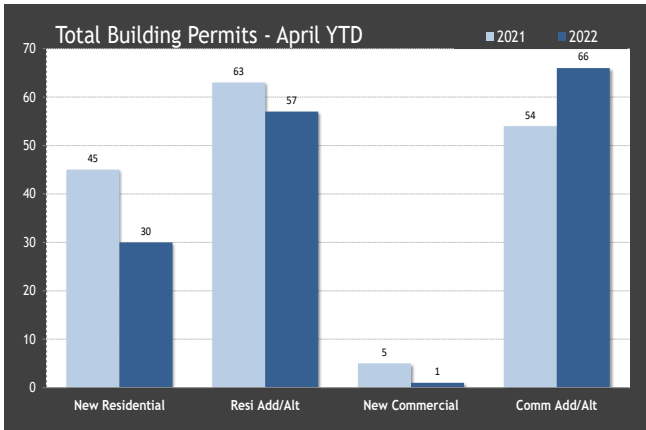




APRIL 2022

# 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 2021 to April 2022, **total building permits** decreased 8.4% (167 vs 154). Likewise, **Residential permits** decreased 24.1% (108 vs 87) and **commercial permits** increased 11.9% (59 vs. 67).

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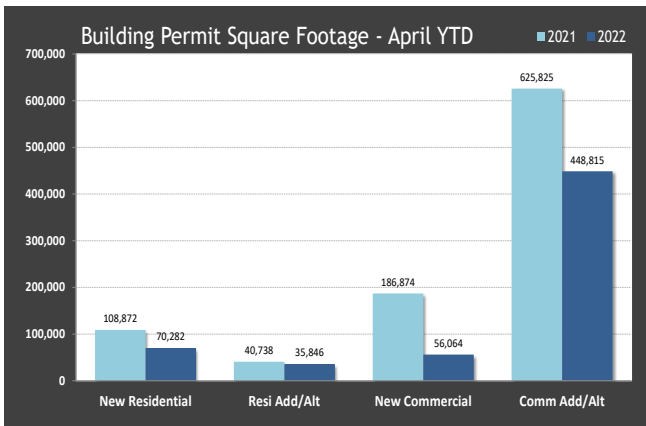
Building Permits  
40

Sq. Ft.  
99,044

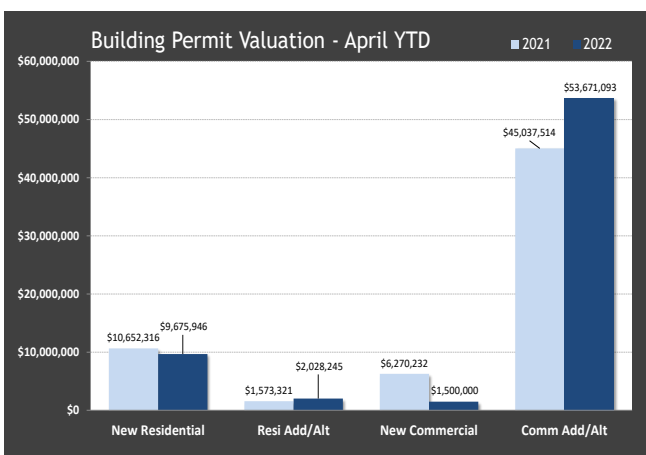
Value  
\$8,243,139

Housing Units  
13

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 2021 to April 2022, **building square footage** decreased by 57.5% (962,309 sq. ft. vs. 611,007 sq. ft.). The **value of building permits** increased by 4.9% (\$63,533,383 vs. \$66,875,284). The table below shows the **Top 10 Permits** by valuation through April 2022.



