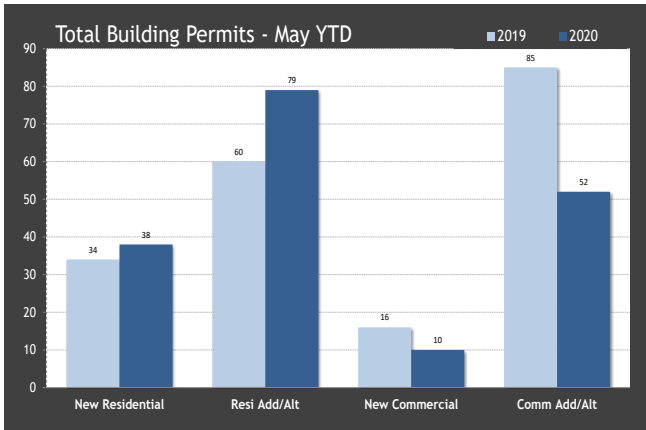




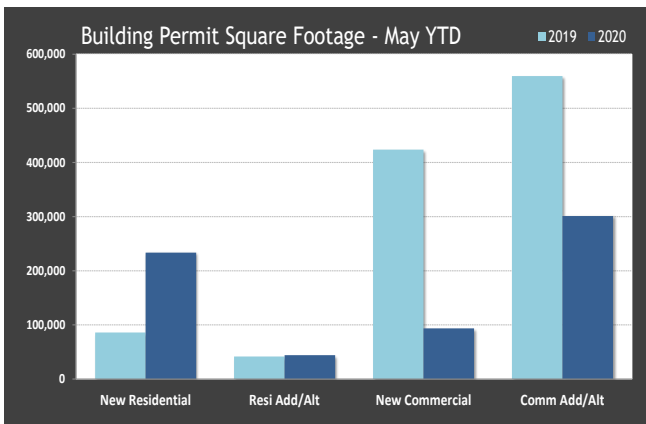
# Development & Growth Management Report

## 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 May of 2019 and May 2020, Topeka experienced a decrease of 8.2% (195 vs 179). **Residential permits** increased 24.5% (94 vs 117) as compared to a decrease of 38.6% (101 vs. 62) 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.

Comparing **building square footage** through May of 2019 and 2020, there was a decrease of 39.5% (1,110,783 sq. ft. vs. 672,424 sq. ft.). The **value of building permits** decreased by 40.4% (\$70,347,689 vs. \$41,924,747). The table below shows the **Top 10 Permits** by valuation for the May 2020.

