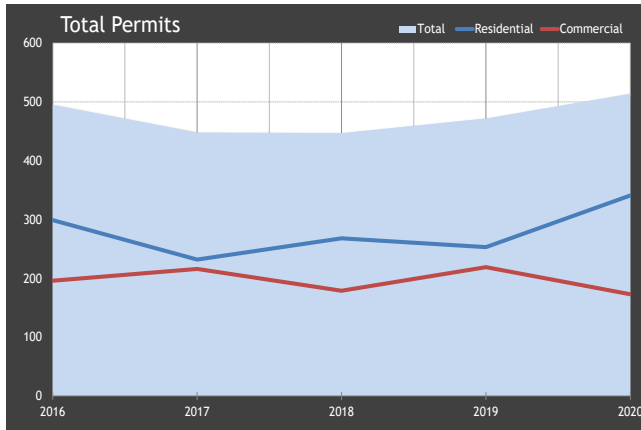




Development & Growth Management Report

Residential & Commercial Growth



The City of Topeka Planning & Development Department issues and tracks building permit information to measure development trends and policies in the City.

Comparing 2019 to 2020, **total building permits** increased 8.8% from 2019 (468 vs 513). **Residential permits** increased 34.4% (253 vs 340). Of residential permits, 32% (109) were **new residential permits**. During the same period, the total number of **commercial permits** decreased 21% (219 vs 173). Of commercial permits, 14% (25) were **new commercial building permits**.

In addition, both building square footage and building value can be evaluated to better understand the scale of investment in the City of Topeka during 2020.

In 2020, **building square footage** decreased 13% from 2019 (4,042,245 sq. ft. vs. 3,518,299sq. ft.). The **value of building permits** decreased 5.3% (\$214,392,917 vs. \$203,029,665). However, these trends reflect the massive Walmart Distribution Facility (\$100M, 1.8M sq. ft.) as a major outlier.

2020 vs 2019

Building Permits

↑ 8.8%

Sq. Ft.

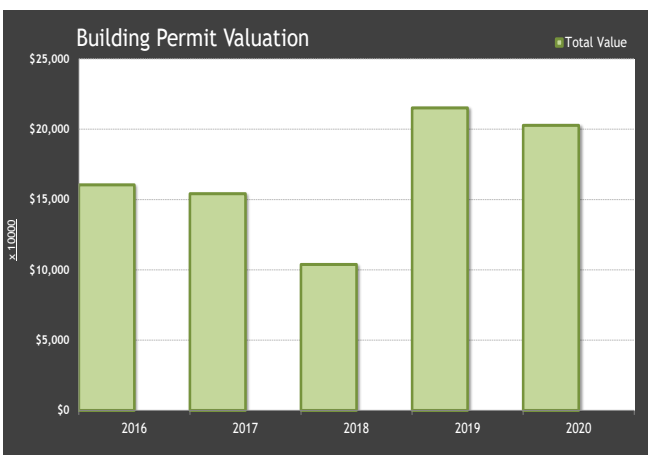
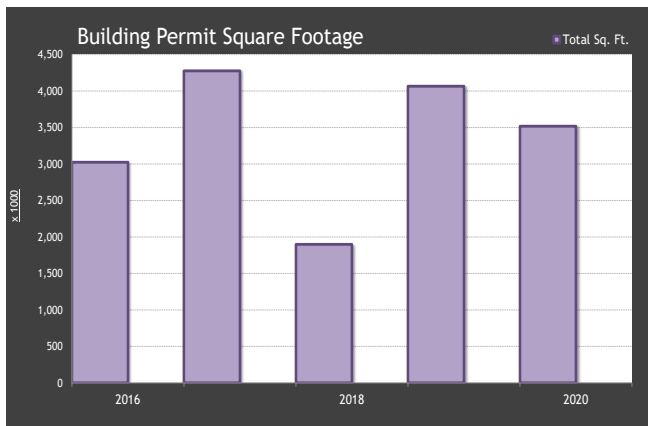
↓ 13%

