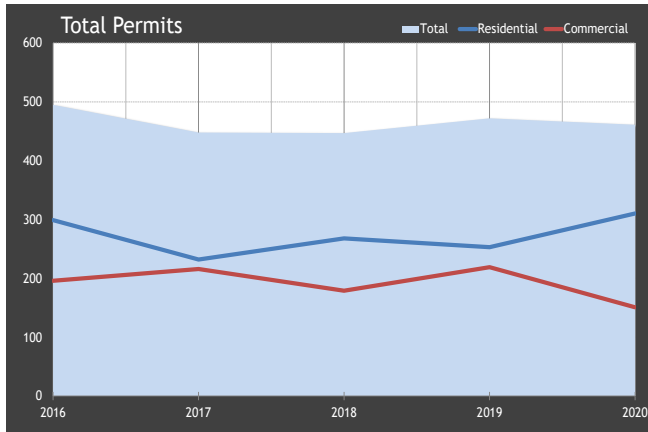


July 2020

Development & Growth Management Report

Residential & Commercial Growth

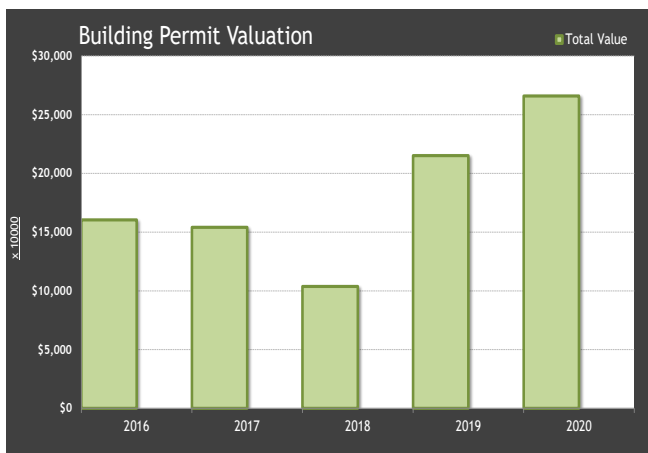
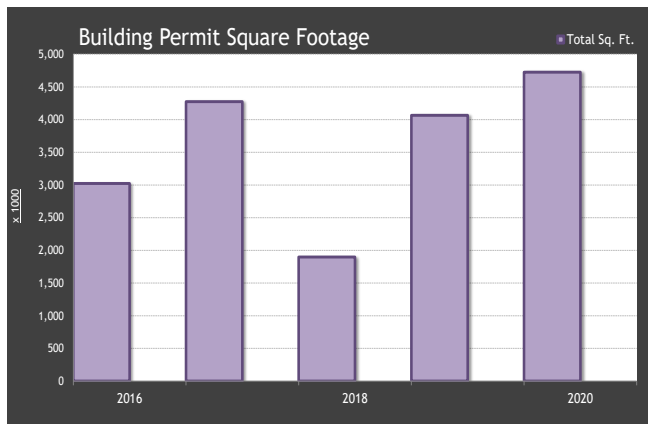


The City of Topeka Planning & Development Department issues and tracks building permit information to measure development trends and policies in the City.

Using 2020 permit data, **total building permits** are projected by the end of the year to experience a slight decrease of 2.3% from 2019 (472 vs 461). **Residential permits** are projected to increase 22.6% (253 vs 310) as compared to a decrease of 31.1% (219 vs 151) 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 16.2% from 2019 (4,065,616 sq. ft. vs. 4,725,370 sq. ft.). The **value of building permits** is on pace to increase 23.6% (\$215,196,502 vs. \$265,898,112).



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

July

Building Permits

32

Sq. Ft.