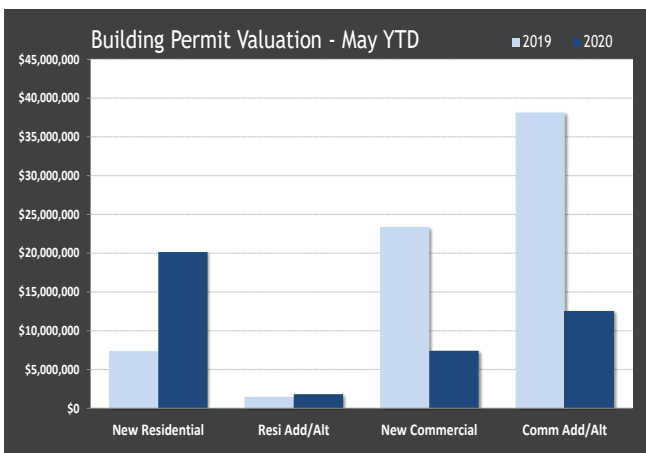
**May**

**Building Permits**  
44

**Sq. Ft.**  
111,772

**Value**  
\$4,226,607

**Housing Units**  
11



### TOP 10 PERMITS - MAY

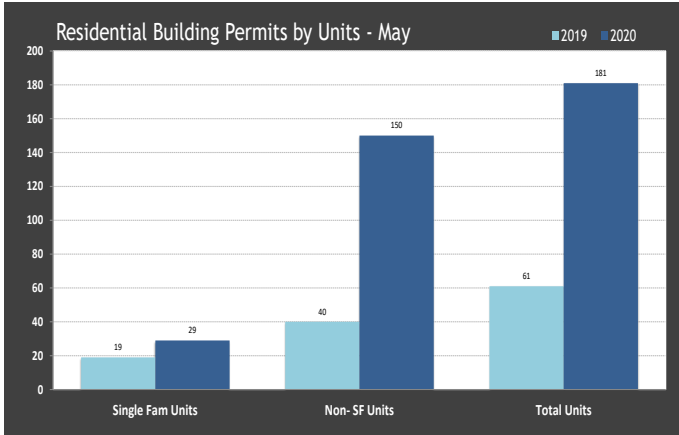
1301 SW GAGE BLVD	HAAG OIL LLC C-STORE	\$1,256,899
1414 SW 8TH AVE	STORMONT VAIL—CANCER CENTERS PET/CT	\$300,000
720 S KANSAS AVE	SECOND FLOOR LOFTS	\$275,000
2925 SW 37TH ST	LEAP	\$250,000
7518 SW 27TH ST	LOT 2, BLOCK A, WEST INDIAN HILLS SUB NO 12	\$235,000
2511 SE SATURN DR	LOT 1, BLOCK F, AQUARIAN ACRES SUB NO 9	\$233,875
5601 SW BARRINGTON CT	DR HALL DENTIST OFFCE	\$188,600
3008/3010 NW MAGNOLIA AVE	LOT 19, BLOCK D, WOODLAND PARK AT SOLDIER CREEK SUB NO 3	\$180,000
3012/3014 NW MAGNOLIA AVE	LOT 18, BLOCK D, WOODLAND PARK AT SOLDIER CREEK SUB NO 3	\$180,000
4417 SW BRANDYWINE LN	LOT 5, BLOCK B, WANAMAKER MEADOWS SUBD	\$180,000

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

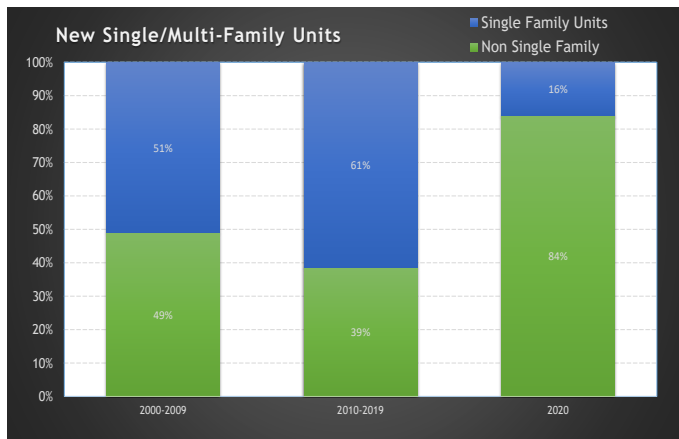


May 2020

# Residential Growth

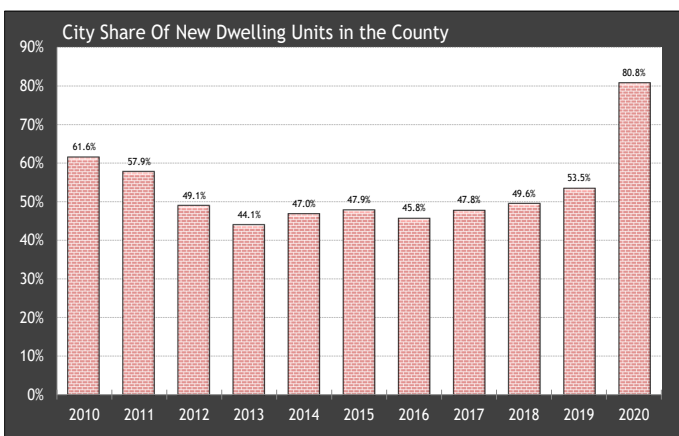


The Planning & Development Department tracks the total number of **residential building permits** issued in the City of Topeka as an indicator of housing growth. The number of **new residential building permits** through May of 2019 and 2020 (by units), increased 197% from 61 to 181. Over that same period of time, additions and alteration increased by 31.7% (60 vs 79).



Additionally, Planning and Development staff tracked **total new housing units types** (single family and non-single family) from 2000 to 2020. In line with City of Topeka Housing Market Study, total new housing units can be an indicator of more housing choices, in keeping with changing demographic demand.

