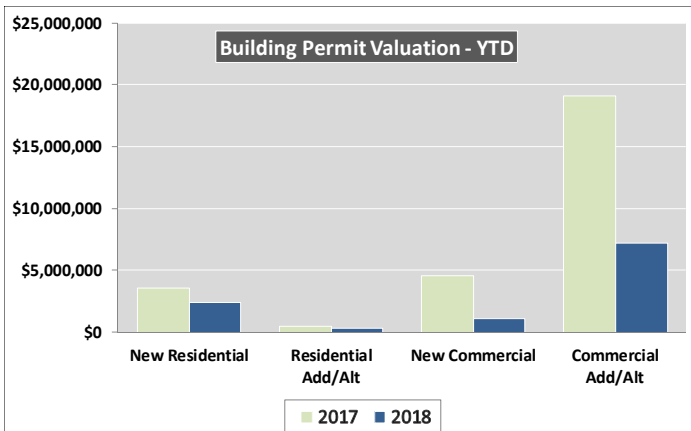
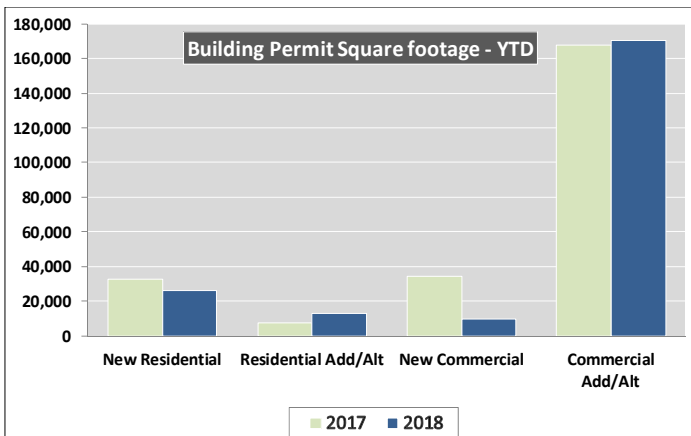
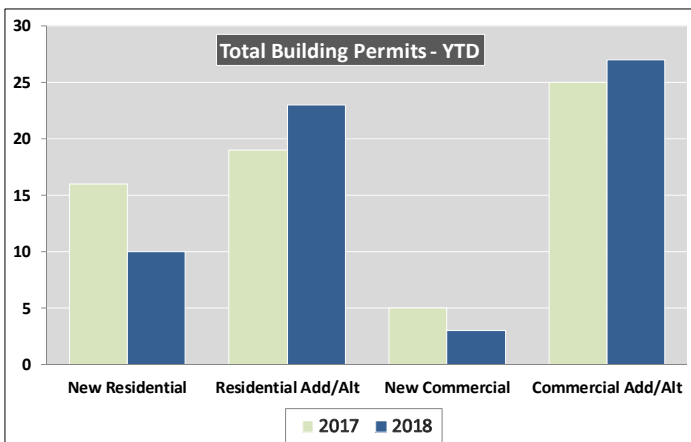




# Development & Growth Management Report

## 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. A year-to-date comparison between 2017 and 2018 indicates **total building permits** decreased 3.1% (65 vs 63). A decrease of 5.7% (35 vs. 33) in the total number of **residential permits** occurred with no change (30 vs. 30) in the total number of **commercial permits**.

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.

A year-to-date comparison between 2017 and 2018 indicates total **building square footage** decreased by 9.7%, (242,619 sq. ft. vs. 219,143 sq. ft.). The **value of building permits** decreased by 60.2% (\$27,643,621 vs. \$11,011,435). The table below and map on page 3 show the **Top 10 Permits** by valuation for the year.

“ 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. ”

### TOP 10 PERMITS – FEBRUARY\*

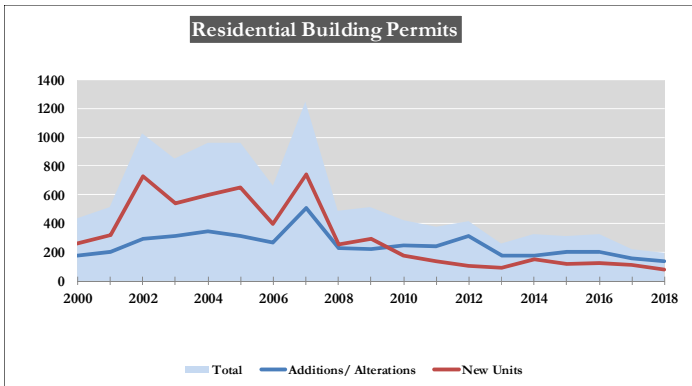
1400 SW HUNTOON ST	GRACE MED CAPITOL FAMILY CLINIC	\$2,000,000
2915 SW GAGE BLVD	BIOMAT USA, INC. TENANT FINISH	\$1,500,000
4503 SW BALMORAL LN	LOT 19 BLOCK A MCFARLAND FARM SUBD. #5	\$550,000
1801 SW WANAMAKER RD	VICTORIA'S SECRET REMODEL/EXPANSION	\$400,000
7627 SW LOWELL LN	LOT 4 BLOCK B MILLERS RESERVE SUBDIVISION	\$280,000
320 NE CRANE ST	HILL'S PET NUTRITION CONCRETE PADS	\$200,167
3257 & 3255 SW CLARE AVE	LOT 1 BLOCK A WOODLAND COURT SUBD. #4	\$171,000
3251 & 3253 SW CLARE AVE	LOT 2 BLOCK A WOODLAND COURT SUBD. #4	\$171,000
3247 & 3249 SW CLARE AVE	LOT 3 BLOCK A WOODLAND COURT SUBD. #4	\$171,000
240 SE MADISON ST	AEGIS TENANT SPACE—SW RRESOURCE REALTY	\$95,000

