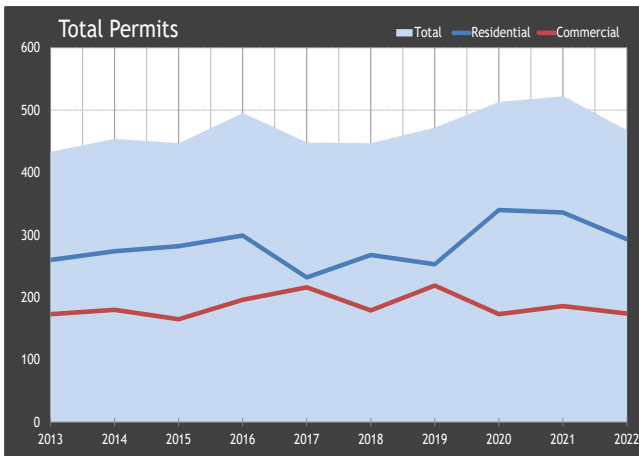




Development & Growth Management Report

Residential & Commercial Growth



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

Comparing 2021 to 2022, **total building permits** decreased 10.7% from 2021 (522 vs 466). **Residential permits** decreased 12.8% (336 vs 293), with 25.5% of those permits being for new construction. During the same period, the total number of **Commercial permits** decreased by 7% (186 vs. 173). Of commercial permits, 6.9% were **new commercial building permits**.

2022 VS 2021

Building Permits

↓ 10.7%

Sq. Ft.

↑ 43.1%

Value

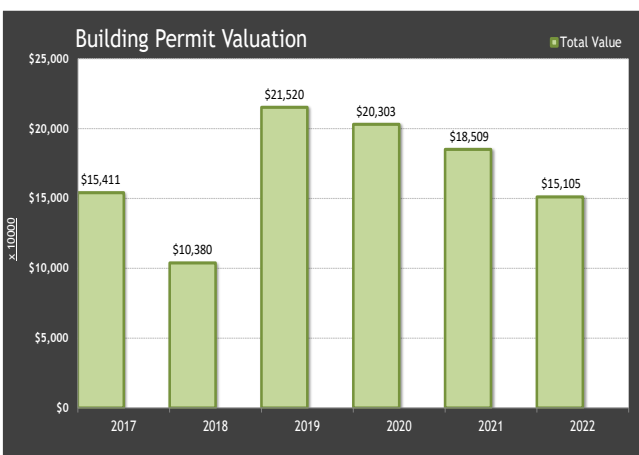
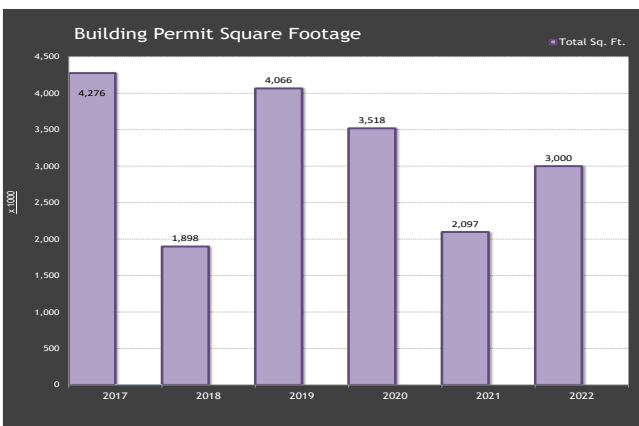
↓ 18.4%

Housing Units

↓ 75.6%

In addition, both building square footage and building value can be evaluated to better understand the scale of investment in the City of Topeka.

In 2022, **building square footage** increased by 43.1% (2,096,566 sq. ft. vs. 3,000,271 sq. ft.). The **value of building permits** decreased by 18.4% (\$185,090,463 vs. \$151,050,592). The table below shows the **Top 10 Permits** by valuation through for 2022.