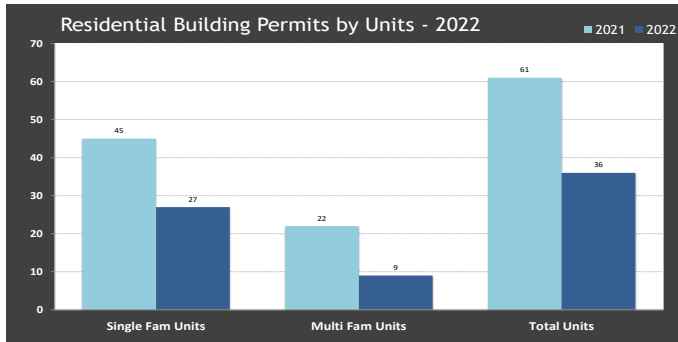
TOP 10 PERMITS - APRIL*		
707 SE QUINCY ST	SHAWNEE COUNTY ADMINISTRATIVE SERVICES BUILDING	\$1,750,000
1027 SW EXMOOR LN	LOT 15, BLOCK A, MCFARLAND FARM SUB	\$800,000
4324 SW LAURENS WAY	LOT 7, BLOCK C, LAURENS BAY SUB	\$510,000
29230 SW WANAMAKER DR	PRODENTAL	\$500,000
4306 SW LAKESIDE DR	LOT 3, BLOCK D, MISTY HARBOR ESTATES SUB NO 5	\$500,000
835 SW POLK ST	BETHANY GARDENS, EPISCOPAL DIOCESE OF KANSAS	\$470,753
7725 SW 24TH TER	LOT 7, BLOCK C, SHERWOOD VILLAGE SUB	\$401,430
845 NE MADISON ST	INDUSTRIAL CHROME STORAGE ADDITION	\$355,369
4317 SW LAKESIDE DR	LOT 8, BLOCK C, MISTY HARBOR ESTATES NO 5	\$350,000
200 SE 7TH ST	SNCO COURTROOMS 308&312	\$275,000

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

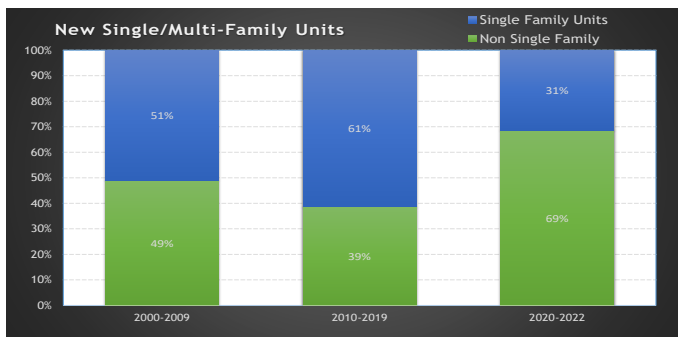


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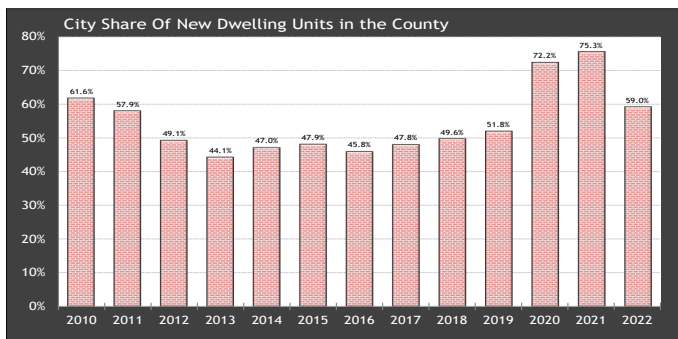
# Residential Growth



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 2021 to April 2022, decreased 69.4% from (61 vs 36). Additions and alterations decreased by 10.5% from April 2021 to April 2022 (63 vs 57).



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). 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, *an important reversal of that trend (69% non-single family share)* is taking place since 2020.



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 59% through April 2022 (36 out of 61 units) compared to 75.3% in 2021.

