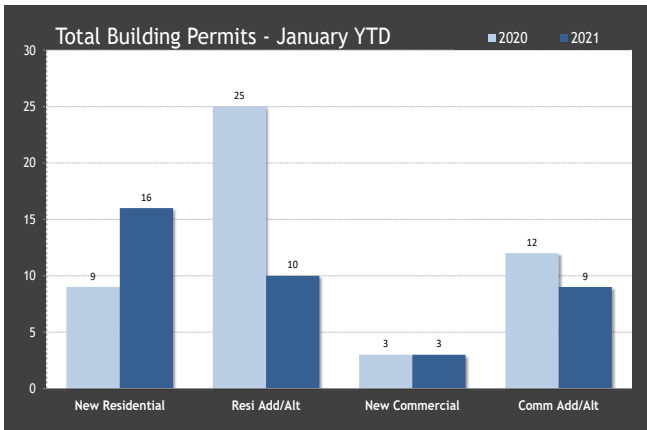




Development & Growth Management Report

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 January 2020 to January 2021, **total building permits** decreased 22% (49 vs 38). Likewise, **Residential permits** decreased 24% (34 vs 26) and **commercial permits** decreased 20% (15 vs. 12).

JANUARY

Building Permits

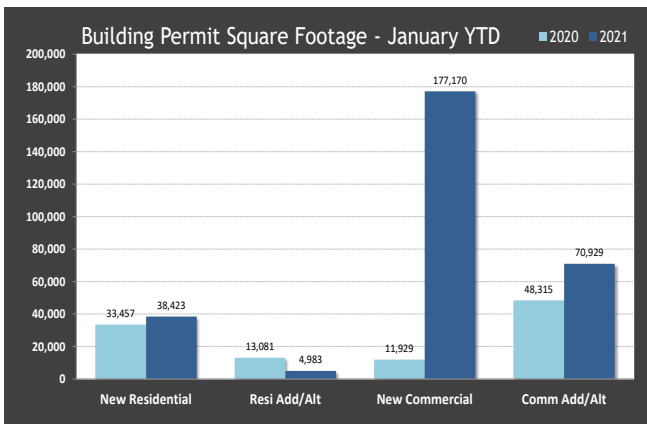
38

Sq. Ft.
291,505

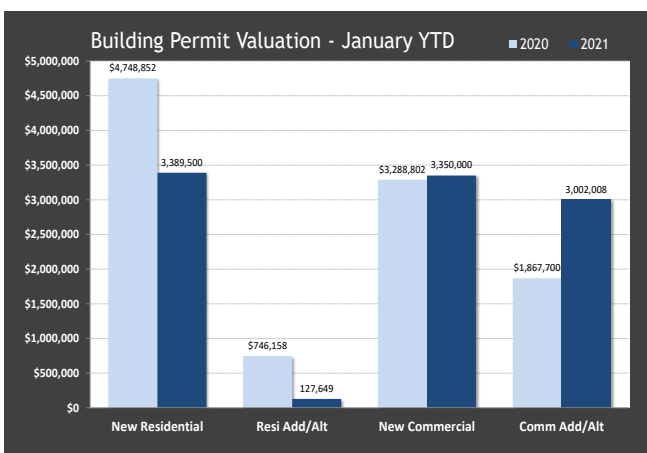
Value
\$9,869,157

Housing Units
23

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



Comparing January 2020 to January 2021, **building square footage** increased by 173% (106,782 sq. ft. vs. 291,505 sq. ft.). The **value of building permits** decreased by 7.3% (\$10,651,512 vs. \$9,869,157). The table below shows the **Top 10 Permits** by valuation through January 2021.



