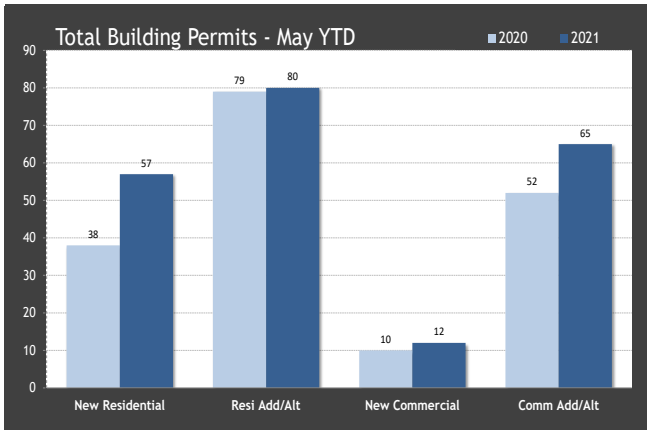




# Development & Growth Management Report

## 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 May 2020 to May 2021, **total building permits** increased 19.6% (179 vs 214). **Residential permits** increased 17.1% (117 vs 137) and **commercial permits** increased 24.2% (62 vs. 77).

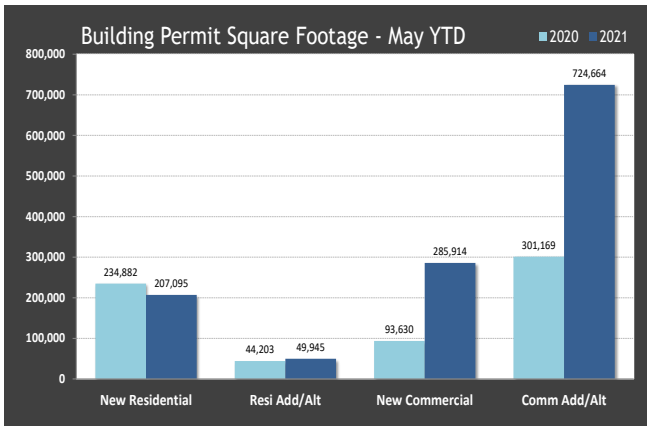
**MAY**

**Building Permits**  
47

**Sq. Ft.**  
305,309

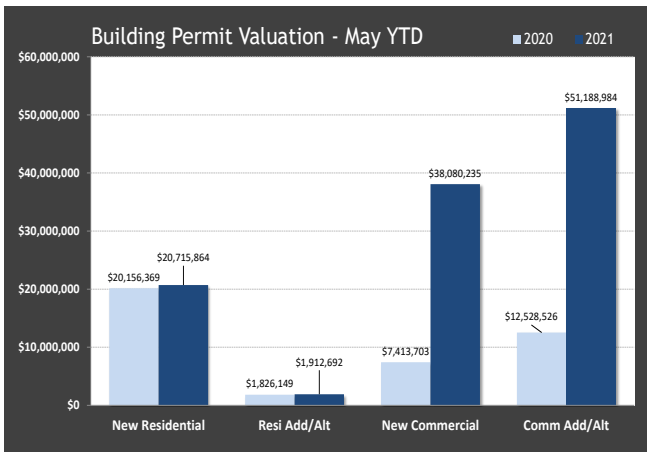
**Value**  
\$48,364,392

**Housing Units**  
95



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

Comparing May 2020 to May 2021, **building square footage** increased by 88.1% (673,884 sq. ft. vs. 1,267,618 sq. ft.). The **value of building permits** increased by 167% (\$41,924,747 vs. \$111,897,775). The table below shows the **Top 10 Permits** by valuation through May 2021.



