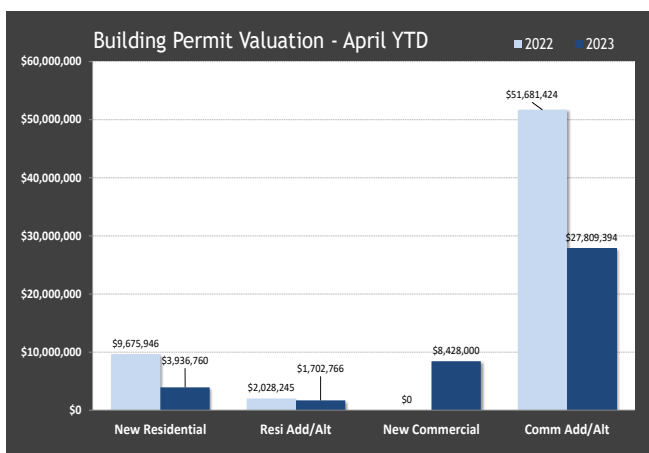
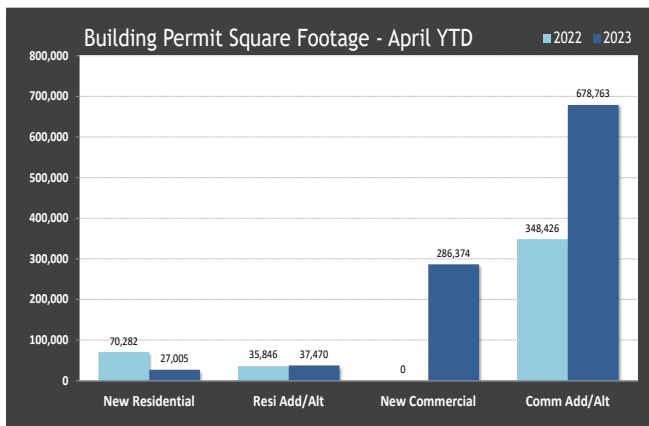
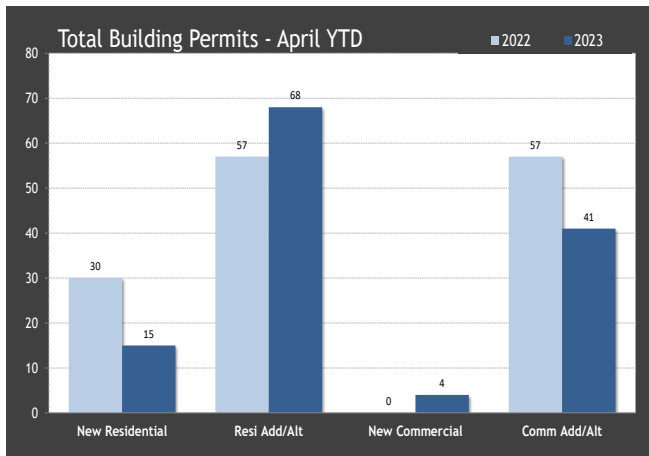


APRIL 2023

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 2022 to April 2023, **total building permits** decreased 11.1% (144 vs 128). Likewise, **Residential permits** decreased 4.6% (87 vs 83) and **commercial permits** decreased 21.1% (57 vs. 45).

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 2022 to April 2023, **building square footage** increased by 226% (454,554 sq. ft. vs. 1,029,612 sq. ft.). The **value of building permits** decreased by 33.9% (\$63,385,615 vs. \$41,876,920). The table below shows the **Top 10 Permits** by valuation through April 2023.

