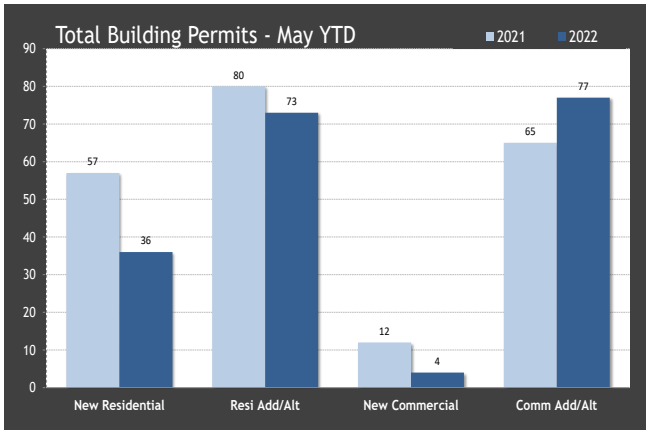




MAY 2022

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 May 2021 to May 2022, **total building permits** decreased 11.2% (214 vs 190). Likewise, **Residential permits** decreased 20.4% (137 vs 109) and **commercial permits** increased 16.1% (81 vs. 94).

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 2021 to May 2022, **building square footage** decreased by 44.4% (1,267,618 sq. ft. vs. 704,200 sq. ft.). The **value of building permits** decreased by 33.7% (\$111,897,775 vs. \$74,158,036). 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 May 2022.

MAY

Building Permits

36

Sq. Ft.

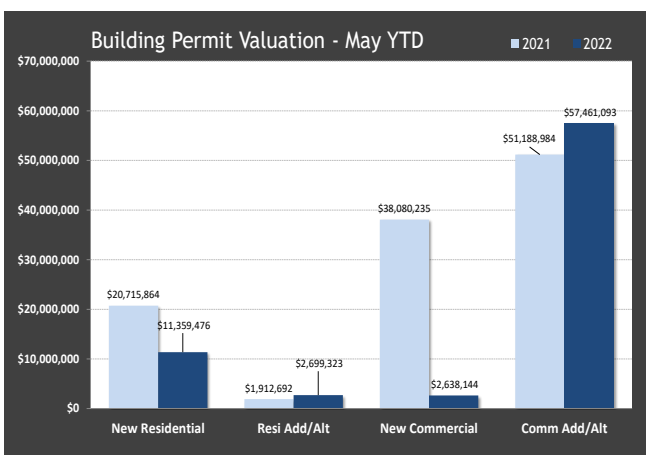
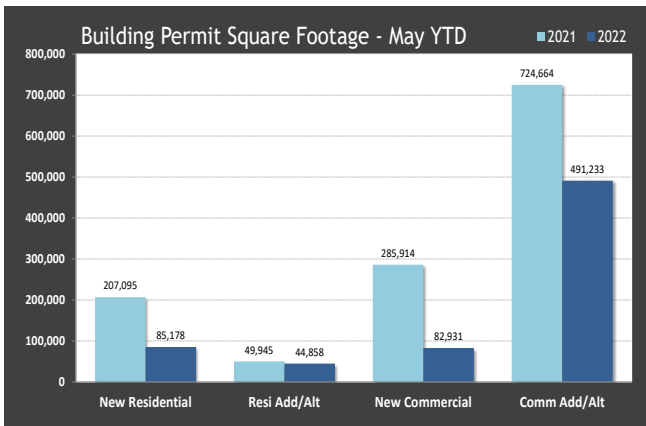
93,193

