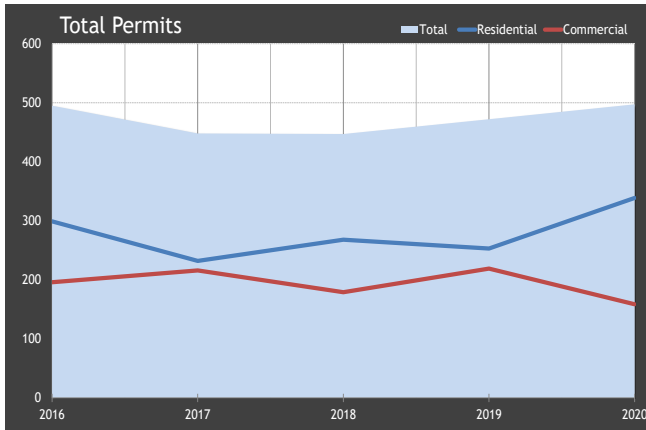


# Development & Growth Management Report

## 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 5.4% from 2019 (472 vs 497). **Residential permits** are projected to increase 33.9% (253 vs 339) as compared to a decrease of 27.6% (219 vs 159) 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 2% from 2019 (4,065,616 sq. ft. vs. 3,982,679 sq. ft.). The **value of building permits** is on pace to increase 6.6% (\$215,196,502 vs. \$229,330,048).

**September**

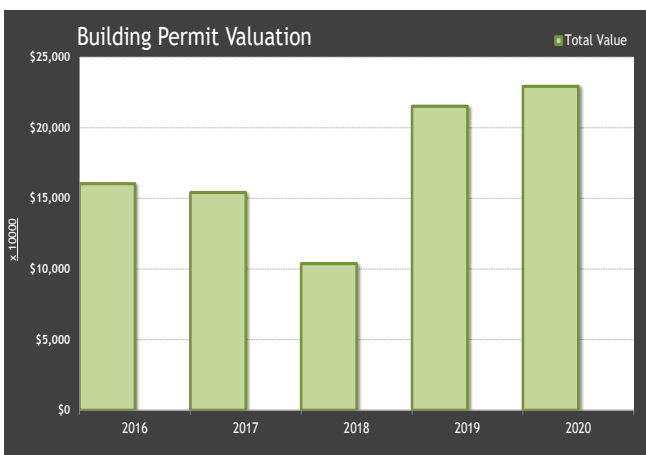
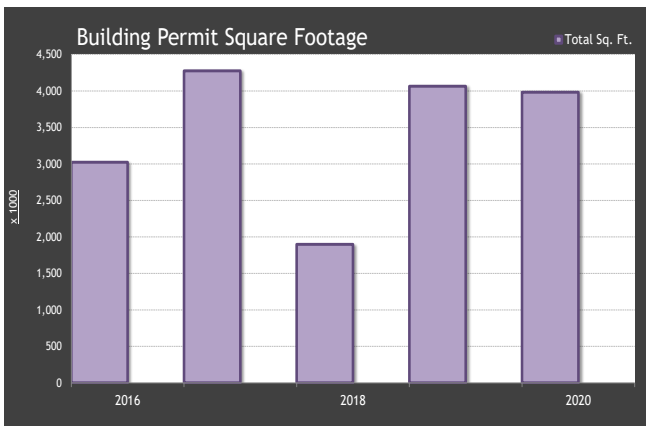
Building Permits

64

Sq. Ft.  
127,262

Value  
\$12,210,247

Housing Units  
14



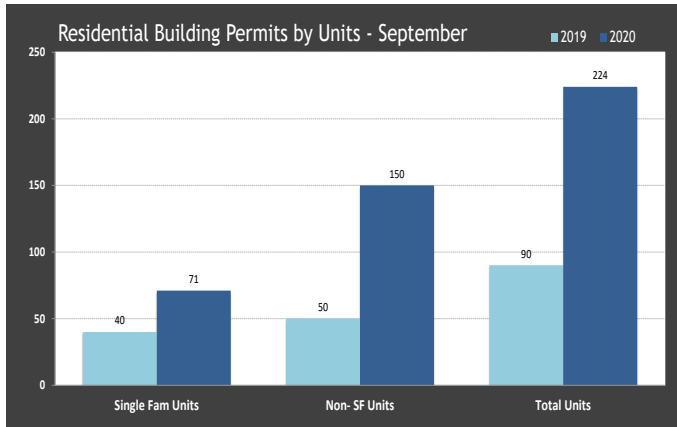
\* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