Value

↓ 5.3%

Housing Units

↑ 157%



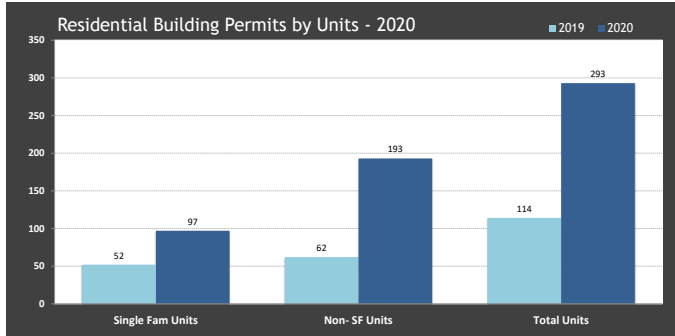
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

*TOP 10 PERMITS FOR 2020

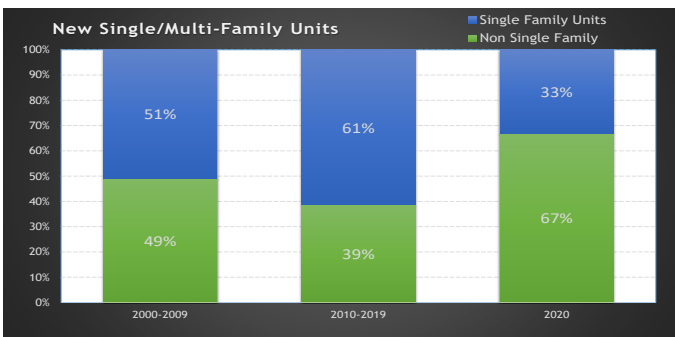
1305 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER	\$100,600,000
2700 SW 3RD ST	TOPEKA SENIOR LIVING	\$10,358,987
321 NE CRANE ST	HILLS PET NUTRITION	\$5,828,802
200 SW FRAZIER CIR	MIDLAND CARE HOSPICE BLDG C - NORTH ADDITION	\$4,800,000
1115 NE POPLAR ST	OAKLAND WWTP BIOSOLIDS HANDLING & ENERGY RECOVERY PHASE 2	\$3,410,800
5127 SW WANAMAKER RD	LOT 1+, BLOCK A, AFC SUBDIVISION	\$2,847,000
1501 SW WANAMAKER RD	WALMART—SW WANAMAKER RD	\$2,741,604
603 SW TOPEKA BLVD	PIONEER MIDTOWN HOMES CASSON AND ROW HOUSES	\$2,443,000
501 SE 8TH AVE	SHAWNEE COUNTY ADULT DETENTION CENTER	\$2,250,000
2320 NW CLAY ST	ALDI	\$2,250,000

2020 ANNUAL

Residential Growth

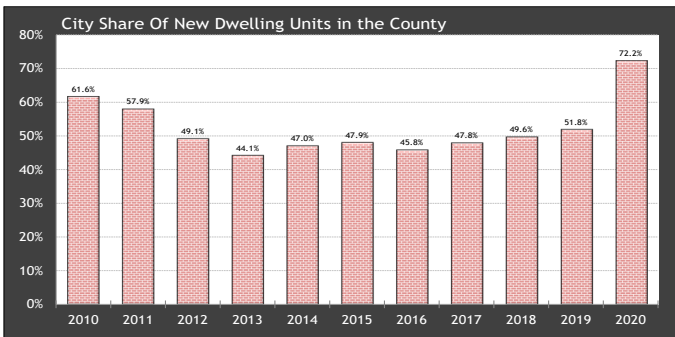


The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. Comparing 2019 to 2020, the number of **new residential building permits (by units)** new units increased by 157% from 114 to 293. Over that same period of time, additions and alterations increased by 31.% (177 vs 232) and generated 26 additional units.



Tracking total **new housing unit types** can be an indicator of more quality housing choices and affordability in keeping with the priorities of the City's Housing Market Study and Land Use and Growth Management Plan 2040 (LUGMP).

For the decade of 2000 to 2009, single family and non-single family housing units developed at a relatively even share. From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. While the sample size is much smaller, *2020 shows an important reversal of this trend with 67% non-single family share.*



In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 72.2% in 2020 (293 out of 406 units) compared to 53.5% in 2019 indicating better alignment with LUGMP priorities.

