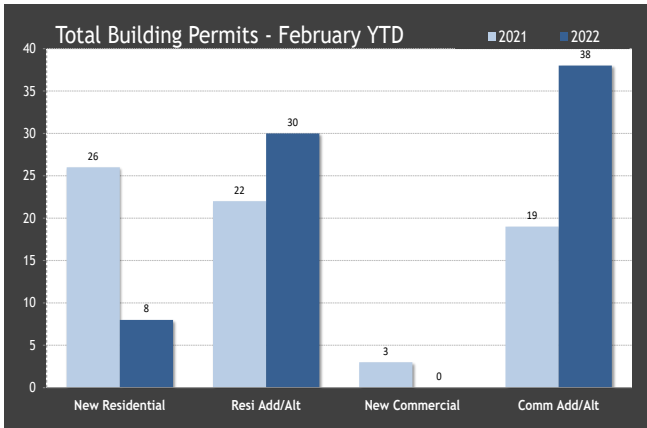




Development & Growth Management Report

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 2021 to February 2022, **total building permits** increased 8.6% (70 vs 76). Likewise, **Residential permits** decreased 20.8% (48 vs 38) and **commercial permits** increased 75% (22 vs 38).

FEBRUARY

Building Permits

37

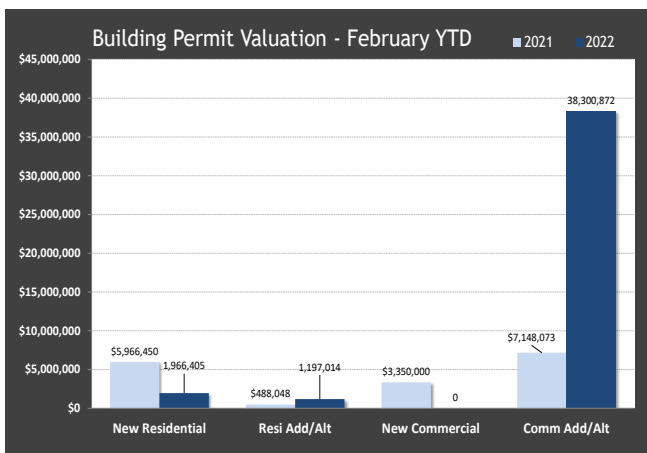
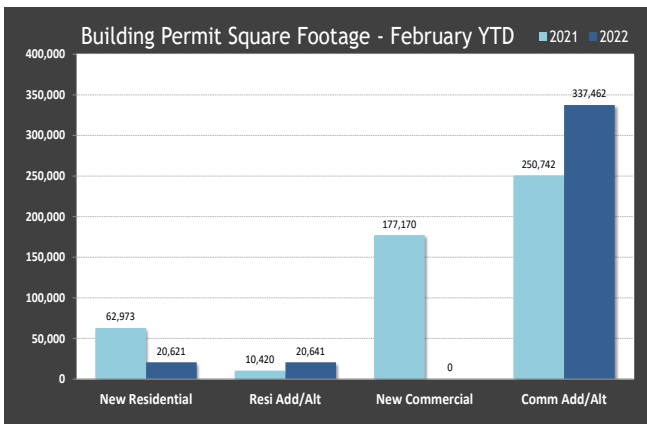
Sq. Ft.
217,788

Value
\$32,959,048

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 2021 to February 2022, **building square footage** decreased by 24.5% (501,305 sq. ft. vs. 378,724 sq. ft.). The **value of building permits** increased by 144.6% (\$16,952,571 vs. \$41,464,291). The table below shows the **Top 10 Permits** by valuation through February 2022.



