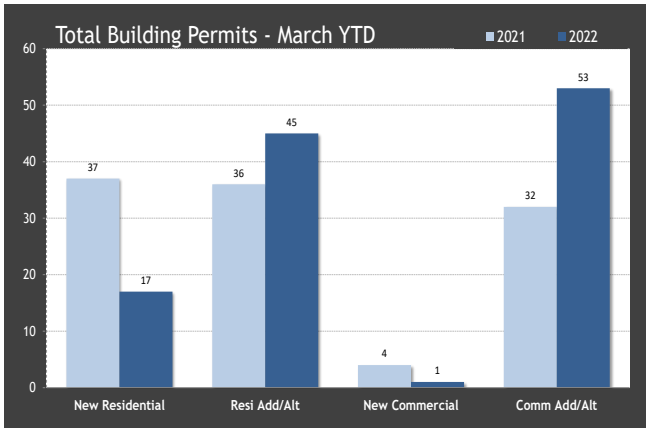




MARCH 2022

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 March 2021 to March 2022, **total building permits** increased 6.4% (109 vs 116). Likewise, **Residential permits** decreased 15.1% (73 vs 62) and **commercial permits** increased 50% (36 vs. 54).

MARCH

Building Permits

42

Sq. Ft.

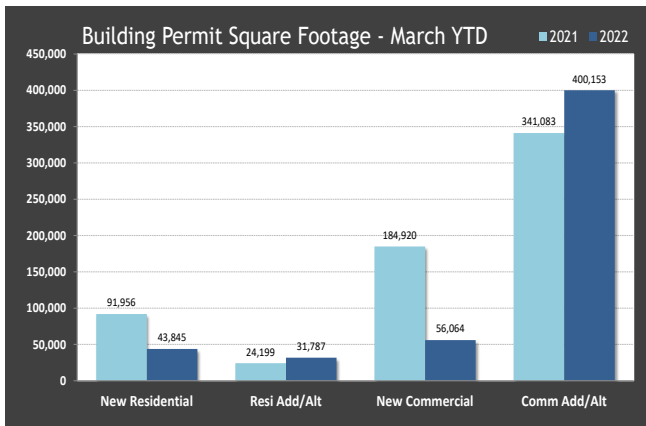
159,533

Value

\$19,183,777

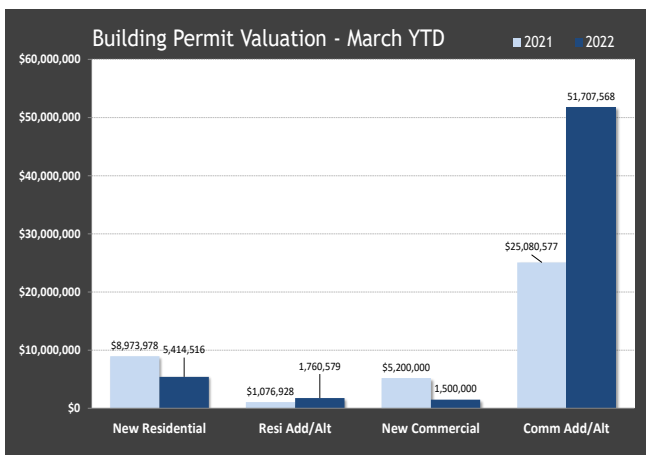
Housing Units

10



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 2021 to March 2022, **building square footage** decreased by 17.2% (642,158 sq. ft. vs. 531,849 sq. ft.). The **value of building permits** increased by 49.7% (\$40,331,483 vs. \$60,382,663). The table below shows the **Top 10 Permits** by valuation through March 2022.



