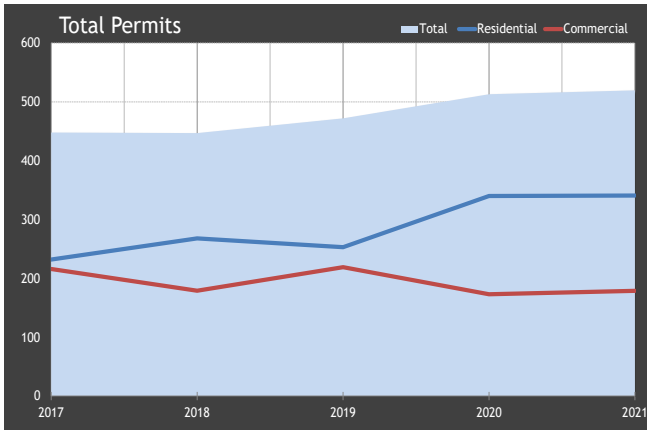




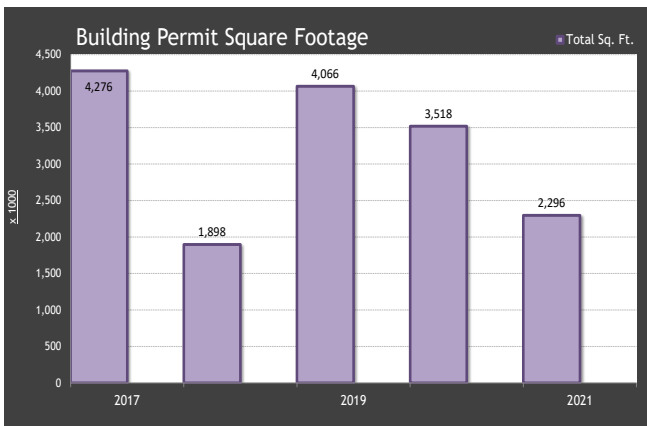
Development & Growth Management Report

Residential & Commercial Growth



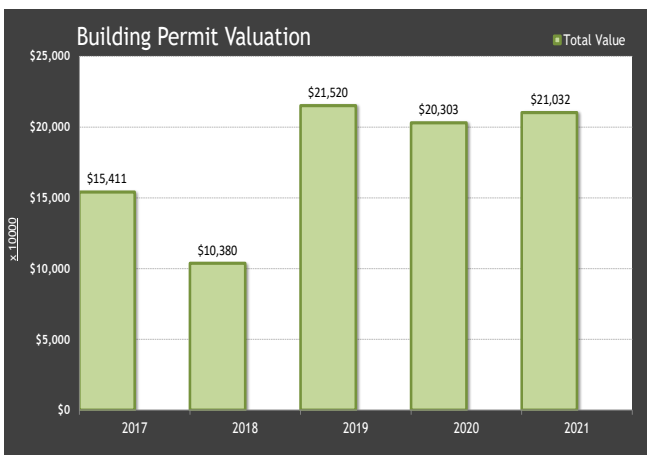
The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2021 permit data, **total building permits** are projected by the end of the year to experience a minor increase of 1.3% from 2020 (513 vs 520). **Residential permits** are projected to remain the same (340 vs 341) as compared to a small increase of 3.4% (173 vs 179) in the total number of **commercial permits**.



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

By the end of 2021, **building square footage** is expected to decrease 34.7% from 2020 (3,518,299 sq. ft. vs. 2,296,493 sq. ft.). The **value of building permits** is on pace to increase by 3.6% (\$203,029,665 vs. \$210,322,378). The table below shows the **Top 10 Permits** by valuation through October 2021.



