Development & Growth Management Report

Residential & Commercial Growth

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

Total building permits issued is an indicator of development activity. Comparing April 2020 to April 2021, total building permits increased 23.7.2% (135 vs 167). Residential permits increased 21.3% (89 vs 108) and commercial permits increased 28.3% (46 vs. 59).

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

Comparing April 2020 to April 2021, building square footage increased by 71.2% ($562,112 sq. ft. vs. 962,309 sq. ft.). The value of building permits increased by 68.5% ($37,698,140 vs. $63,533,383). The table below shows the Top 10 Permits by valuation through April 2021.

* 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 April 2020 to April 2021, decreased 64% from (170 vs 61). Additions and alterations increased by 8.6% from April 2020 to April 2021 (58 vs 63).

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 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. Since 2000, 61% are new non-single family units, but only 36% this year.

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 63.5% through April 2021 (61 out of 96 units) indicating better alignment with LUGMP priorities.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary
New Housing Units — April 2021