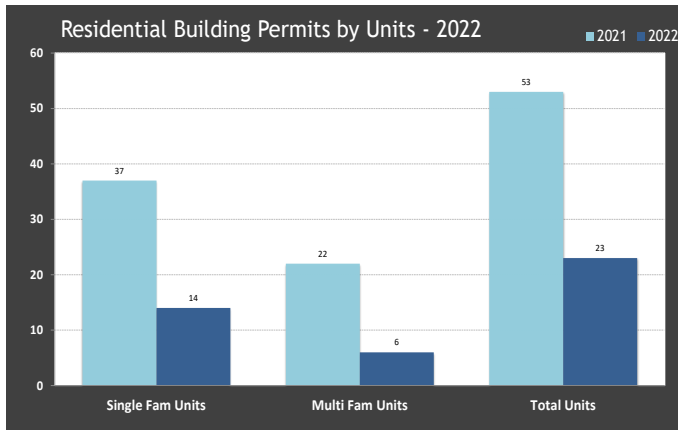
TOP 10 PERMITS - MARCH*		
1414 SW 8TH AVE	STORMONT VAIL CANCER CENTER	\$8,927,713
2880 SE CALIFORNIA AVE	MCDONALDS REBUILD	\$1,500,000
301 SE 45TH ST	785 BEER COMPANY LLC	\$1,486,000
1504 SW 8TH AVE	KANSAS REHABILITATION HOSPITAL	\$1,265,793
5721 SW POSTOAK DR	LOT 21, BLOCK A, CLARION LAKES SUB	\$590,000
320 NE CRANE ST	HILLS PET NUTRITION MSCC3	\$424,236
7722 SW 24TH TER	LOT 16, BLOCK A, SHERWOOD VILLAGE SUB	\$411,206
7700 SW 24TH TER	LOT 10, BLOCK A, SHERWOOD VILLAGE SUB	\$397,850
3311 SW 44TH ST	LOT 6, BLOCK E, MISTY HARBOR ESTATES NO 5	\$395,000
7726 SW 24TH TER	LOT 17, BLOCK A, SHERWOOD VILLAGE SUB	\$392,850

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

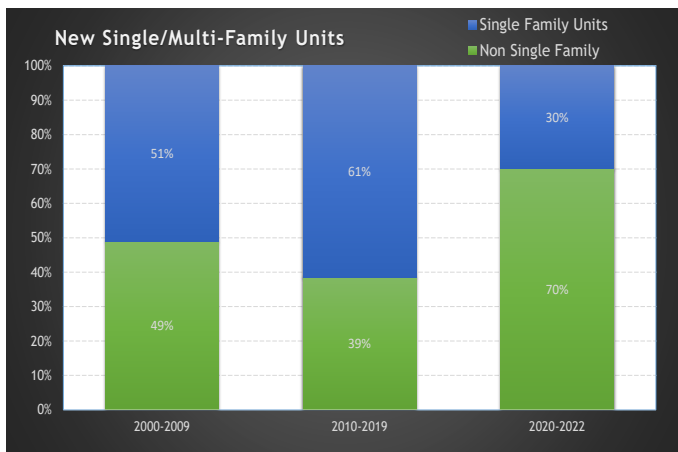


MARCH 2022

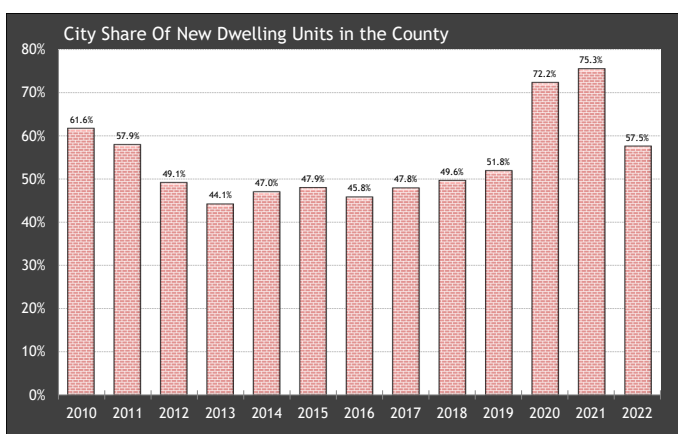
Residential Growth



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 March 2021 to March 2022, decreased 56.6% from (53 vs 23). Additions and alterations decreased by 6.3% from March 2021 to March 2022 (48 vs 45).



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 (70% non-single family share)* is taking place since 2020.