For the decade of 2000 to 2009, single family and non-single family housing units grew at a relatively even pace. From 2010 to 2019, the share of new single family units surprisingly grew, accounting for 61% of new units for a lower density growth pattern. While the sample size is much smaller, 2020 is on pace to show a significant reversal of this trend.



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.

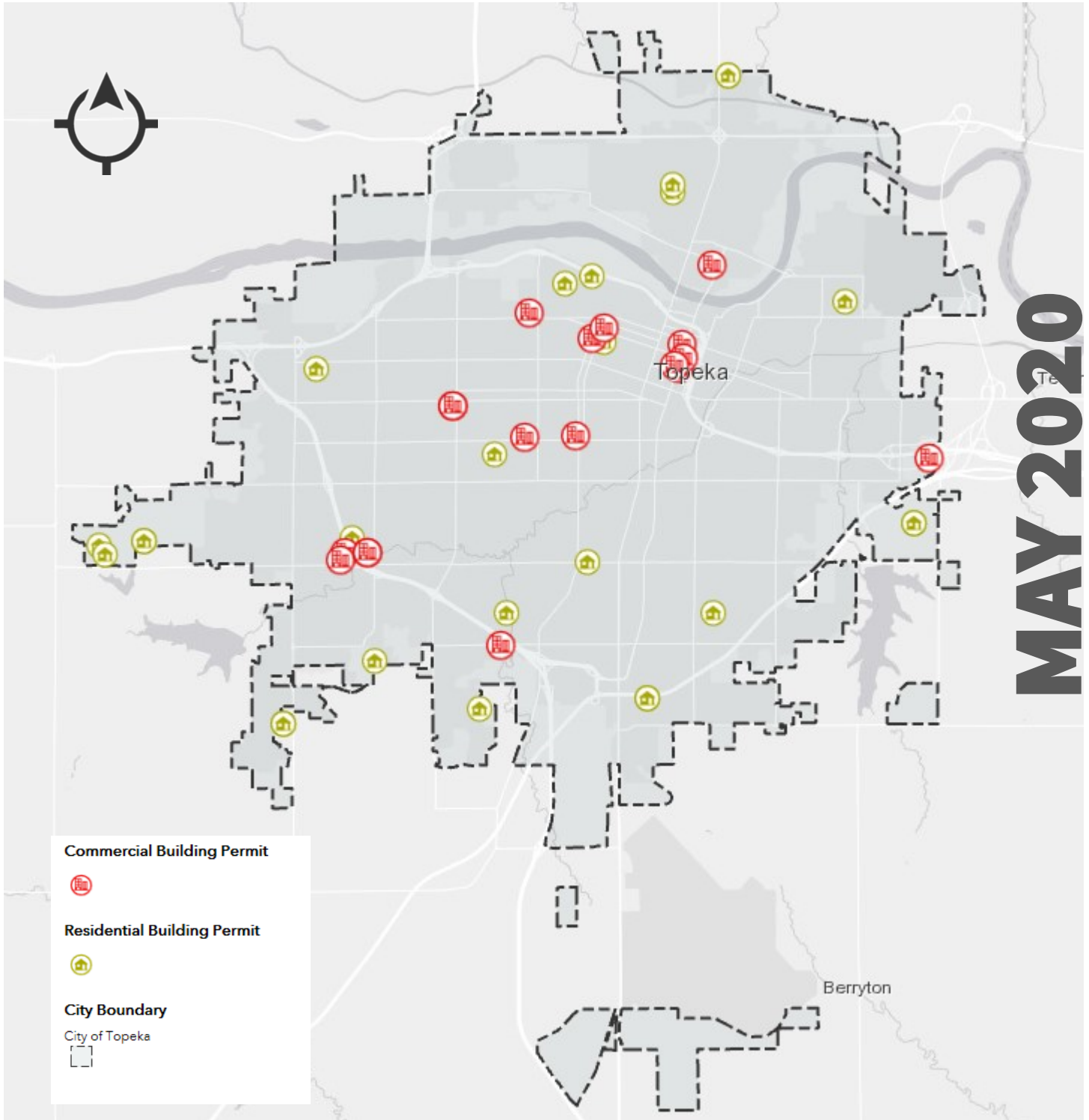
The **City's share of new dwelling units** compared to all of **Shawnee County** was 80.8% through May 2020 (181 out of 224 units) compared to 53.5% in 2019.





May 2020

# Building Permits



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



May 2020

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

