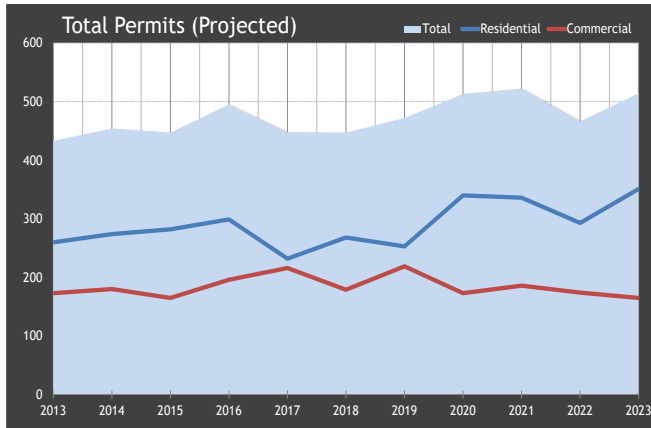




AUGUST 2023

Development & Growth Management Report

Residential & Commercial Growth

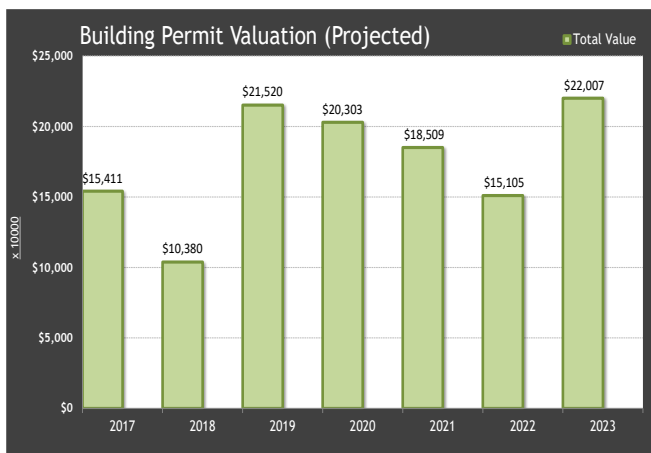
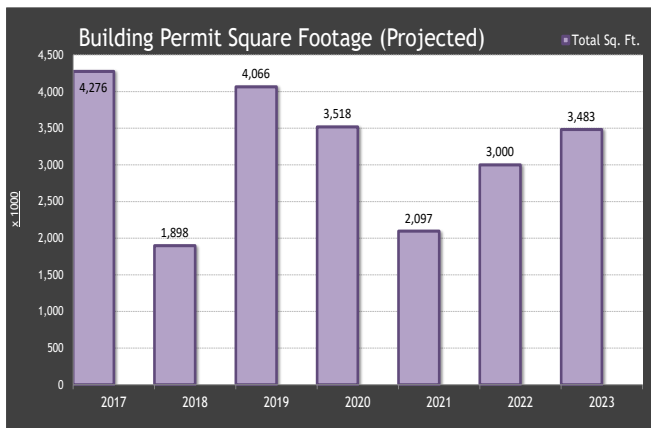


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2023 permit data, **total building permits** are projected by the end of the year to increase 10.4% from 2022, 466 to 515. **Residential permits** are projected to increase by 19.8% from 293 to 351 and **commercial permits** are projected to decrease by 5.2% from 174 to 165.

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

By the end of 2023, **building square footage** is expected to increase by 16.1% from 3,000,271 sq. ft. to 3,483,036 sq. ft. The **value of building permits** is expected to increase by 45.7% from \$151,050,592 to \$220,067,103. The table below shows the **Top 10 Permits** by valuation during August 2023.



