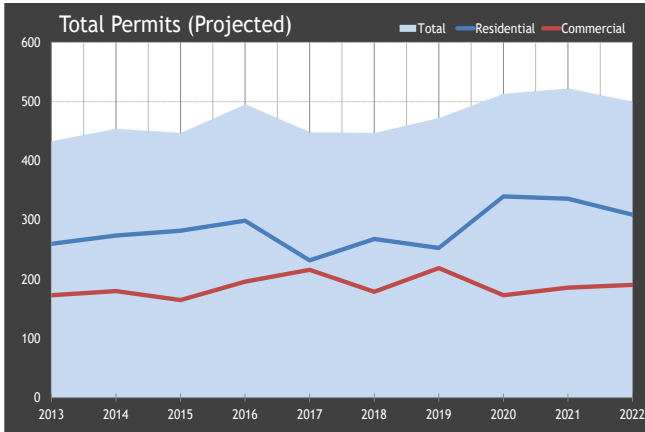




# Development & Growth Management Report

## Residential & Commercial Growth



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

Using 2022 permit data, **total building permits** are projected by the end of the year to decrease 4.3% from 2021 (522 vs 500). **Residential permits** are projected to decreased 8% (336 vs 309) and **commercial permits** are projected to increase slightly by 2.4% (186 vs. 191).

**AUGUST**  
Building Permits

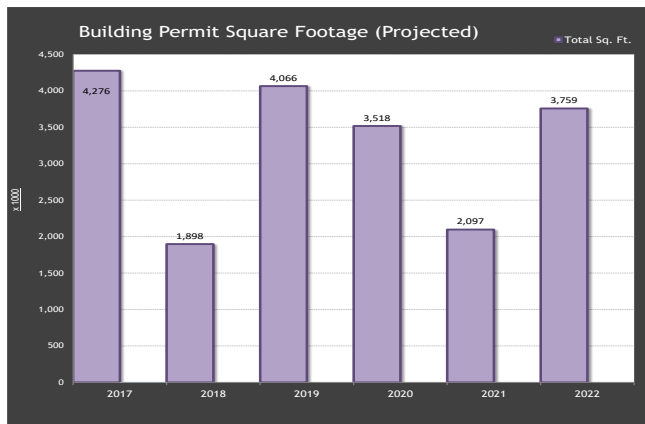
51

Sq. Ft.  
138,158

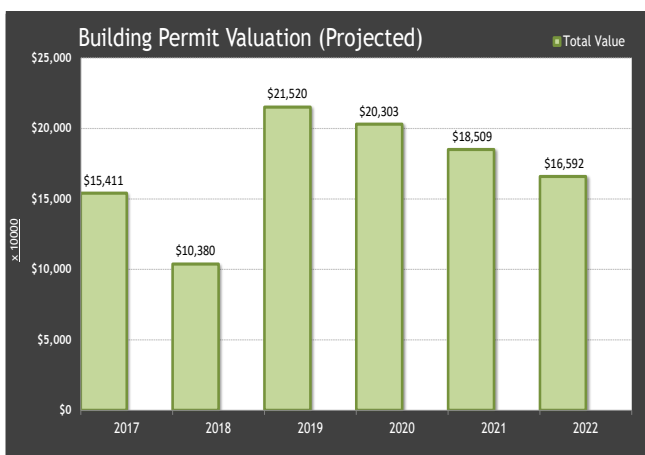
Value  
\$17,608,711

Housing Units  
9

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 2022, **building square footage** is expected to increase by 79.3% (2,096,566 sq. ft. vs. 3,758,579 sq. ft.). The **value of building permits** is expected to decrease by 10.4% (\$165,915,513 vs. \$159,431,367 ). The table below shows the **Top 10 Permits** by valuation through August 2022.



