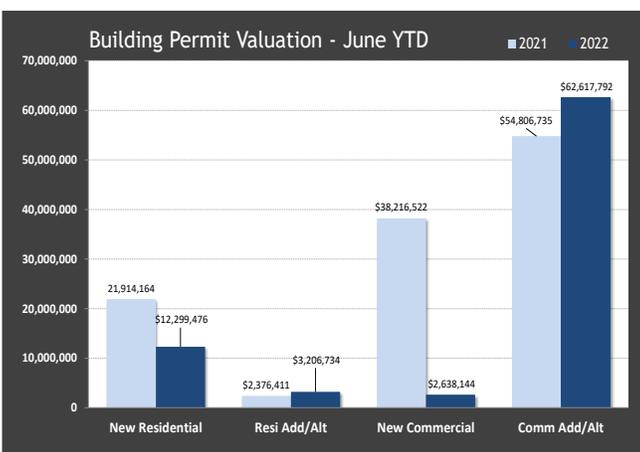
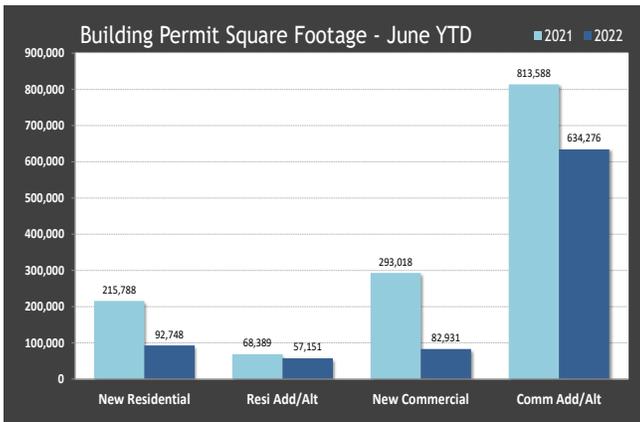
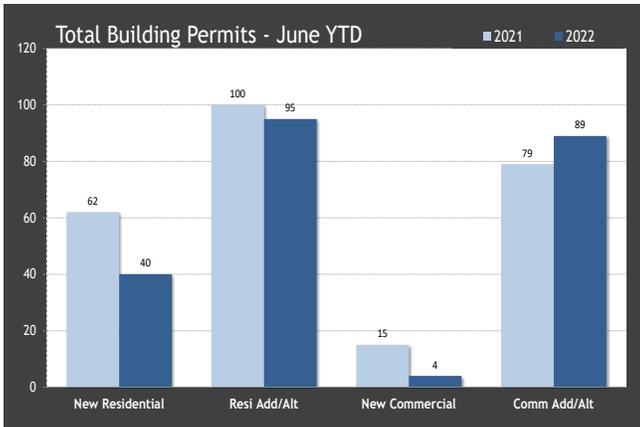




JUNE 2022

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 2021 to June 2022, **total building permits** decreased 10.9% (256 vs 228). Likewise, **Residential permits** decreased 16.6% (162 vs 135) and **commercial permits** were nearly the same (94 vs. 93).

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 2021 to June 2022, **building square footage** decreased by 37.7% (1,390,783 sq. ft. vs. 867,106 sq. ft.). The **value of building permits** decreased by 31.2% (\$117,313,832 vs. \$80,762,146). Much of the large discrepancy in value is due to the Washburn University School of Law, accounting for \$25.5 M in May of 2021. The table below shows the **Top 10 Permits** by valuation through June 2022.

JUNE

Building Permits

38

Sq. Ft.