1,956,950

Value

\$101,753,839

Housing Units

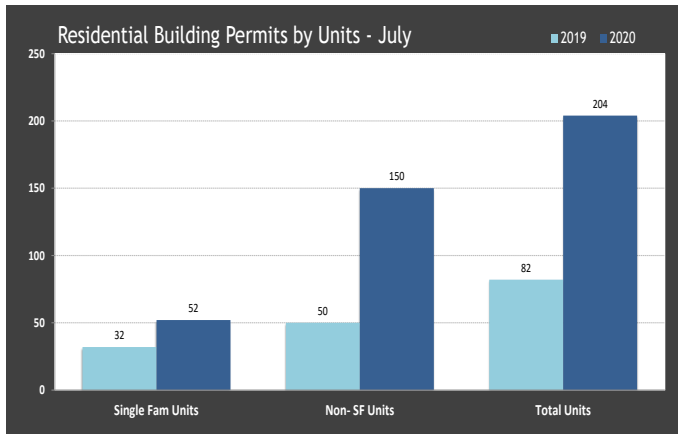
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*TOP 10 PERMITS - JULY

1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER	\$94,000,000
1501 SW WANAMAKER RD	WALMART	\$2,741,604
220 SE 6TH AVE	220 SE 6TH AVE - SECOND FLOOR	\$1,250,000
563 NW US 24 HWY	STARBUCKS - SHELL ONLY	\$700,000
2933 SW WANAMAKER RD	MCDONALDS REMODEL	\$537,000
4416 SW SHENANDOAH RD	LOT 8, BLOCK C, LAURENS BAY VILLAS SUB	\$325,000
3103 SE SILVERLEAF CT	LOT 66, BLOCK B, ROCKFIRE AT THE LAKE SUB	\$305,000
3316 SE ARIES AVE	LOT 10, BLOCK B, AQUARIAN ACRES SUB NO 9	\$283,500
3334 SW 43RD ST	LOT 4, BLOCK A, MISTY HARBOR ESTATES NO 5	\$265,000
3338 SW 43RD ST	LOT 3, BLOCK A, MISTY HARBOR ESTATES NO 5	\$220,000

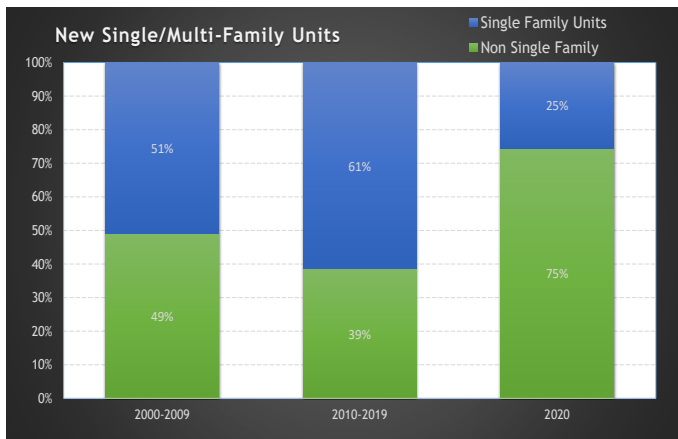
July 2020

Residential Growth

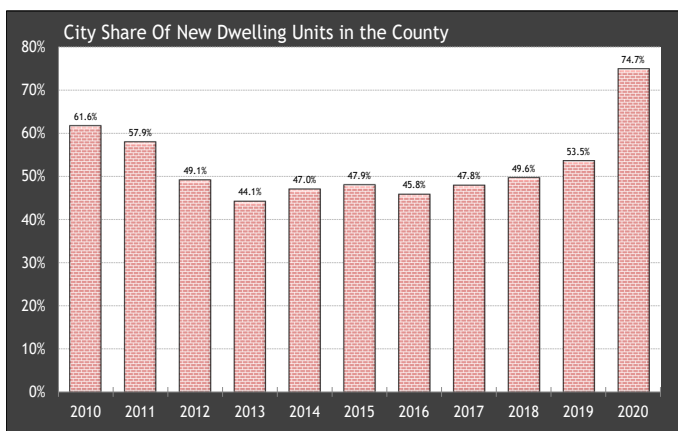


The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)** through July of 2019 and 2020, increased 149% from 82 to 204. Over that same period of time, additions and alterations increased by 17.6% (102 vs 120).