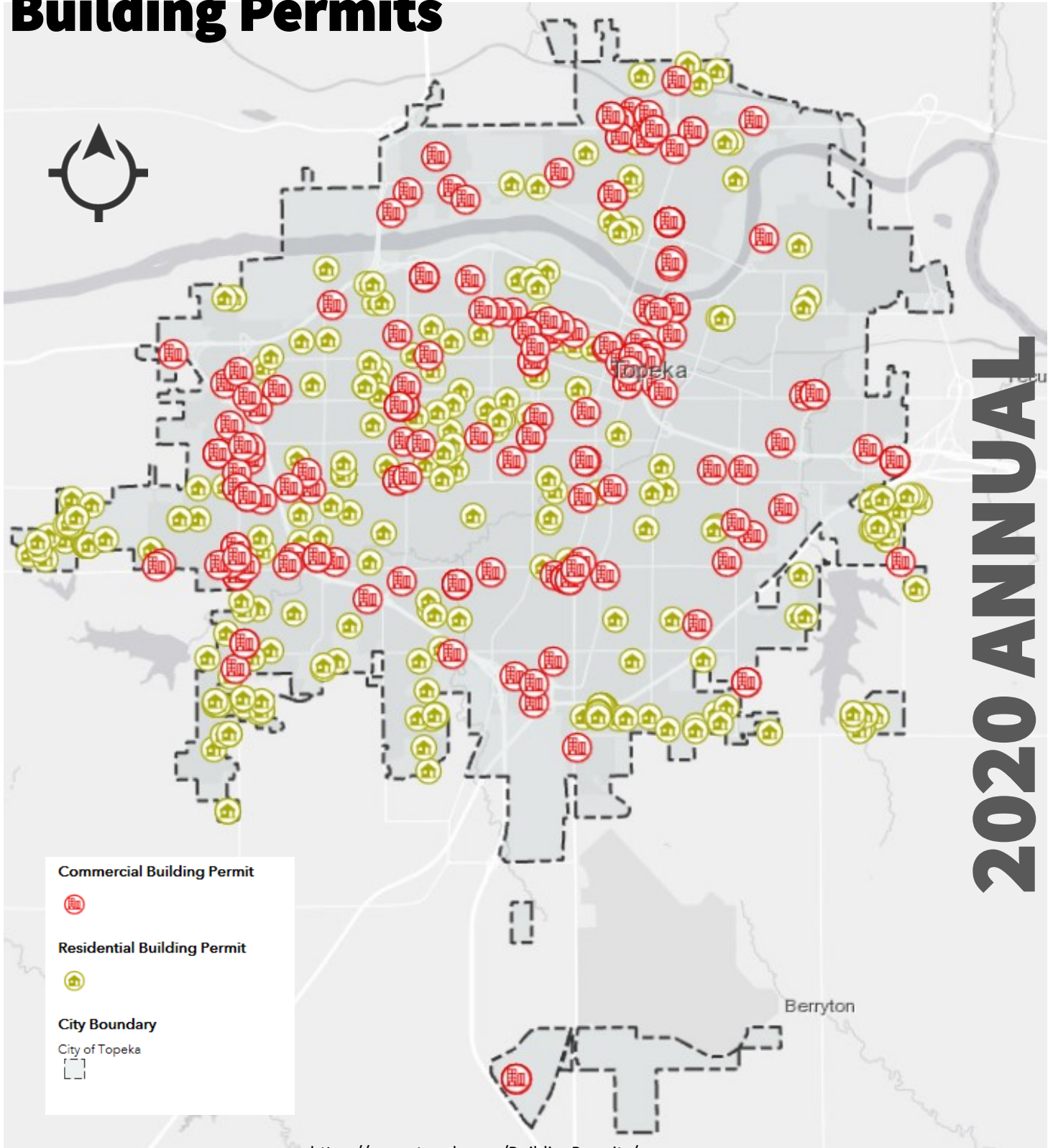
Buildable, Prime Vacant Lots/Units in the City				
Year	1st Qt. 2020	2nd Qt. 2020	3rd Qt. 2020	4th Qt. 2020
Beginning Balance	631	621	599	593
Net New Lots	-	-	-	-
Building Permits	10	22	6	16
Ending BPVL Balance	621	599	593	577
2-yr avg single/two family bldg permits	75.5/yr	75.5/yr	75.5/yr	75.5/yr
BPVL housing growth supply	8.23 years	7.9 years	7.85 years	7.64 years

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka Has a sufficient supply of BPVL's through the end of the fourth quarter of 2020 to accommodate 7.64 years of housing growth for new single-two family dwellings.



2020 ANNUAL

Building Permits



<https://maps.topeka.org/BuildingPermits/>

2020 ANNUAL

2020 ANNUAL

3-Mile ETJ, UGA, and City Boundary New Housing Units — 2020