APRIL

Building Permits

36

Sq. Ft.
102,541

Value
\$6,306,373

Housing Units
12

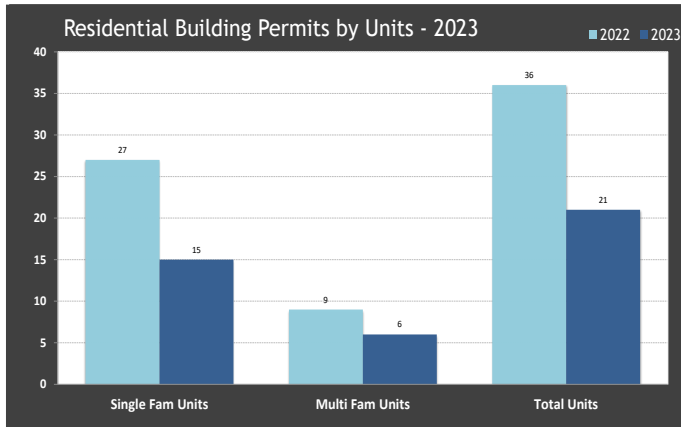
TOP 10 PERMITS - APRIL*

1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER RACKING ELEVATION RE-PROFILE	\$2,514,657
400 SW WASHBURN AVE	POTWIN LOFTS - NEW STAIR TOWER	\$750,000
5820 SW CANDLETREE DR	AUBURN HILLS MANAGEMENT OFFICE CLUBHOUSE	\$750,000
1625 SW WANAMAKER RD	CHICK-FIL-A RESTAURANT	\$310,000
3135 SE IRVINGHAM ST	LOT 9+, BLOCK 17, GOLF VIEW TERRACE SUB	\$240,000
225 SE 44TH ST	LOT 6, BLOCK B, HORSHOE BEND SUB NO 6	\$200,000
220 SE 44TH ST	LOT 6, BLOCK A, HORSHOE BEND SUB NO 6	\$200,000
224 SE 44TH ST	LOT 7, BLOCK A, HORSHOE BEND SUB NO 6	\$200,000
916 SW WARREN AVE	LOT 60+, PARK LINE SUB - 916 SW WARREN	\$142,760
6524 SW 27TH CT	WETTENGEL FIRE DAMAGE REPAIR	\$100,000

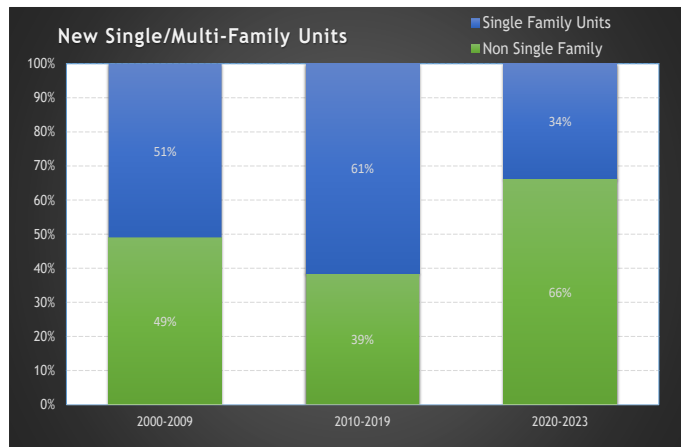
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

APRIL 2023

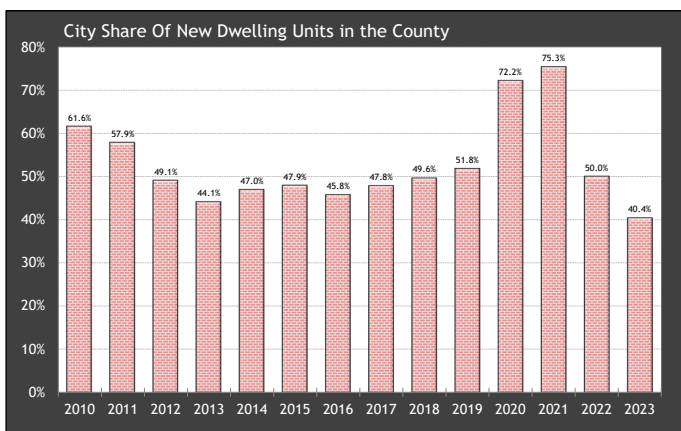
Residential Growth



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 April 2022 to April 2023, decreased 41.7% from (36 vs 21). Additions and alterations increased by 19.3% the same from April 2022 to April 2023 (57 vs 68).



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.

