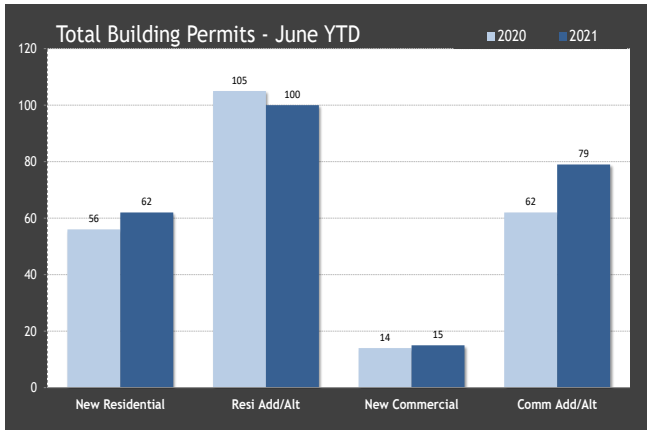




# Development & Growth Management Report

## 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 June 2020 to June 2021, **total building permits** increased 8% (237 vs 256). **Residential permits** remained nearly the same (161 vs 162) and **commercial permits** increased 23.7% (76 vs. 94).

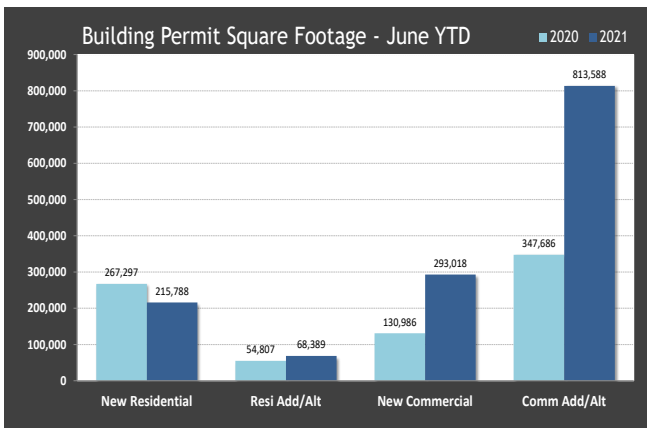
**JUNE**

Building Permits  
42

Sq. Ft.  
123,165

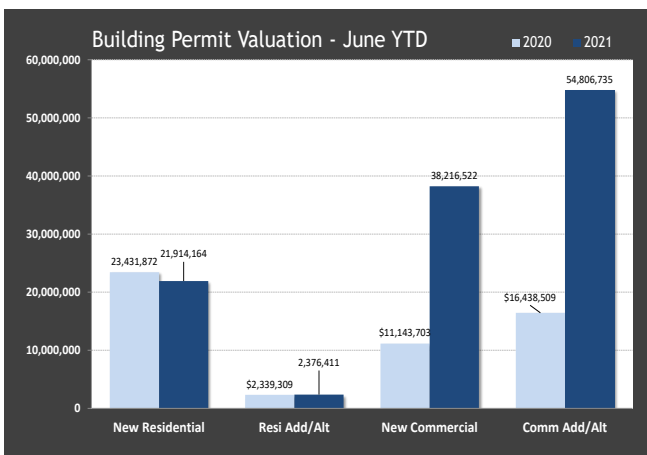
Value  
\$5,416,057

Housing Units  
5



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

Comparing June 2020 to June 2021, **building square footage** increased by 73.7% (800,776 sq. ft. vs. 1,390,783 sq. ft.). The **value of building permits** increased by 167% (\$53,353,393 vs. \$117,313,832). The table below shows the **Top 10 Permits** by valuation through June 2021.



### TOP 10 PERMITS - JUNE\*

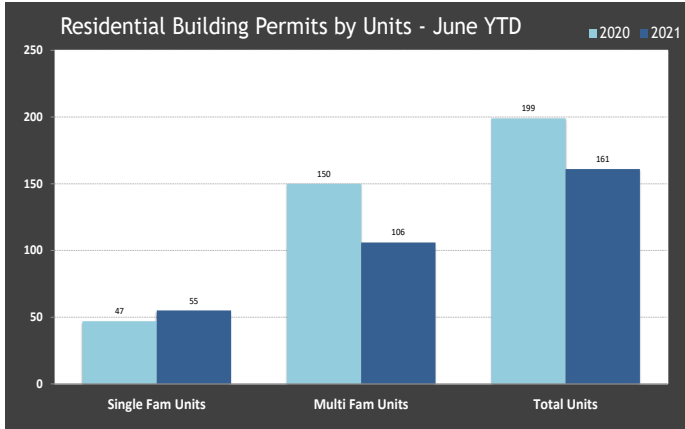
5973 SW 25TH	CHRIST THE KING CATHOLIC CHURCH	\$1,550,518
1303 SW INNOVATION PKWY	WALMART DC CONVEYOR SYSTEM PHSASE 3	\$737,088
801 NW HARISON ST	ST MARKS AME CHURCH - PHASE 1	\$588,294
5720 SW 21ST ST	HELPING HANDS HUMAN SOCIETY SPAY AND NEUTER CLINIC	\$450,000
3104 SE PECK RD	LOT 2, BLOCK C, SHAWNEE WOODS SUB	\$300,000
2501 SW BERKSHIRE RD	LOT 31, BLOCK C, SHERWOOD PARK SUB NO 4	\$298,300
211 SE 43RD TER	LOT 7, BLOCK A, HORSHOE BEND SUB NO 5	\$200,000
4320 SE MEADOW TRL	LOT 5, BLOCK D, HORSHOE BEND SUB NO 5	\$200,000
4313 SE MEADOW TRL	LOT 4, BLOCK C, HORSHOE BEND SUB NO 5	\$200,000
3431 SE 21ST ST	CUSTOM TREE CARE INC	\$131,786