Value

\$7,282,752

Housing Units

7



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

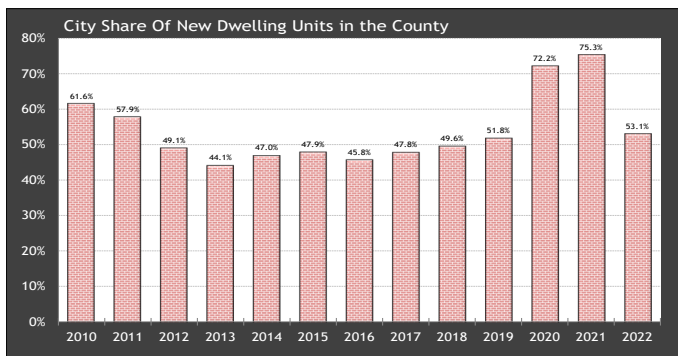
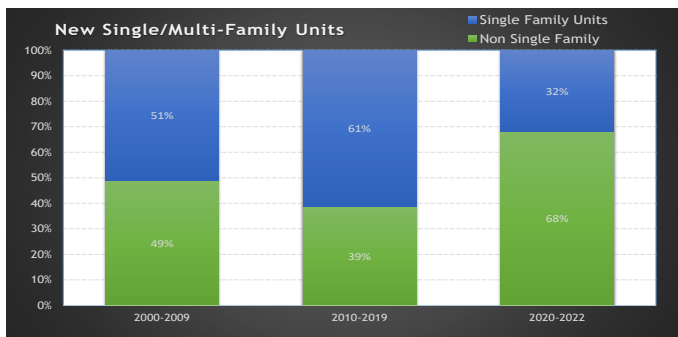
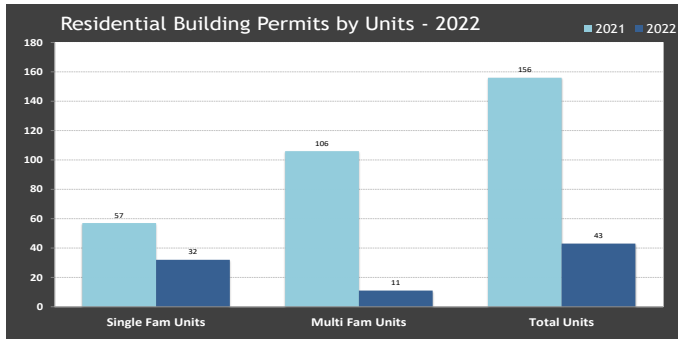
TOP 10 PERMITS - MAY*

241 SW 32ND TER	JOHNSTONE SUPPLY STORAGE ADDITION	\$1,800,000
1516 SW 6TH AVE	STORMONT VAIL EXPRESS CARE AND WORK CARE RENOVATION	\$665,000
3730 SW BURLINGAME RD	KWIK SHOP CAR WASH	\$555,000
2915 SW WANAMAHER	JEFFERSONS	\$500,000
7618 SW 24TH TER	LOT 4, BLOCK A, SHERWOOD VILLAGE SUB	\$392,330
3001 SW TOPEKA BLVD	IHOP RESTAURANT	\$350,000
7625 SW 24TH TER	LOT 3, BLOCK B, SHERWOOD VILLAGE SUB	\$310,200
2014 NW TOPEKA BLVD	CHIPOTLE MEXICAN GRILL - SHELL ONLY	\$300,000
4326 SW LAKESIDE DR	LOT 8, BLOCK D, MISTY HARBOR SUB NO 5	\$300,000
1115 SW WANAMAHER RD	SEVEN BREW COFFEE	\$283,144



MAY 2022

Residential Growth



Buildable, Prime Vacant Lots/Units in the City		
Year	1st Qt. 2022	2nd Qt. 2022
Beginning Balance	503	486
Net New Lots	-	-
Building Permits	17	19
Ending BPVL Balance	486	470
2-yr avg single/two family bldg permits	89/yr	89/yr
BPVL housing growth supply	5.5 years	5.3 years

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 2021 to May 2022, decreased 72.4% from (156 vs 43). Additions and alterations decreased by 8.8% from May 2021 to May 2022 (80 vs 73).

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 53.1% through May 2022 (43 out of 81 units) compared to 75.3% in 2021.

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 2022 to accommodate 5.3 years of housing growth for new single-two family dwellings.

