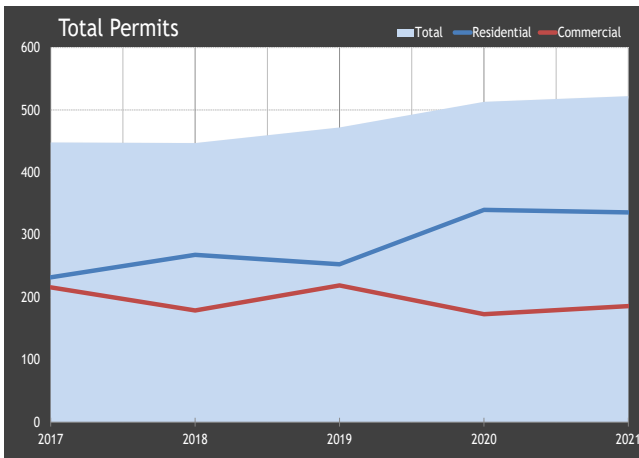




Development & Growth Management Report

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 2020 to 2021, **total building permits** increased 1.8% from 2020 (513 vs 522). **Residential permits** slightly decreased 1.2% (340 vs 336). Of residential permits, 34% (114) were **new residential permits**. During the same period, the total number of **commercial permits** increased 7.5% (173 vs 186). Of commercial permits, 12.4% (23) were **new commercial building permits**.

2021 vs 2020

Building Permits

↑ 1.8%

Sq. Ft.

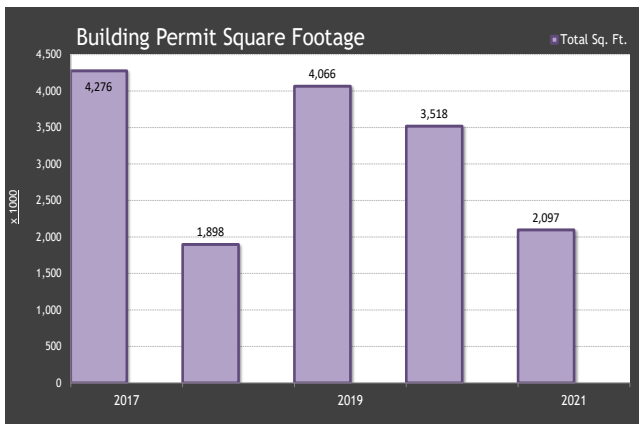
↓ 40.4%

Value

↓ 14%

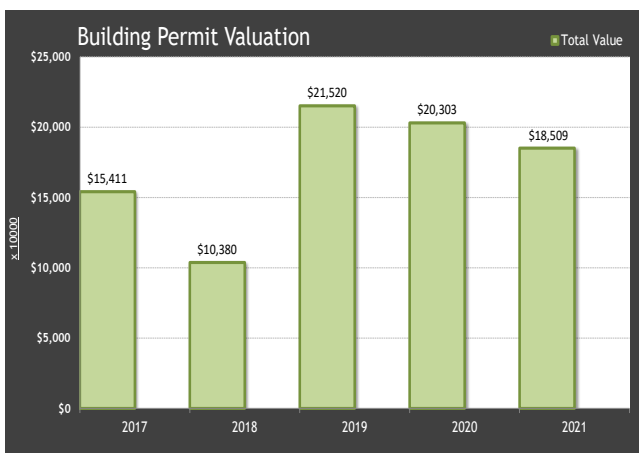
Housing Units

↑ 34.5%



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 2021.

In 2021, **building square footage** decreased 40.4% from 2020 (3,518,299 sq. ft. vs. 2,096,566 sq. ft.). The **value of building permits** decreased 14% (\$203,029,665 vs. \$185,090,463). However, these declining trends reflect the massive Walmart Distribution Facility (\$100M, 1.8M sq. ft.) as a major outlier that was permitted in 2020.



