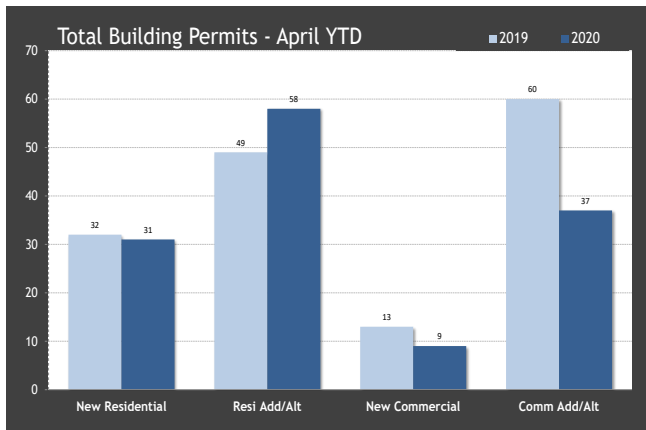


April 2020

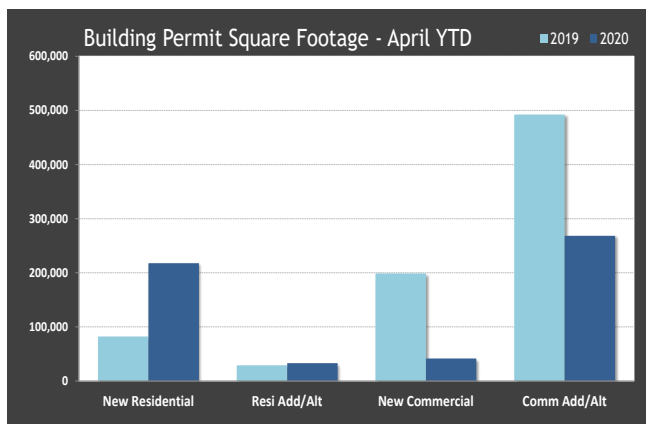
Development & Growth Management Report

Residential & Commercial Growth



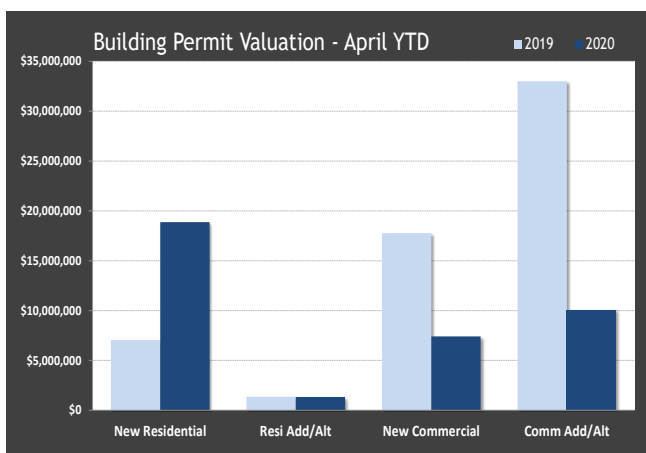
The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing **total building permits** through April of 2019 and April 2020, Topeka experienced a decrease of 12% (154 vs 135). **Residential permits** increased 10% (81 vs 89) as compared to an decrease of 37% (73 vs. 46) 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.

Comparing **building square footage** through April of 2019 and 2020, there was a decrease of 30.1% (802,439 sq. ft. vs. 560,652 sq. ft.). The **value of building permits** decreased by 36.3% (\$59,181,526 vs. \$37,698,140). The table below shows the **Top 10 Permits** by valuation for the April 2020.



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

TOP 10 PERMITS - APRIL *		
2700 SW 3RD ST	TOPEKA SENIOR LIVING	\$10,358,987
2320 NW CLAY ST	ALDI	\$2,250,000
2905 NW TOPEKA BLVD	SOLDIER CREEK PUMP STATION	\$959,000
822-824 S KANSAS AVE	SECOND FLOOR REMODEL	\$700,000
1800 SE 21ST ST	HILLCREST COMMUNITY CENTER	\$436,000
3200 SE BLAZING STAR DR	LOT 20, BLOCK E, ROCKFIRE BY THE LAKE SUB	\$318,000
7522 SW 27TH ST	LOT 1, BLOCK A, WEST INDIAN HILLS SUB NO 12	\$260,000
1131 SW LANE ST BLDG 1	MOFFITS SUB—NEW DUPLEX	\$241,028
1131 SW LANE ST BLDG 2	MOFFITS SUB—NEW DUPLEX	\$241,028
3723 SW SPRING CREEK LN	LOT 1, BLOCK B, CLARION WOODS SUB	\$200,000

