. Comparing January 2017 to January 2018, **total building permits** saw an increase of 3.33% (30 vs 31). An increase of 16.7% (12 vs 14) in the total number of **residential permits** was enough to offset a decrease of 5.9% (18 vs. 17) 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. ”



The Planning Department tracks the square footage and value of all building 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.

Comparing January 2017 to January 2018, **building square footage** increased by 69.4%, (56,183 sq. ft. vs. 95,147 sq. ft.). The **value of building permits** decreased by 39.1% (\$8,063,285 vs. \$4,913,146). The table below and map on page 3 show the **Top 10 Permits** by valuation for the year.



TOP 10 PERMITS – JANUARY*

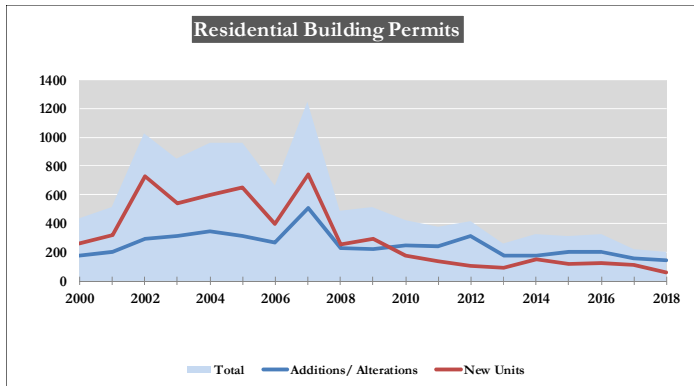
406 SE JEFFERSON	SCIENTIFIC GAMES, INC.	\$1,200,000
3497 SW FAIRLAWN RD	KANSAS SECURED TITLE BUILDING	\$1,010,000
1 SW SECURITY BENEFIT PL	SECURITY BENEFIT REMODLE	\$500,000
818 S KANSAS AVE	WESTAR ENERGY 8TH FLOOR REMODEL	\$400,000
SW LOWELL LN	LOT 1 BLK A MILLERS RESERVE SUBD.	\$300,000
6115 SW 47TH ST	LOT 4 BLK E LAUREN'S BAY ESTATES SUBD.	\$290,000
2521 SE CCORPIO AVE	LOT 6 BLK G AQUARIAN ACRES #9 SUBD.	\$205,000
4300 SE OAKLEAF DR	LOT 6 BLK E HORSESHOE BEND #4 SUBD.	\$160,000
4405 SW BRANDYWINE LN	LOT 2 BLK B WANAMAKER MEADOWS SUBD.	\$125,000
1900 SW 41ST ST	TOPEKA SOUTH CELL TOWER REINFORCEMENT	\$112,775

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

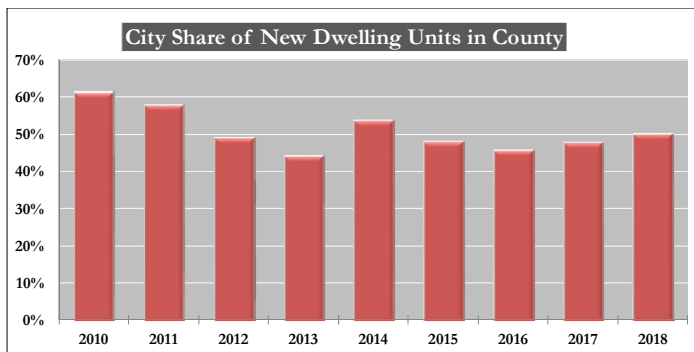


JANUARY 2018

Residential Growth



The Planning Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. Data is presented from 2000 through 2018. The number of new residential building permits (by units) is projected to decrease 1.9% (110 vs. 108) between 2017 and 2018, with the number of additions and alterations remaining well above new construction but still decreasing 7.1% (155 vs. 144).



The Planning Department 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). A key performance indicator of the LUGMP is Topeka's percentage of new dwelling units relative to those outside the city. For evaluation, Shawnee County is divided into Topeka's Urban Growth Area: Tier 1 (City), Tier 2/3 (UGA), Topeka's Extra Territorial Jurisdiction (3-mile ETJ), and the balance of Shawnee County (Non-ETJ).

The **city's share of new dwelling units** compared to all of Shawnee County was 50% for January 2018.

