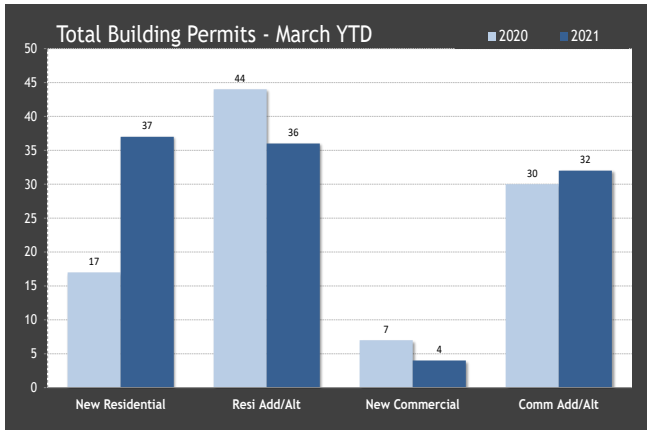




MARCH 2021

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 March 2020 to March 2021, **total building permits** increased 11.2% (98 vs 109). **Residential permits** increased 19.7% (61 vs 73) and **commercial permits** decreased 2.7% (37 vs. 36).

MARCH

Building Permits

39

Sq. Ft.

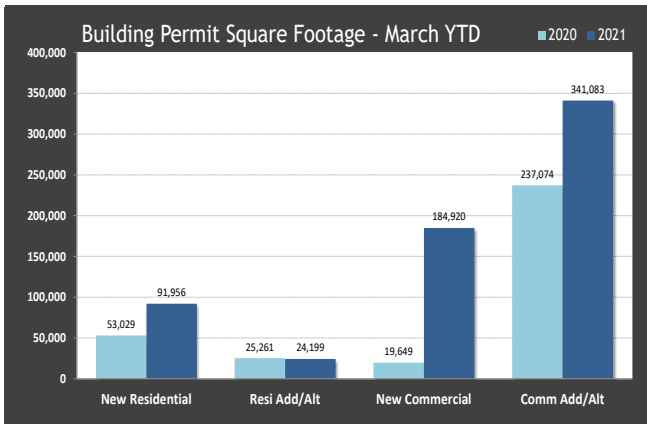
140,853

Value

\$23,378,912

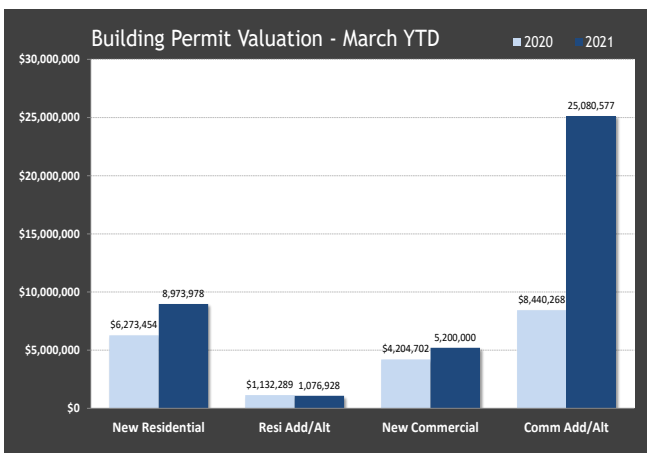
Housing Units

19



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

Comparing March 2020 to March 2021, **building square footage** increased by 91.7% (335,013 sq. ft. vs. 642,158 sq. ft.). The **value of building permits** increased by 101% (\$20,050,713 vs. \$40,331,483). The table below shows the **Top 10 Permits** by valuation through March 2021.



