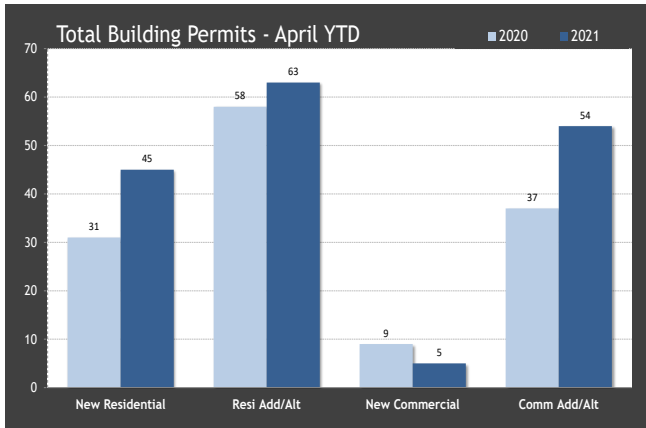




Development & Growth Management Report

Residential & Commercial Growth



The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing April 2020 to April 2021, **total building permits** increased 23.7.2% (135 vs 167). **Residential permits** increased 21.3% (89 vs 108) and **commercial permits** increased 28.3% (46 vs. 59).

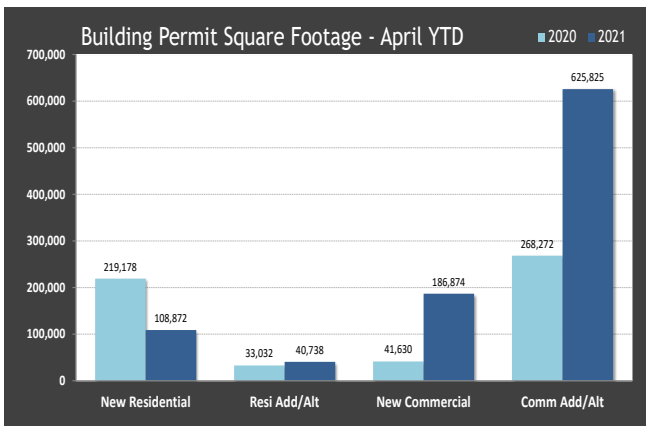
APRIL

Building Permits
59

Sq. Ft.
320,152

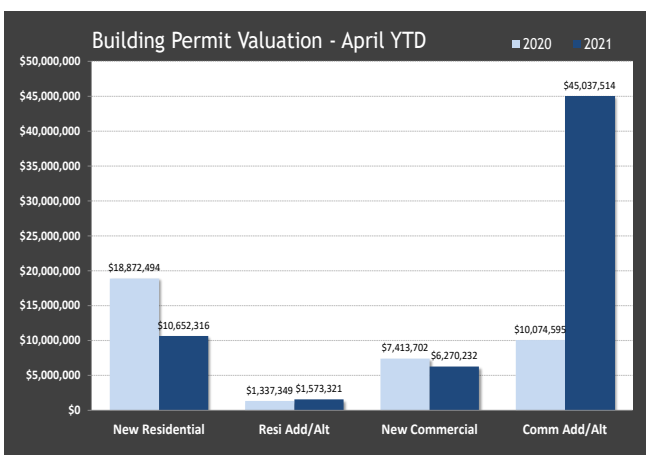
Value
\$23,201,900

Housing Units
8



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

Comparing April 2020 to April 2021, **building square footage** increased by 71.2% (562,112 sq. ft. vs. 962,309 sq. ft.). The **value of building permits** increased by 68.5% (\$37,698,140 vs. \$63,533,383). The table below shows the **Top 10 Permits** by valuation through April 2021.



