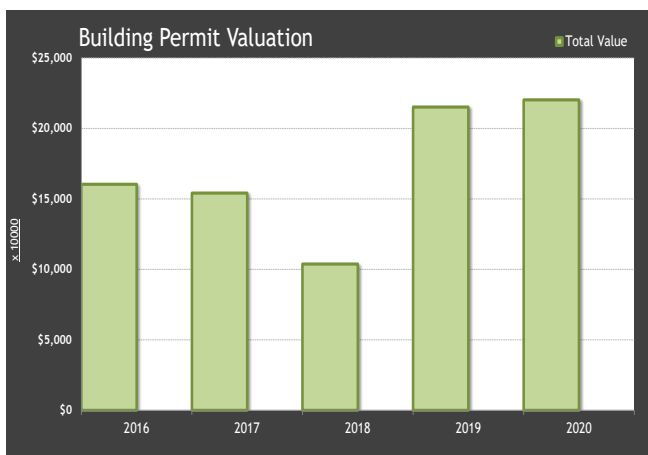
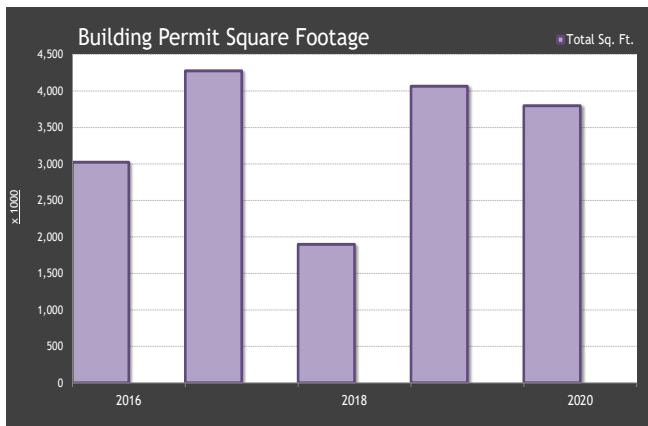
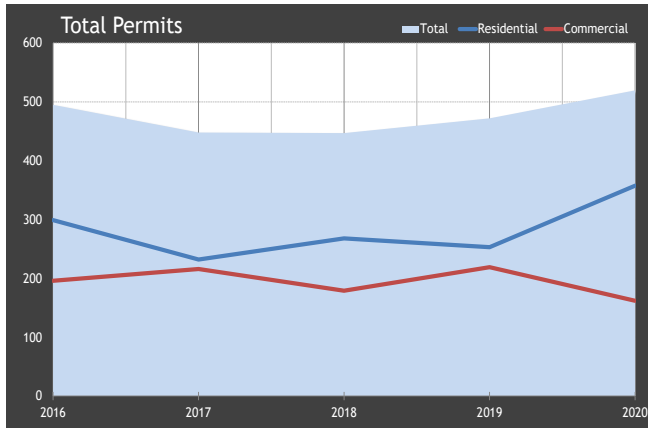


October 2020

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 an increase of 10.1% from 2019 (472 vs 520). **Residential permits** are projected to increase 41.3% (253 vs 358) as compared to a decrease of 26% (219 vs 162) 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 decrease 6.6% from 2019 (4,065,616 sq. ft. vs. 3,797,658 sq. ft.). The **value of building permits** is on pace to increase 2.4% (\$215,196,502 vs. \$220,257,910). However, these trends both reflect the massive Walmart Distribution Facility (\$94M, 1.8M sq. ft.) as a major outlier.

