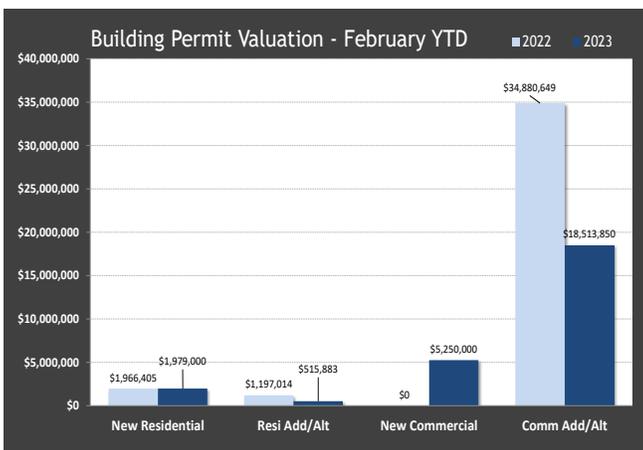
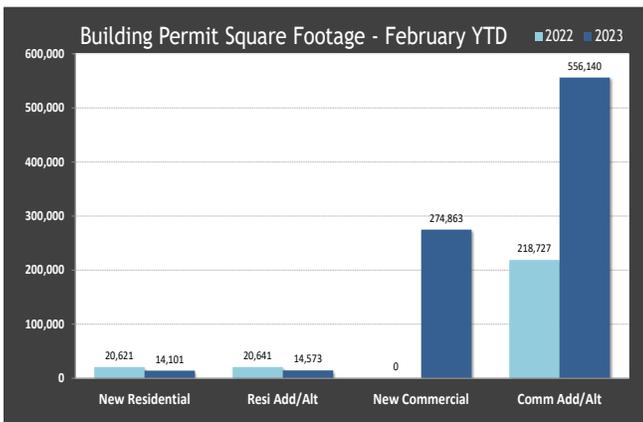
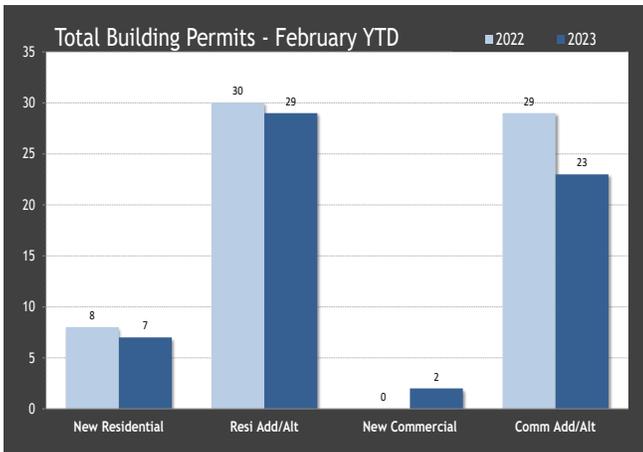




Development & Growth Management Report

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 February 2022 to February 2023, **total building permits** decreased 9% (67 vs 61). Likewise, **Residential permits** decreased 5% (38 vs 36) and **commercial permits** decreased 13.8% (29 vs. 25).

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

Comparing February 2022 to February 2023, **building square footage** increased by 231% (259,989 sq. ft. vs. 859,677 sq. ft.). The **value of building permits** decreased by 31% (\$38,044,068 vs. \$26,258,733). The table below shows the **Top 10 Permits** by valuation through February 2023.