162,906

Value

\$6,604,110

Housing Units

4

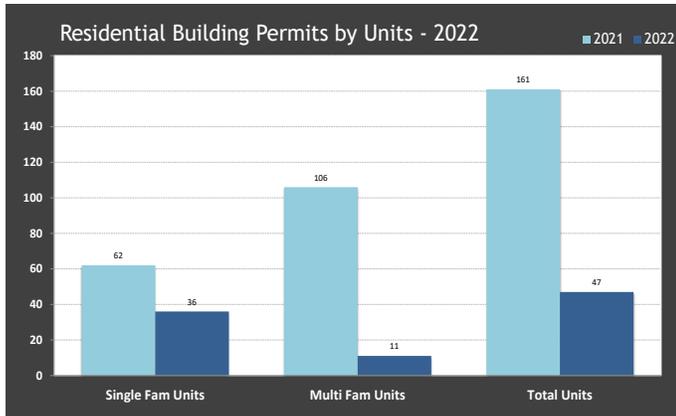
TOP 10 PERMITS - JUNE*		
515 SW HORNE ST	SVH BUILDING BLOCKS II RENOVATION	\$2,900,000
4319 SE STONE LEDGER DR	LOT 71, BLOCK B, ROCKFIRE AT THE LAKE SUB	\$470,000
7637 SW 24TH TER	7637 SW 24TH TER	\$438,650
3611 NW 16TH ST	WASTE MANAGEMENT TOPEKA CNG FUELING SYSTEM & MAINTENANCE SHOP UPGRADE	\$430,000
2129 SW WANAMAKER	COREFIRST WANAMAKER BRANCH REMODEL	\$350,000
325 SW FRAZIER AVE	PARTIAL PERMIT - FAMILY SERVICE AND GUIDANCE CENTER - YOUTH CRISIS CENTER	\$315,000
2001 NW TOPEKA BLVD	MCDONALD'S #5596	\$305,000
1634 SW TOPEKA BLVD	PERFORMANCE TIRE & AUTO REMODEL	\$300,000
2014 NW TOPEKA BLVD	CHIPOTLE MEXICAN GRILL	\$300,000
4225 SE TRUMAN AVE	4225 SE TRUMAN AVE	\$200,000

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

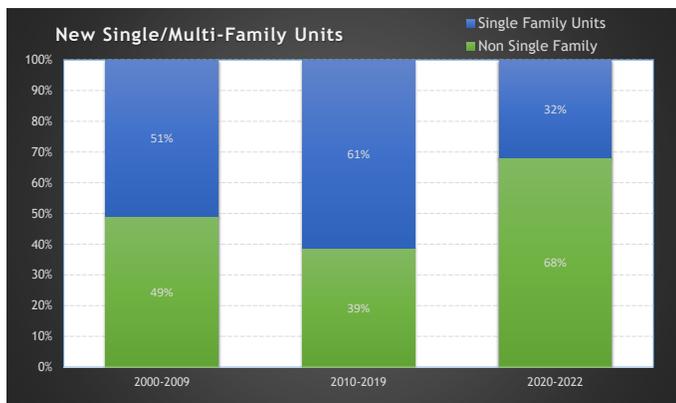


JUNE 2022

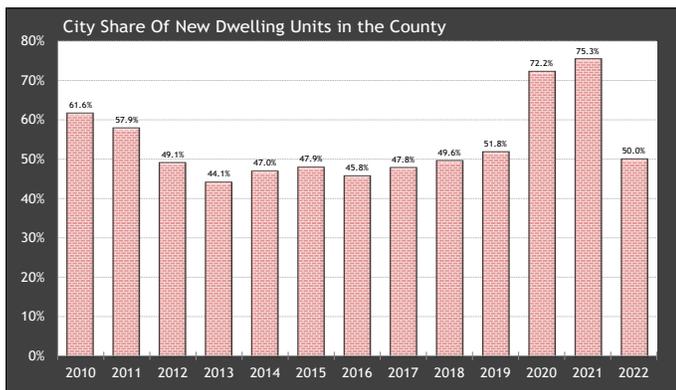
Residential Growth



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 June 2021 to June 2022, decreased 70.8% from (161 vs 47). Additions and alterations decreased by 5% from June 2021 to June 2022 (100 vs 95).



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 (68% 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 50% through June 2022 (47 out of 94 units) compared to 75.3% in 2021.

