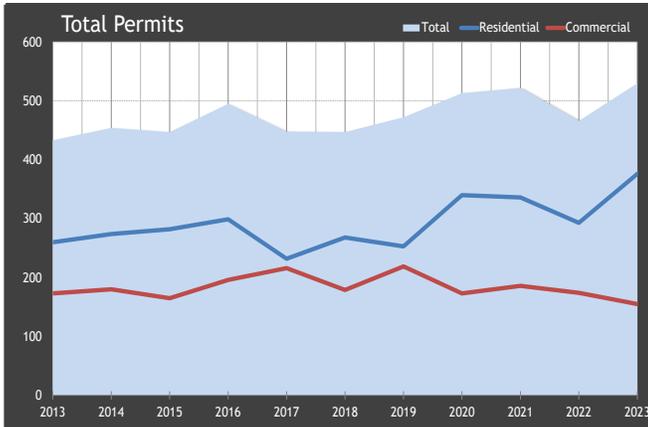




# Development & Growth Management Report

## Residential & Commercial Growth



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

Comparing 2022 to 2023, **total building permits** increased 13.7% from 2022, 466 to 530. **Residential permits** increased by 28.3% from 293 to 376 with 22.1% of those permits being for new construction, creating 113 new units. During the same period, **commercial permits** decreased by 10.9% from 174 to 155.

### 2023 VS 2022

#### Building Permits

↑ 13.7%

#### Sq. Ft.

↓ 3.1%

#### Value

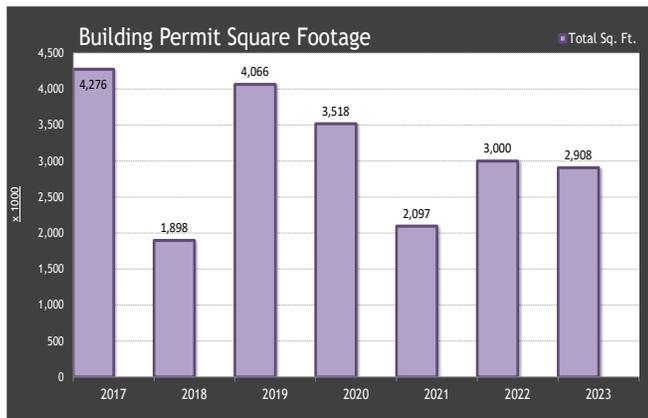
↑ 31%

#### Housing Units

↑ 17.7%

#### Pre-Application Meetings

138



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

In 2023, **building square footage** decreased by 3.1% from 3,000,271 sq. ft. to 2,907,934 sq. ft. The **value of building permits** increased by 31% from \$151,050,592 to \$197,903,878. The table below shows the **Top 10 Permits** by valuation during 2023.