OCTOBER
Building Permits
49
Sq. Ft.
113,738
Value
\$6,306,476
Housing Units
8

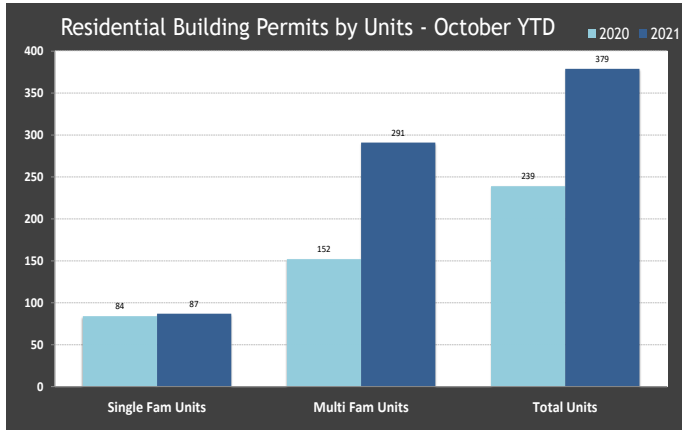
TOP 10 PERMITS - OCTOBER*		
2133 N KANSAS AVE	CASEYS GENERAL STORE	\$1,200,000
1515 SW 10TH AVE	TSCPL TECH SERVICES	\$716,466
1301 SW TOPEKA BLVD	OMNI CIRCLE GROUP	\$600,000
6001 SW 6TH AVE	TALLGRASS ORTHOPEDIC & SPORTS MEDICINE	\$500,000
2331 SW MILLERS COVE CT	LOT 7, BLOCK A, MILLERS RESERVE SUB	\$440,000
2420 SW MILLERS COVE CT	LOT 5, BLOCK B, MILLERS RESERVE SUB	\$275,000
4501 SW LINCOLNSHIRE RD	LOT 12, BLOCK B, LAURENS BAY SUB	\$250,000
512 SE ADAMS ST	EMPOWERED SPACES	\$180,000
601 SE 5TH ST	EMPOWERED SPACES	\$180,000
4232 SE TRUMAN AVE	LOT 3, BLOCK A, HORSESHOE BEND SUB NO 5	\$175,000

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

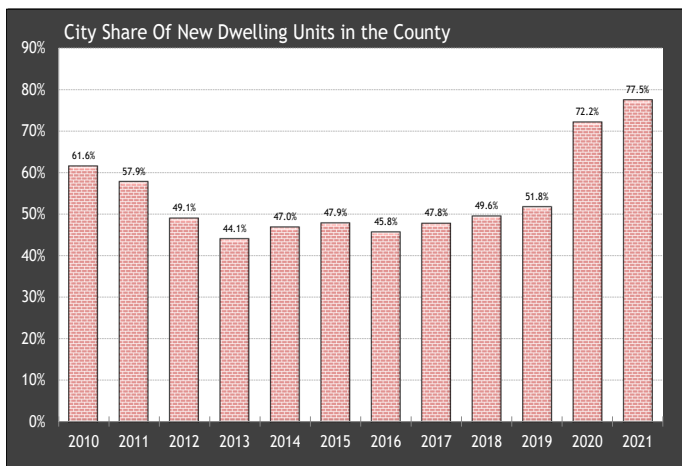


OCTOBER 2021

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 October 2020 to October 2021, increased 58.6% from 239 vs 379. Additions and alterations decreased 9.9% from October 2020 to October 2021 (203 vs 183).



Tracking total **new housing unit types** can be an indicator of more quality housing choices and affordability. From 2010 to 2019, the share of new non-single accounted for only 39% of new units. However, since 2020 this trend has reversed, with 72% of new units being non-single family. 2021's year-to-date count continues this trend with 76.8% 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 **77.5%** through October 2021 (379 out of 489 units) indicating better alignment with LUGMP priorities.