TOP 10 PERMITS - FEBRUARY*

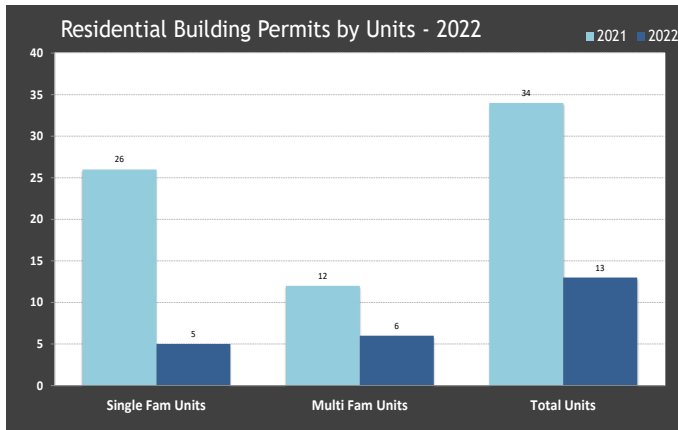
100 MARS BLVD	MARS PROJECT Y	\$28,200,000
2951 SW WANAMAKER RD	TOPEKA HY-VEE ADDITION	\$873,578
6001 SW 6TH AVE	TALLGRASS ORTHOPEDIC & SPORTS MEDICINE	\$500,000
7721 SW 24TH TER	LOT 6, BLOCK C, SHERWOOD VILLAGE SUB	\$385,000
1535 SW PEMBROKE LN	PERGOLA & OUTDOOR BAR	\$350,176
2206 SE SATURN DR	LOT 1, BLOCK C, CAPRICORN WOODS #3	\$341,405
2215 SW WANAMAKER RD	CHUCK E CHEESE	\$312,800
734 S KANSAS AVE	BRIMANS BUILDING REMODEL	\$200,000
4241 SE TRUMAN AVE	LOT 2, BLOCK B, HORSESHOE BEND #5	\$200,000
2130 SW WANAMAKER RD	CRUMBL COOKIES	\$186,000

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

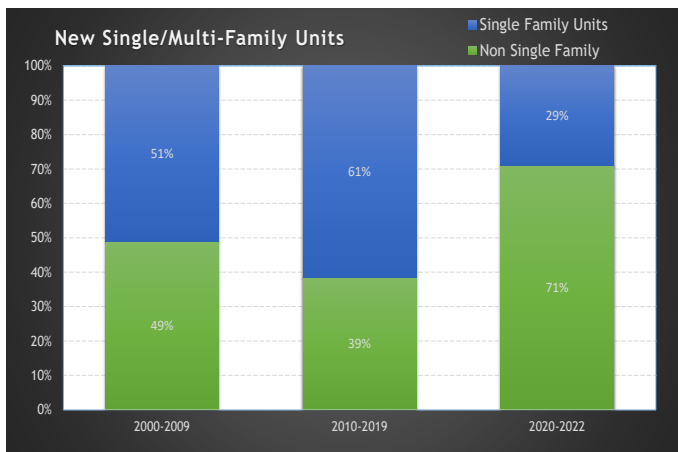


FEBRUARY 2022

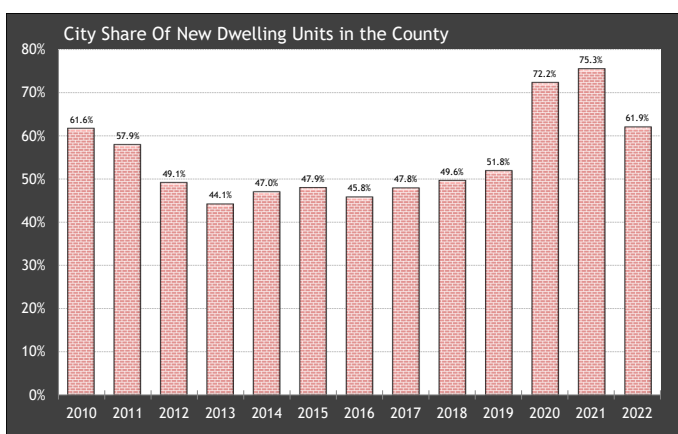
Residential Growth



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 2021 to February 2022, decreased 61.8% from (34 vs 13). Additions and alterations increased by 36.4% from February 2021 to February 2022 (22 vs 30).



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 (71% non-single family share)* is taking place since 2020.



