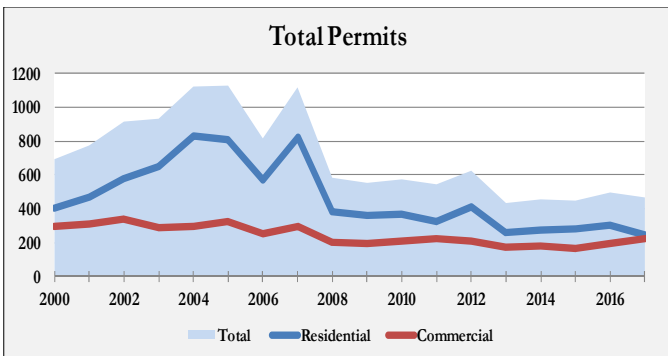




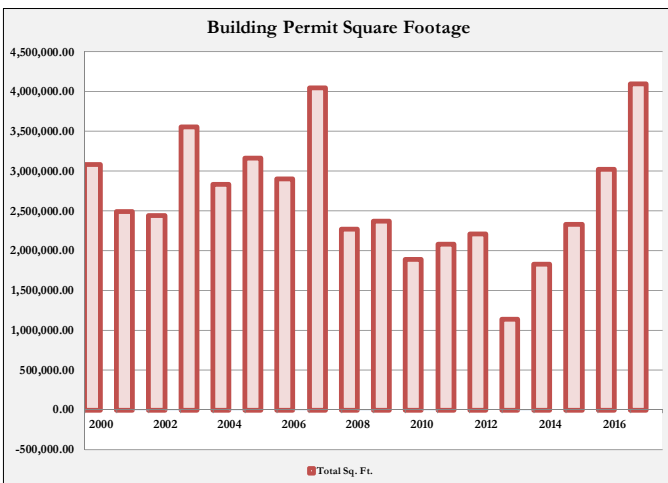
# Development & Growth Management Report

## Residential & Commercial Growth



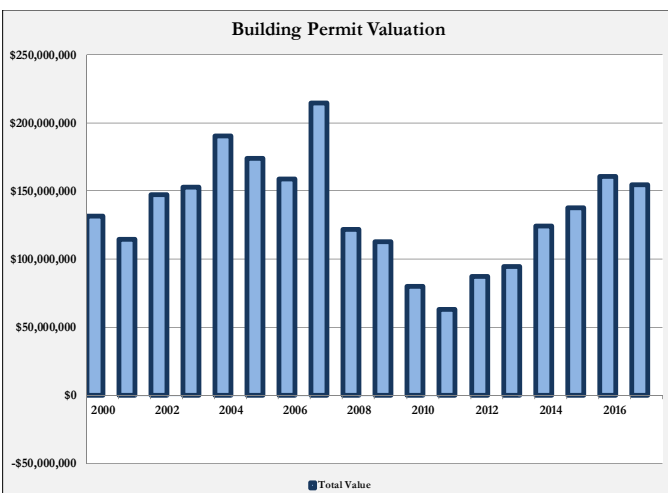
The Planning Department tracks the total number of building permits issued on an annual basis in the City of Topeka. Total building permits issued is an indicator of development activity. Data is projected through 2017. From 2016 to 2017, **total building permits** are projected to decrease 6.1% from 495 to approximately 465. A 12.2% (196 vs. 220) increase in projected **commercial permits** is not enough to offset an 18.1% decrease in projected **residential permits** from 2016 (299 vs. 245).

“ 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 35.2%, (3,023,538 sq. ft. vs. 4,088,213 sq. ft.). The **value of building permits** is projected to decrease by 3.9% (\$160,406,799 vs. \$154,199,352). The table below and map on page 3 show the **Top 10 Permits** by valuation for the month.



