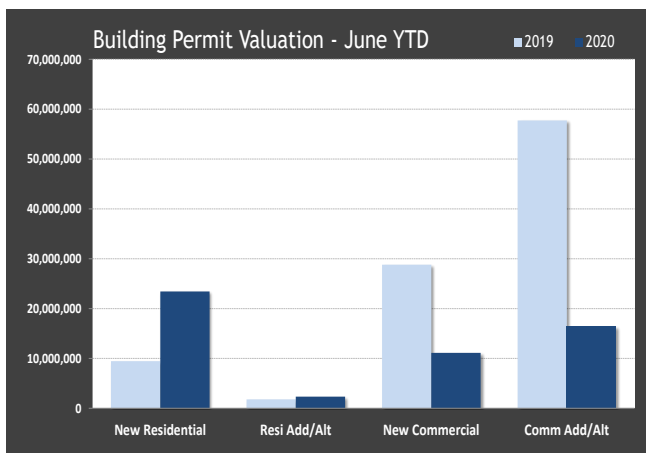
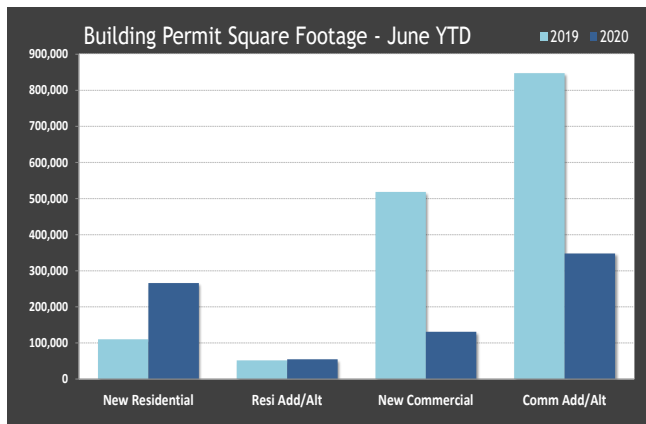
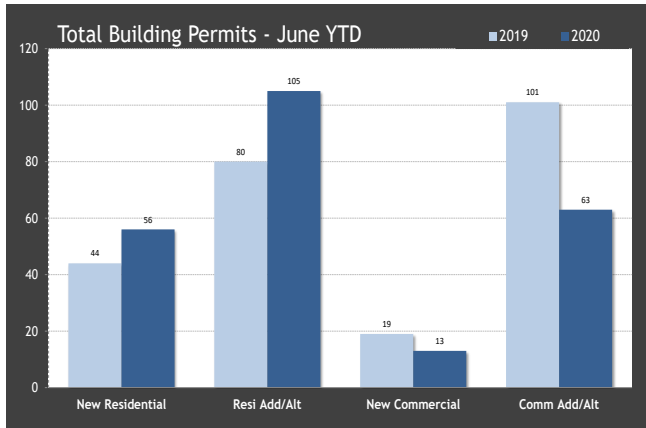


June 2020

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 increase of 0.5% from 2019 (472 vs 474). **Residential permits** are projected to increase 27.3% (253 vs 322) as compared to a decrease of 30.6% (219 vs 152) 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.

Through 2020, **building square footage** is expected to decrease 60.7% from 2019 (4,065,616 sq. ft. vs. 1,599,032 sq. ft.). The **value of building permits** is projected to decrease by 50.4% (\$215,196,502 vs. \$106,706,786).