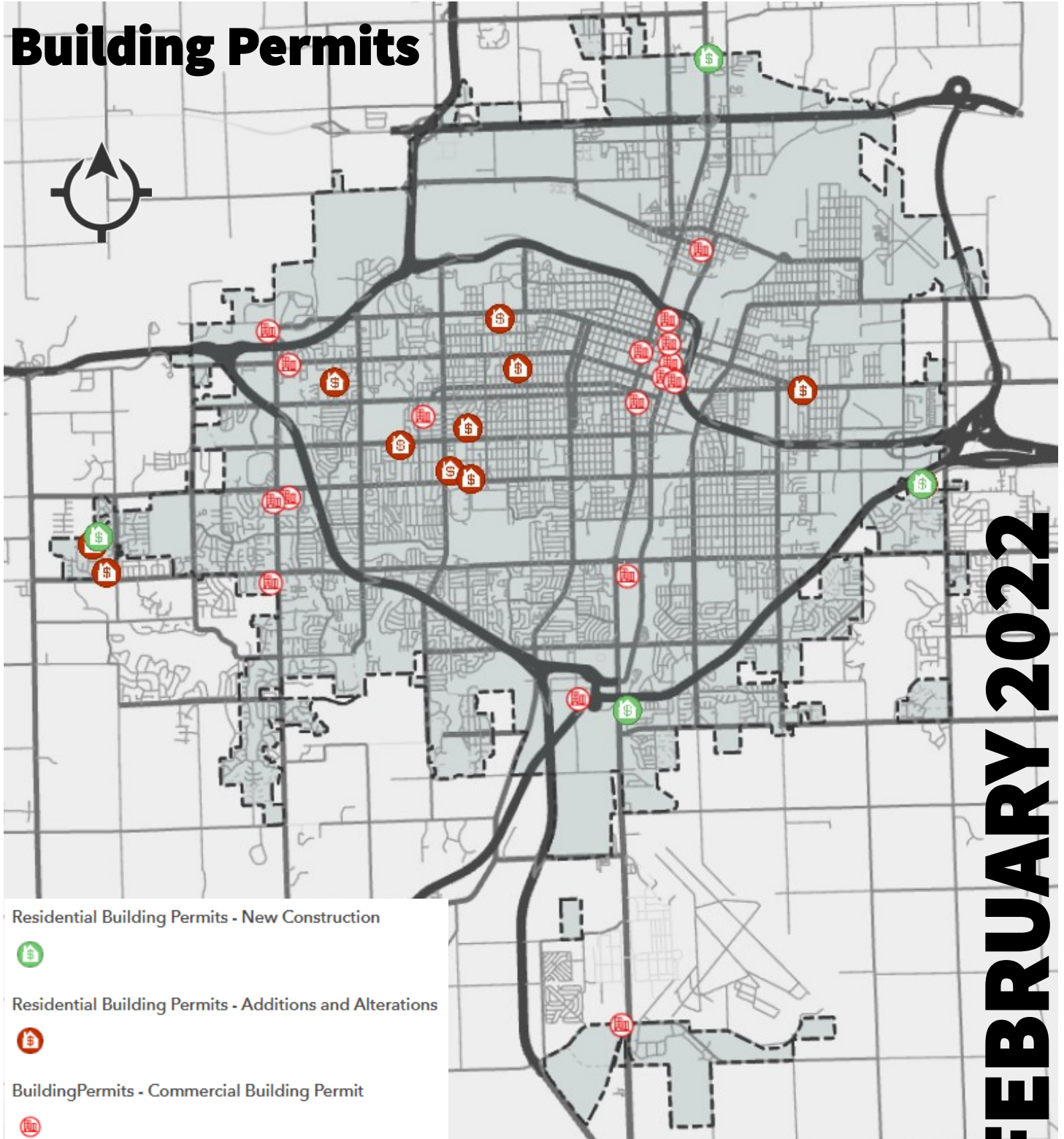
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 61.9% through February 2022 (13 out of 21 units) compared to 75.3% in 2021.





FEBRUARY 2022

Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



BuildingPermits - Commercial Building Permit



FEBRUARY 2022

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



FEBRUARY 2022

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