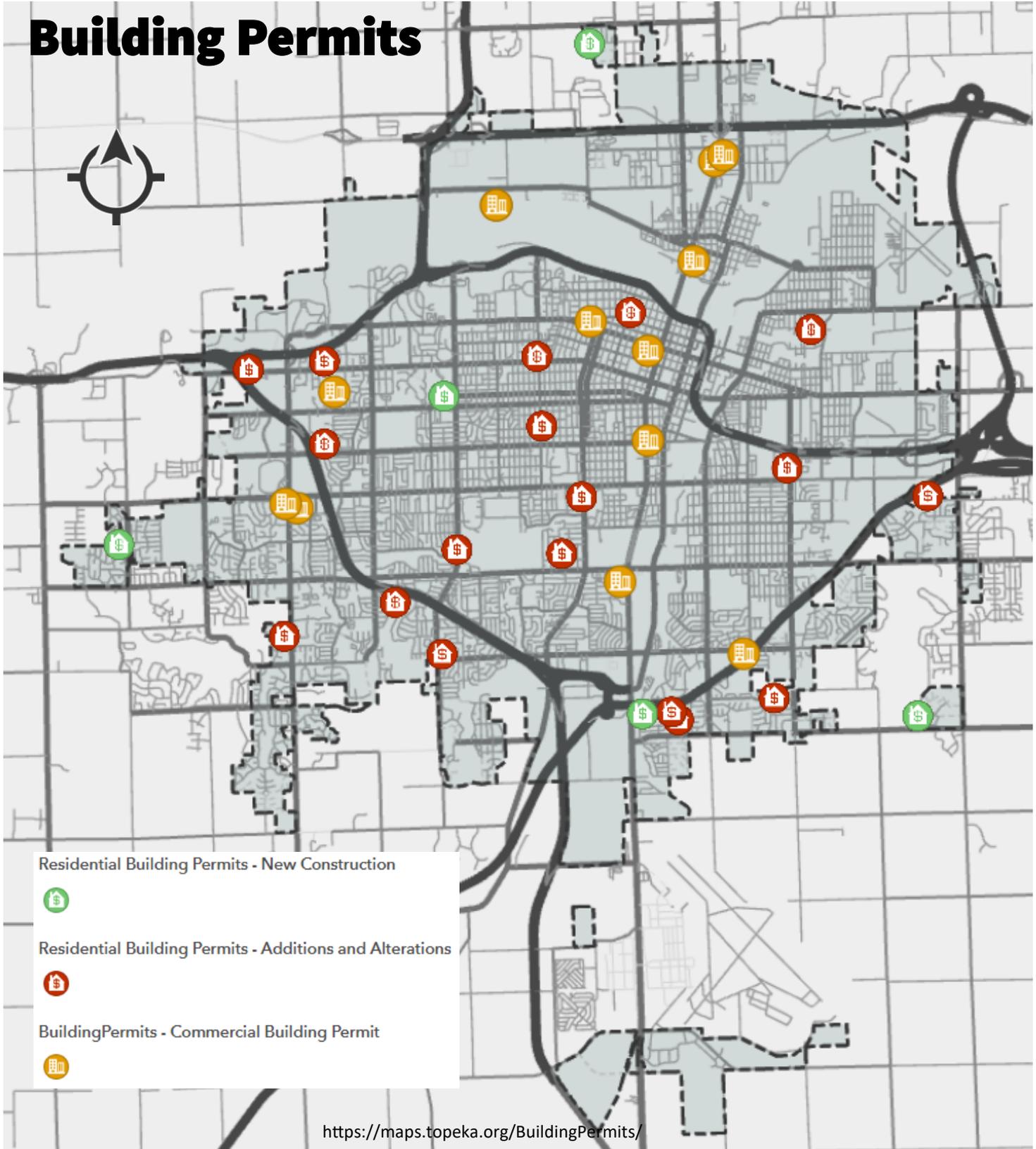




JUNE 2022

JUNE 2022

Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



Building Permits - Commercial Building Permit



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



JUNE 2022

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

