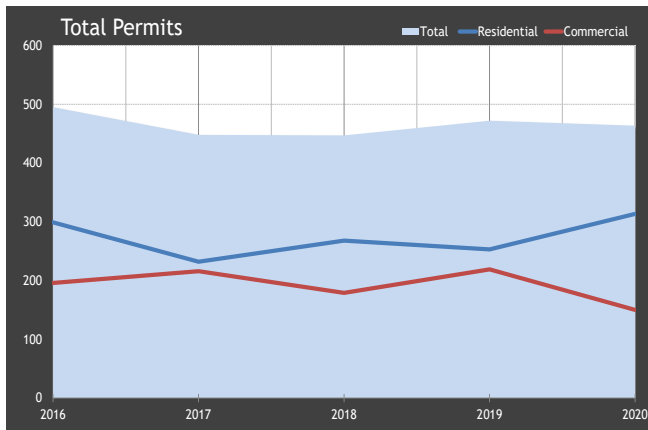


August 2020

Development & Growth Management Report

Residential & Commercial Growth

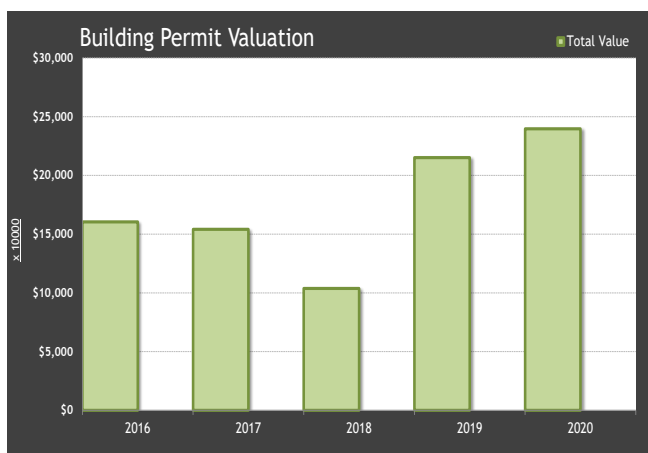
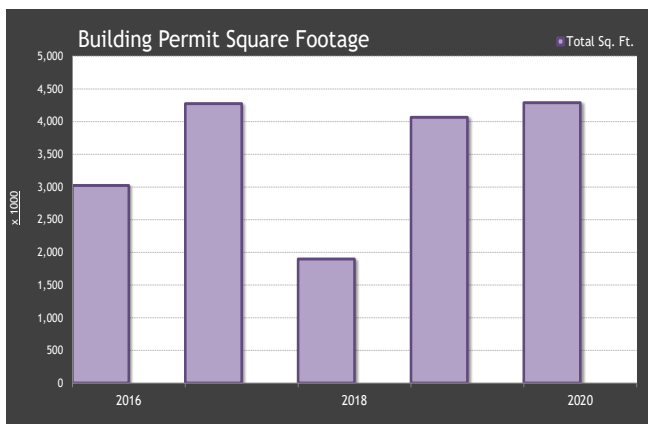


The City of Topeka Planning & Development Department issues and tracks building permit information to measure development trends and policies in the City.

Using 2020 permit data, **total building permits** are projected by the end of the year to experience a slight decrease of 1.8% from 2019 (472 vs 464). **Residential permits** are projected to increase 23.9% (253 vs 314) as compared to a decrease of 31.5% (219 vs 150) 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 in the City of Topeka.

By the end of 2020, **building square footage** is on pace to increase 5.5% from 2019 (4,065,616 sq. ft. vs. 4,289,621 sq. ft.). The **value of building permits** is on pace to increase 11.4% (\$215,196,502 vs. \$239,680,934).