October

Building Permits

60

Sq. Ft.
177,706

Value
\$11,550,722

Housing Units
15

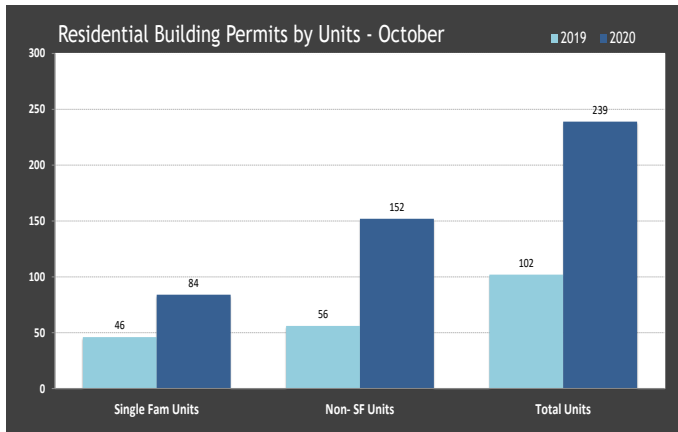
*TOP 10 PERMITS - OCTOBER

320 NE CRANE ST	HILLS PET NUTRITION STEW CELL 2	\$3,000,000
501 SE 8TH AVE	SHAWNEE COUNTY ADULT DETENTION CENTER	\$2,250,000
4600 SW TOPEKA BLVD	TOP CITY SELF STORAGE	\$900,000
3104 SE SILVERLEAF CT	LOT 64, BLOCK B, ROCKFIRE AT THE LAKE SUB	\$850,000
3164 SE 6TH AVE	MARIAN DENTAL EXPANSION	\$740,960
4221 SW CLARION LAKES DR	LOT 19 & 20, BLOCK C, CLARION LAKES SUB	\$600,000
2030 SE 41ST ST	CROSSROADS WESLEYAN CHURCH	\$300,000
1608/1610 SE 43RD TER	LOT 5, BLOCK E, SOUTHBORO SUB NO 2	\$250,000
2343 SW MILLERS COVE CT	LOT 5, BLOCK A, MILLERS RESERVE SUB	\$215,000
3327 SE 23RD ST	LOT 2, BLOCK A, CAPRICORN WOODS SUB NO 3	\$205,000

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

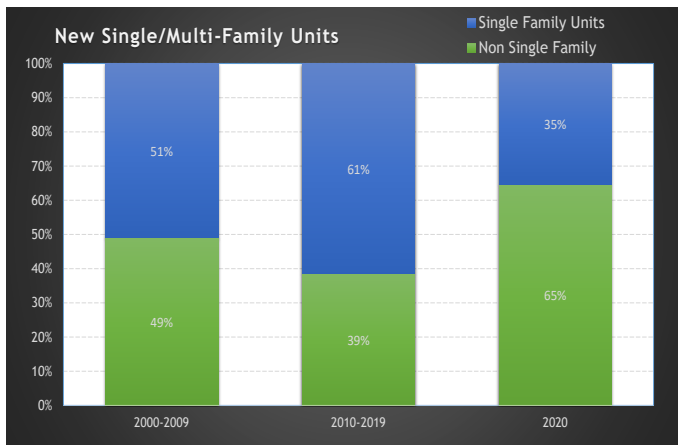
October 2020

Residential Growth



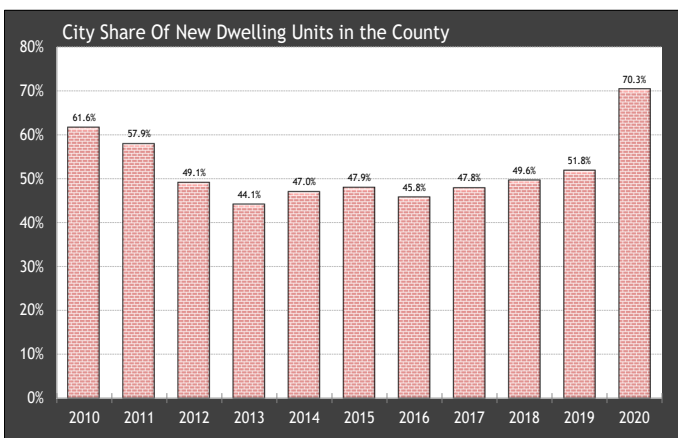
The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)** through October of 2019 and 2020, increased 134% from 102 to 239. Over that same period of time, additions and alterations increased by 30.8% (156 vs 204).

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 65% 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 70.3% through October 2020 (239 out of 340 units) compared to 53.5% in 2019 indicating better alignment with LUGMP priorities.