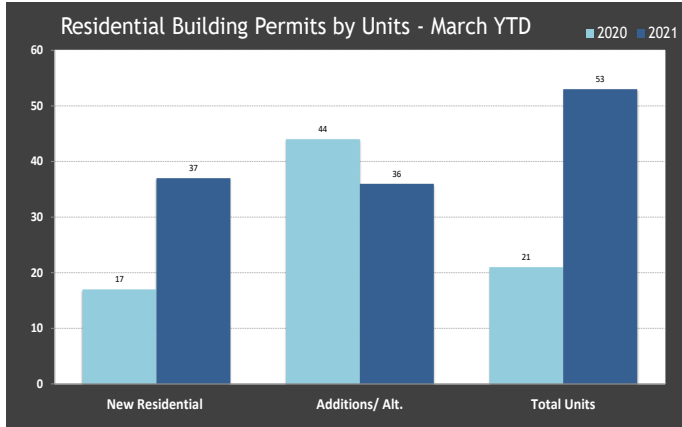
TOP 10 PERMITS - MARCH*		
1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER RACKING	\$12,144,504
3400 SW VAN BUREN ST	MERCURY BROADBAND	\$2,000,000
4101 SW MARTIN DR	PATHWAY FAMILY SERVICES GYMNASIUM	\$1,850,000
901 S KANSAS AVE	MEDICAID FRAUD CONROL UNITS - MILLS BUILDING	\$1,367,000
6020 SW 29TH ST	SHERWOOD CROSSING PHASE II	\$1,250,000
1700 SW 7TH ST	TUKHS ST FRANCIS MATERIALS MANAGEMENT PHASEII	\$1,000,000
431 SE WINFIELD AVE	DEER CREEK APARTMENTS 8 PLEX REBUILD	\$800,000
8100 SW 27TH ST	LOT 1, BLOCK C, SHERWOOD PARK SUB #8	\$391,550
2212 SE SATURN DR	LOT 2, BLOCK C, CAPRICORN WOODS SUB #3	\$316,628
7714 SW 24TH TER	LOT 14, BLOCK A, SHERWOOD VILLAGE SUB	\$314,350

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

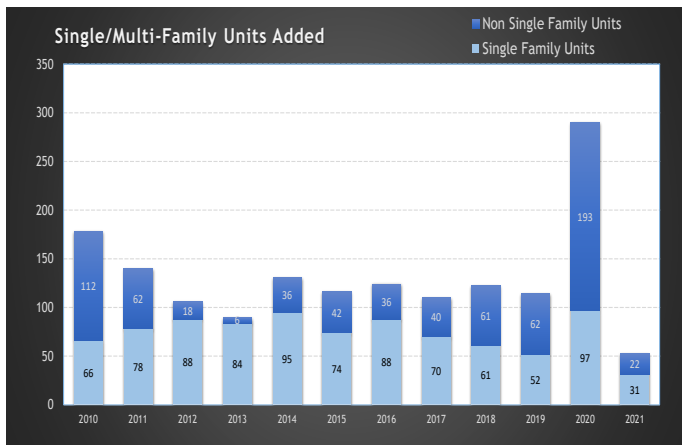


MARCH 2021

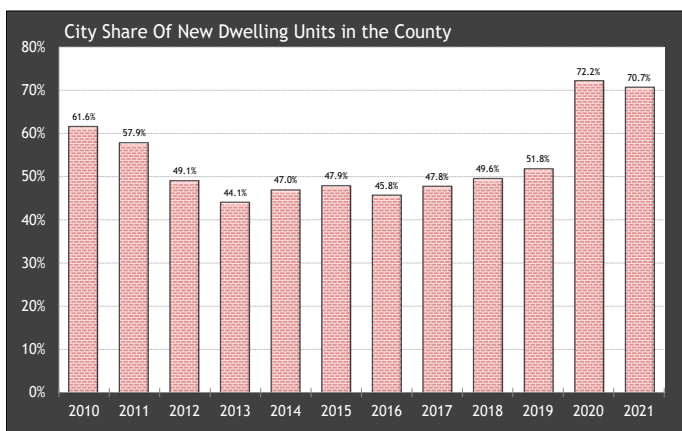
Residential Growth



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 March 2020 to March 2021, increased 152% from (21 vs 53). Additions and alterations decreased by 18.2% from March 2020 to March 2021 (44 vs 36).



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, 41.5% are new non-single family units.



