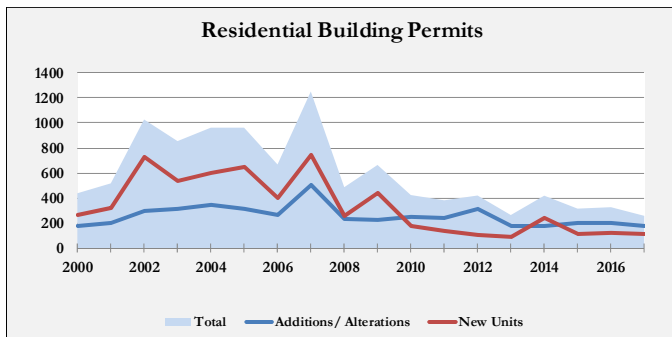




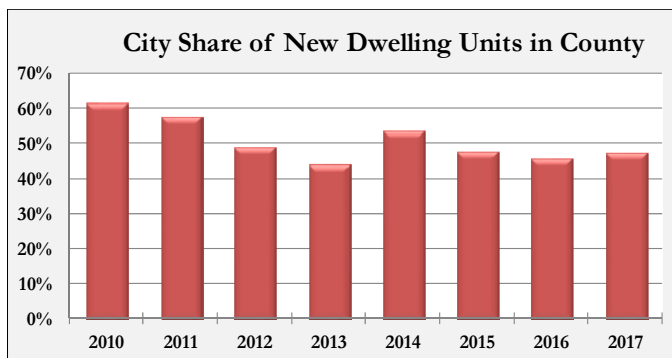
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Development & Growth Management Report

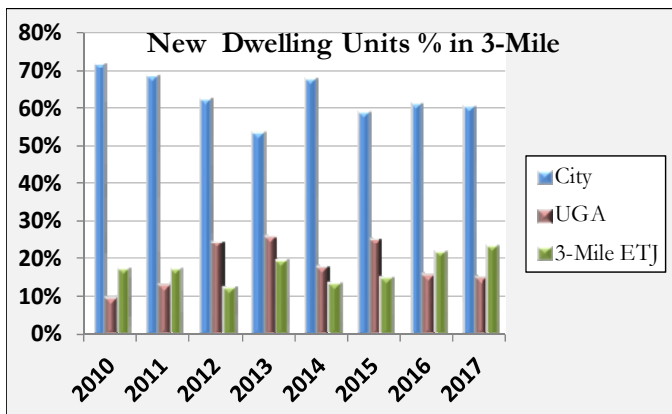
Residential Growth



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 2017. The number of new residential building permits (by units) is projected to fall 9.7% (124 vs. 113) between 2016 and 2017, with the number of additions and alterations remaining well above new construction but still projecting a 14.2% decrease (204 vs. 175).



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). Data is shown from 2010.



The city's share of new dwelling units compared to all of Shawnee County was 45.8% in 2016, compared to 47.5% as of July 2017.

In 2016, dwelling unit share of new city dwelling units as a portion of the 3-mile ETJ area was 61.4% and 79% of the UGA. As of July 2017, share of new city dwelling units was 60.6% as a portion of the 3-mile ETJ area and 79.5% of the UGA.

Prime Vacant Lots in the City			
Year	2014	2015	2016
Beginning Balance	1206	1191	1155
Net New Platted Lots	39	2	40
Building Permits	-54	-38	-52
Ending PVL Balance	1191	1155	1143

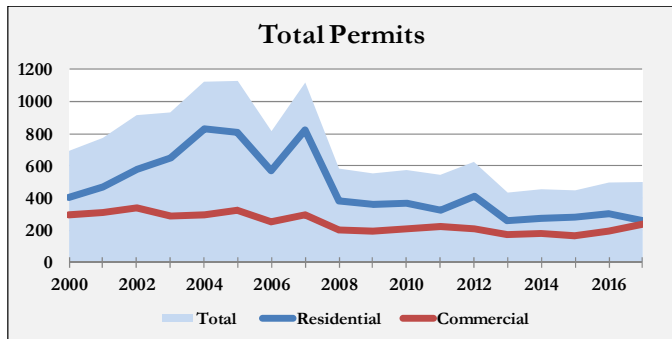
Prime vacant lots are those lots within the city that were platted since 1970. Topeka has a sufficient supply of prime vacant lots at the end of 2016 to accommodate 11-12 years of housing growth for new single/two-family dwellings.



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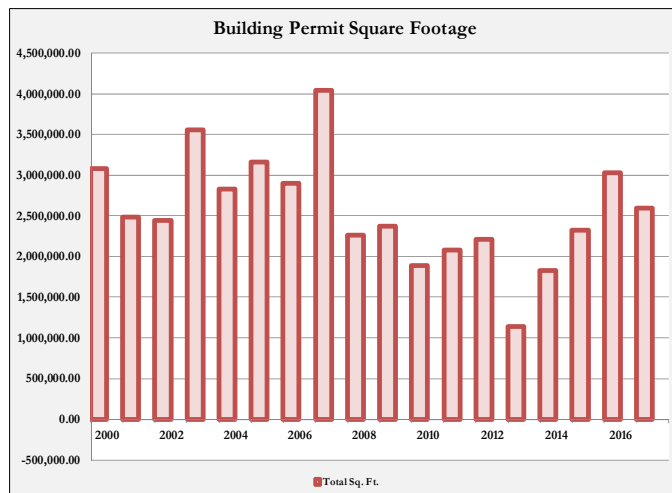
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Residential & Commercial Growth

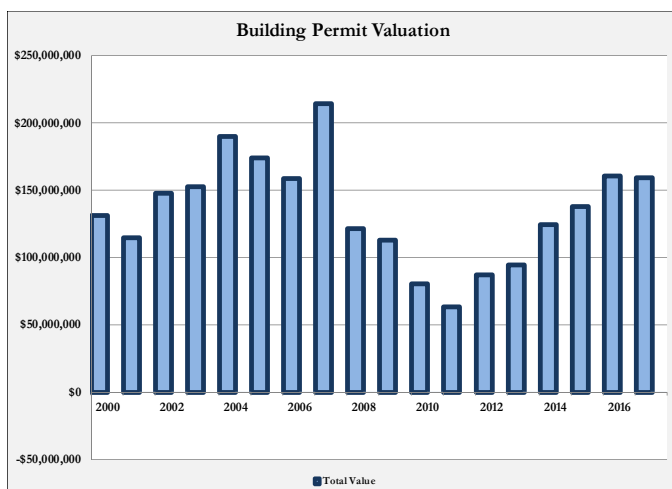


The Planning Department tracks the total number of building permits issued on an annual basis in the City of Topeka. Total building permits issued is an indicator of development activity. Data is presented from 2000 through 2017. From 2016 to 2017, the **total building permits** are projected to increase 0.8% from 495 to approximately 499, with a 13.4% decrease in **residential permits** (299 vs. 259) offset by an increase in commercial permits. Total **commercial permits** are projected to increase 22% from 2016 (196 vs. 240).

“ 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 in the City of Topeka. 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. Data is presented from 2000 to 2017, with 2017 percentages shown as a year-end projection



From 2016 to 2017, **building square footage** is projected to decrease by 14.1%, (3,023,538 sq. ft. vs. 2,590,443 sq. ft.). The **value of building permits** is projected to decrease by 1.0% (\$160,406,799 vs. \$158,856,818).