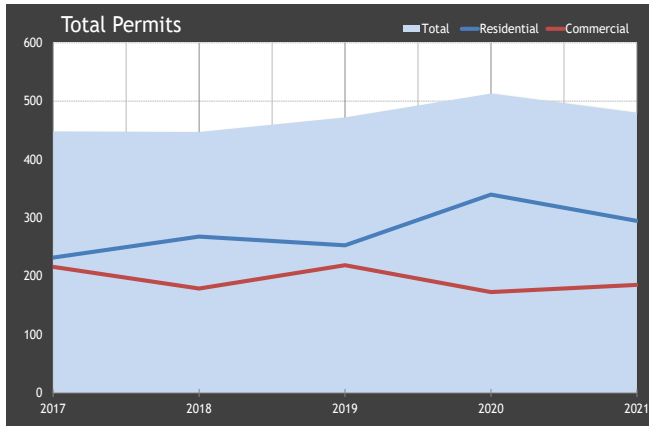




JULY 2021

# Development & Growth Management Report

## Residential & Commercial Growth

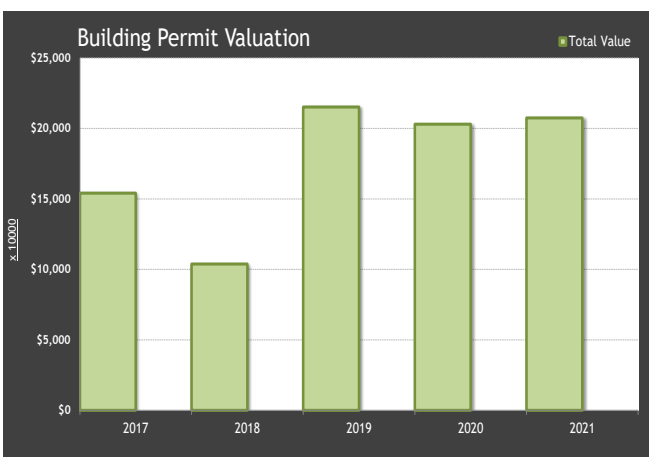
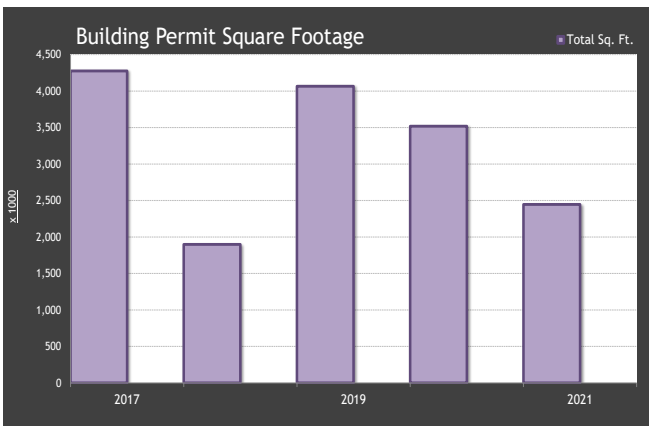


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2021 permit data, **total building permits** are projected by the end of the year to decrease by 6.4% from 2020 (513 vs 480). **Residential permits** are projected to decrease 13.3% (340 vs 295) as compared to an increase of 7% (173 vs 185) in the total number of **commercial permits**.

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 30.5% from 2020 (3,518,299 sq. ft. vs. 2,445,891 sq. ft.). The **value of building permits** is on pace to increase by 2.2% (\$203,029,665 vs. \$207,509,782). The table below shows the **Top 10 Permits** by valuation through July 2021.



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

**JULY**

**Building Permits**

**25**

**Sq. Ft.**  
**42,827**

**Value**  
**\$3,895,041**

**Housing Units**

**3**

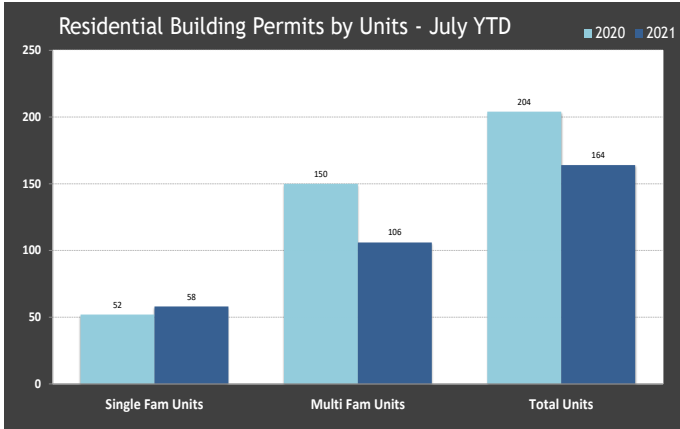
### TOP 10 PERMITS - JULY\*

3601 SW 17TH ST	MOST PURE HEART OF MARY CHURCH ENTRY ADDITION	\$1,300,000
3646 SW PLASS AVE	SUNFLOWER ASSOCIATION OF REALTORS	\$642,962
3321 SE 23RD ST	LOT 3, BLOCK A, CAPRICORN WOODS SUB #3	\$275,000
6318 SW 44TH CT	LOT 6, BLOCK B, LAUREN'T'S BAY SUB	\$250,000
1930 SW WANAMAHER RD	AARONS	\$225,000
4316 SE MEADOW TRL	LOT 6, BLOCK D, HORSHOE BEND SUB NO 5	\$180,000
3528 SE CYPRUS DR	CROCO SELF STORAGE BUILDING D	\$161,500
215 SE 7TH ST	COVID - CITY HALL BUILDING	\$143,810
3805 NW 25TH ST	BETTIS - BRB WAREHOUSE ADDITION	\$140,000
3936 NW 16TH ST	CAPITOL CITY MORTUARY SERVICES - PHASE I	\$120,000