*TOP 10 PERMITS FOR 2021

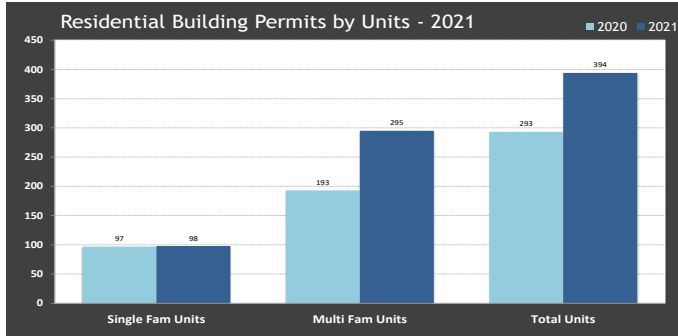
2759 SW FAIRLAWN RD	WHEATFIELD VILLAGE APARTMENTS & PARKING GARAGE	\$28,022,776
2073 SW WASHBURN TER	WASHBURN UNIVERSITY SCHOOL OF LAW	\$25,500,000
1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER	\$24,099,758
320 NE CRANE ST	HILLS PET NUTRITION - MIH ADDITION & YARD	\$12,000,000
6732 SW 17TH ST	CEDARHURST OF TOPEKA	\$8,004,498
635 SW GAGE BLVD	TOPEKA ZOO GIRAFFE BARN	\$5,000,000
3221 SW BURLINGAME RD	COUNTRYSIDE UNITED METHODIST CHURCH	\$3,400,000
4115 SW HUNTOON	ADVISORSRS EXCELE GAGE CENTER SEVERY & TV-RADIO STATION	\$3,292,322
1700 SW 7TH ST	TUKHS ST FRANCIS	\$2,521,755
1251 SW ASHWORTH PL	CHARLIES CAR WASH	\$2,500,000

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

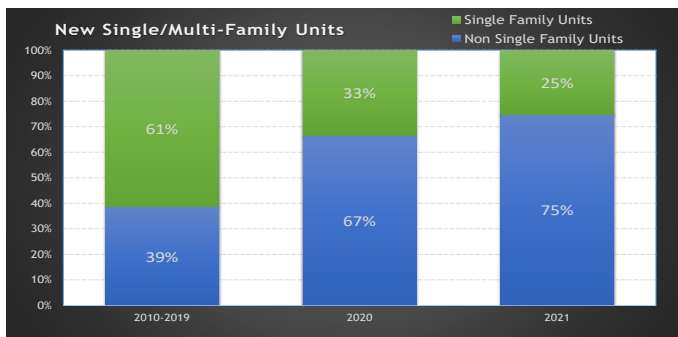


2021 ANNUAL

Residential Growth

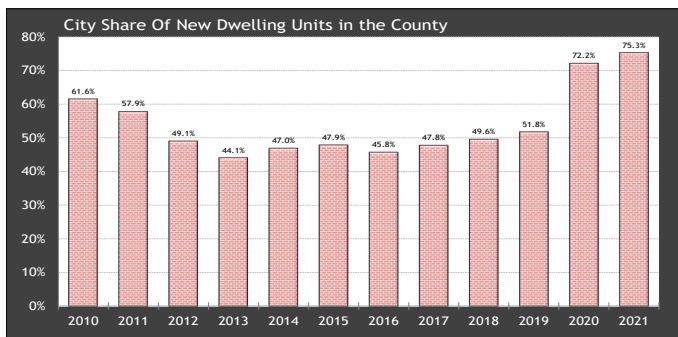


The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. Comparing 2020 to 2021, the number of **new residential building permits (by units)** increased by 134% from 293 to 394. Over that same period of time, additions and alterations decreased by 4.3% (232 vs 222) and generated one additional unit.



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 dropped to only 39% of all new units. While the sample size is much smaller, This decade *shows an important reversal of this trend with 75% non-single family share in 2021.*



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 75.3% in 2021 (394 out of 523 units) compared to 72.2% in 2020 indicating continued alignment with LUGMP priorities.