FEBRUARY
Building Permits
28
Sq. Ft.
80,853
Value
\$4,344,566
Housing Units
4

TOP 10 PERMITS - FEBRUARY*

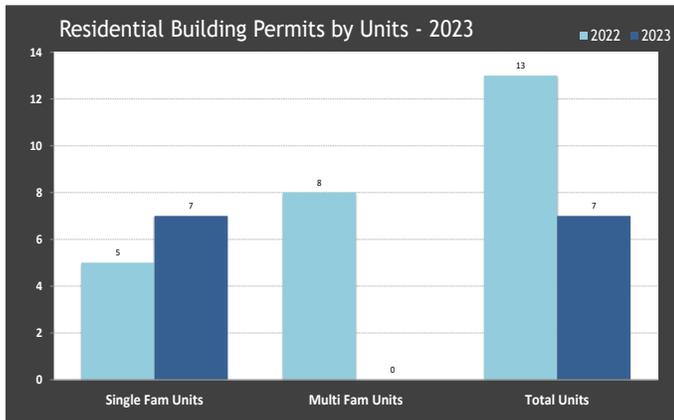
2641 SW WANAMAKER RD	ST. FRANCIS MEDICAL FACILITY	\$1,750,000
2027 SW WANAMAKER RD	PEPPERJAX GRILL	\$750,000
4314 SW LAKESIDE DR	LOT 5, BLOCK D, MISTY HARBOR ESTATES SUB NO.5	\$560,000
4313 SW LAKESIDE DR	LOT 7, BLOCK C, MISTY HARBOR ESTATES SUB NO. 5	\$399,000
1179 SW SEABROOK AVE	LOTS 173 & 175 BOYNTONS ADDITION	\$185,000
1175 SW SEABROOK AVE	LOTS 169 & 171 BOYNTONS ADDITION	\$185,000
1427 SW JEWELL AVE	KENNEDY, THOMAS	\$100,000
4300 SW BURLINGAME RD	GRACE COMMUNITY CHURCH ADDITION	\$88,650
745 SW WESTCHESTER RD	JUSTIN CHAPMAN	\$43,664
5311 SW 22ND PL	DILLONS SECURITY ACCESS SWING GATES	\$31,000

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

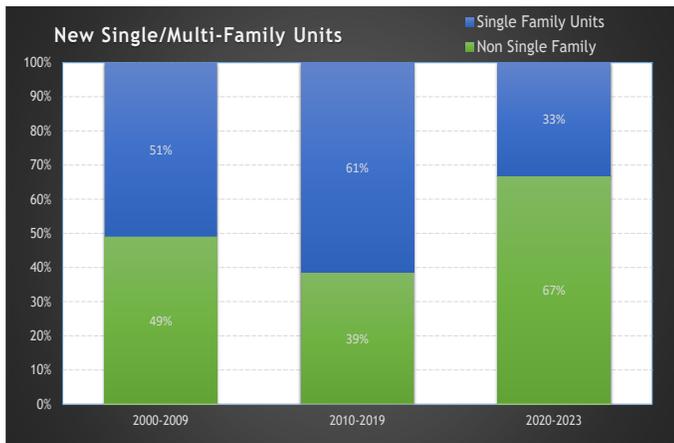


FEBRUARY 2023

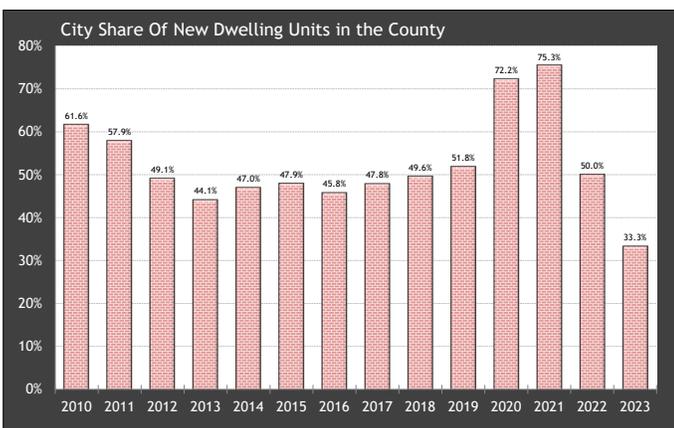
Residential Growth



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 February 2022 to February 2023, decreased 46.2% from (13 vs 7). Additions and alterations remained nearly the same from February 2022 to February 2023 (30 vs 29).



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 (67% non-single family share)* is taking place since 2020.