April

Building Permits

37

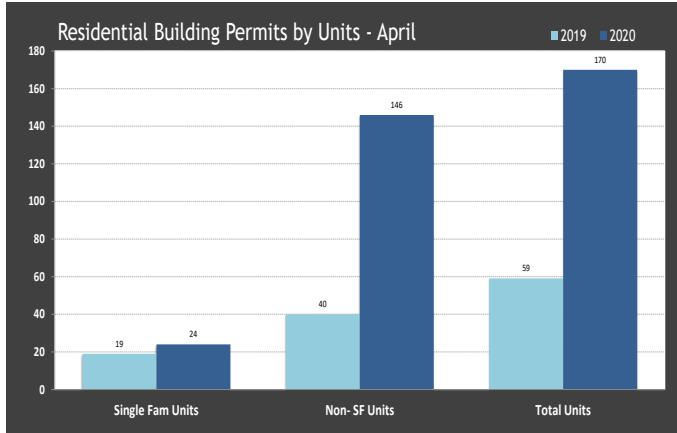
Sq. Ft.
227,099

Value
\$17,647,427

Housing Units
149

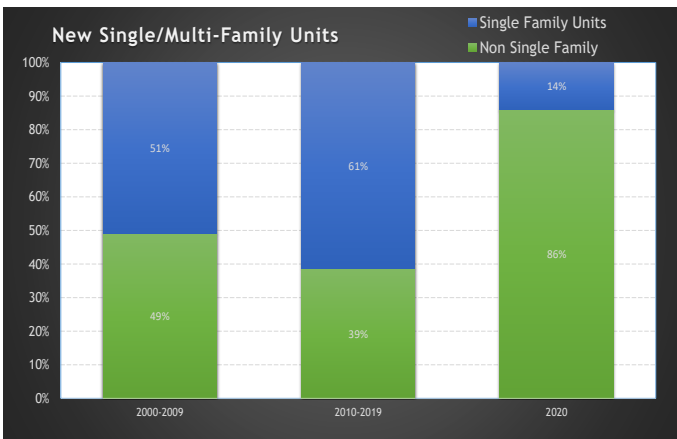
APRIL 2020

Residential Growth



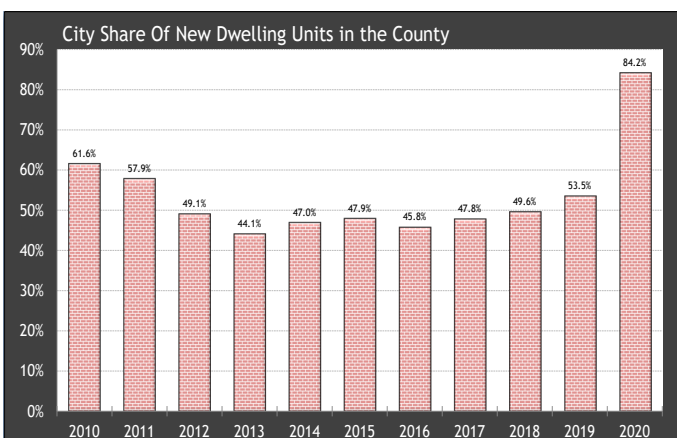
The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. The number of **new residential building permits** through April of 2019 and 2020 (by units), increased 188% from 59 to 170. Over that same period of time, additions and alteration increased by 18% (49 vs 58).

Additionally, Planning and Development staff tracked **total new housing units types** (single family and non-single family) from the year 2000 on. In line with City of Topeka Housing Study, total new housing units can be an indicator of housing choice, density, and growth within the City. For the decade of 2000 to 2009, single family and non-single family housing units grew at a relatively even pace. From 2010 to 2019 new single family housing units accounted for 61% of new units indicating a lower density growth pattern. While the sample size is much smaller, 2020 is on pace to show significant growth in the new non-single family housing unit type.