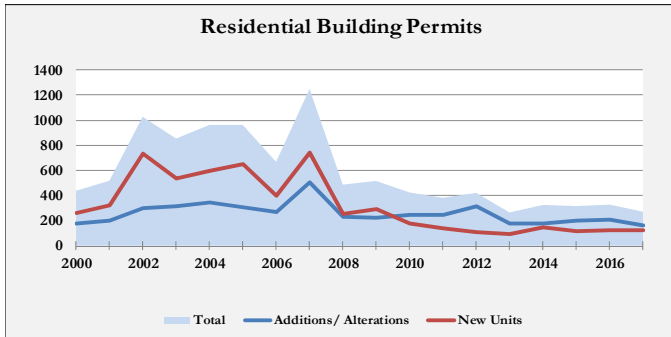
### TOP 10 PERMITS YEAR TO DATE

912 S KANSAS AVE	CYRUS HOTEL – PARENT PERMIT	\$17,500,000
500 SW WANAMAKER RD	FEDERAL HOME LOAN BANK – PARENT PERMIT	\$12,400,000
3728 SE 6TH ST	RESER'S PARTIAL PERMIT – STRUCTURAL FRAMING	\$9,880,000
1205 SW 29TH ST	BREWSTER COTTONWOOD VILLAS NEW BUILD	\$5,306,841
2700 SW BUCHANAN ST	TOPEKA COUNTRY CLUB ADDITIONS & ALTERATIONS	\$5,000,000
701 SW 8TH AVE	GRACE CATHEDRAL FULL PERMIT PHASE 2	\$3,688,255
1205 SW 29TH ST	BREWSTER PARKING GARAGE	\$3,580,146
1600 SW 34TH ST	SHANER ELEMENTARY PRE-K ADDITION & RENO	\$2,964,907
5929 SW 19TH TERR	COLAW FITNESS	\$2,800,000
1100 SW 57TH ST	TARGET MODIFICATIONS FOR HVAC	\$2,795,842

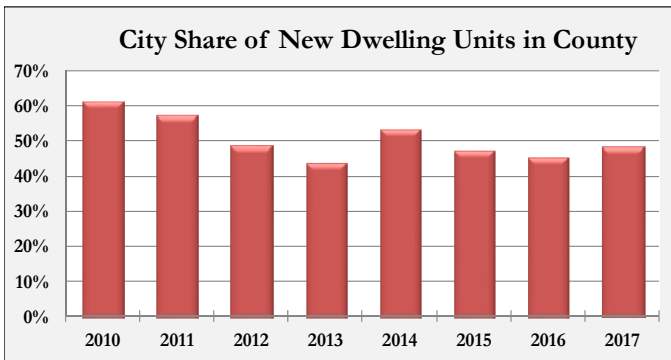


3rd Quarter 2017

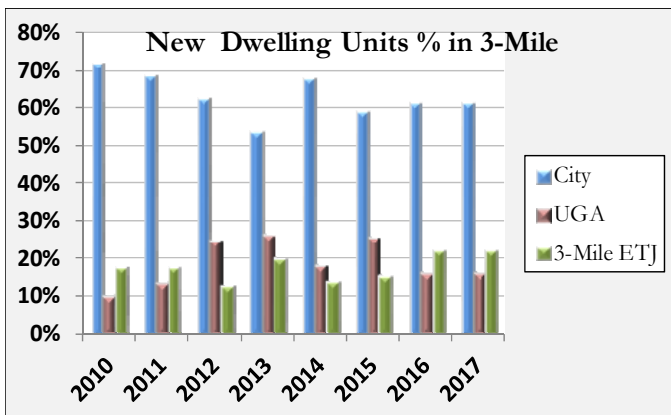
# Residential Growth



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 decrease 2.4% (124 vs. 121) between 2016 and 2017, with the number of additions and alterations remaining well above new construction but still projecting a 19.6% decrease (204 vs. 164).



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 48.9% as of September 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 September 2017, share of new city dwelling units was 61.5% as a portion of the 3-mile ETJ area and 79.1% of the UGA.