June

Building Permits

58

Sq. Ft.
127,092

Value
\$11,428,647

Housing Units
18

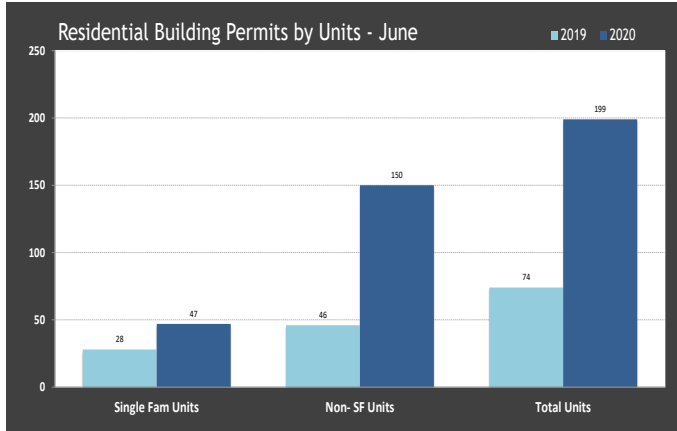
*TOP 10 PERMITS - JUNE

1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER	\$6,600,000
3620 SW WANAMAKER RD	ENVISTA MORTGAGE	\$1,900,000
800 NW 25TH ST	DILLONS	\$1,300,000
1105 NW LOWER SILVER LAKE	MIDWESTERN METALS, INC—BLDG 1 & 2	\$1,200,000
1130 SW WINDING RD	PREMIER ONE	\$955,986
4125 SW GAGE CENTER DR	AE GAGE CENTER—BUILDING A—PHASE 2	\$835,000
1105 NW LOWER SILVER LAKE	MIDWESTERN METALS, INC—BLDG 3	\$600,000
1208 SW NEW FOREST DR	LOT 1, BLOCK A, MCFARLAND FARM SUB NO 4	\$550,000
2815 SW WANAMAKER RD	THE BIG BISCUIT RESTAURANT	\$398,554
2510 SE SATURN DR	LOT 16, BLOCK 3, AQUARIAN ACRES SUB NO 9	\$279,185

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

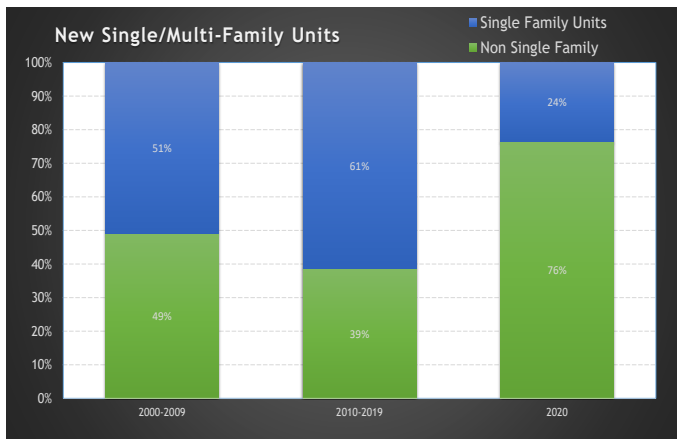
June 2020

Residential Growth



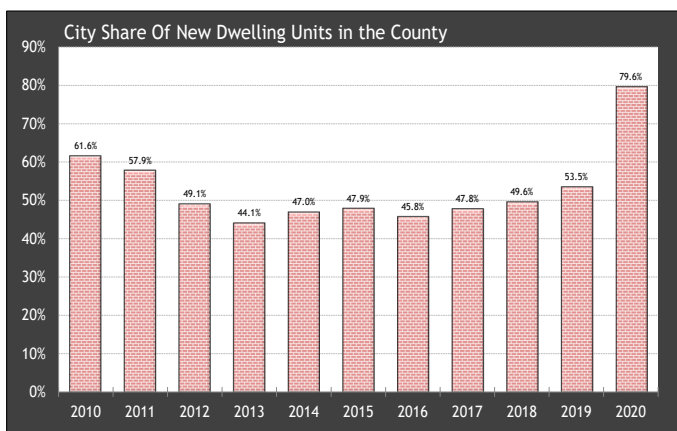
The total number of **residential building permits** issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits** through June of 2019 and 2020 (by units), increased 169% from 74 to 199. Over that same period of time, additions and alterations increased by 31.3% (80 vs 105).

Tracking total **new housing unit types** can be an indicator of more housing choices and diversity 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 76% 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 79.6% through June 2020 (199 out of 250 units) compared to 53.5% in 2019 indicating better alignment with LUGMP priorities.