### TOP 10 PERMITS - AUGUST\*

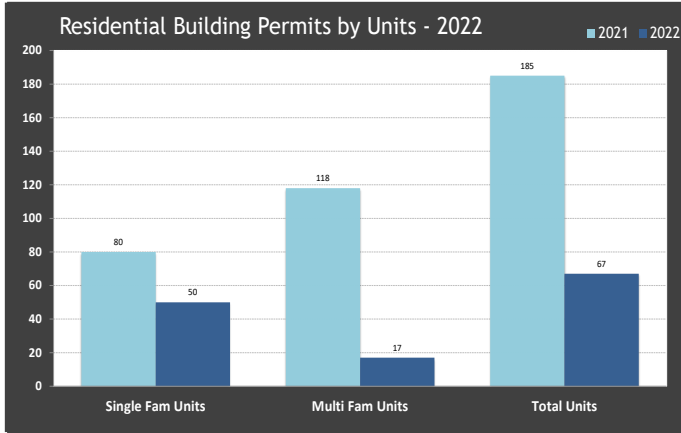
3245 NW WATER WORKS DR	WATER TREATMENT PLANT WEST BASIN REHABILITATION PROJECT	\$9,359,750
1303 SW INNOVATION PKWY	WALMART - PHASE 02 UPGRADES	\$1,500,000
620 SW LANE ST	BUILDING BLOCKS I	\$1,137,000
1011 SW EXMOOR LN	LOT 19, BLOCK A, MCFARLAND FARM SUB	\$650,000
3116 SE SILVERLEAF CT	LOT 61 BLOCK B, ROCKFIRE AT THE LAKE SUB	\$600,000
1200 NW US 24 HWY	NORTHERN PIPELINE IMPROVEMENTS	\$500,000
3401 S KANSAS AVE	GRAY & COMPANY PAINTING	\$500,000
5800 SW DRURY LN	BROOKDALE TOPEKA	\$450,000
840/842 SE HACKBERRY DR	LOT 18, BLOCK B, EASTGATE SUB NO 4 - DUPLEX	\$300,000
836/838 SE HACKBERRY DR	LOT 17, BLOCK B, EASTGATE SUB NO 4 - DUPLEX	\$300,000

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

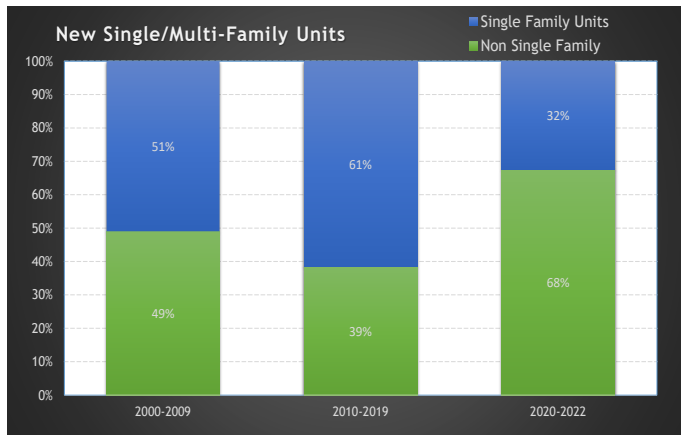


AUGUST 2022

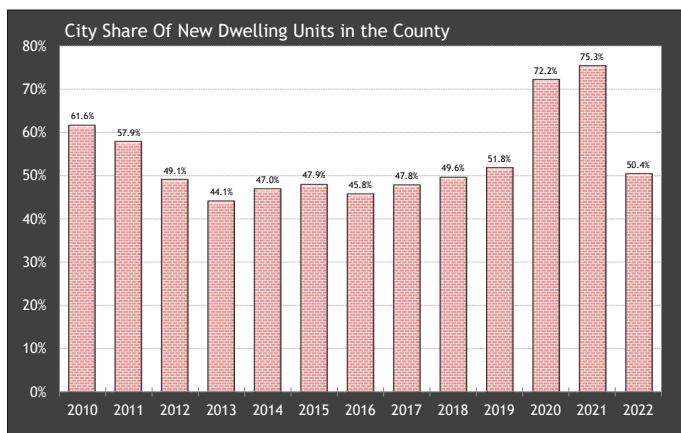
# Residential Growth



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 2021 to August 2022, decreased 63.8% from (185 vs 67). Additions and alterations increased by 11.2% from August 2021 to August 2022 (134 vs 149).



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 (68% 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 50.4% through August 2022 (67 out of 133 units) compared to 75.3% in 2021.

**Buildable lots** 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 buildable lots at the beginning of 3rd quarter 2022 to accommodate 4.6 years of housing growth for new single-family and two-family dwellings. **Planned lots** are platted since 1970, but do not have street access. Planned lots can accommodate 9.7 years of housing growth.