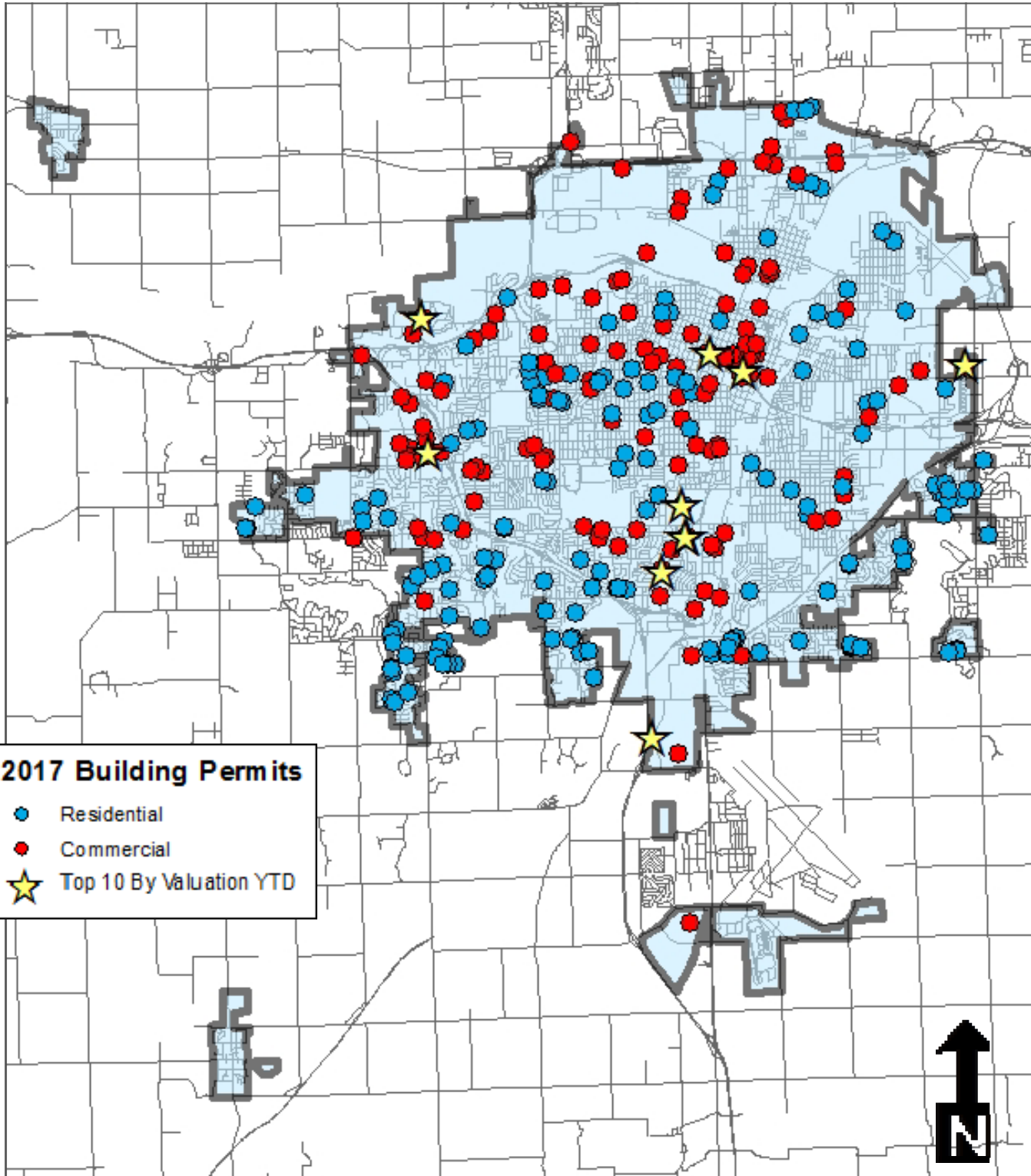
Prime Vacant Lots in the City			
Year	2014	2015	2016
Beginning Balance	1206	1191	1155
Net New Platted Lots	39	2	40
Building Permits	-54	-38	-52
Ending PVL Balance	1191	1155	1143

**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.



3rd Quarter 2017

# 2017 Building Permits



2017 Year to Date