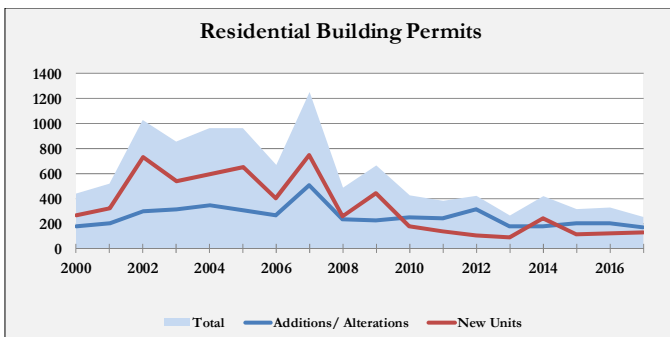


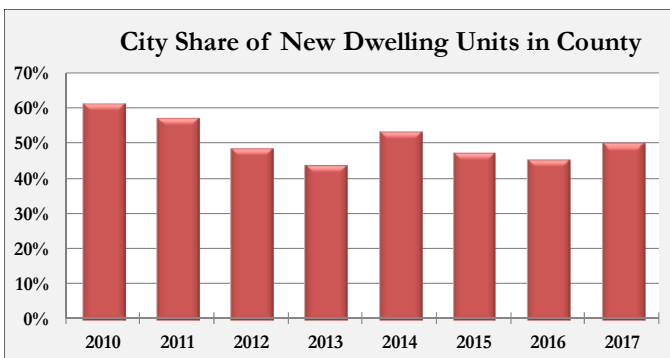


Development & Growth Management Report

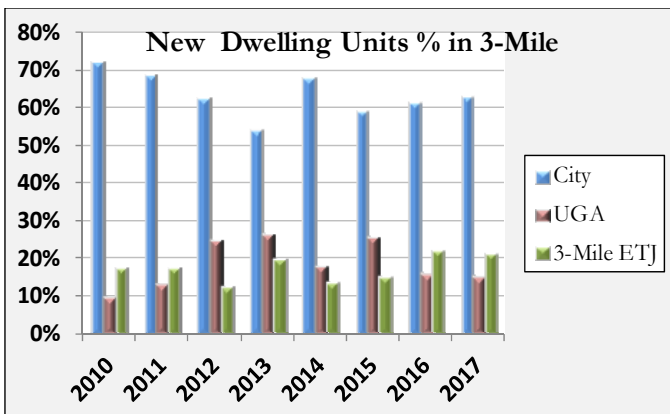
Residential Growth



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 increase 3.2% (124 vs. 128) between 2016 and 2017, with the number of additions and alterations remaining well above new construction but still projecting a 16.2% decrease (204 vs. 171).



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 50.6% as of August 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 August 2017, share of new city dwelling units was 62.3% as a portion of the 3-mile ETJ area and 80.2% of the UGA.

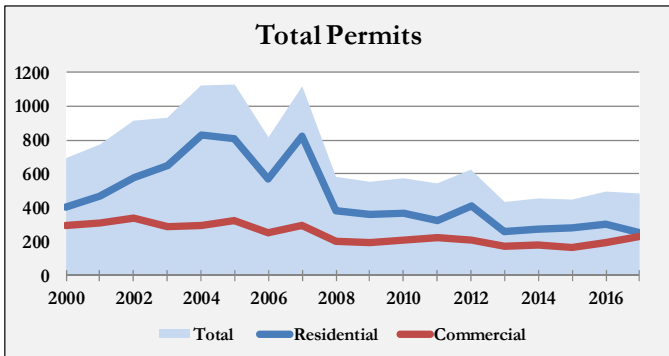
Prime Vacant Lots in the City			
Year	2014	2015	2016
Beginning Balance	1206	1191	1155
Net New Platted Lots	39	2	40
Building Permits	-54	-38	-52
Ending PVL Balance	1191	1155	1143

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.