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

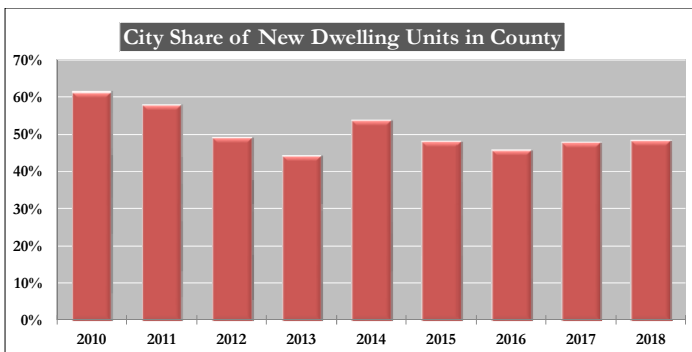


FEBRUARY 2018

# 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 29.1% (110 vs. 78) between 2017 and 2018, with the number of additions and alterations remaining well above new construction but still decreasing 7.1% (155 vs. 138).



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 48% for February 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

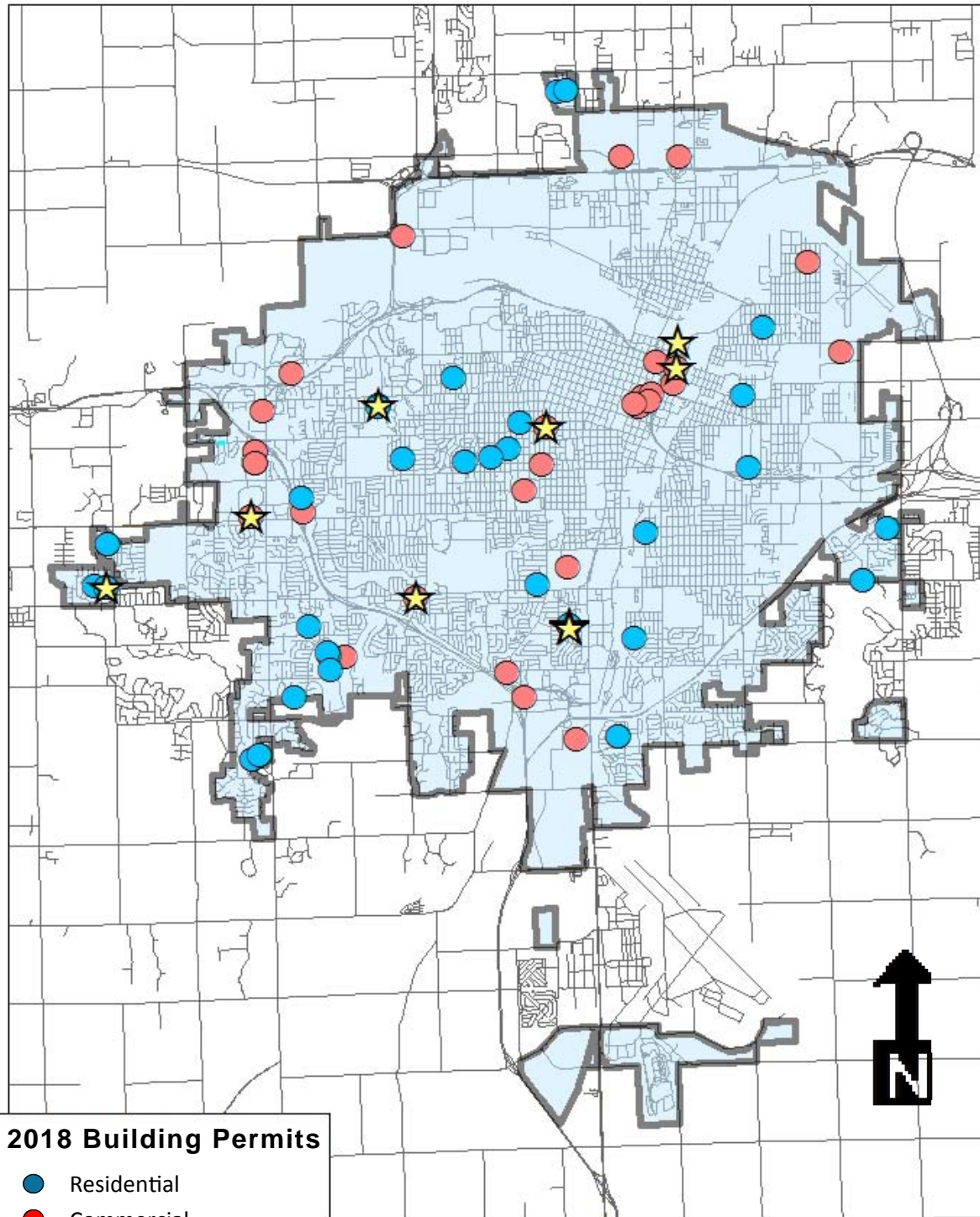
**Prime vacant lots** are those lots within the city that were platted since 1970. Topeka has a sufficient supply of prime vacant lots at the end of 2017 to accommodate 11-12 years of housing growth for new single/two-family dwellings.





FEBRUARY 2018

# 2018 Building Permits



**2018 Building Permits**

- Residential
- Commercial
- ★ Top 10 By Valuation Feb

FEBRUARY 2018