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.

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.

* 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/
3-Mile ETJ, UGA, and City Boundary New Housing Units — 2022 ANNUAL