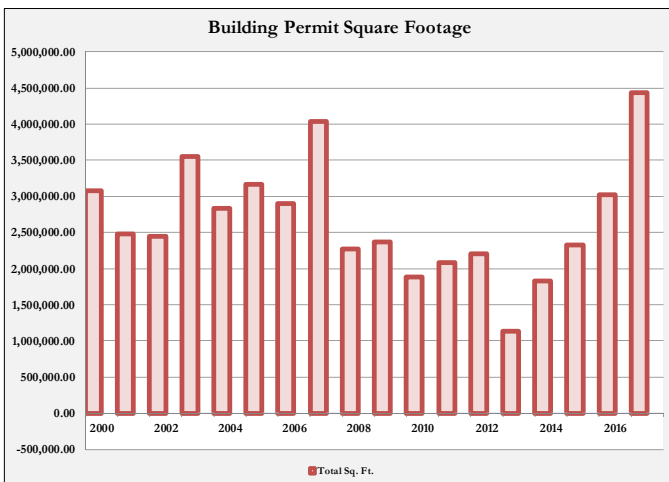
AUGUST, 2017

Residential & Commercial Growth



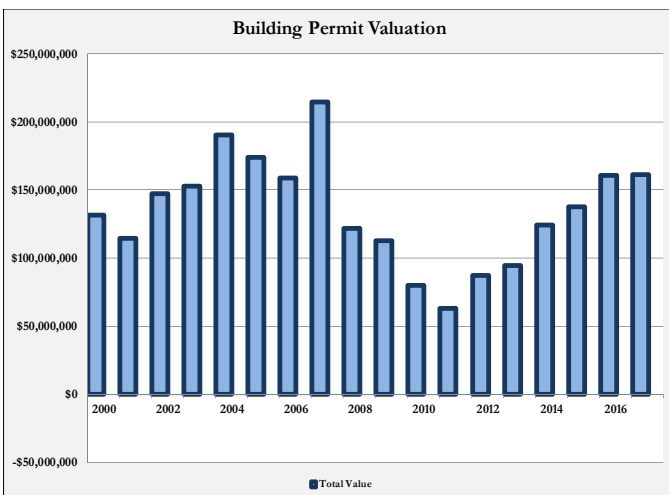
The Planning Department tracks the total number of building permits issued on an annual basis in the City of Topeka. Total building permits issued is an indicator of development activity. Data is projected through 2017. From 2016 to 2017, **total building permits** are projected to decrease 2.4% from 495 to approximately 483. A 17.3% (196 vs. 230) increase in projected **commercial permits** is not enough to offset a 15.4% decrease in projected **residential permits** from 2016 (299 vs. 253).

“ 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. Data is projected through 2017.

From 2016 to 2017, **building square footage** is projected to increase by 46.6%, (3,023,538 sq. ft. vs. 4,431,282 sq. ft.). The **value of building permits** is projected to increase by 0.4% (\$160,406,799 vs. \$161,010,248). The table below and map on page 3 show the **Top 10 Permits** by valuation for the month.