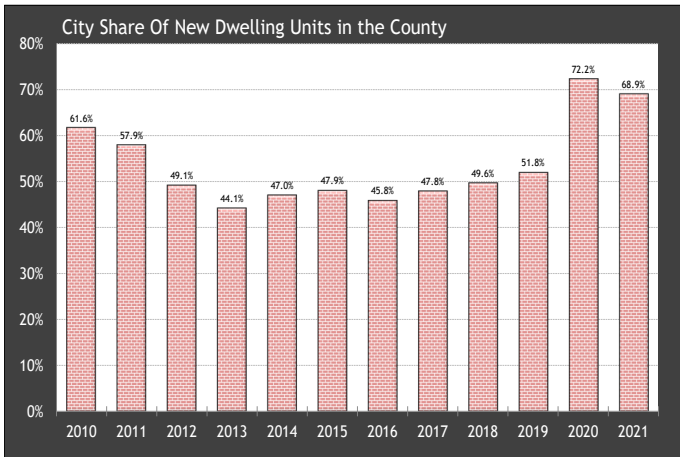


JULY 2021

# 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 July 2020 to July 2021, decreased 19.6% from (204 vs 164). Additions and alterations decreased 10.8% from July 2020 to July 2021 (120 vs 107).



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 67% 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 **68.9%** through July 2021 (164 out of 238 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	26
Ending BPVL Balance	534
2-yr avg single/two family bldg permits	75.5/yr
BPVL housing growth supply	7.07

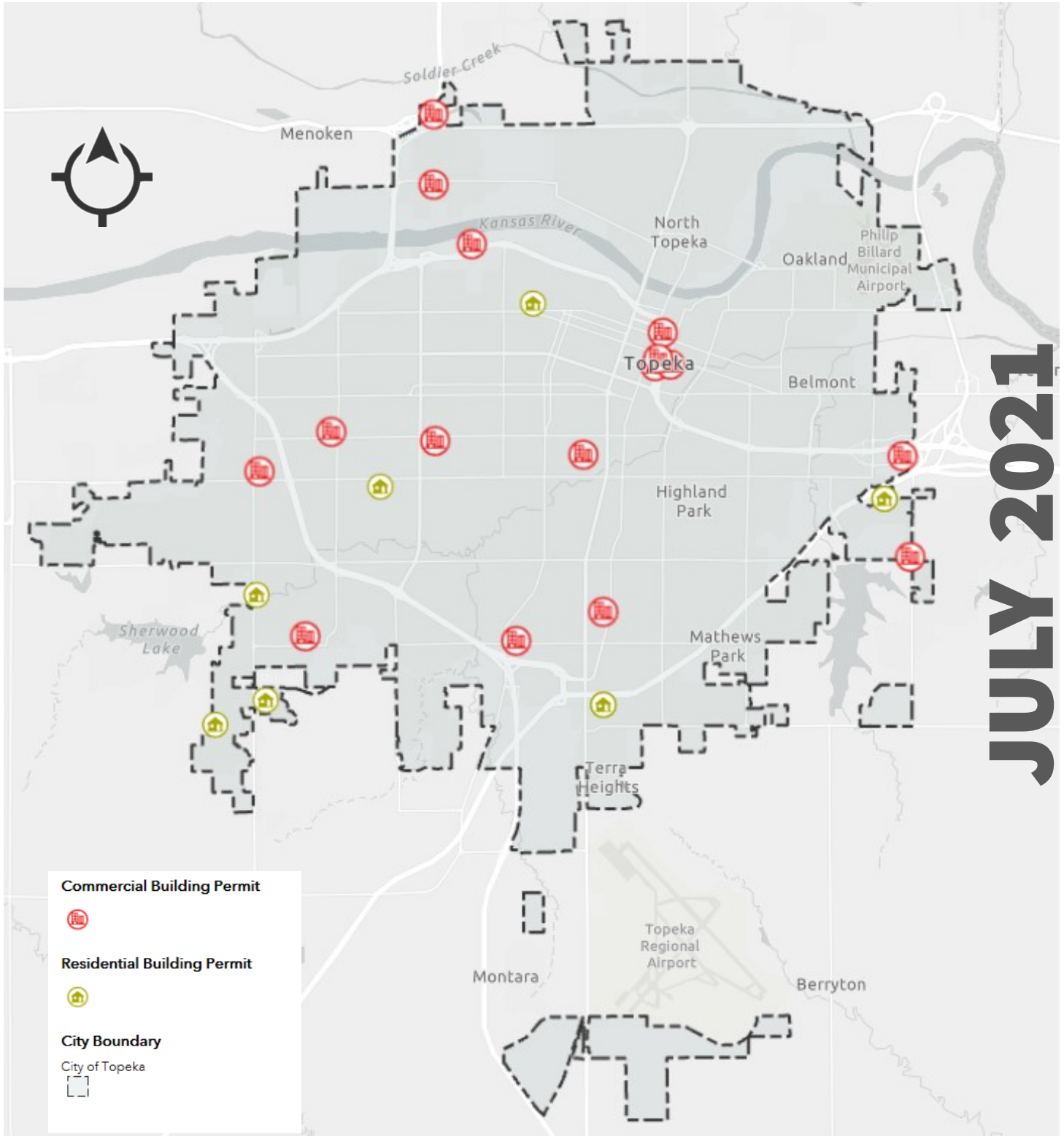
**Buildable prime vacant lots** (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the second quarter of 2021 to accommodate 7.1 years of housing growth for new single-two family dwellings.





JULY 2021

# Building Permits



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





JULY 2021

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