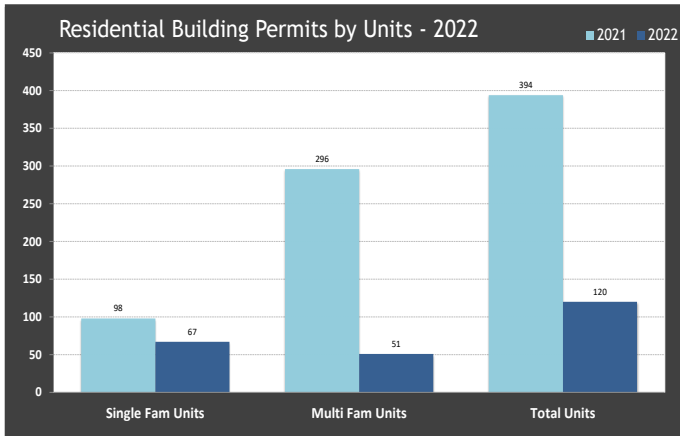
TOP 10 PERMITS - 2022

100 MARS BLVD	MARS	\$30,700,000
1205 SW 29TH ST	BREWSTER PLACE - REDWOOD APARTMENTS LEVEL 1&5	\$12,846,323
3245 NW WATER WORKS DR	WATER TEREAMTMENT PLAN WEST BASIN REHAB	\$9,359,750
1414 SW 8TH AVE	STORMONT VAIL CANCER CENTER	\$8,927,713
325 SW FRAZIER AVE	FAMILY SERVICE & GUIDANCE CENTER	\$7,351,800
4019 SW GAGE CENTER DR	ADVISORS EXCEL GAGE CENTER - STRIP MALL REMODEL	\$5,155,700
2951 SW WANAMAKER RD	TOPEKA HY-VEE	\$3,667,949
515 SW HORNE ST	SVH BUILDING BLOCKS ii RENOVATION	\$2,900,000
660 NE US 24 HWY	CONTRACTORS GARAGE BUILDING	\$1,900,000
241 SW 32ND TER	JOHNSTONE SUPPLY STORAGE ADDITION	\$1,800,000

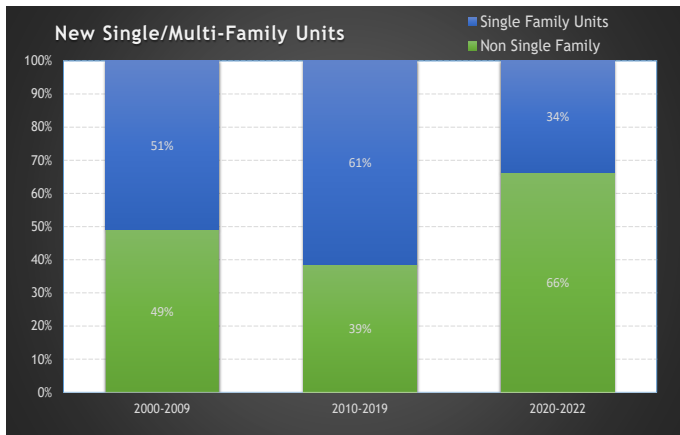
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.



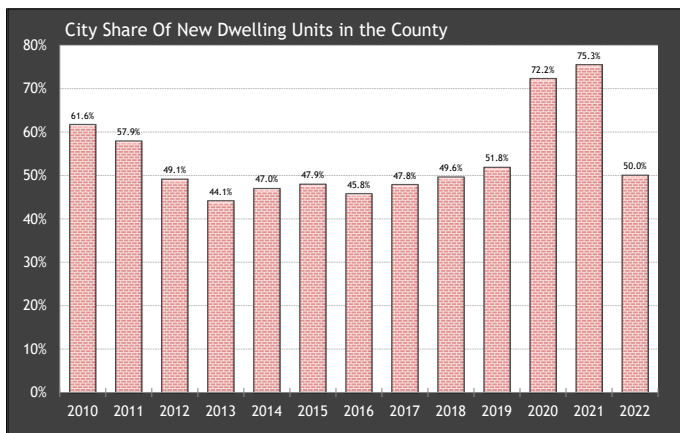
Residential Growth



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)**, when comparing 2021 to 2022, decreased 75.6% from (394 vs 96). Additions and alterations remained the same from 2021 to 2022 (222 vs 218).



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). 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, *an important reversal of that trend (66% non-single family share)* is taking place since 2020.