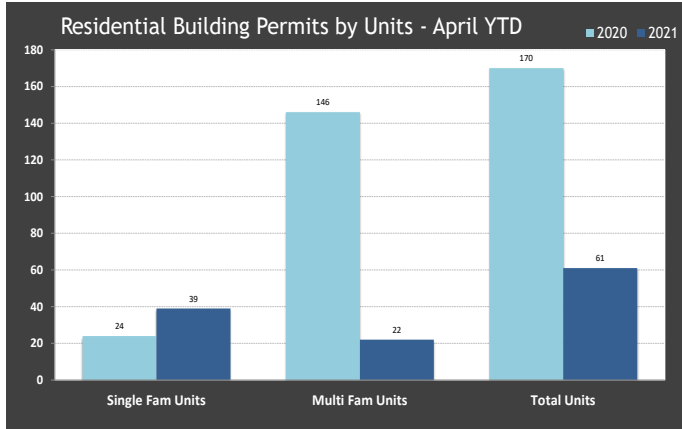
TOP 10 PERMITS - APRIL*		
320 NE CRANE ST	HILLS PET NUTRITION - MIH ADDITION	\$8,000,000
1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER - CONVEYOR SYSTEM	\$5,964,414
1303 SW INNOVATION PKWY	WALMART DC - CONVEYOR SYSTEM PHASE II	\$2,714,910
5000 SW HUNTOON ST	LUTHER PLACE I PLUMBING REPLACEMENT	\$1,123,746
2025 NW TOPEKA BLVD	WENDY'S RESTAURANT	\$1,070,232
4101 SW POSTOAK DR	LOT 19, BLOCK A, CLARION LAKES SUB	\$768,338
4123 SW GAGE CENTER DR	ADVISORS EXCEL GAGE CENTER CAMPUS PHASE II	\$607,000
1064 SW WANAMAKER RD	DEVAUGHN JAMES - TOPEKA	\$600,000
3216 SE BLACKJACK CIR	LOT 42, BLOCK E, ROCKFIRE AT THE LAKE SUB	\$250,000
534 S KANSAS AVE	TOWNSITE VENUE	\$200,000

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

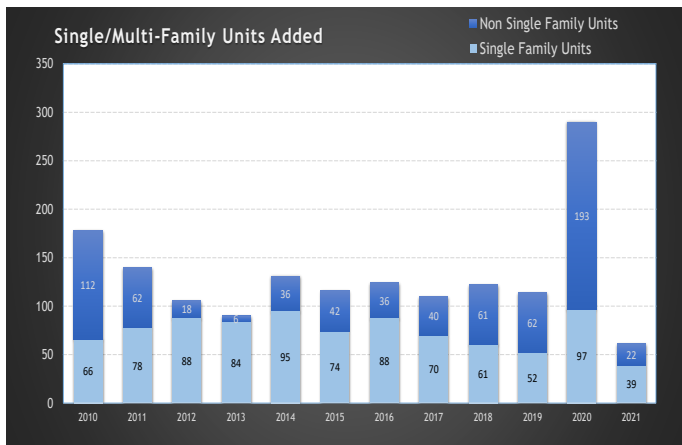


APRIL 2021

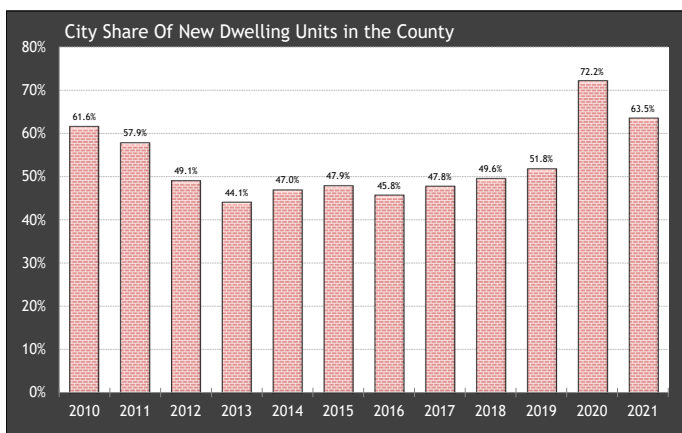
Residential Growth



The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)**, when comparing April 2020 to April 2021, decreased 64% from (170 vs 61). Additions and alterations increased by 8.6% from April 2020 to April 2021 (58 vs 63).



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 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. Since 2000, 61% are new non-single family units, but only 36% this year.