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 75% non-single family share.*



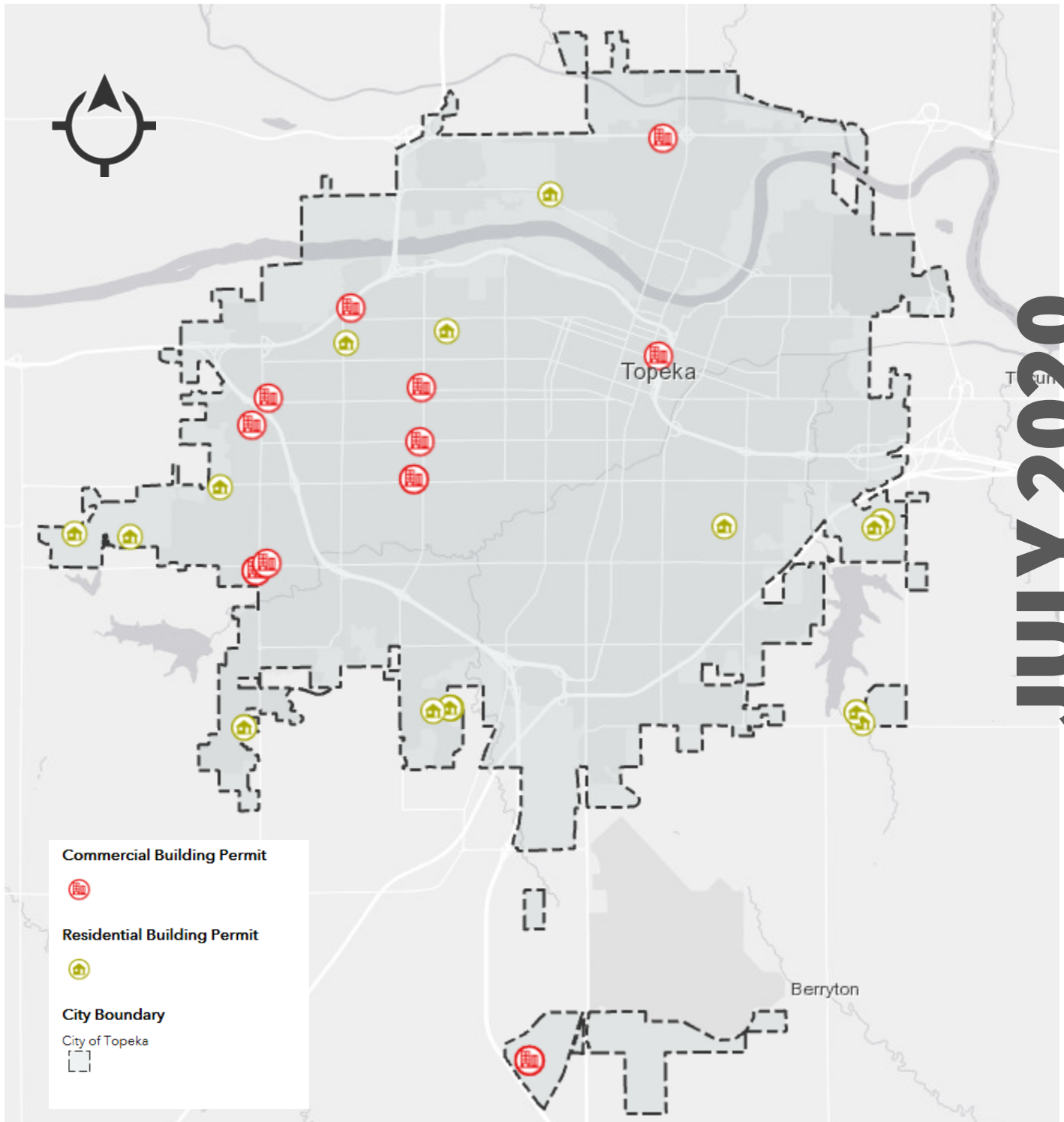
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 74.7% through July 2020 (204 out of 273 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 housing growth for new single-two family dwellings.



July 2020

Building Permits



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

July 2020

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

