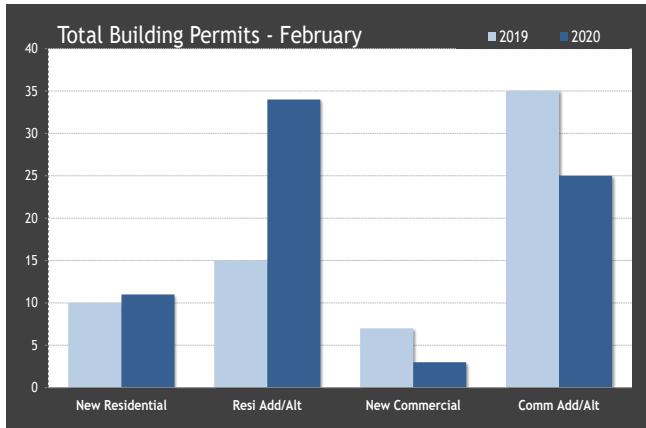




FEBRUARY 2020

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 February of 2019 and February 2020, Topeka experienced an increase of 9% (67 vs 73). **Residential permits** increased 80% (25 vs 45) as compared to a decrease of 33.3% (42 vs. 28) 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 February of 2019 and 2020, there was a decrease of 51.4% (487,754 sq. ft. vs. 236,930 sq. ft.). The **value of building permits** decreased by 51.8% (\$34,027,639 vs. \$16,416,519). The table below shows the **Top 10 Permits** by valuation for the February 2020.

February

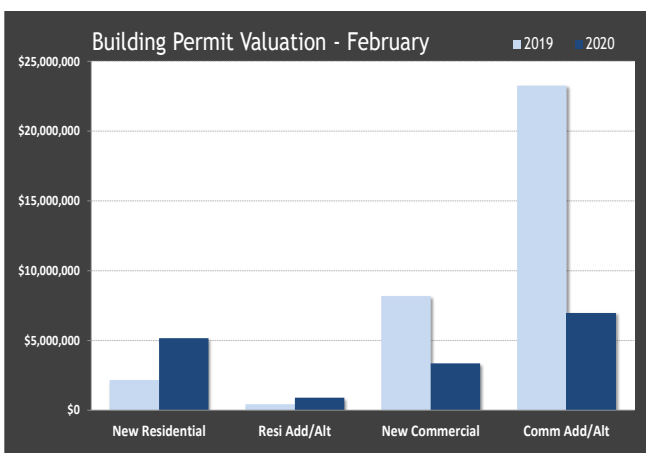
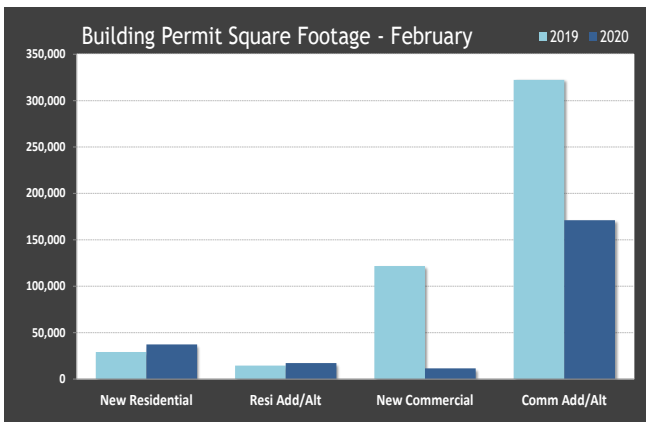
Building Permits

25

Sq. Ft.
130,948

Value
\$5,765,007

Housing Units
2



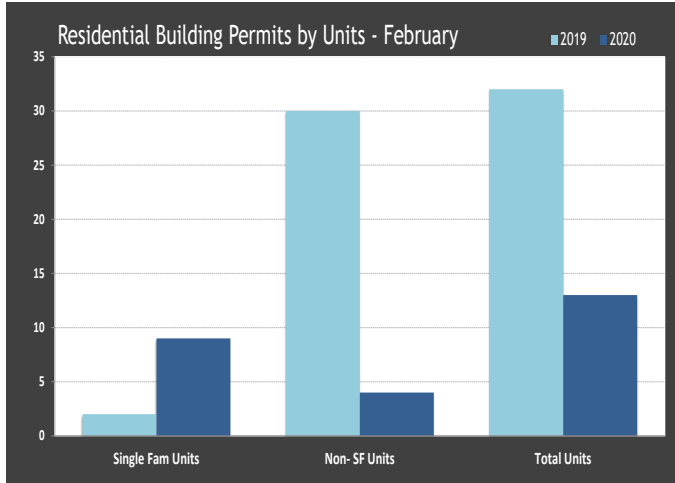
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