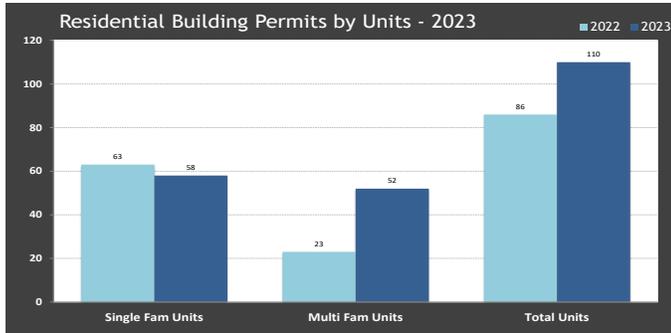
### TOP 10 PERMITS - 2023

2800 SW AUBURN RD	AUBURN / WASHBURN MIDDLE SCHOOL NO. 2	\$47,361,994
200 SE 7TH ST	SHAWNEE COUNTY COURTHOUSE RENOVATION	\$10,000,000
1414 SW 8TH AVE	STORMONT VAIL CANCER CENTER ADDITION & RENOVATION	\$8,927,713
245 SW MACVICAR	LETS HELP RELOCATION	\$6,500,000
2200 SW EVENINGSIDE DR	TOPEKA COLLEGIATE - CLASSROOM ADDITION	\$6,000,000
800 S KANSAS AVE	EVERGY 800 BLDG - 2ND FLOOR REMODEL	\$5,500,000
100 S KANSAS AVE	GREAT PLAINS ANNUAL CONFERENCE OF UNITED METHODIST CHURCH	\$4,900,000
1400 NW SALINE ST	TORGESON ELECTRIC COMPANY HQ	\$4,500,000
215 SE 7TH ST	TOPEKA MUNICIPAL BUILDING CITY HALL HVAC	\$4,000,000
1500 SW 10TH AVE	STORMONT VAIL HEALTHCARE CVOPC RENOVATION	\$3,525,000

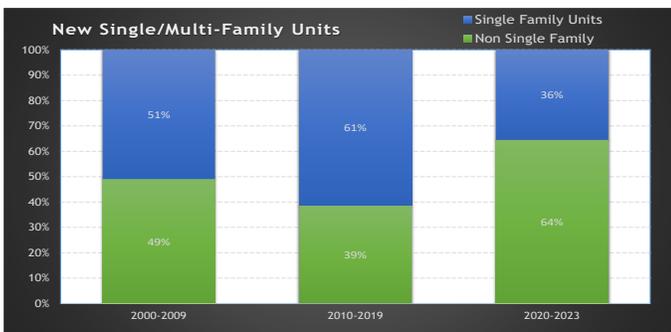
\* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.



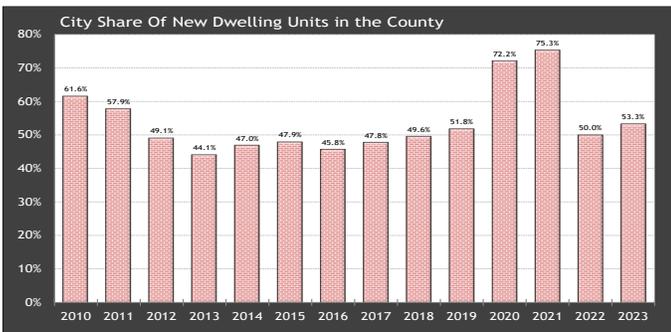
# Residential Growth



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 2022 to 2023, increased 17.7% from 96 to 113. Additions and alterations increased by 34.4% from 2022 (218) to 2023 (293).



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 53.3% in 2023 accounting for 113 of the 212 units developed in Shawnee County.

Buildable, Prime Vacant Lots/Units in the City	
Year	2023
Buildable Lot Balance	529
Building Permits	33
Ending BPVL Balance	496
2-yr avg single/two family bldg permits	98/yr
BPVL housing growth supply	5.1 years
Planned Lots	1043
2-yr avg single/two family bldg permits	98/yr
BPVL housing growth supply	10.6 years

**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 2023 to accommodate 5.1 yeas of housing growth for new single- or two-family dwellings.