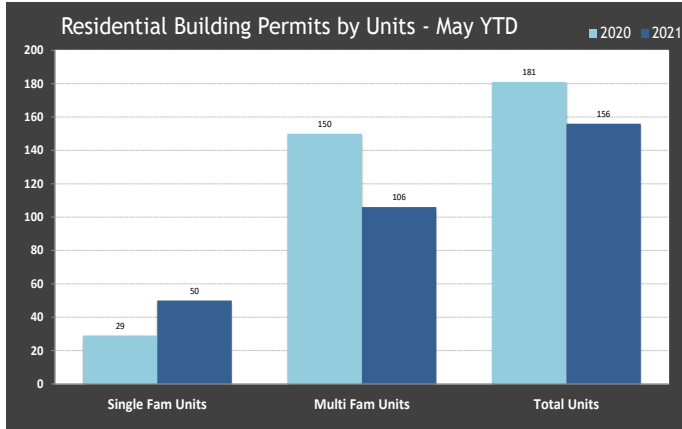
TOP 10 PERMITS - MAY*		
2073 SW WASHBURN TER	WASHBURN UNIVERSITY SCHOOL OF LAW	\$25,500,000
6732 SW 17TH ST	CEDARHURST OF TOPEKA	\$8,004,498
635 SW GAGE BLVD	TOPEKA ZOO GIRAFFE HABITAT—GIRAFFE BARN	\$5,000,000
3221 SW BURLINGAME RD	COUNTRYSIDE UNITED METHODIST CHURCH	\$1,700,000
1700 SW 7TH ST	TUKHS ST FRANCIS CATH LAB	\$1,521,755
2200 NW BRICKYARD RD	BHPB SOUTH BAGGED STORAGE ADDITION	\$1,400,000
3706 SW BURLINGAME RD	KWIK SHOP #796	\$1,200,000
1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER—FIREWALL	\$1,038,842
1303 SW INNOVATION PKWY	WALMART HYDROGEN FUELING PROJECT	\$750,000
1303 SW INNOVATION PKWY	WALMART HYDROGEN FUELING PROJECT	\$750,000

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

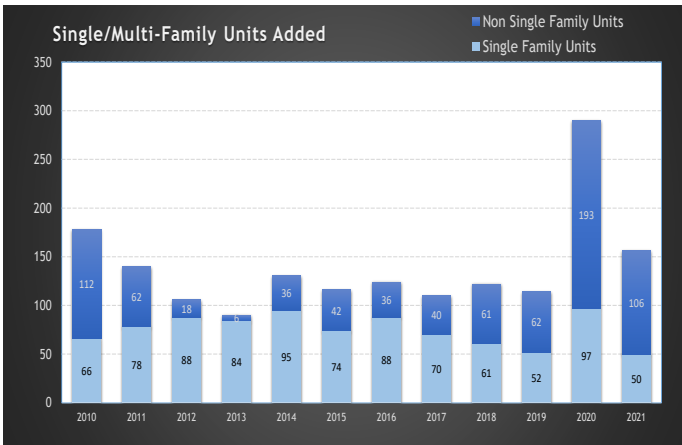


MAY 2021

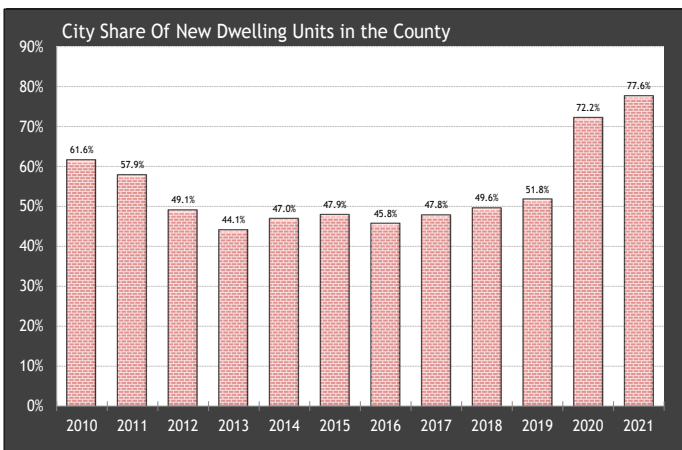
# Residential Growth



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 May 2020 to May 2021, decreased 13.8% from (181 vs 156). Additions and alterations marginally increased from May 2020 to May 2021 (79 vs 80).



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 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting 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 68% of units being new non-single family.



