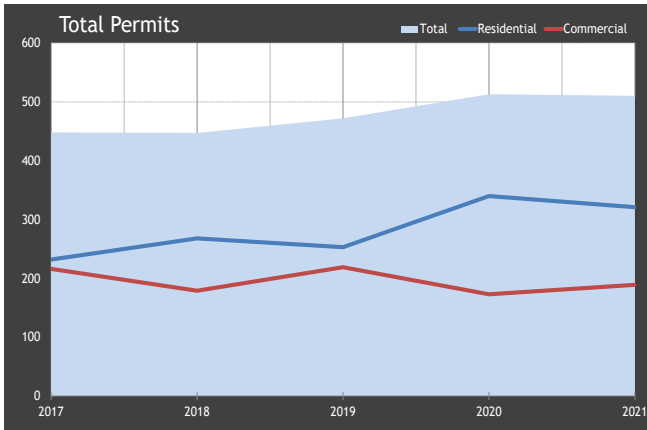




Development & Growth Management Report

Residential & Commercial Growth



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

Using 2021 permit data, **total building permits** are projected by the end of the year to remain nearly the same from 2020 (513 vs 510). **Residential permits** are projected to decrease 5.6% (340 vs 321) as compared to an increase of 9.3% (173 vs 189) in the total number of **commercial permits**.

AUGUST
Building Permits

60

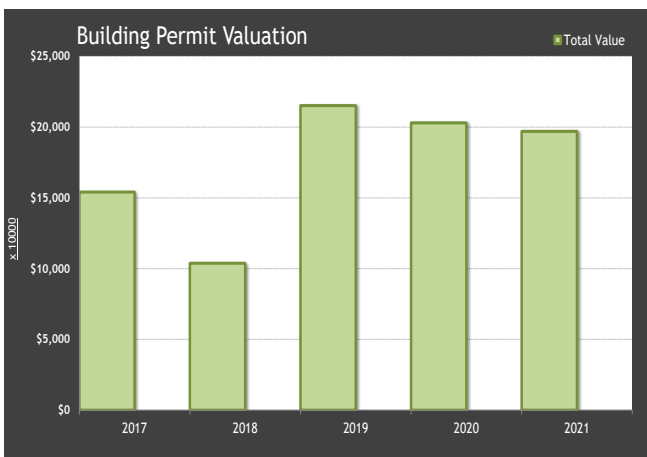
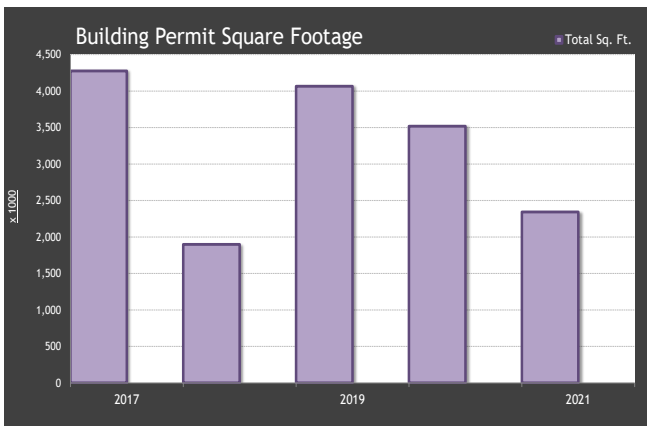
Sq. Ft.
134,915

Value
\$10,264,844

Housing Units
21

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

By the end of 2021, **building square footage** is expected to decrease 33.4% from 2020 (3,518,299 sq. ft. vs. 2,342,528 sq. ft.). The **value of building permits** is on pace to decrease by 3% (\$203,029,665 vs. \$196,968,326). The table below shows the **Top 10 Permits** by valuation through August 2021.