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

August

Building Permits

40

Sq. Ft.
103,281

Value
\$4,680,057

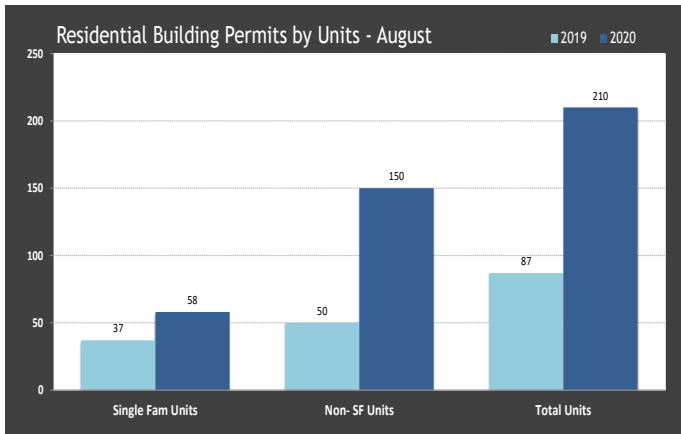
Housing Units
6

*TOP 10 PERMITS - AUGUST

215 SE 7TH ST	TOPEKA MUNICIPAL BUILDING	\$1,580,000
1700 SW 7TH ST	TUKHS ST FANCIS - LINEA ACCELERATOR	\$600,000
1515 SW 10TH AVE	TSCPL RESTROOMS	\$350,000
2512 SE NEPTUNE CT	LOT 20,BLOCK F, AQUARIAN ACRES SUB NO 9	\$236,975
2946 S KANSAS AVE	LAIRD NOLLER MAZDA	\$185,000
3035 SW TOPEKA BLVD	COREFIRST BANK ELEVATOR	\$158,000
4112 SW STONYBROOK DR	LOT 4, BLOCK D, MONARCH MEADOW SUB	\$150,000
4116 SW STONYBROOK DR	LOT5, BLOCK D, MONARCH MEADOWS SUB	\$150,000
1117 SW SALINE ST	FIRE DAMAGE REPAIR	\$130,000
1820 SE 29TH ST	ARBYS REMODEL	\$120,000

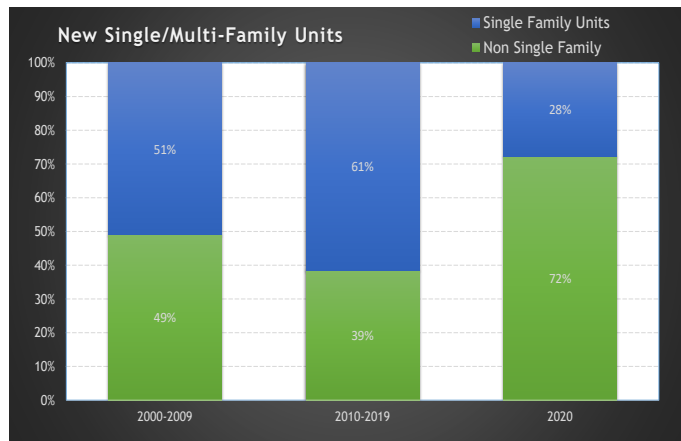
August 2020

Residential Growth

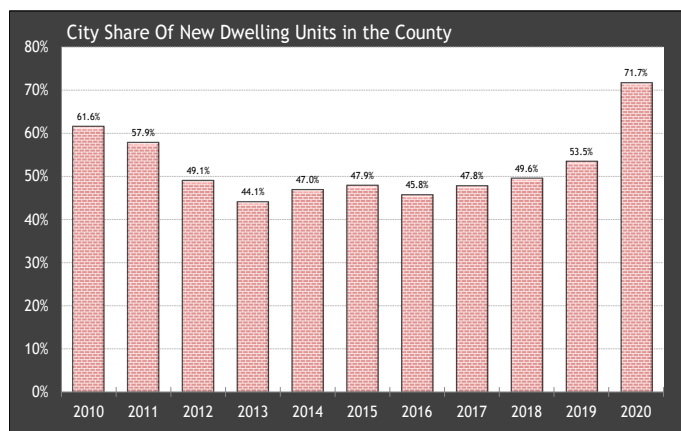


The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)** through August of 2019 and 2020, increased 141% from 87 to 210. Over that same period of time, additions and alterations increased by 18.3% (120 vs 142).

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).