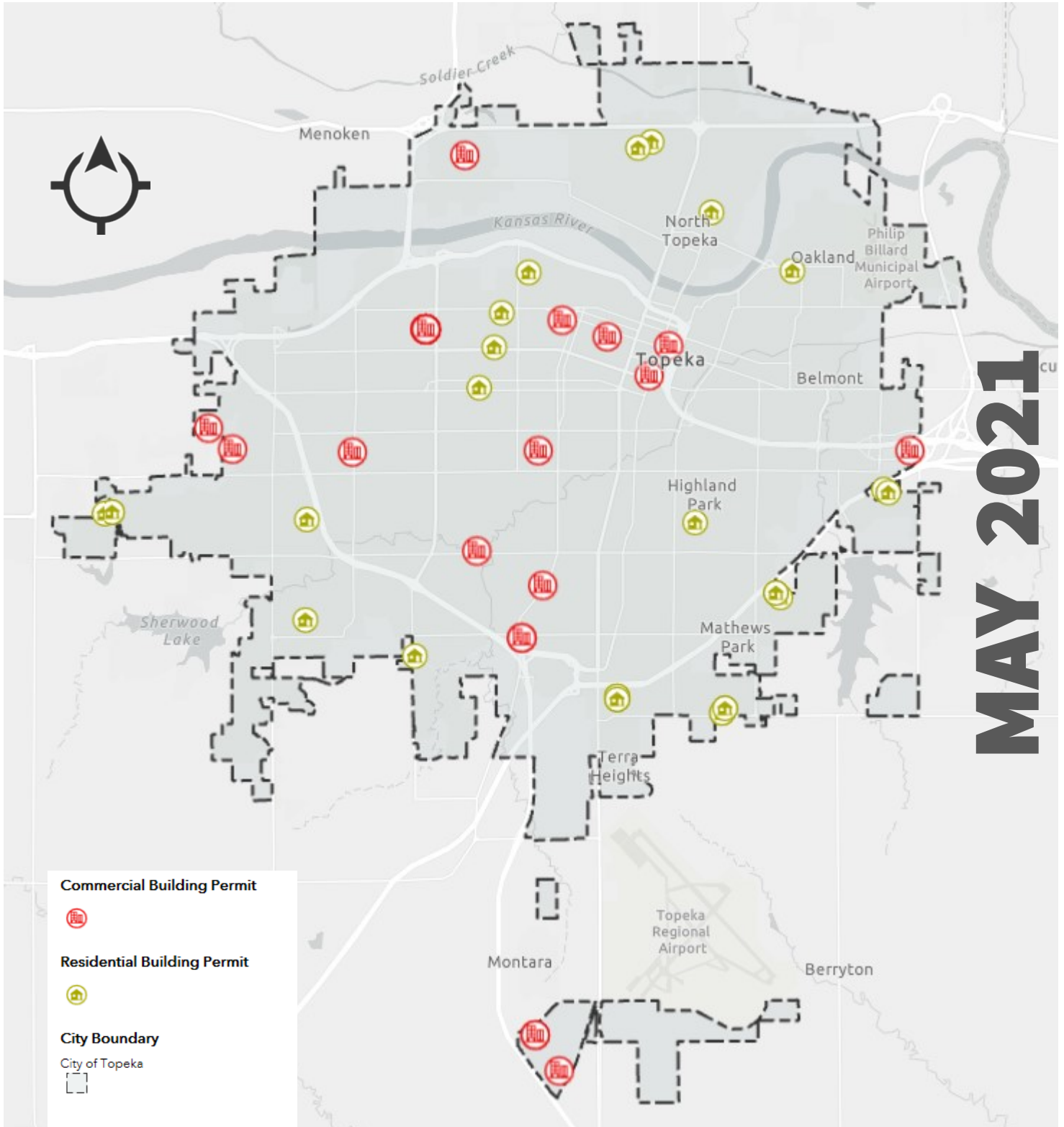
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was **77.6%** through May 2021 (156 out of 201 units) indicating better alignment with LUGMP priorities.





MAY 2021

# Building Permits



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





MAY 2021

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