TOP 10 PERMITS - February*

1900 SW WANAMAKER RD	MARDEL TENANT FINISH	\$1,400,000
1900 SW WANAMAKER RD	HOBBY LOBBY	\$722,455
1740 SW WANAMAKER RD	DSW TENANT FINISH	\$700,000
2827 SW WANAMAKER RD	JEREMIAH BULLFROGS BAR & GRILLE	\$493,773
2139 SW FAIRLAWN PLAZA DR	WINGS ETC	\$400,000
634 SW MULVANE ST	TUKHS ST FRANCIS CLINIC RENOVATION	\$300,000
6730 SW MISSION VIEW DR	PEARSON PROFESSIONAL CENTERS	\$250,000
1925 SW WANAMAKER RD	OLIVE GARDEN	\$250,000
510 NE LYMAN RD	ATTEBERRY ACRES SUB, LOT 2	\$245,000
105 NE QUINCY ST	LEONARD MEAT	\$200,000

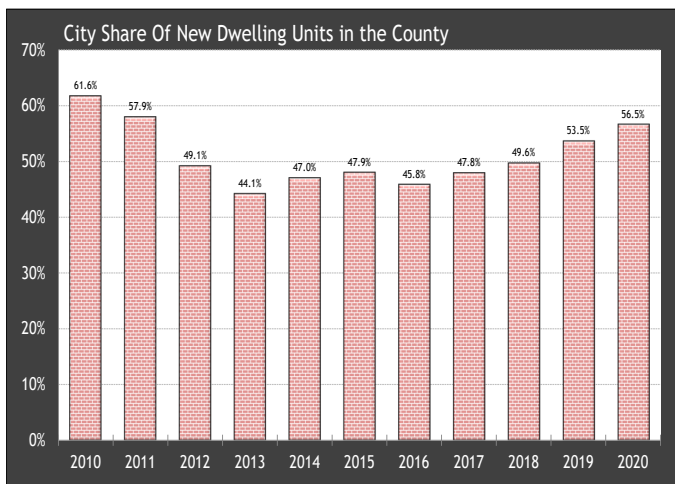
FEBRUARY 2020

Residential Growth



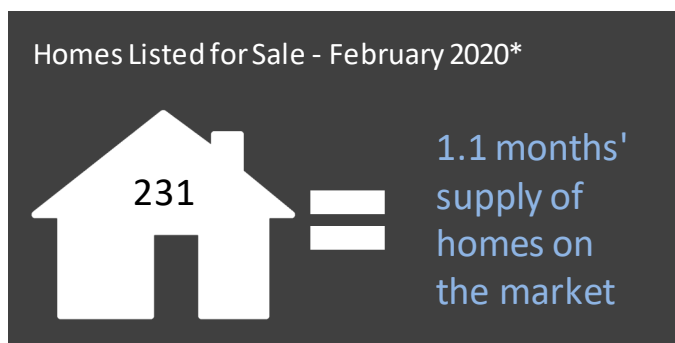
The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. The number of **new residential building permits** through February of 2019 and 2020 (by units), decreased 59.4% from (32 vs 13). Over that same period of time, additions and alterations increased by 127% (15 vs 34).

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 56.5% through February 2020 (13 out of 23 units) compared to 53.5% in 2019.

Additionally, the Planning Department tracks the **number of new residential platted lots** created within Topeka and the 3-mile ETJ. Residential platted lots within city boundaries increased at nearly double the rate of those located in the 3-mile ETJ demonstrating policies implemented in 2015 continue to direct new residential lot creation inside of the city.