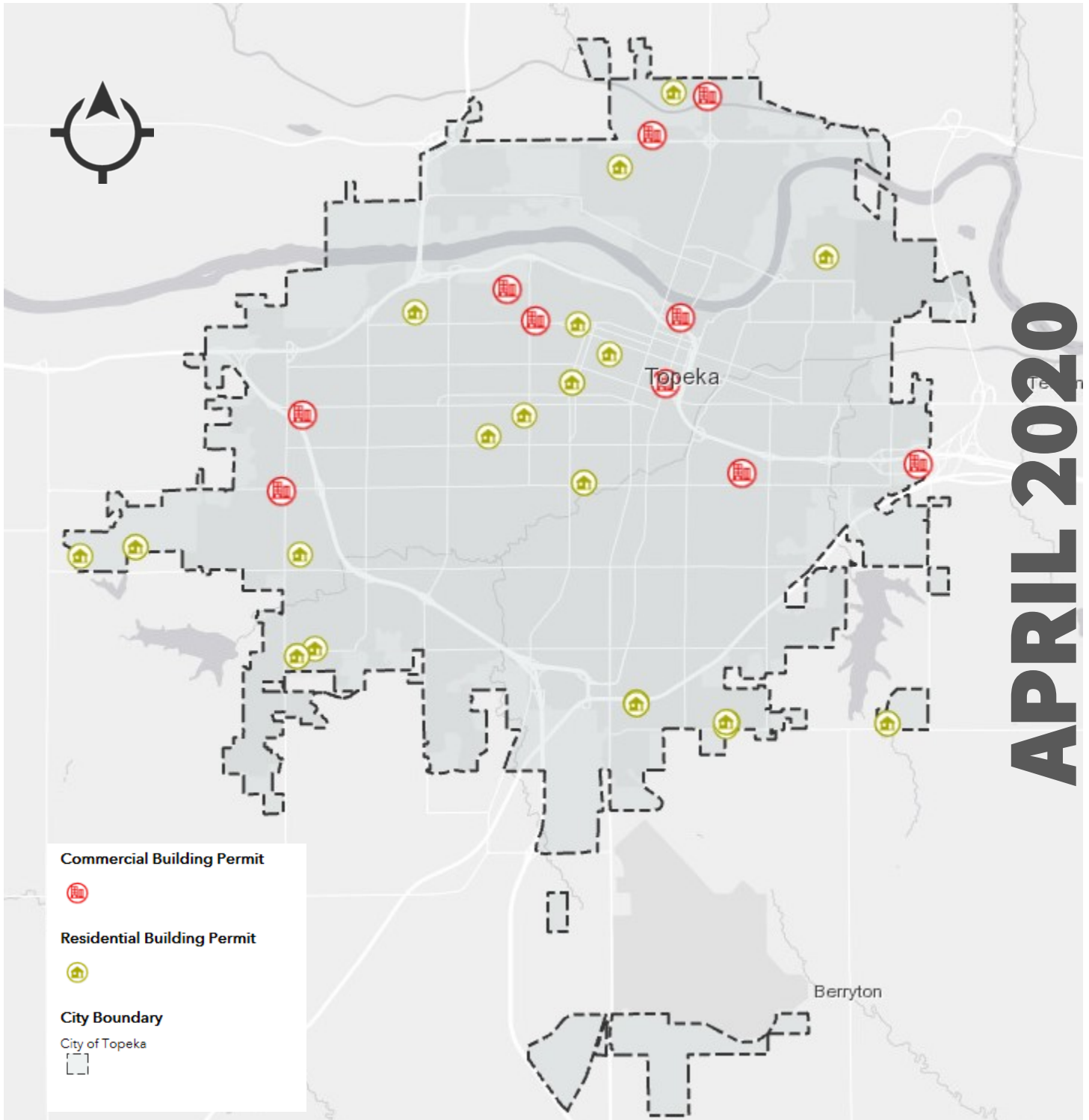
In order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP) Planning & Development tracks the **number and location of new residential dwelling units** created within Topeka (City), the Urban Growth Area (UGA), Topeka's Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County.

The **City's share of new dwelling units** compared to all of **Shawnee County** was 84.2% through April 2020 (170 out of 202 units) compared to 53.5% in 2019.



APRIL 2020

Building Permits



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

APRIL 2020

3-Mile ETJ, UGA, and City Boundary New Housing Units — Year to Date