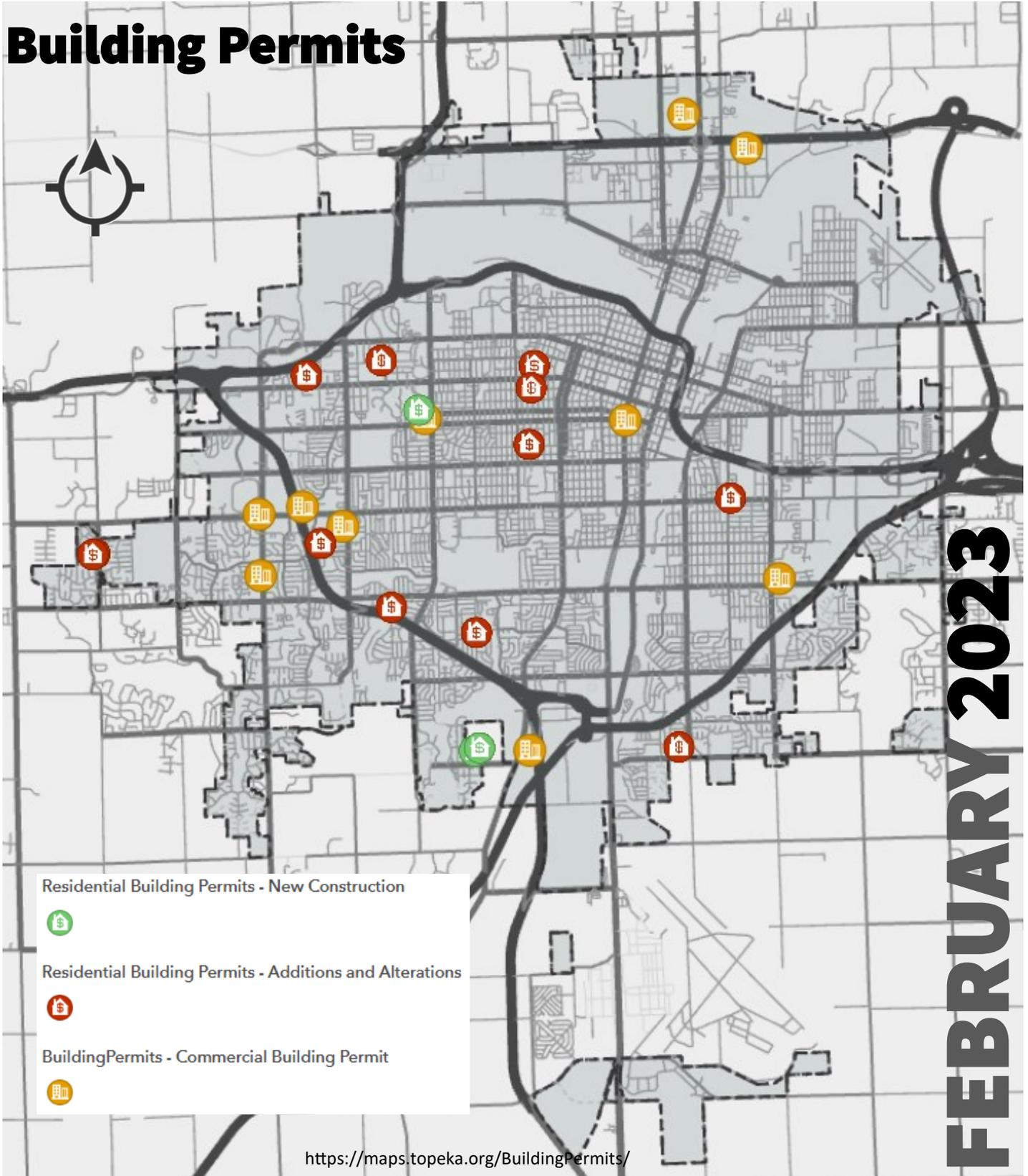
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 33.3% through February 2023 (7 out of 21 units) compared to 50% in 2022.





FEBRUARY 2023

Building Permits



FEBRUARY 2023

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



FEBRUARY 2023

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

