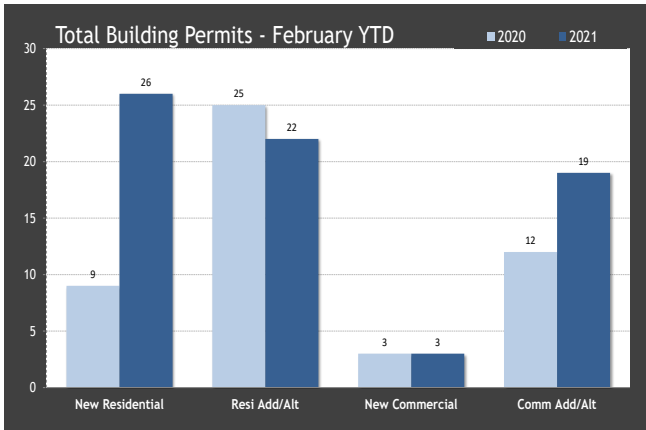




# Development & Growth Management Report

## 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 February 2020 to February 2021, **total building permits** decreased 5.4% (74 vs 70). **Residential permits** increased 6.7% (45 vs 48) and **commercial permits** decreased 24% (29 vs. 22) .

**FEBRUARY**

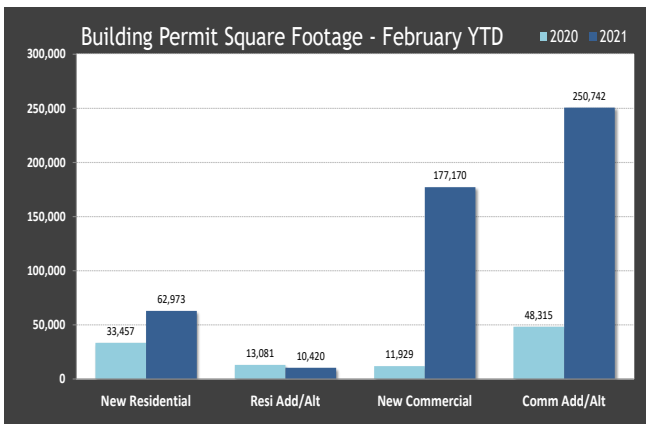
**Building Permits**

**32**

**Sq. Ft.**  
**209,800**

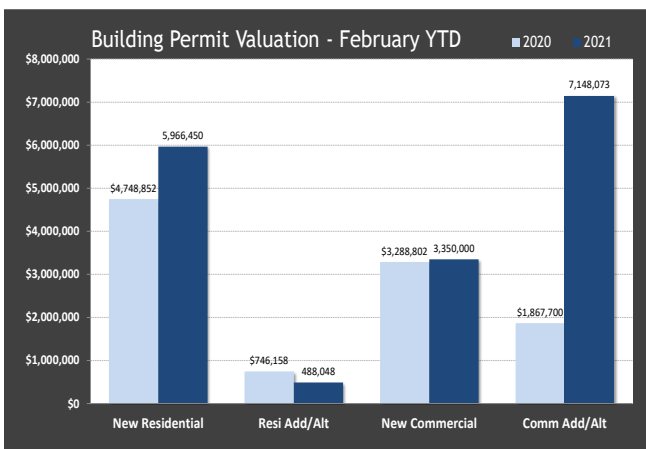
**Value**  
**\$7,083,415**

**Housing Units**  
**11**



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

Comparing February 2020 to February 2021, **building square footage** increased by 111% (237,730 sq. ft. vs. 501,305 sq. ft.). The **value of building permits** increased by 3.3% (\$16,416,519 vs. \$16,952,571). The table below shows the **Top 10 Permits** by valuation through February 2021.