### \*TOP 10 PERMITS - SEPTEMBER

1115 NE POPLAR ST	OAKLAND WWTP BIOSOLIDS HANDLING	\$3,410,800
2331 SW TOPEKA BLVD	QUINTON HEIGHTS EDUCATION CENTER ADD.	\$1,786,000
2935 SW TOPEKA BLVD	CSL PLASMA LANDLORD SCOPE	\$891,000
731 SW MULVANE ST	STORMONT VAIL MRI CENTER ADDITION	\$716,085
4229 SW CLARION LAKES DR	LOT 17, BLOCK C, CLARION LAKES WAY SUB	\$600,000
2600 NW ROCHESTER RD	WALMART - STORE #5441	\$500,000
6816 SW COTTONWOOD CIR	LOT 1, BLOCK A, TALLGRASS SUB NO 2	\$385,000
3307 SE 22ND ST	LOT 7, BLOCK B, CAPRICORN WOODS #3	\$331,545
1115 NE GREELEY ST	LOTS 65+, FENSKYS 1ST ADDITION	\$289,000
7510 SW 27TH ST	LOT 4, BLOCK A, WEST INDAIN HILLS SUB NO 12	\$272,250

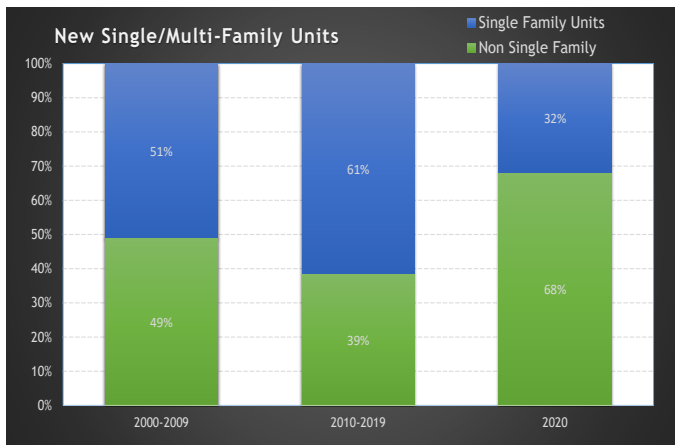
September 2020

# Residential Growth



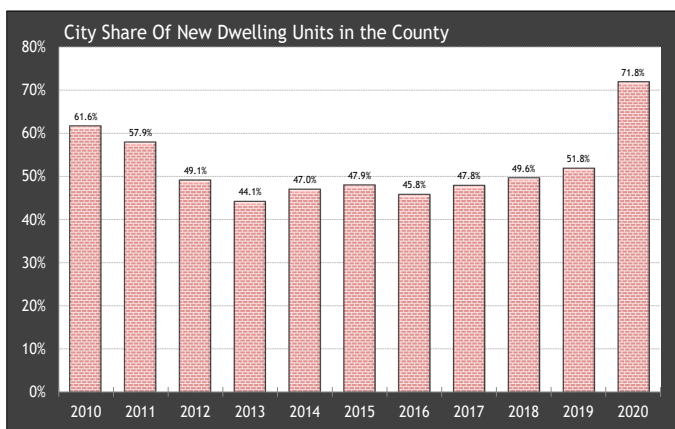
The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)** through September of 2019 and 2020, increased 149% from 90 to 224. Over that same period of time, additions and alterations increased by 21.7% (143 vs 174).

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 68% 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 71.8% through September 2020 (224 out of 312 units) compared to 53.5% in 2019 indicating better alignment with LUGMP priorities.