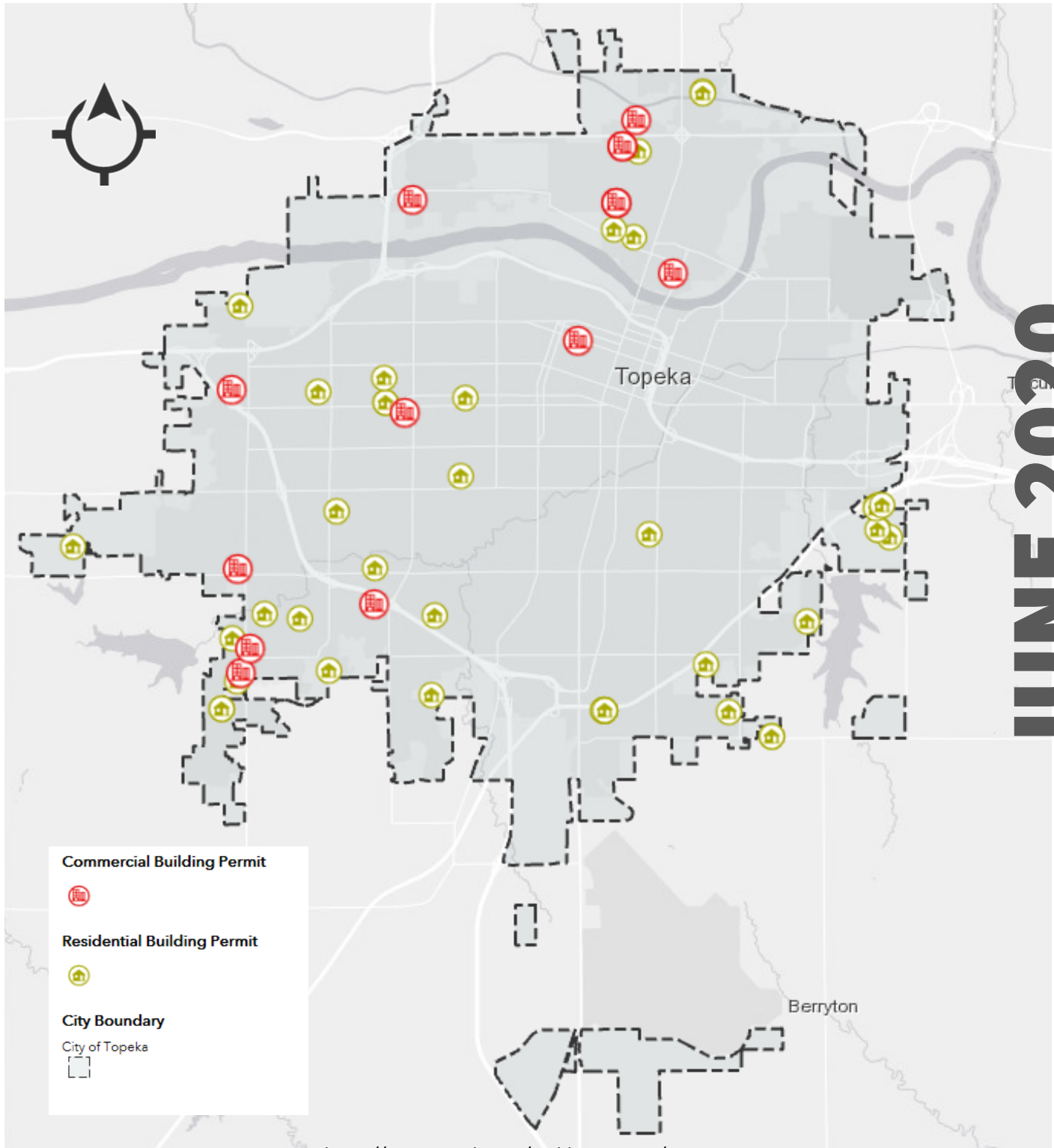


Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka Has a sufficient supply of BPVL's through the end of the second quarter of 2020 to accommodate 7.9 years of housing growth for new single-two family dwellings.



June 2020

Building Permits



JUNE 2020

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

June 2020

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