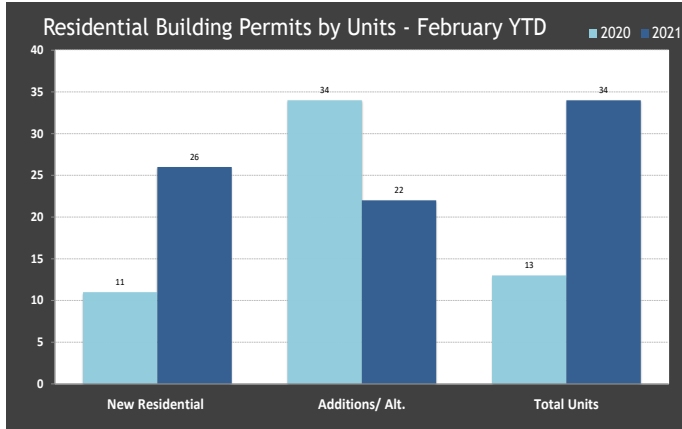
TOP 10 PERMITS - FEBRUARY*		
2935 SW TOPEKA BLVD	CSL PLASMA TENANT FINISH	\$1,400,000
1221 S KANSAS AVE	ATLANTIC SIGNAL	\$1,075,000
120 SE 6TH AVE	DCIS TOWNSITE PLAZA 3	\$950,000
4413 SW CONNEMARA LN	LOT 80, BLOCK A, MCFARLAND FARM SUB NO 4	\$650,000
4121 SW HUNTOON ST	MISSION CHURCH - MULTIPURPOSE SPACE	\$335,565
4233 SW CLARION LAKES DR	LOT 16, BLOCK C, CLARION LAKES SUB	\$305,000
2514 SE NEPTUNE CT	LOT 19, BLOCK F, AQUARIAN ACRES SUB NO 9	\$274,400
1925 SW WANAMAKER RD	OLIVE GARDEN	\$250,000
3319 SE 22ND ST	LOT 10, BLOCK B, CAPRICORN WOODS NO3	\$199,750
3311 SE 22ND ST	LOT 8, BLOCK B, CAPRICORN WOODS NO 3	\$199,450

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

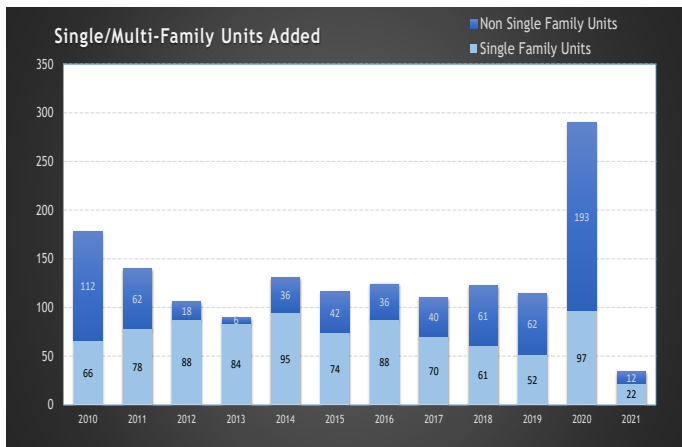


FEBRUARY 2021

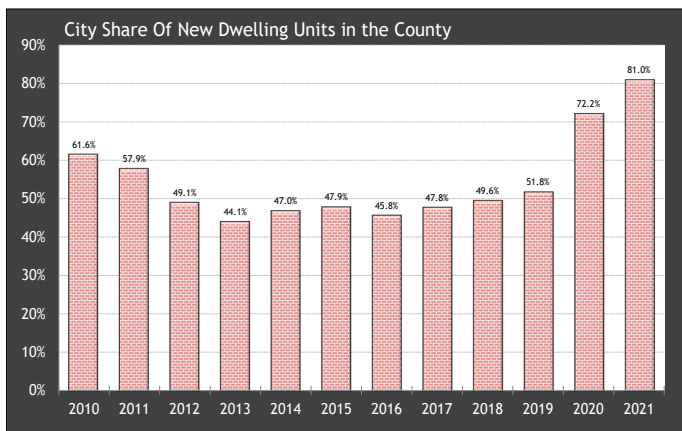
# Residential Growth



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 February 2020 to February 2021, increased 162% from (13 vs 34). Additions and alterations decreased by 35% from February 2020 to February 2021 (34 vs 22).



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. This year, 35% are new non-single family units.