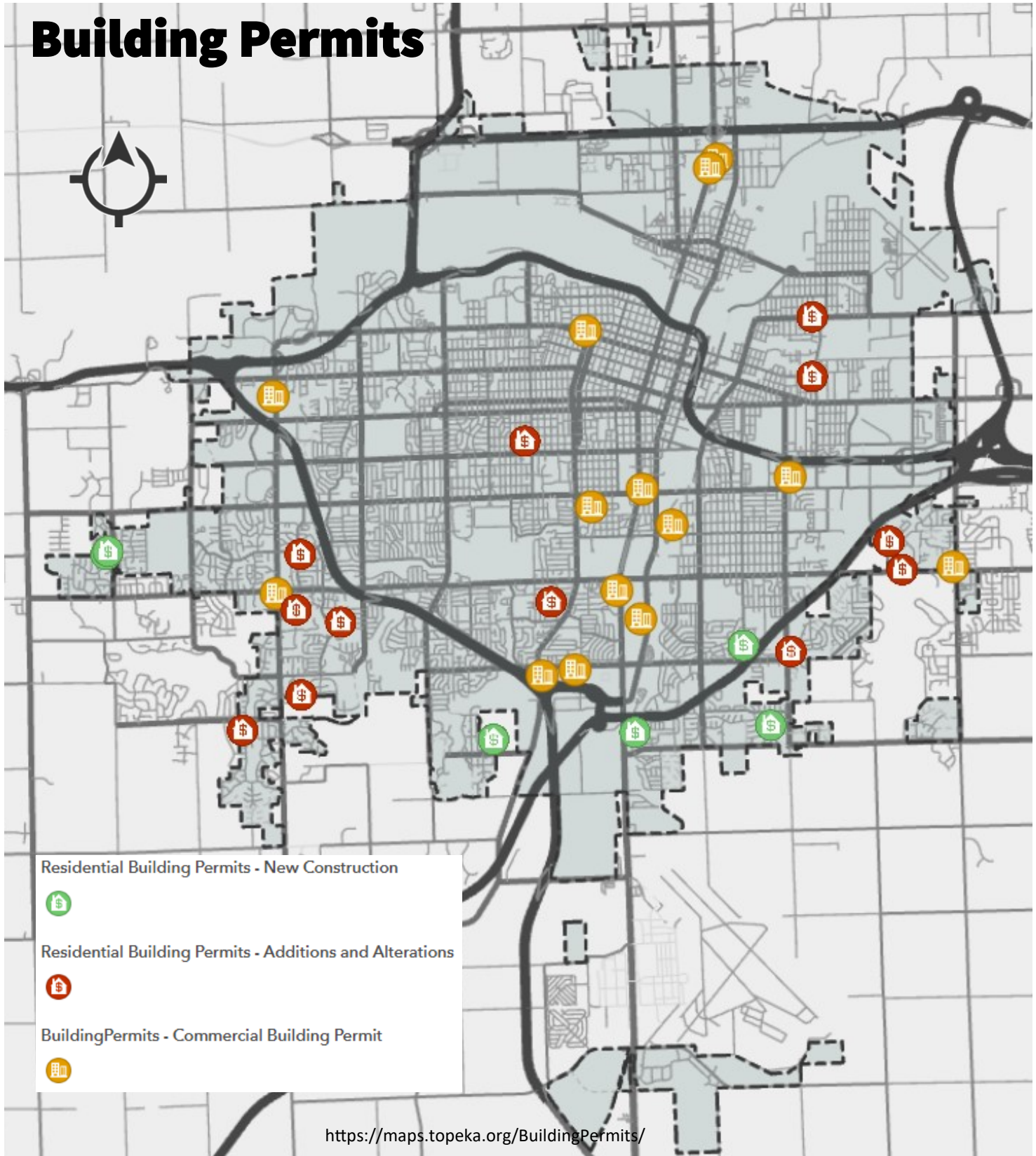




MAY 2022

MAY 2022

Building Permits





MAY 2022

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