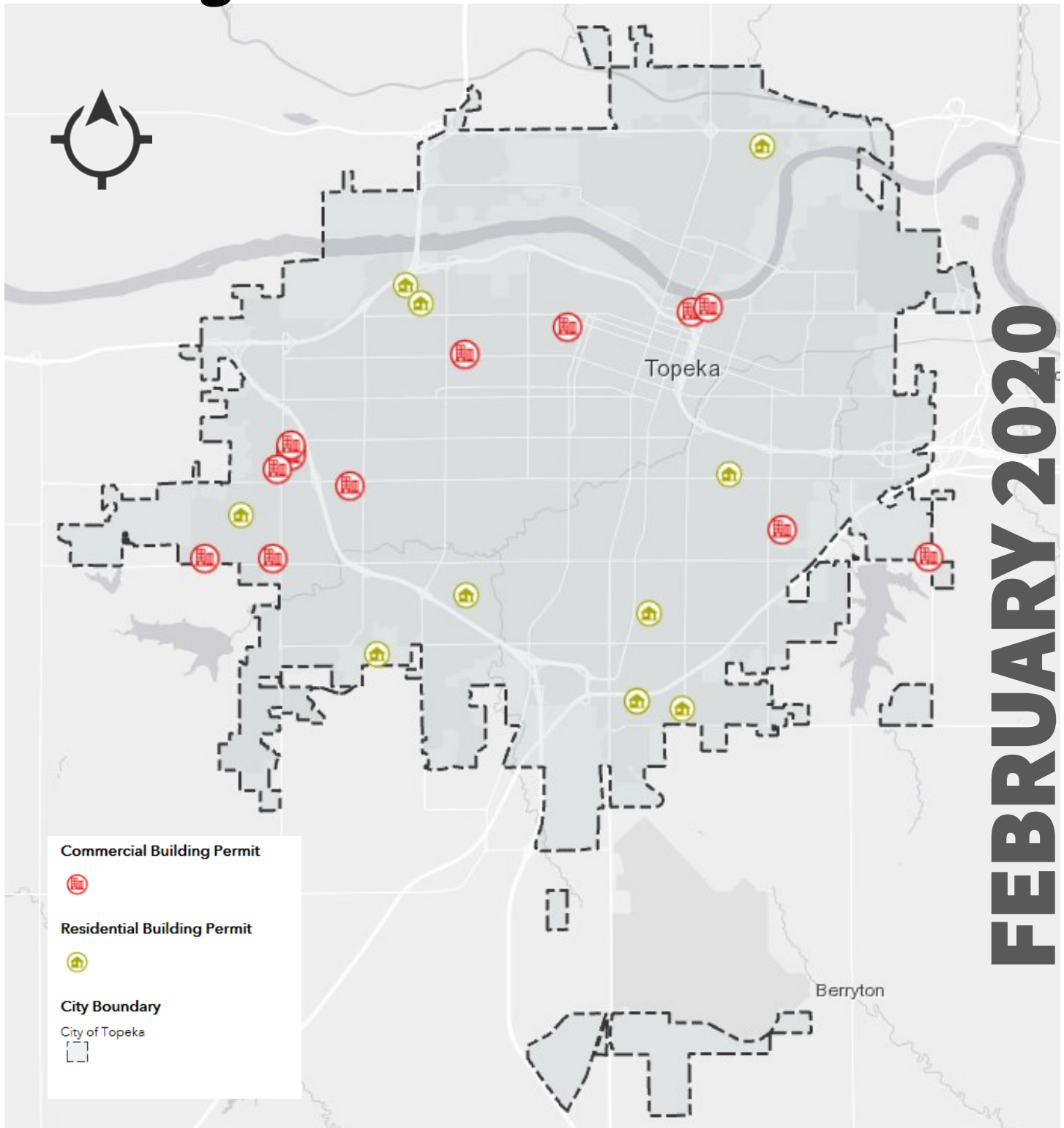
While platted lot inventory inside the city remains high (8+ years), the inventory of homes for sale in the Topeka market is very low. According to Sunflower Association of Realtors, the number of homes for sale in February dropped 28% compared to the same month last year (323 vs. 231) leaving only 1.1 months of supply on the market.

* Shawnee County Housing; Source: Sunflower Association of Realtors



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Building Permits



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

FEBRUARY 2020

3-Mile ETJ, UGA, and City Boundary New Housing Units — February 2020