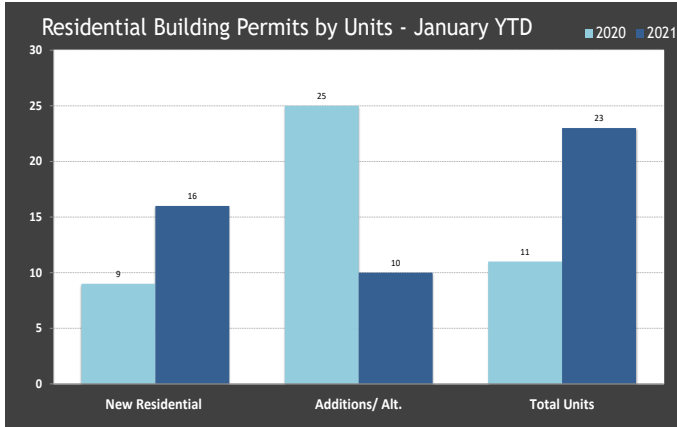
TOP 10 PERMITS - JANUARY*		
1251 SW ASHWORTH PL	CHARLIES CAR WASH	\$2,500,000
3231 SE 6TH AVE	CONDUENT	\$976,293
440 SE TEFFFT ST	DEER CREEK APARTMENTS 16 PLEX	\$737,775
5200 SW WENGER ST	HOME DEPOT HYDROGEN REFUELING SYSTEM	\$600,000
1301 SW 37TH ST	WALMART CUSTOMER REMODEL #2131	\$500,000
4302 SW LAKESIDE DR	LOTS 1&2, BLOCK D, MISTY HARBOR ESTATES NO 5	\$480,000
431 SE ARTER AVE	DEER CREEK APARTMENTS 8 PLEX	\$470,202
3830 SW 29TH ST	SCOOTERS DRIVE THRU KIOSK	\$350,000
1407,1409,1411 SW BIRCH LN	ARBOR VALLEY TRIPLEX - PHASE 2	\$300,000
1414,1417,1419 SW BIRCH LN	ARBOR VALLEY TRIPLEX - PHASE 2	\$300,000

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

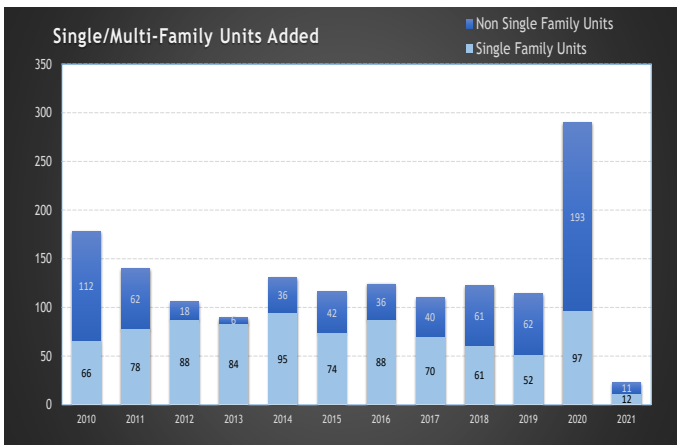


JANUARY 2021

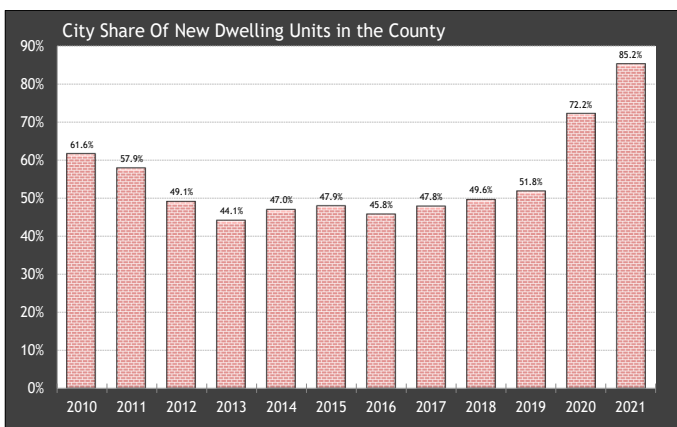
Residential Growth



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 January 2020 to January 2021, increased 109% from (11 vs 23). Additions and alterations decreased by 60% from January 2020 to January 2021 (25 vs 10).



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 (66% non-single family share)* is taking place since 2020.