Buildable, Prime Vacant Lots/Units in the City				
Year	1st Qt. 2021	2nd Qt. 2021	3rd Qt. 2021	4th Qt. 2021
Beginning Balance	577	560	534	516
Net New Lots	-	-	-	-
Building Permits	17	26	18	13
Ending BPVL Balance	560	534	516	503
2-yr avg single/two family bldg permits	89/yr	89/yr	89/yr	89/yr
BPVL housing growth supply	6.29 years	6.0 years	5.8 years	5.65 years

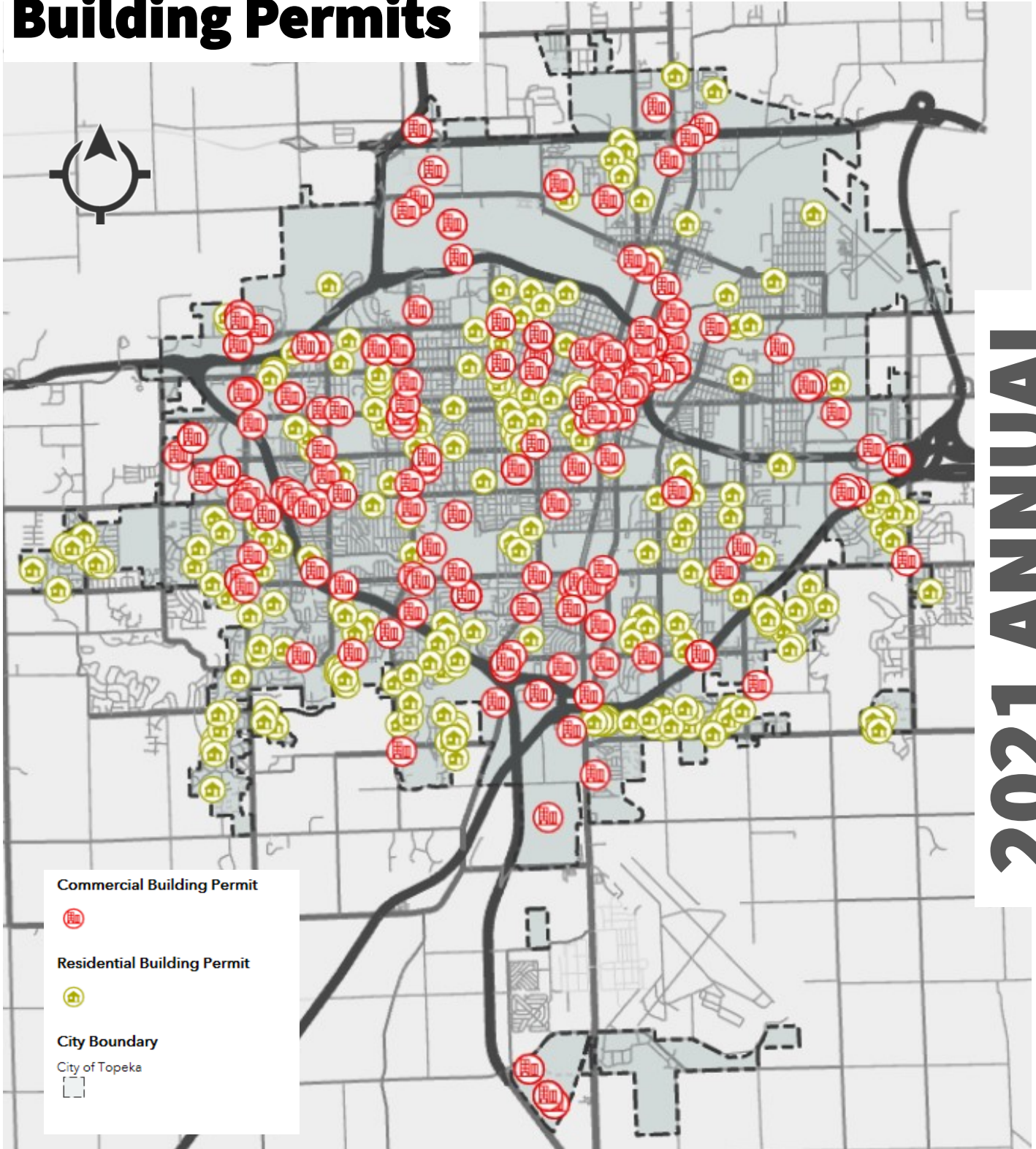
Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the fourth quarter of 2021 to accommodate 5.65 years of housing growth for new single-two family dwellings.





2021 ANNUAL

Building Permits



2021 ANNUAL

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



2021 ANNUAL

3-Mile ETJ, UGA, and City Boundary New Housing Units – 2021