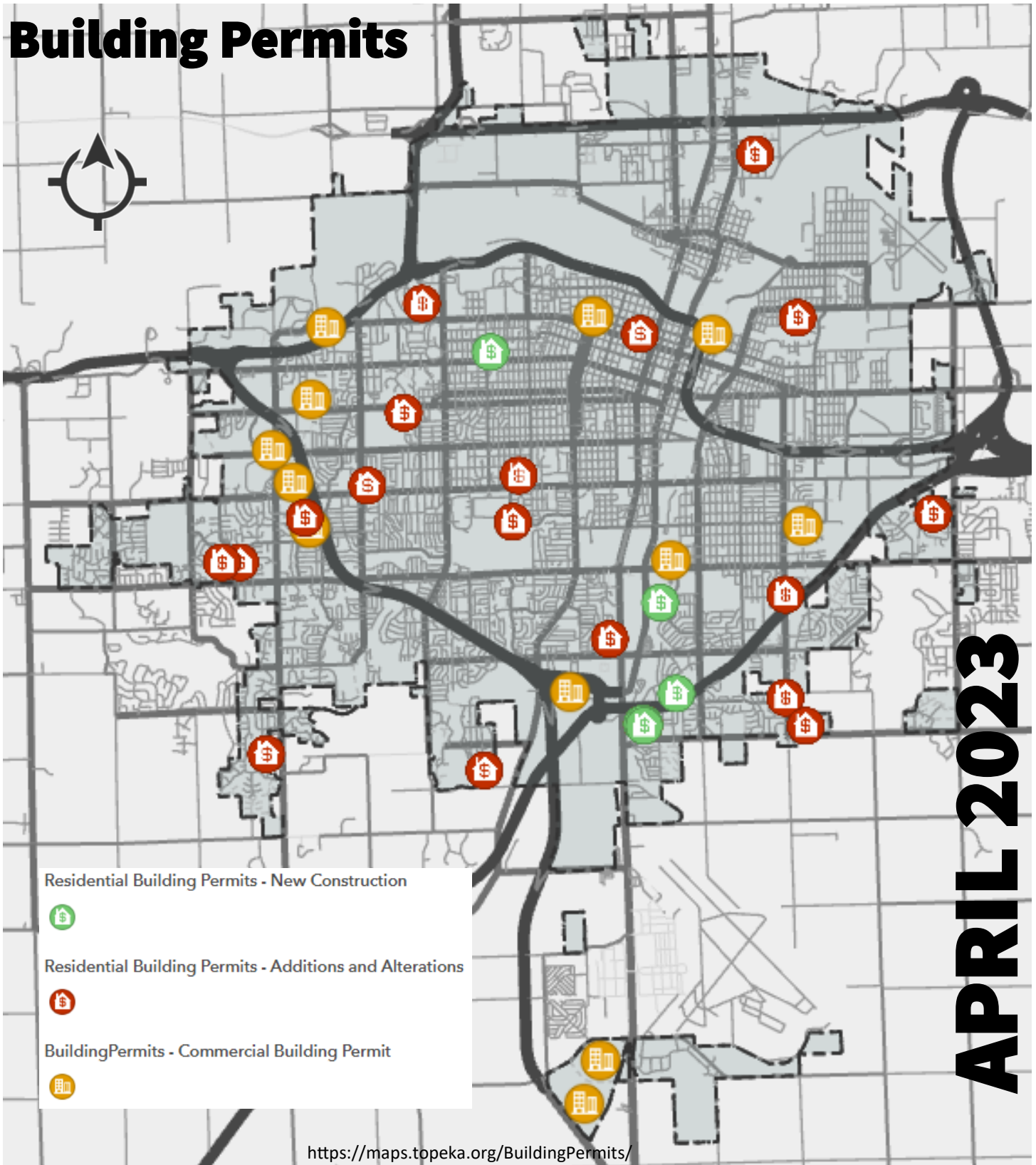


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 40% through April 2023 (21 out of 52 units) compared to 50% in 2022.



APRIL 2023

Building Permits



APRIL 2023

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