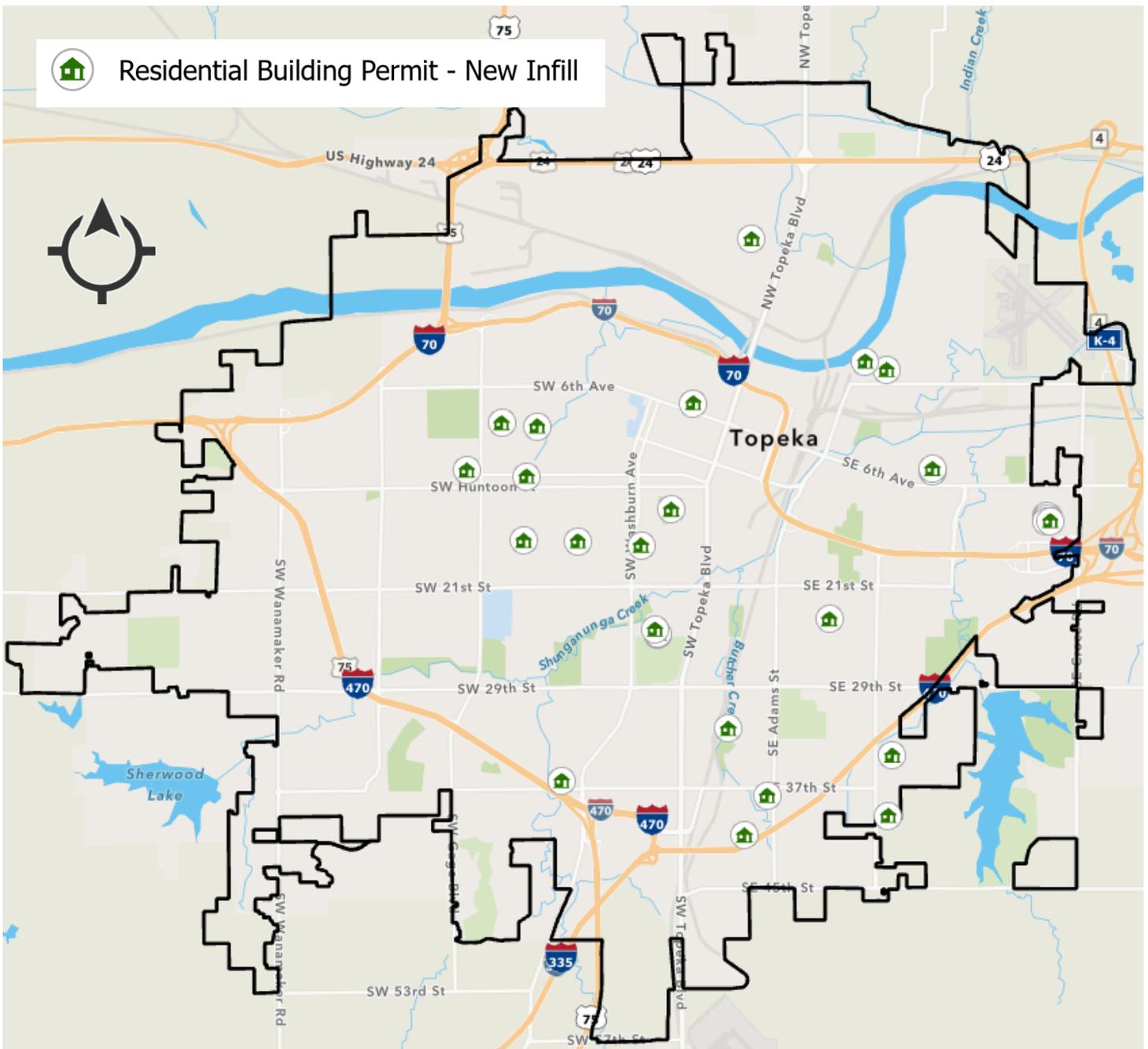




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# New Residential Permits - Infill

In 2023, the City of Topeka had 83 new residential building permits accounting for 113 new units. Of those 86 permits, 44 were identified as infill housing, meaning they were built on a property that was platted prior to 1970 and have existing utilities available. These permits represent 65 new housing units in Topeka, with 42 of the units being built as duplexes. Investment on existing vacant lots shows is one indicator of a healthy City, and shows new development within existing neighborhoods is not only feasible but also occurring. Infill development does not require extension of utilities or pavement and takes advantage of money Topeka has already invested while increasing the City’s tax dollars.