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



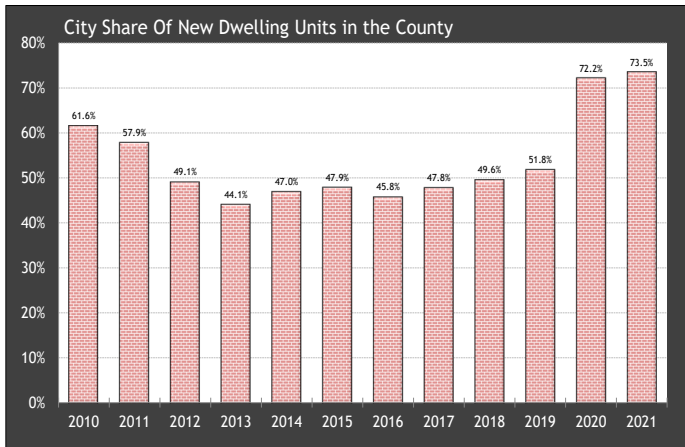
JUNE 2021

# 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 June 2020 to June 2021, decreased 19.1% from (199 vs 161). Additions and alterations decreased 4.8% from June 2020 to June 2021 (105 vs 100).

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 66% 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 **73.5%** through June 2021 (161 out of 219 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

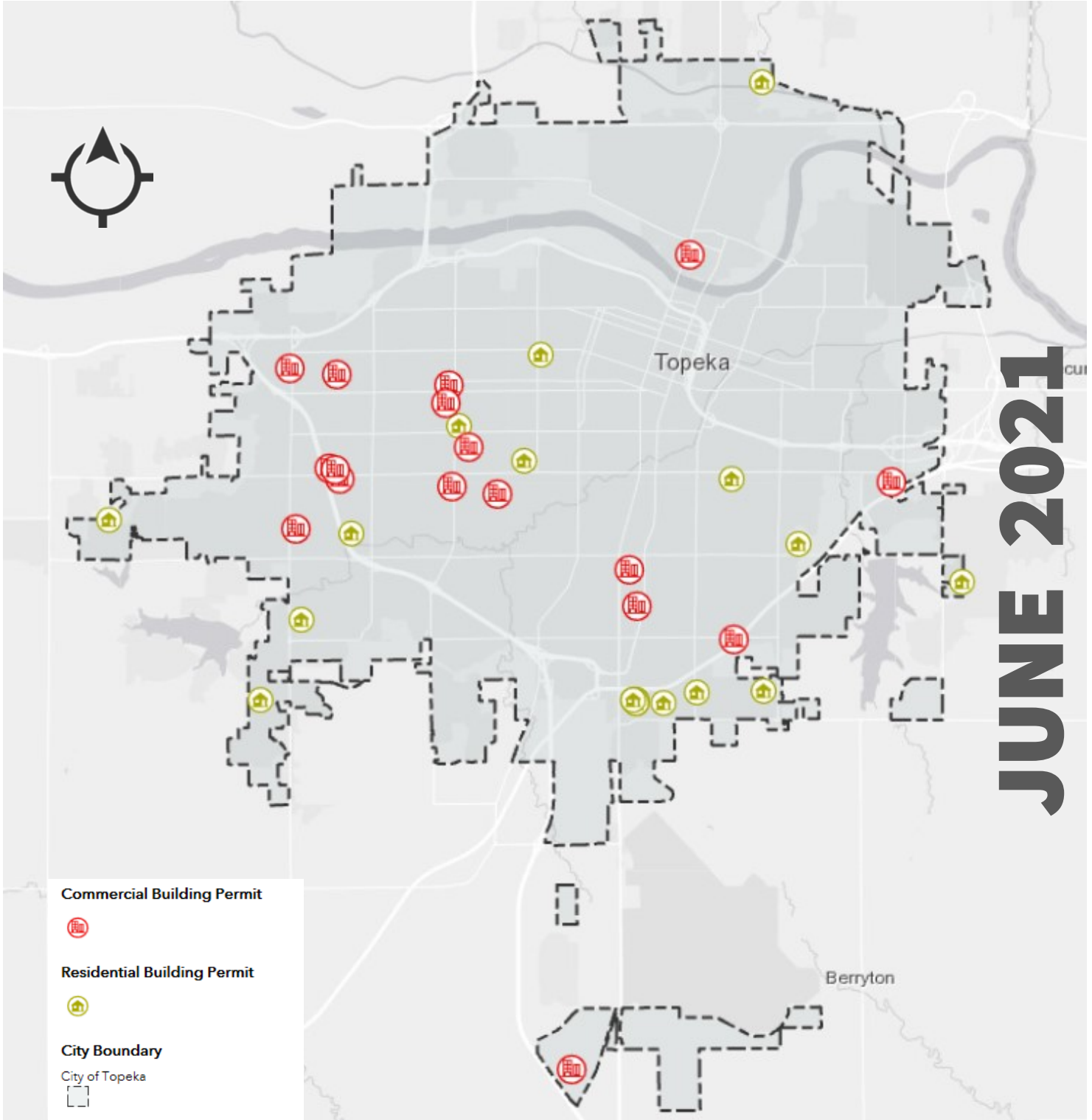
**Buildable prime vacant lots (BPVL)** are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the second quarter of 2021 to accommodate 7.1 years of housing growth for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





JUNE 2021

# Building Permits



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



JUNE 2021

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