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

AUGUST

Building Permits

53

Sq. Ft.
345,702

Value
\$12,395,296

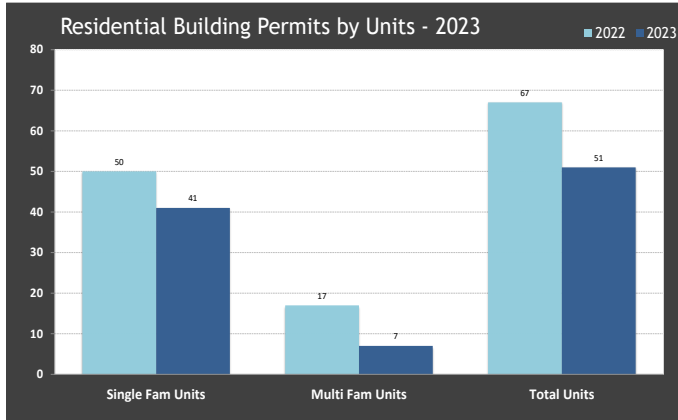
Housing Units
6

TOP 10 PERMITS - AUGUST*

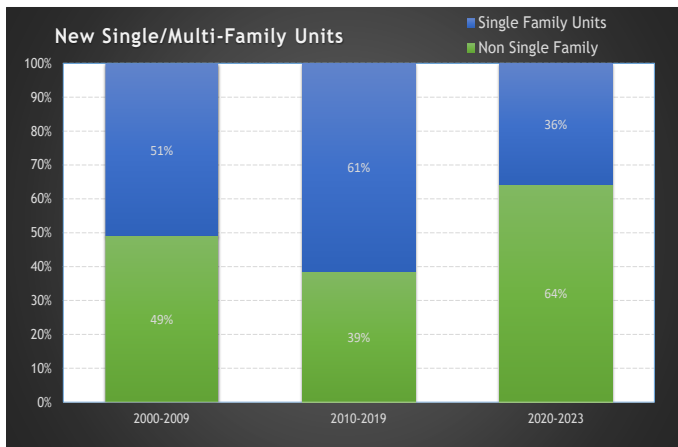
215 SE 7TH ST	TOPEKA MUNICIPAL BUILDING CITY HALL HVAC	\$4,000,000
301 SE 45TH ST	785 BEER COMPANY LLC	\$1,486,000
1133 SW TOPEKA BLVD	BLUE CROSS BLUE SHIELD OF KANSAS	\$1,350,000
3305 NW 25TH ST	J . WARREN CO	\$1,000,000
1401 SW WANAMAKER RD	SAMS CLUB 8176	\$800,000
4002 SW HUNTOON ST	GAGE VILLAGE EXTERIOR RENOVATION	\$515,000
2514 SE SATURN DR	LOT 15, BLOCK E, AQUARIAN ACRES SUB #9	\$374,506
4015 SW 10TH AVE	DILLONS FAÇADE REMODEL AT FLEMING PLACE	\$350,000
2634 SW AVA ST	LOT 1, BLOCK A, SHERWOOD PARK SUB #9	\$347,405
2639 SW SHERWOOD PARK	LOT 7, BLOCK A, SHERWOOD PARK SUB #9	\$330,406

AUGUST 2023

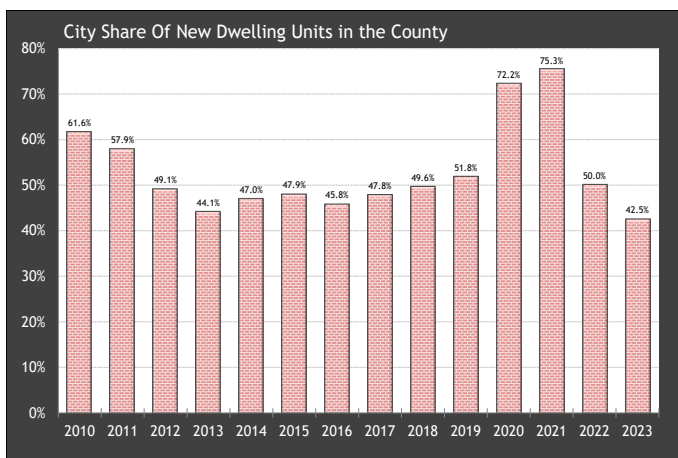
Residential Growth



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 August 2022 to August 2023, decreased 23.9% from 67 to 51. Additions and alterations increased by 28.9% from August 2022 (149) to August 2023 (192).



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 (64% non-single family share)* is taking place since 2020.