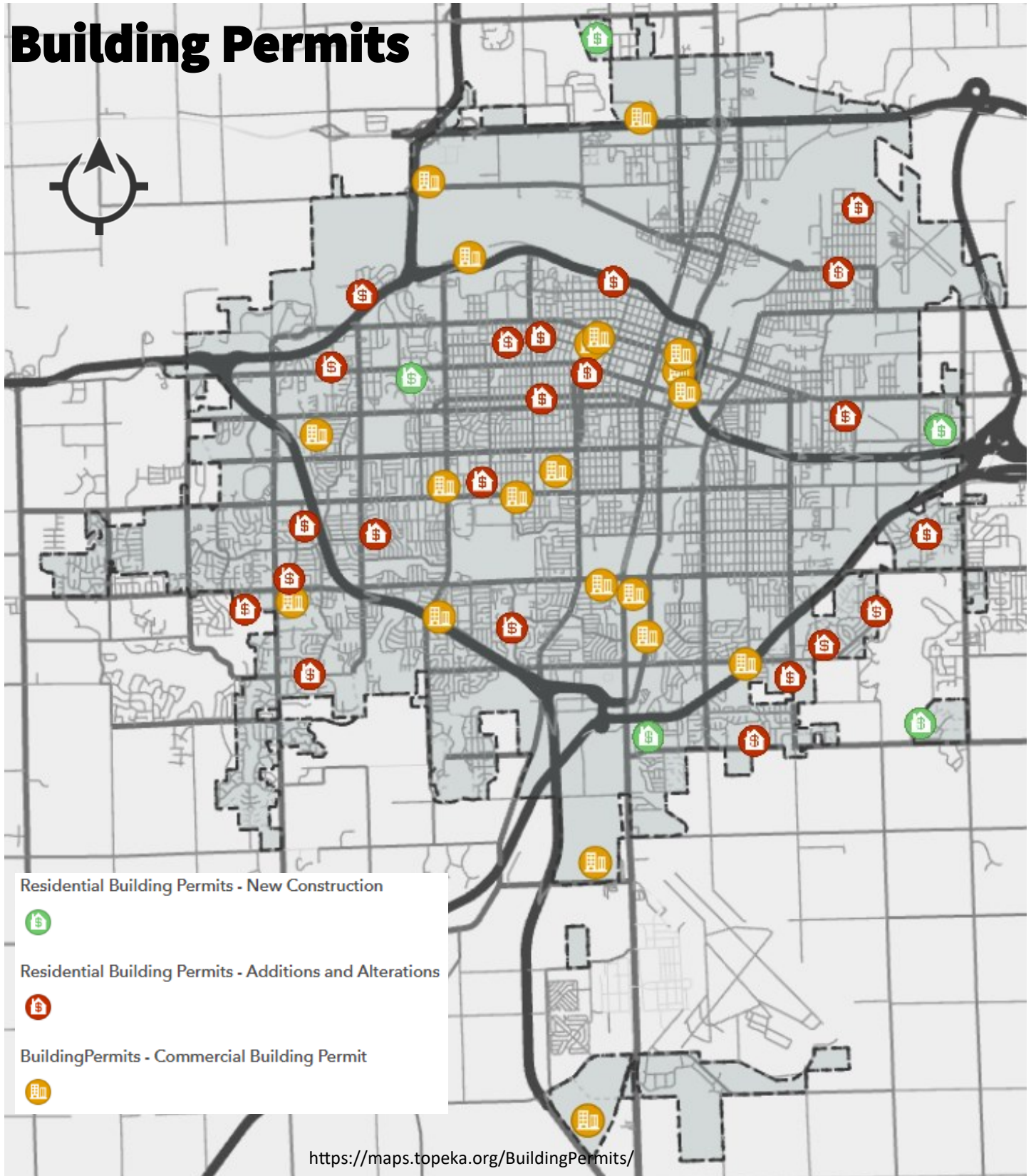




AUGUST 2022

# AUGUST 2022

## Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



Building Permits - Commercial Building Permit



<https://maps.topeka.org/BuildingPermits/>





AUGUST 2022

# 3-Mile ETJ, UGA, and City Boundary New Housing Units – August 2022