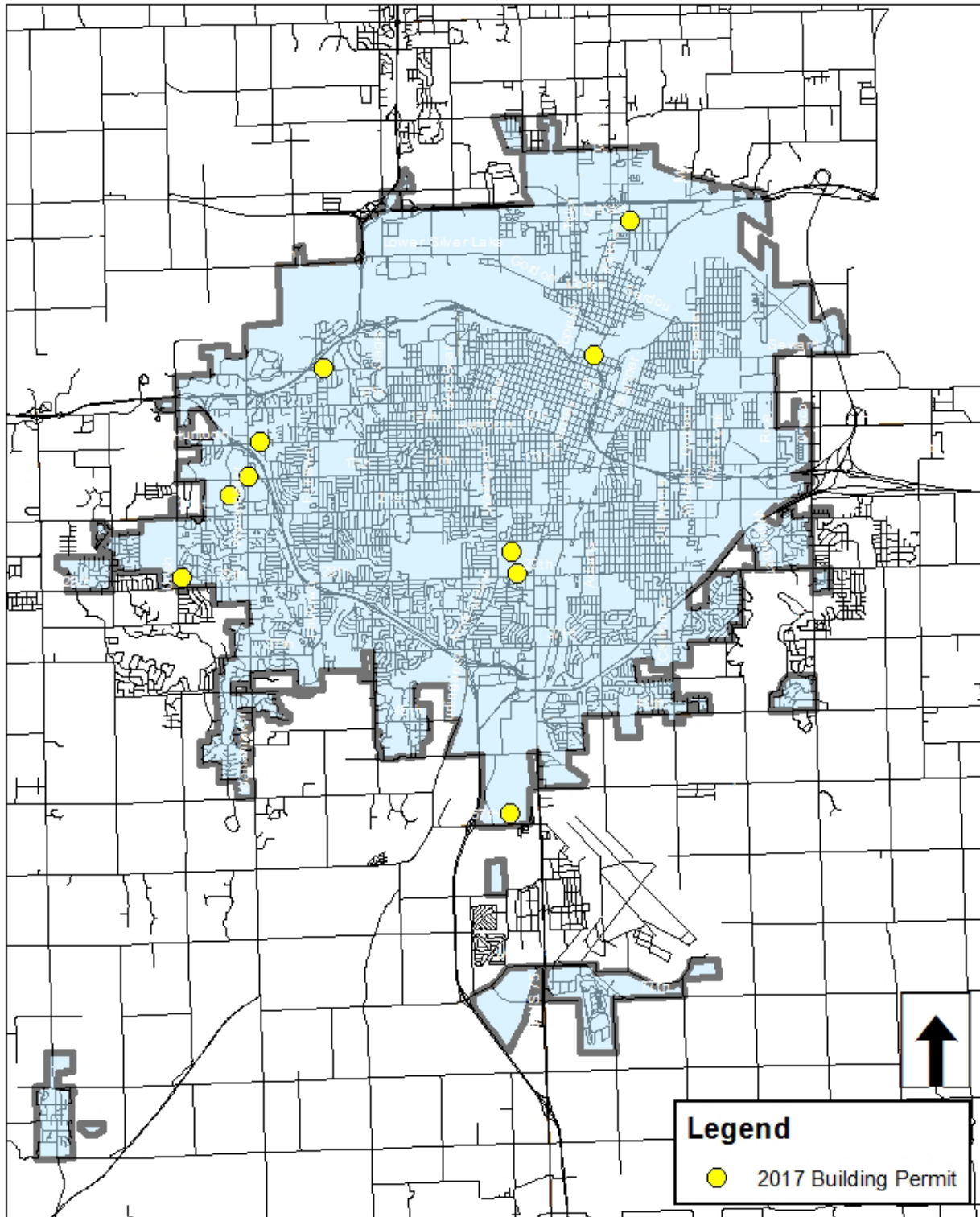
TOP 10 PERMITS

1205 SW 29TH ST	BREWSTER COTTONWOOD VILLAS NEW BUILD	\$5,306,841
1100 SW 57TH ST	TARGET MODIFICATIONS FOR HVAC	\$2,795,842
2700 SW BUCHANAN ST	TOPEKA COUNTRY CLUB POOL RENOVATIONS	\$2,500,000
2032 N KANSAS AVE	MATHES EARLY LEARNING CTR. INT. ALTERATIONS	\$1,370,000
1640 SW WANAMAHER RD	MCDONALDS BUILDING REMODEL	\$575,000
125 N KANSAS AVE	LUX BUILDING RESTORATION/REMODEL	\$350,000
1801 SW WANAMAHER RD	TORRID INTERIOR REMODEL	\$160,000
2820 SW MISSION WOODS DR	THE WOODS (FRIENDS UNIV) INT ALTERATIONS	\$130,000
5900 SW HUNTOON ST	Y'SONDRA DIXON SALON TENANT FINISH	\$100,000
4712 SW 6TH AVE	PRESBYTERIAN MANORS ELEVATOR MODERNIZED	\$99,354



AUGUST, 2017

Top 10 Permits by Valuation



AUGUST 2017