Buildable, Prime Vacant Lots/Units in the City		
Year	1st Qt. 2022	2nd Qt. 2022
Beginning Balance	503	486
Net New Lots	-	-
Building Permits	17	13
Ending BPVL Balance	486	473
2-yr avg single/two family bldg permits	89/yr	89/yr
BPVL housing growth supply	5.5 years	5.3 years

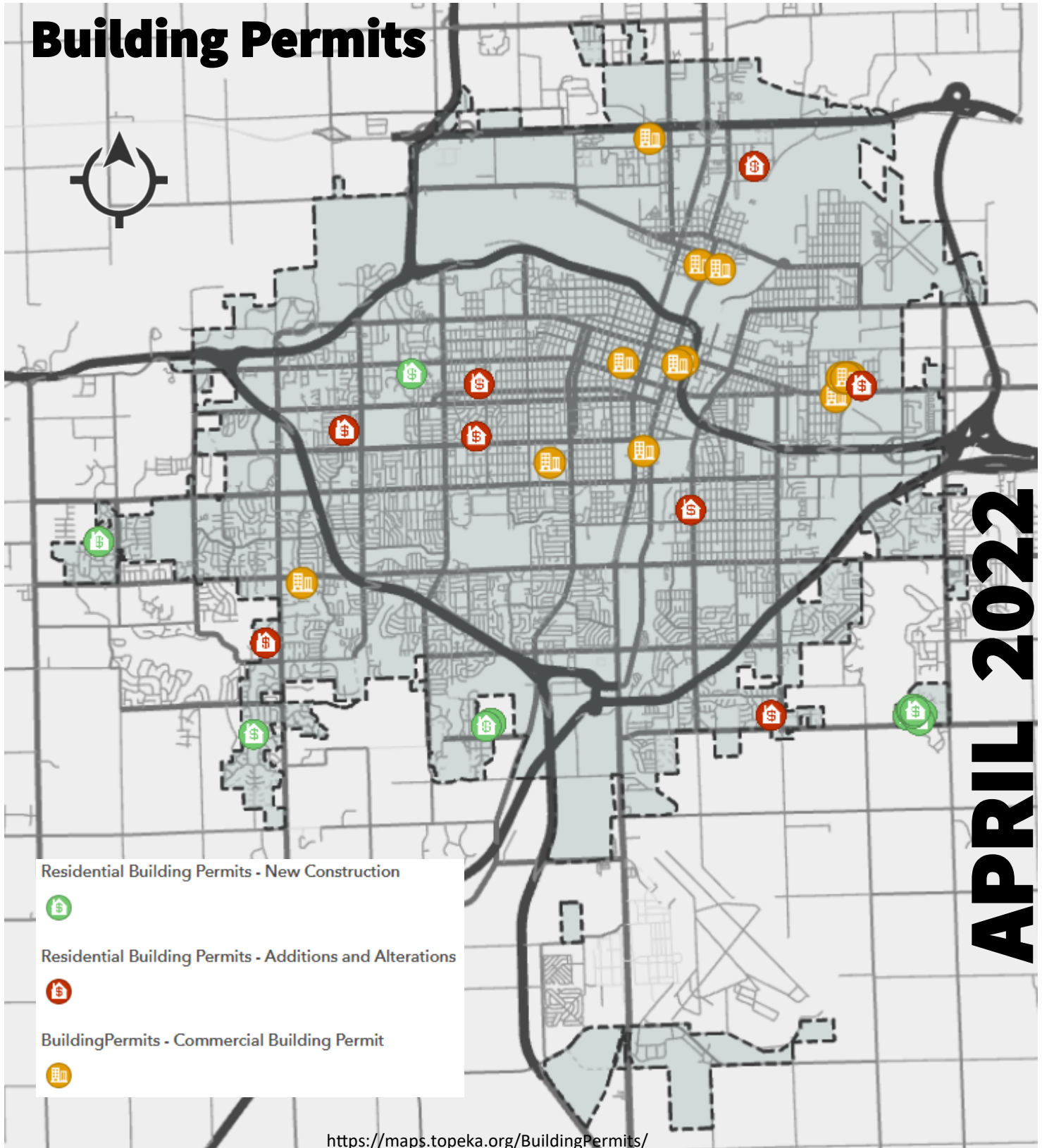
**Buildable prime vacant lots** (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the second quarter of 2022 to accommodate 5.3 years of housing growth for new single-two family dwellings.





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# Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



BuildingPermits - Commercial Building Permit



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

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# 3-Mile ETJ, UGA, and City Boundary New Housing Units – April 2022