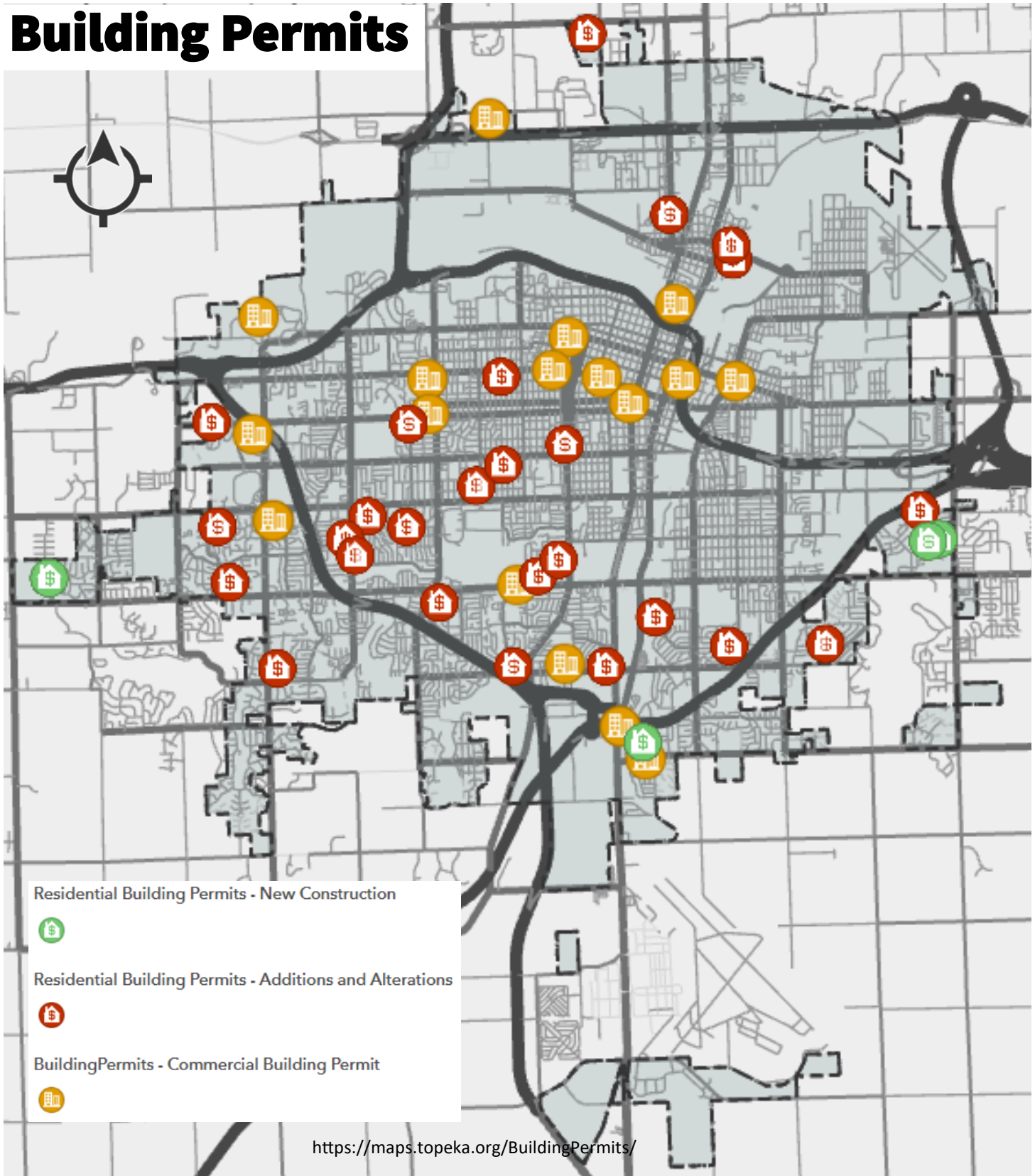
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 42.5% through August 2023 (51 out of 120 units) compared to 50% in 2022.



AUGUST 2023

AUGUST 2023

Building Permits



AUGUST 2023

3-Mile ETJ, UGA, and City Boundary New Housing Units — August 2023