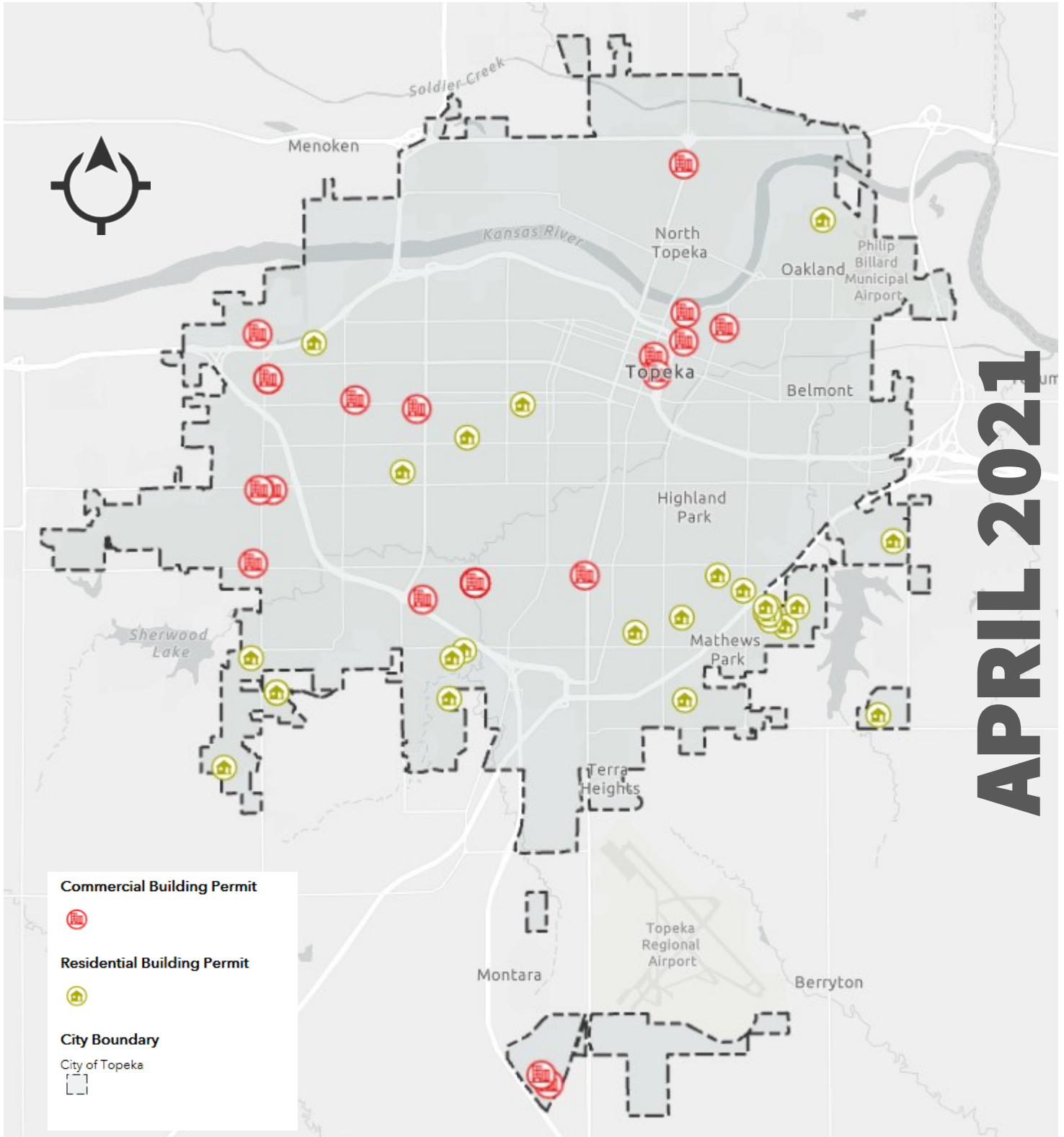
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was **63.5%** through April 2021 (61 out of 96 units) indicating better alignment with LUGMP priorities.





APRIL 2021

Building Permits



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



APRIL 2021

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

