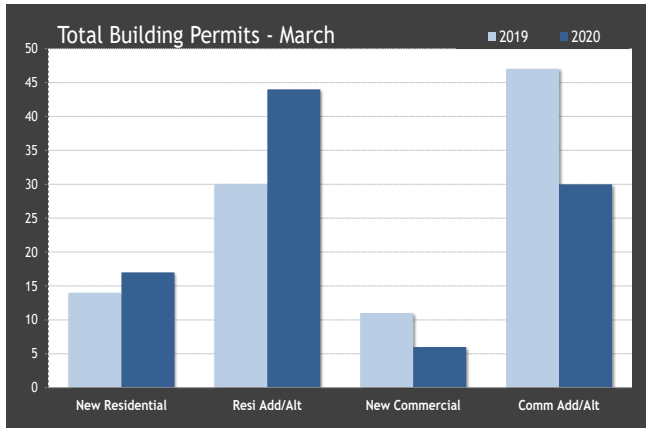


MARCH 2020

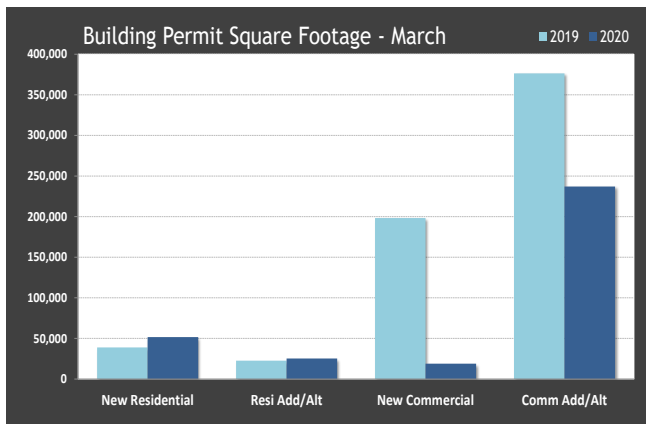
# Development & Growth Management Report

## Residential & Commercial Growth



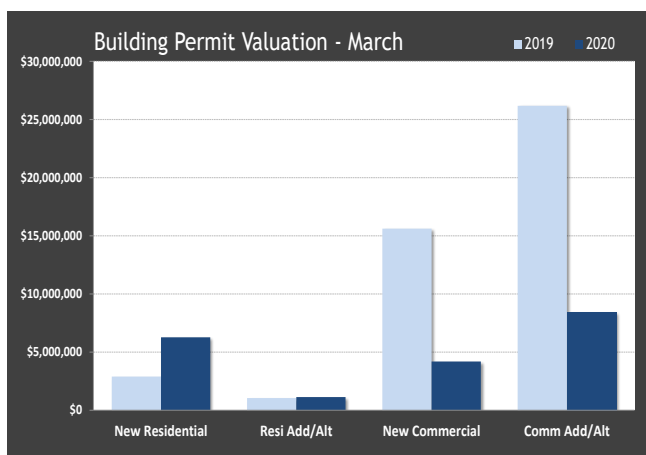
The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing **total building permits** through March of 2019 and March 2020, Topeka experienced a decrease of 4% (102 vs 98). **Residential permits** increased 39% (44 vs 61) as compared to an decrease of 36% (58 vs. 37) 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 March of 2019 and 2020, there was a decrease of 47.6% (636,162 sq. ft. vs. 333,553 sq. ft.). The **value of building permits** decreased by 56.2% (\$45,744,453 vs. \$20,050,713). The table below shows the **Top 10 Permits** by valuation for the March 2020.