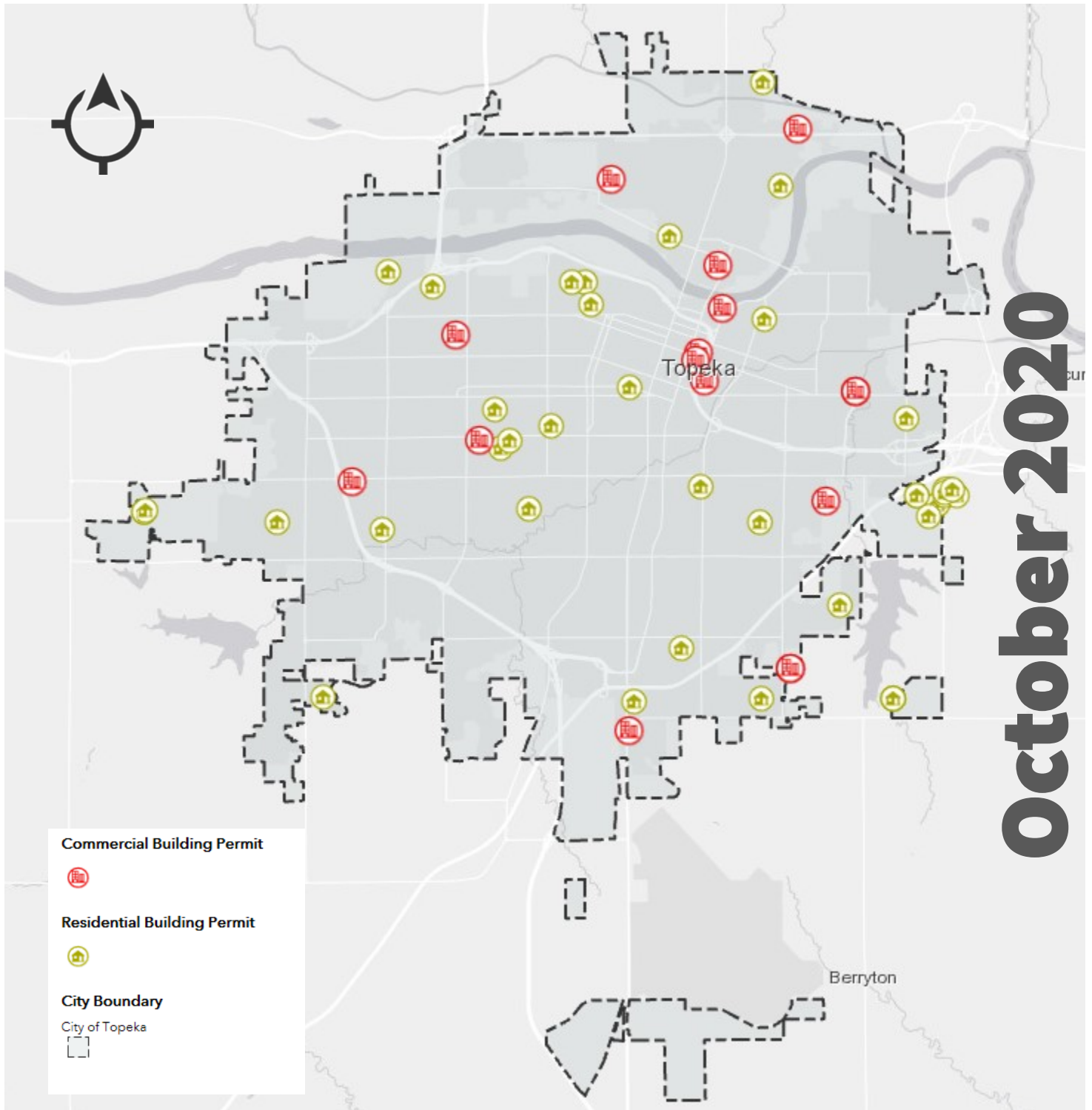


Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka Has a sufficient supply of BPVL's through the end of the second quarter of 2020 to accommodate 7.75 years of housing growth for new single-two family dwellings.



October 2020

Building Permits



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

October 2020

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