Buildable, Prime Vacant Lots in the City				
Year	2014	2015	2016	2017
Beginning Balance	1206	1191	1155	1143
Net New Lots Platted	39	2	40	24
Building Permits	-54	-38	-52	-59
Ending BPVL Balance	1191	1155	1143	1108

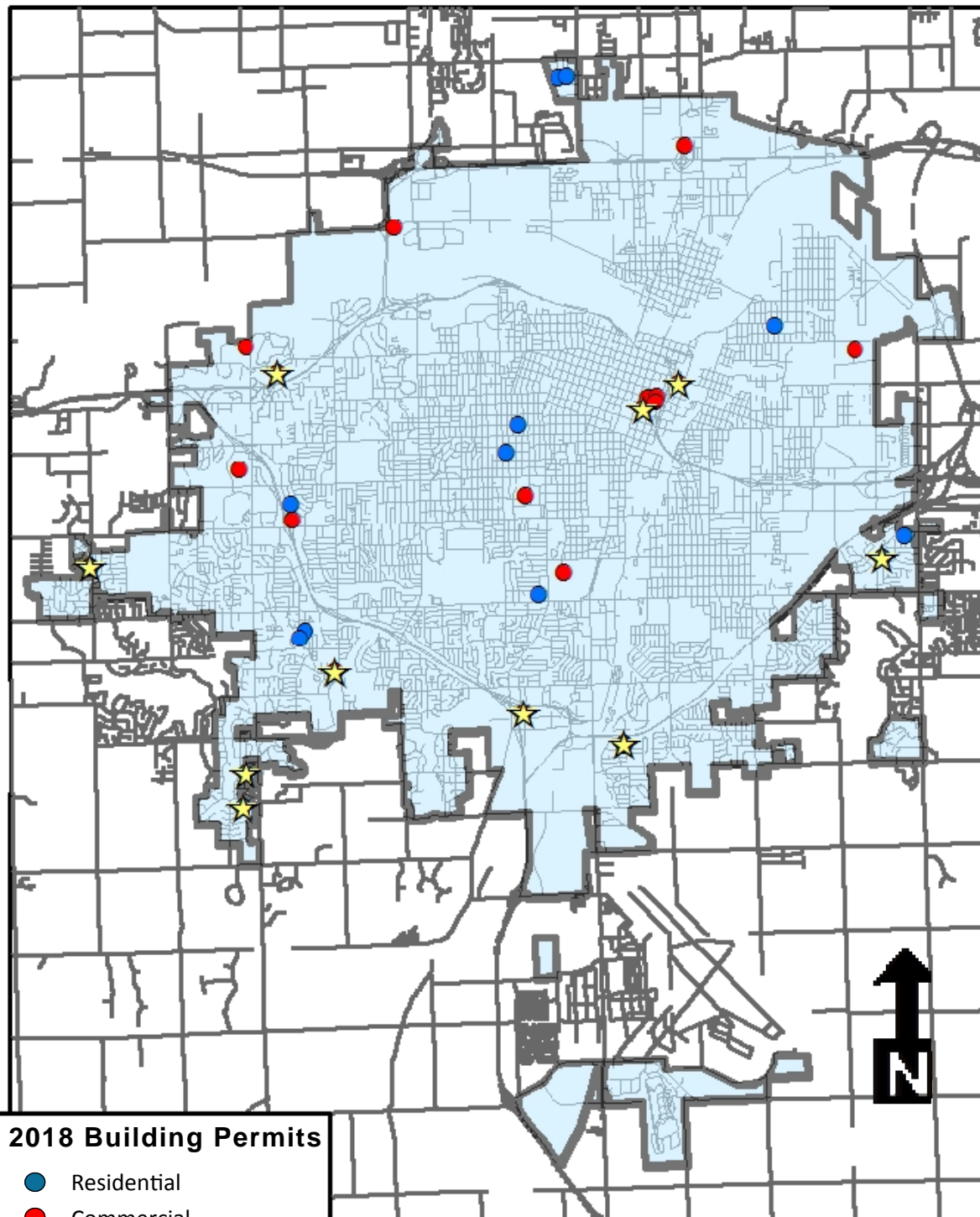
Prime vacant lots are those lots within the city that were platted since 1970. Topeka has a sufficient supply of prime vacant lots at the end of 2017 to accommodate 11-12 years of housing growth for new single/two-family dwellings.





JANUARY 2018

2018 Building Permits



2018 Building Permits

- Residential
- Commercial
- ★ Top 10 By Valuation Jan

JANUARY 2018