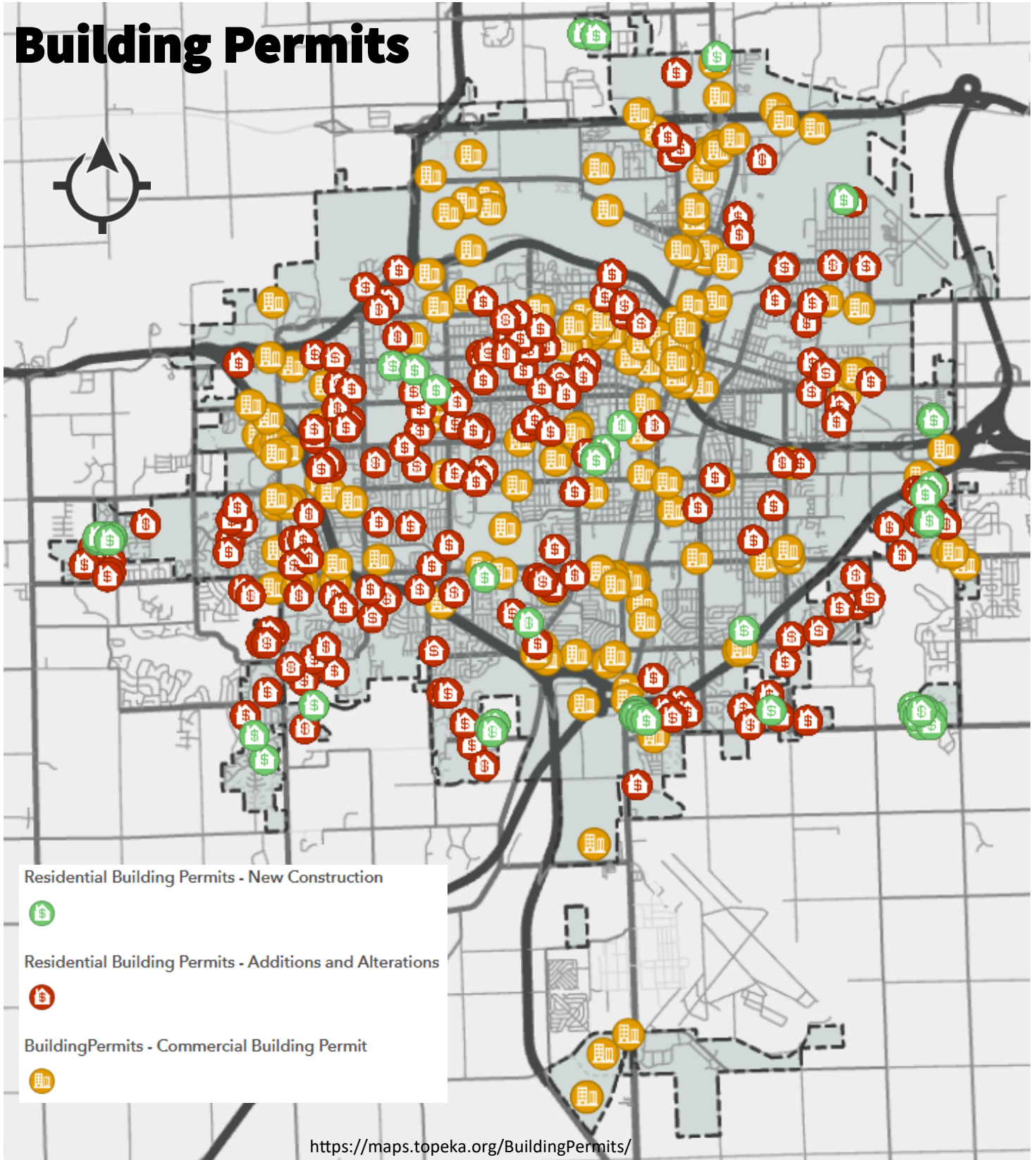
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 50% through 2022 (96 out of 192 units) compared to 75.3% in 2021.





2022 ANNUAL

Building Permits



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



2022 ANNUAL

3-Mile ETJ, UGA, and City Boundary New Housing Units – 2022 ANNUAL