For the decade of 2000 to 2009, single family and non-single family housing units developed at a relatively even share. 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, *2020 is on pace to show an important reversal of this trend with 72% non-single family share.*



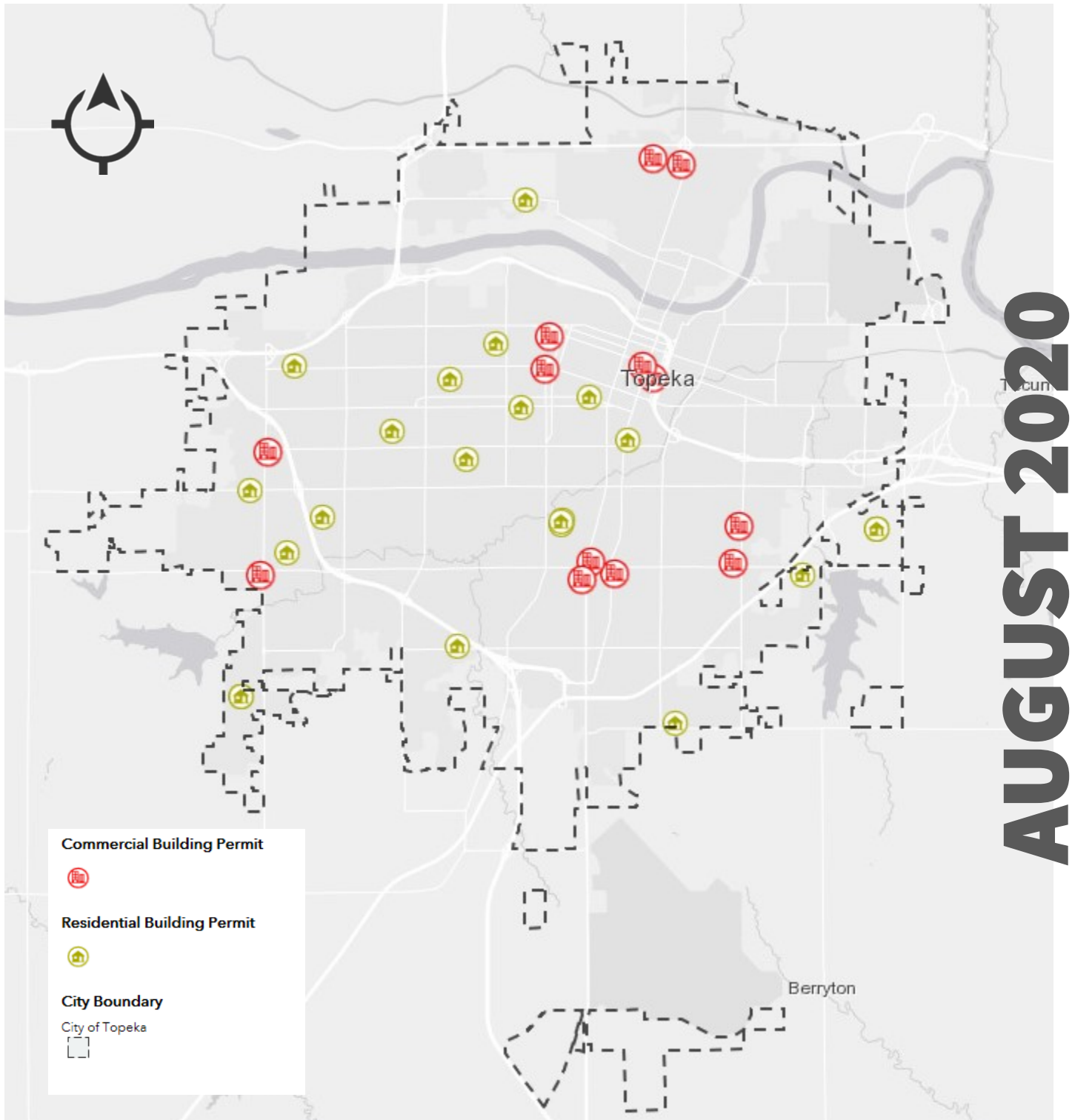
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 71.7% through August 2020 (210 out of 293 units) compared to 53.5% in 2019 indicating better alignment with LUGMP priorities.

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 2020 to accommodate 7.9 years of



August 2020

Building Permits



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

August 2020

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