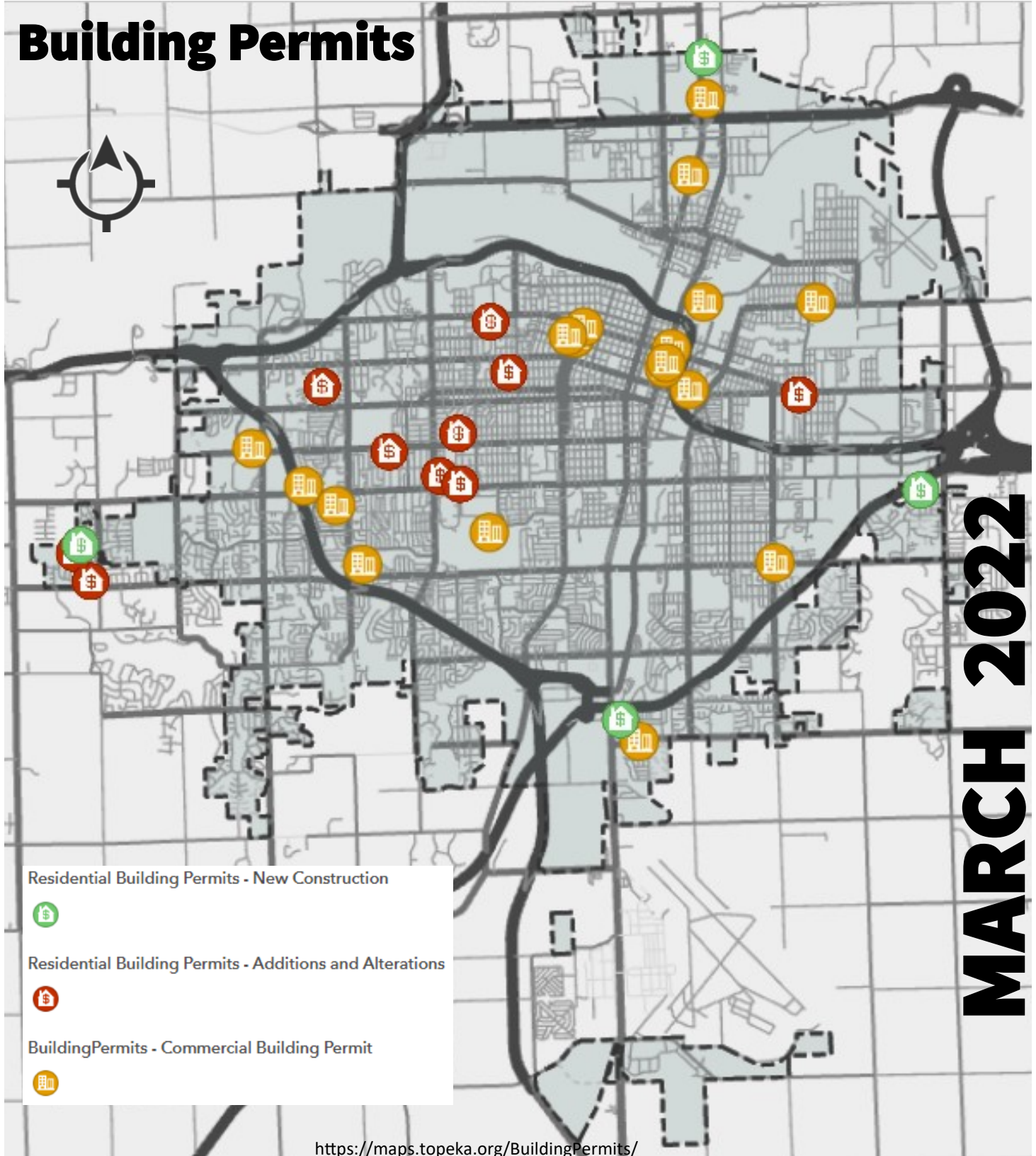
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 57.5% through March 2022 (23 out of 40 units) compared to 75.3% in 2021.





MARCH 2022

Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



BuildingPermits - Commercial Building Permit



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

MARCH 2022



MARCH 2022

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