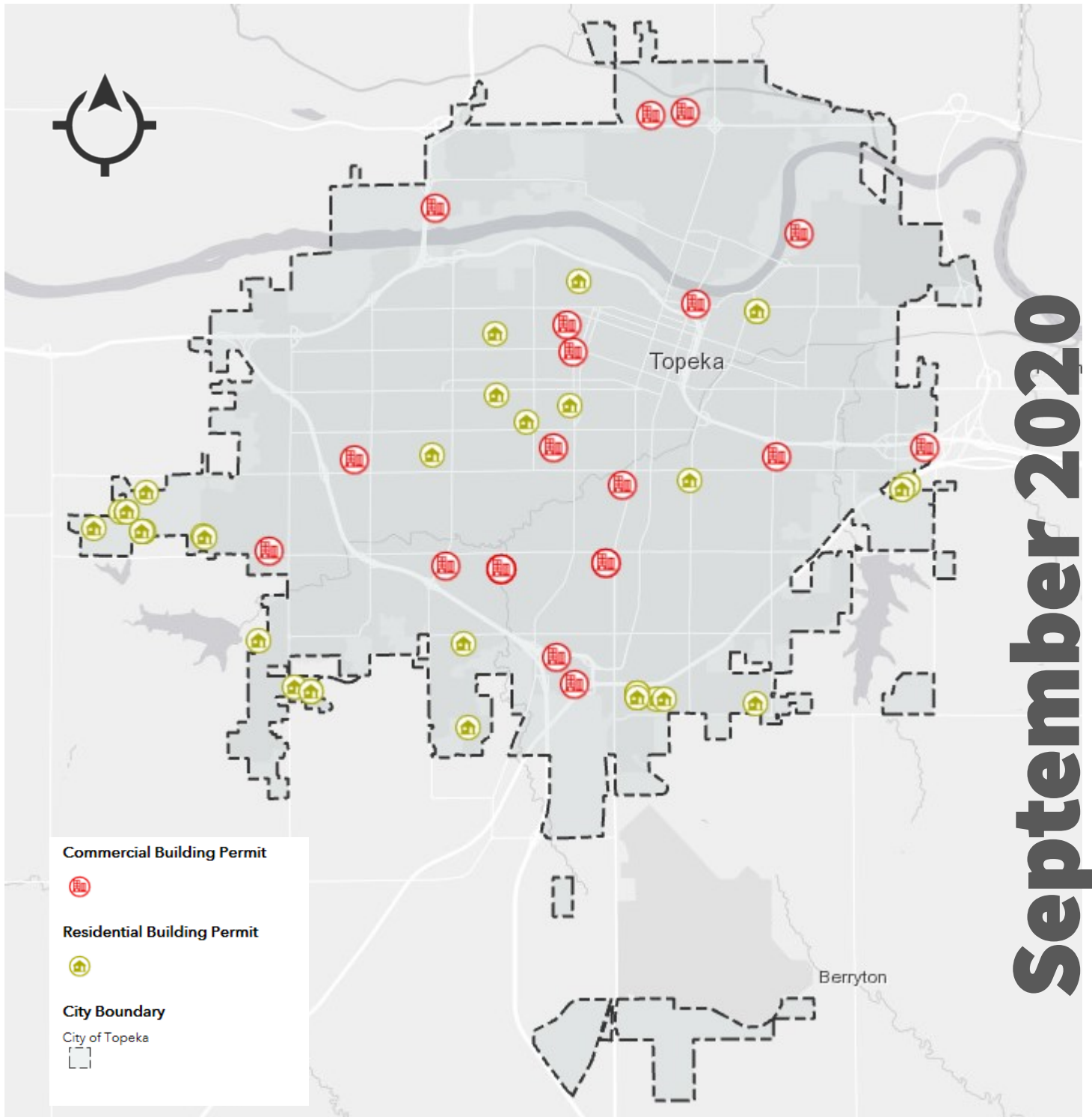


**Buildable prime vacant lots (BPVL)** are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka Has a sufficient supply of BPVL's through the end of the second quarter of 2020 to accommodate 7.9 years of housing growth for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



September 2020

# Building Permits



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



September 2020

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