Buildable, Prime Vacant Lots/Units in the City	
Year	4th Qt. 2021
Beginning Balance	516
Net New Lots	-
Building Permits	4
Ending BPVL Balance	512
2-yr avg single/two family bldg permits	89/yr
BPVL housing growth supply	5.75

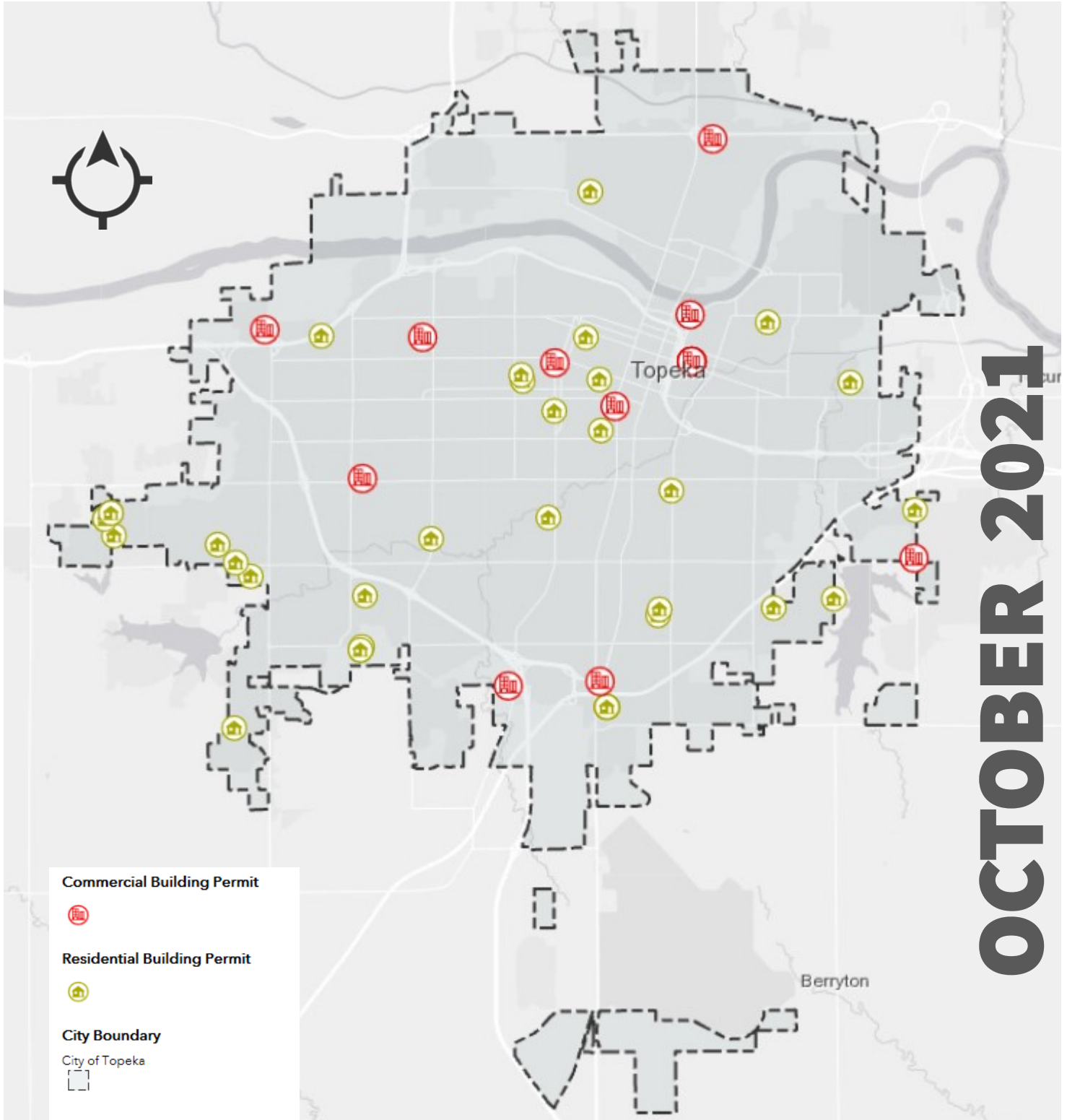
Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the third quarter of 2021 to accommodate 5.75 years of housing growth for new single-two family dwellings.





OCTOBER 2021

Building Permits



OCTOBER 2021

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



OCTOBER 2021

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