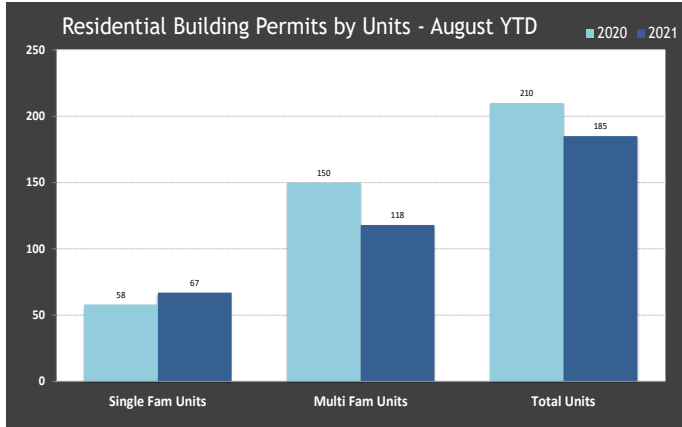
TOP 10 PERMITS - AUGUST*		
2759 SW FAIRLAWN RD	WHEATFIELD VILLAGE PARKING GARAGE	\$2,900,000
420 SW 9TH ST	THE BEACON	\$800,000
4236 SW KIRKLAWN AVE	FRIO-LAY, ADDITIONAL/MODIFIED TRANSPORTATION CONVERYOR	\$738,355
3730 SW BURLINGAME RD	KWIK SHOP CAR WASH	\$555,000
7717 SW 24TH TER	LOT 5, BLOCK C, SHERWOOD VILLAGE SUB	\$349,900
7631 SW 24TH TER	LOT 4, BLOCK C, SHERWOOD VILLAGE SUB	\$349,900
3323 SW 44TH ST	LOT 3, BLOCK E, MISTY HARBOR SUB NO 5	\$320,000
3327 SW 44TH ST	LOT 2, BLOCK E, MISTY HARBOR SUB NO 5	\$310,000
3331 SW 44TH ST	LOT 1, BLOCK E, MISTY HARBOR SUB NO 5	\$310,000
2215 SW WESTPORT DR	HEINBACH - LARKIN OFFICE	\$245,405

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

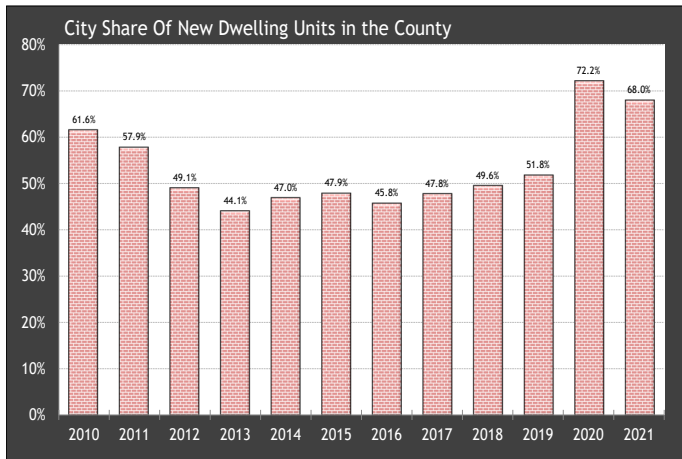


AUGUST 2021

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 August 2020 to August 2021, decreased 11.9% from (210 vs 185). Additions and alterations decreased 5.6% from August 2020 to August 2021 (142 vs 134).



Tracking total **new housing unit types** can be an indicator of more quality housing choices and affordability. From 2010 to 2019, the share of new non-single accounted for only 39% of new units. However, since 2020 this trend has reversed, with 65% of new units being non-single family. 2021's year-to-date count continues this trend with 64% of units being new non-single family.

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 **68%** through August 2021 (185 out of 272 units) indicating better alignment with LUGMP priorities.