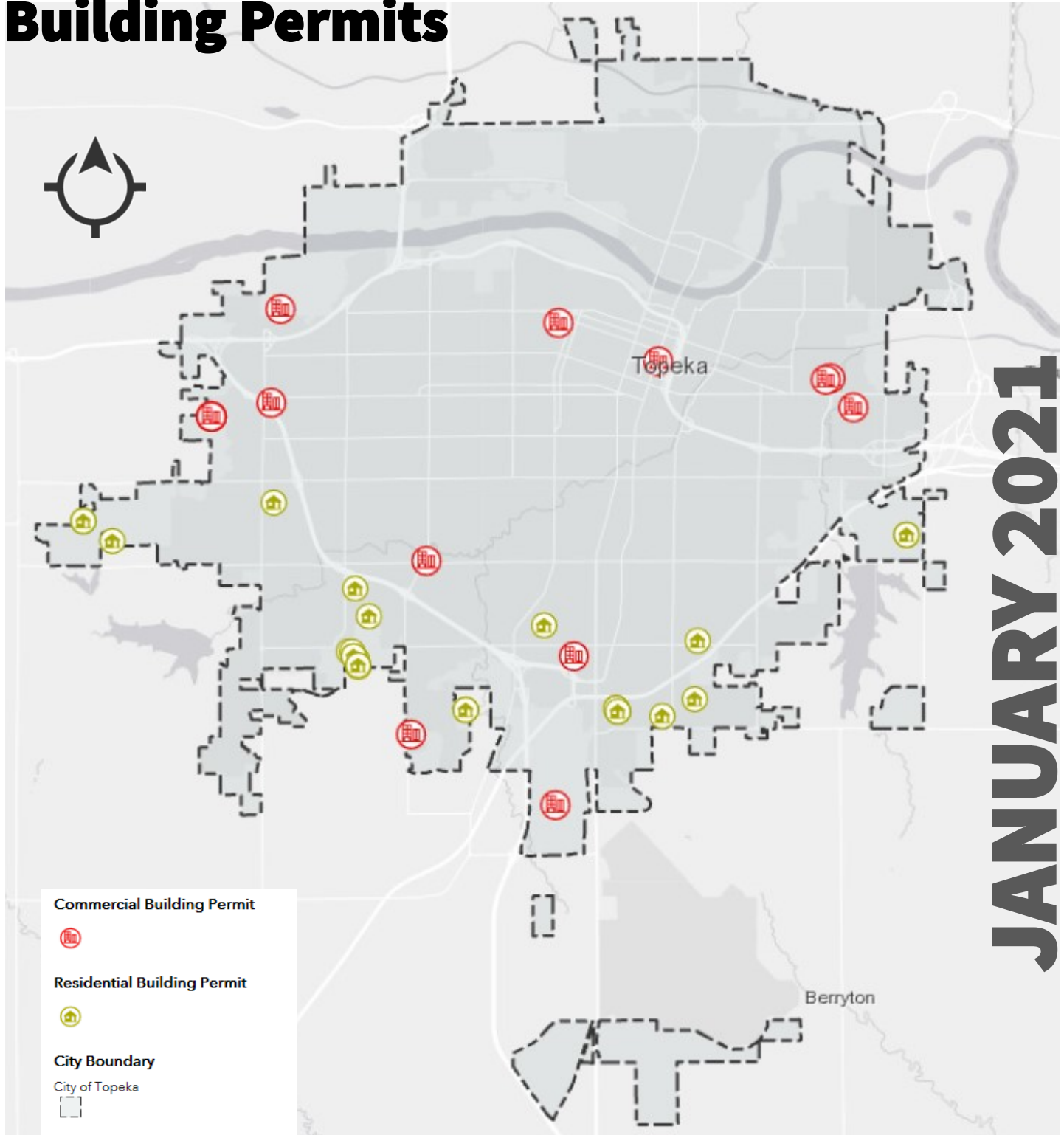
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City’s share of new dwelling units** compared to all of Shawnee County was 85.2% through January 2021 (23 out of 27 units) compared to 72.2% in 2020 indicating better alignment with LUGMP priorities.





JANUARY 2021

Building Permits



JANUARY 2021

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



JANUARY 2021

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