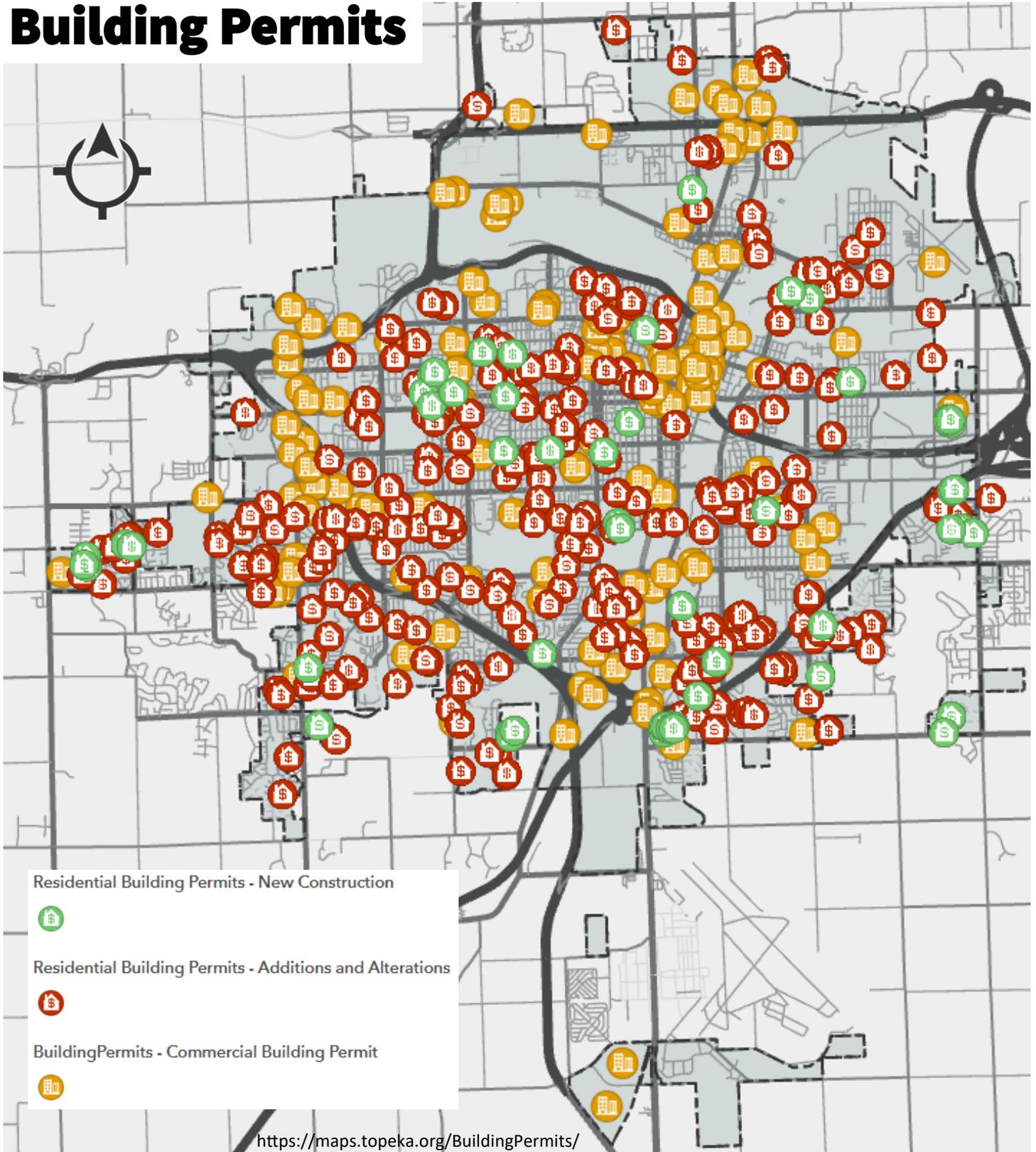




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# 2023 Annual

## Building Permits





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# 3-Mile ETJ, UGA, and City Boundary New Housing Units – 2023