Buildable, Prime Vacant Lots/Units in the City

Year	2nd Qt. 2021
Beginning Balance	560
Net New Lots	-
Building Permits	40
Ending BPVL Balance	520
2-yr avg single/two family bldg permits	75.5/yr
BPVL housing growth supply	6.89 years

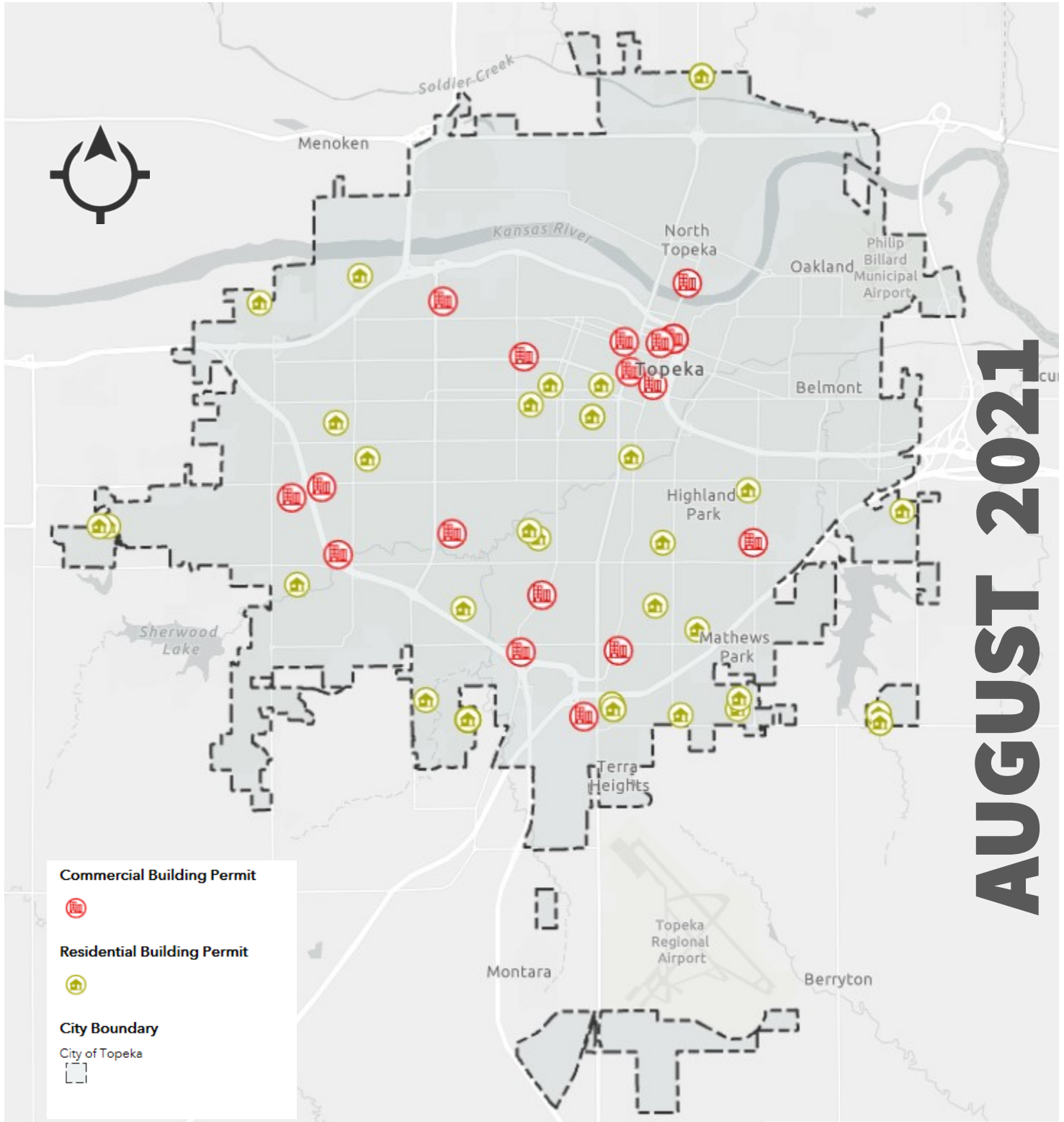
Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the second quarter of 2021 to accommodate 6.9 years of housing growth for new single-two family dwellings.





AUGUST 2021

Building Permits



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



AUGUST 2021

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