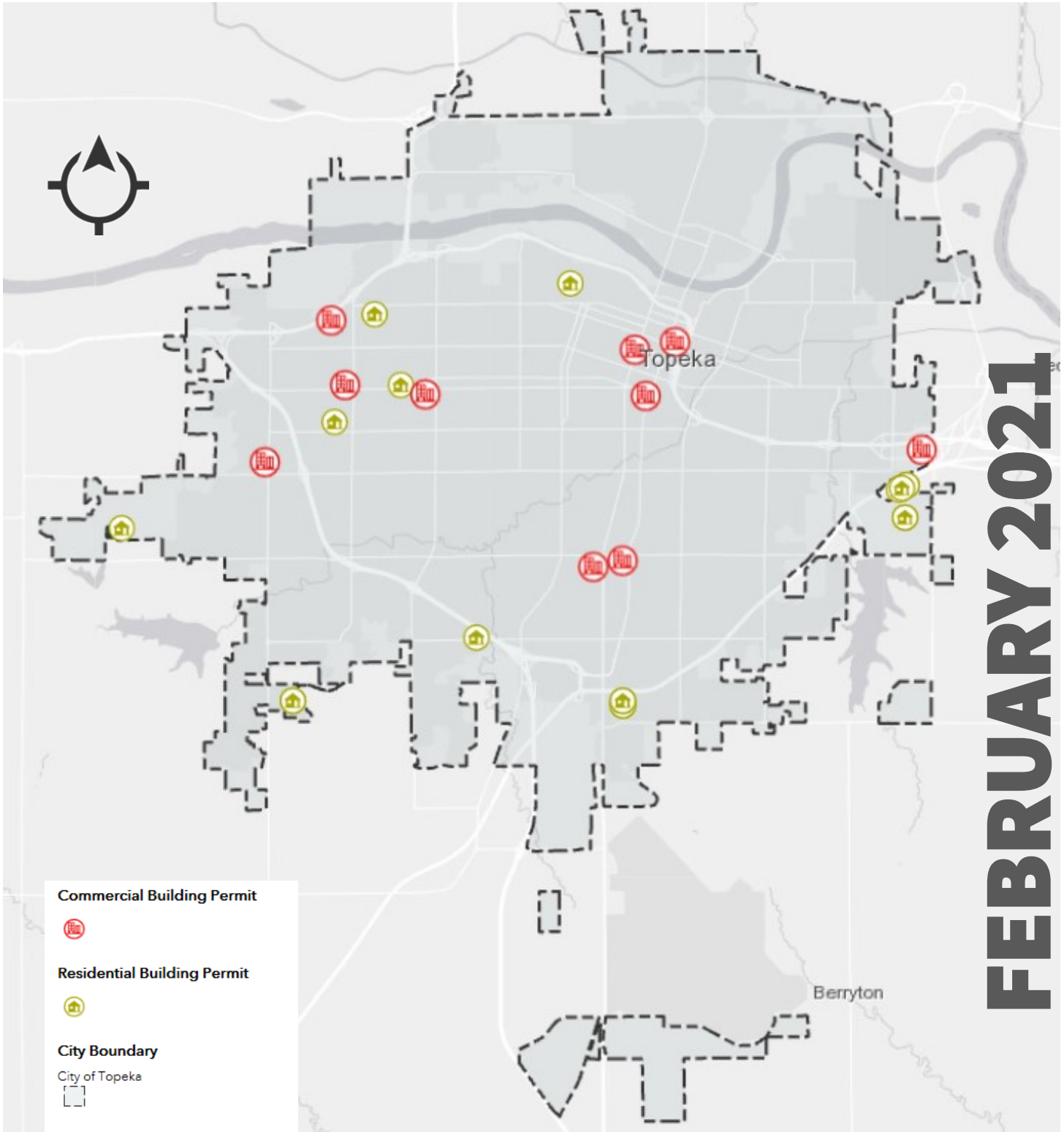
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City’s share of new dwelling units** compared to all of Shawnee County was **81%** through February 2021 (34 out of 42 units) compared to 72.2% in 2020 indicating better alignment with LUGMP priorities.





FEBRUARY 2021

# Building Permits



**FEBRUARY 2021**

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



FEBRUARY 2021

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