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

March

Building Permits

24

Sq. Ft.  
95,823

Value  
\$3,634,194

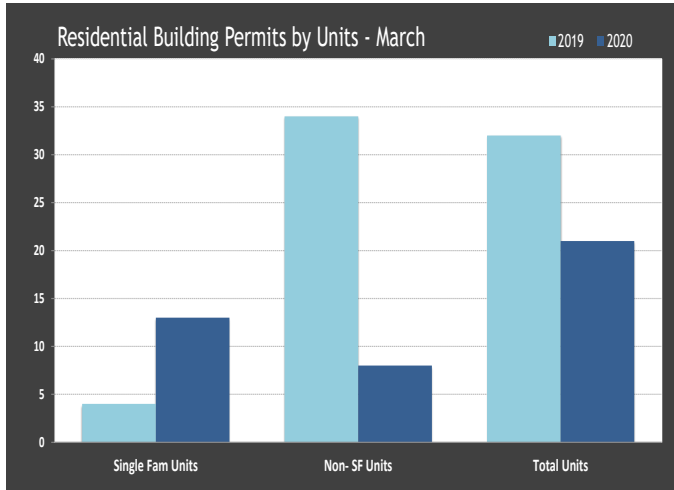
Housing Units  
8

### TOP 10 PERMITS - March\*

1 EXPOCENTRE DR	DOMER ARENA	\$1,296,070
3100 SE 6TH AVE	EAST QUICK STOP	\$740,000
1220 SW HARVEY ST A & B	LOTS 4-5, BLOCK B, TANGLEWOOD SUB #2	\$259,801
1220 SW HARVEY ST C & D	LOTS 4-5, BLOCK B, TANGLEWOOD SUB #2	\$259,801
3323 SE 44TH ST	LOT 31, BLOCK E, ROCKFIRE AT THE LAKE SUB	\$195,000
4307 SE OAKLEAF DR	LOT 8, BLOCK D, HORSESHOE BEND #4 SUB	\$175,000
2121 SW WANAMAKER RD	BROOKFIELD PLAZA SUITE SPLIT	\$130,000
6118 SW 4TH ST	LOT 3, BLOCK A, RIVER HILL RESIDENTIAL SUB 2	\$110,000
6008 SW 4TH ST	LOT 14, BLOCK A, RIVER HILL RESIDENTIAL SUB 2	\$110,000
5031 SW 28TH ST	GIANT COMMUNICATIONS SHELTER	\$85,000

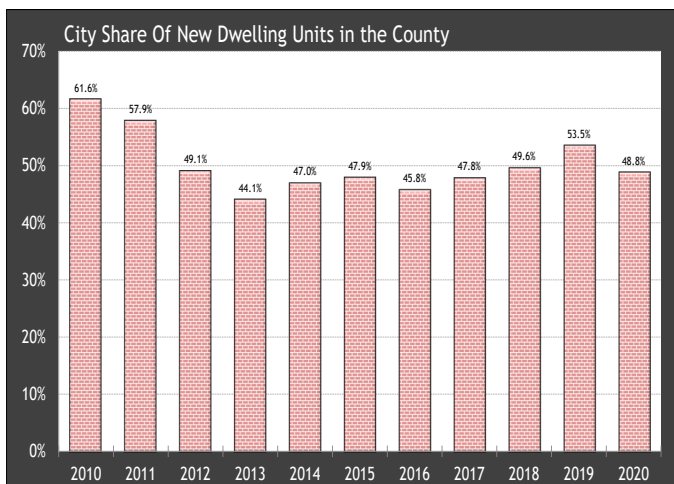
MARCH 2020

# Residential Growth



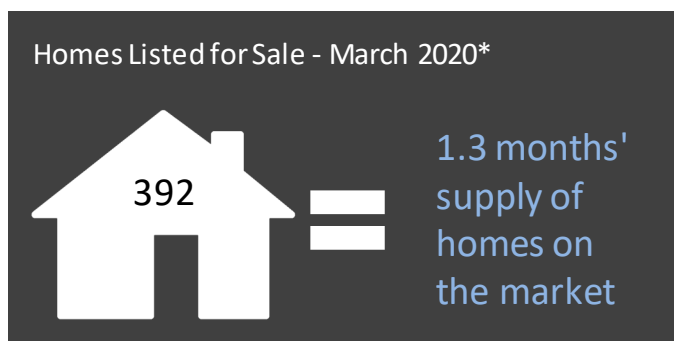
The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. The number of **new residential building permits** through March of 2019 and 2020 (by units), decreased 44.7% from (38 vs 21). Over that same period of time, additions and alterations increased by 46.7% (30 vs 44).

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 48.8% through March 2020 (21 out of 43 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.