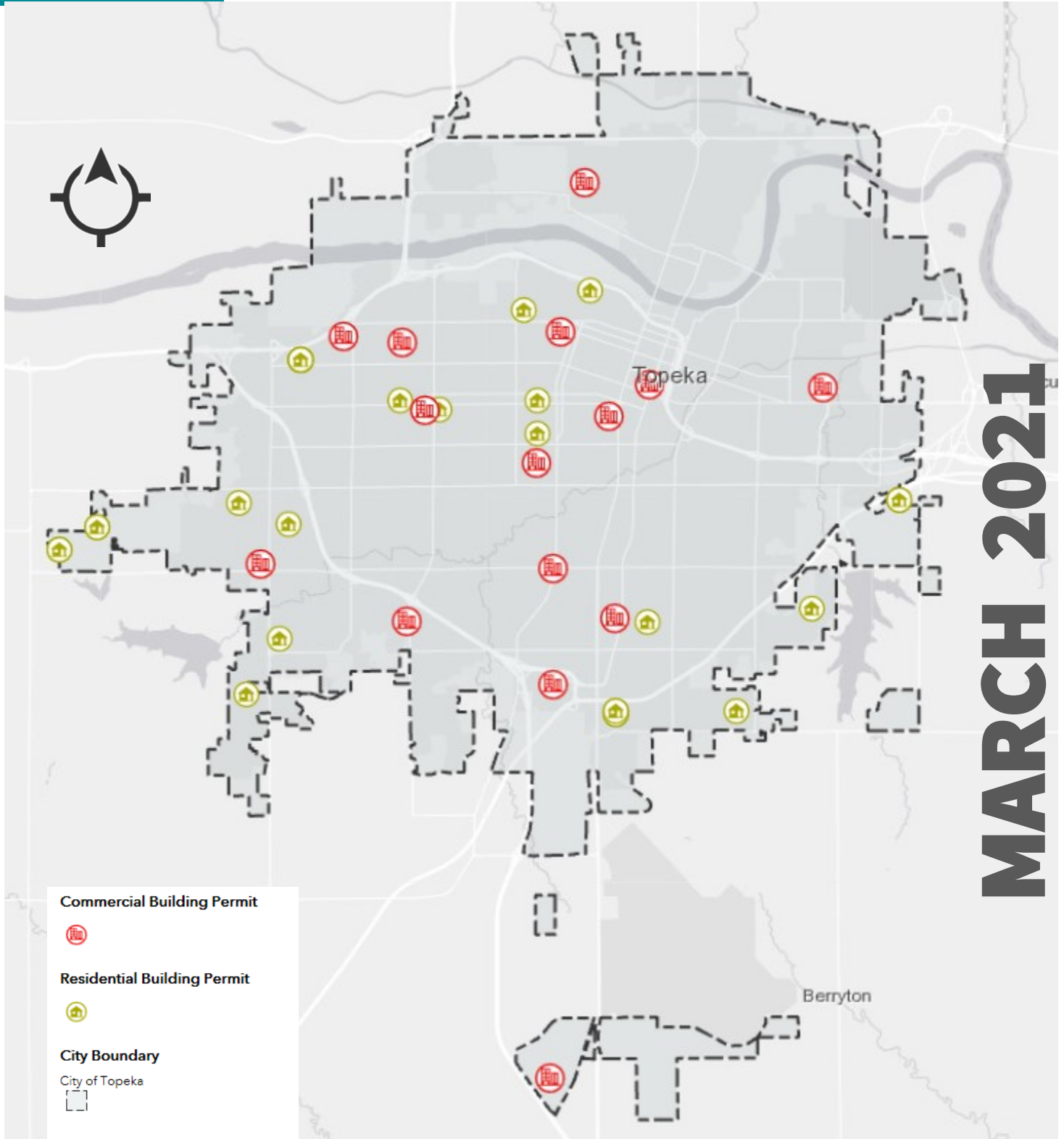
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was **70.7%** through March 2021 (53 out of 75 units) compared to 72.2% in 2020 indicating better alignment with LUGMP priorities.





MARCH 2021

Building Permits



MARCH 2021

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



MARCH 2021

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