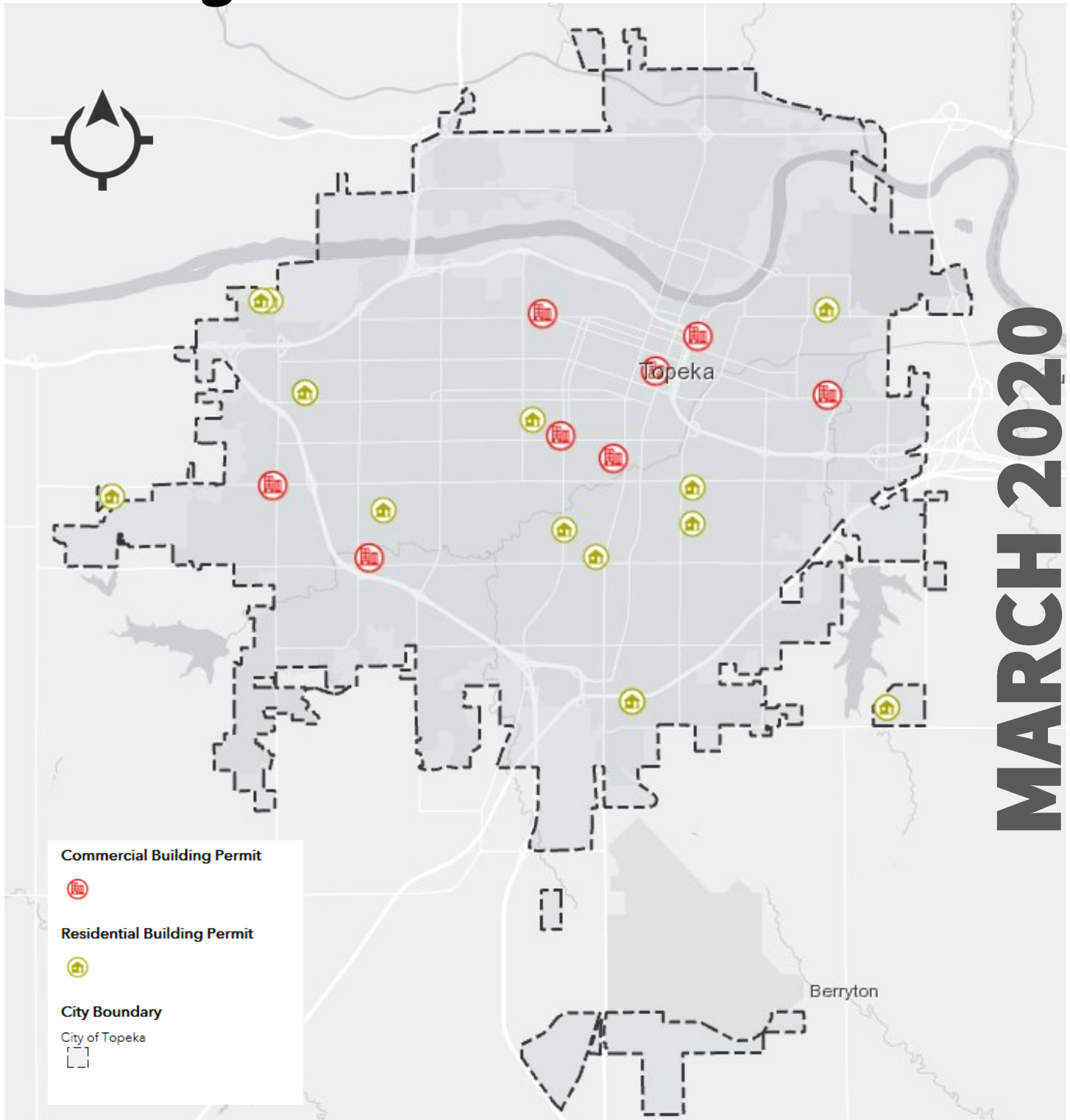


While platted lot inventory inside the city remains high (8+ years), the inventory of homes for sale in the Topeka market is very low. According to Sunflower Association of Realtors, the number of homes for sale in March dropped 19% compared to the same month last year (484 vs. 392) leaving only 1.3 months of supply on the market.

\* City of Topeka Housing; Source: Sunflower Association of Realtors

MARCH 2020

# Building Permits



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



MARCH 2020

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

