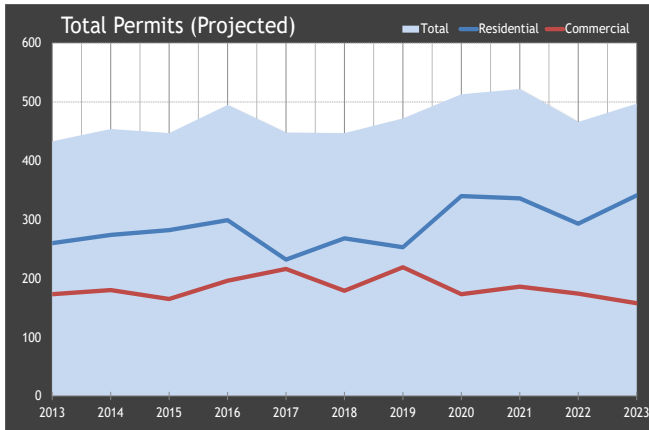


JULY 2023

Development & Growth Management Report

Residential & Commercial Growth

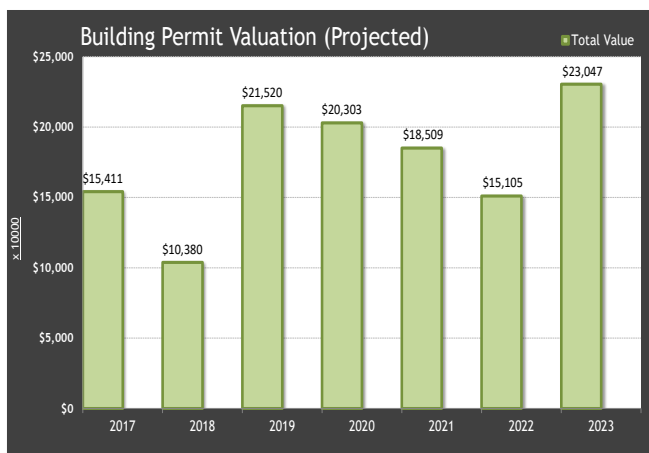
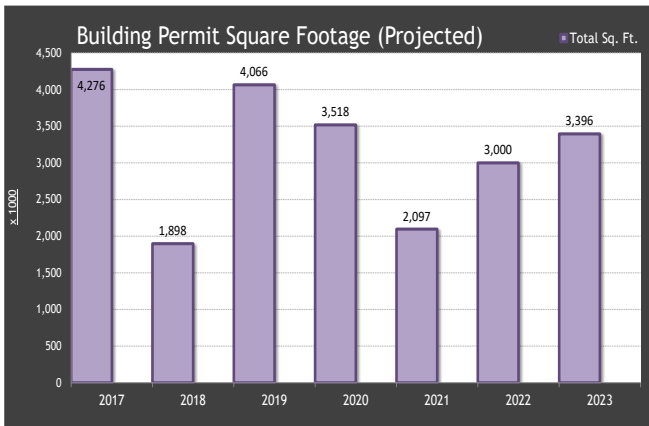


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2023 permit data, **total building permits** are projected by the end of the year to increase 6.7% from 2022, 466 to 497. **Residential permits** are projected to increase by 16.4% from 293 to 341 and **commercial permits** are projected to decrease by 9.4% from 174 to 158.

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 2023, **building square footage** is expected to increase by 13.2% from 3,000,271 sq. ft. to 3,395,990 sq. ft. The **value of building permits** is expected to increase by 52.6% from \$151,050,592 to \$230,470,466. The table below shows the **Top 10 Permits** by valuation during July 2023.



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

JULY

Building Permits

49

Sq. Ft.

244,896

Value

\$63,927,779

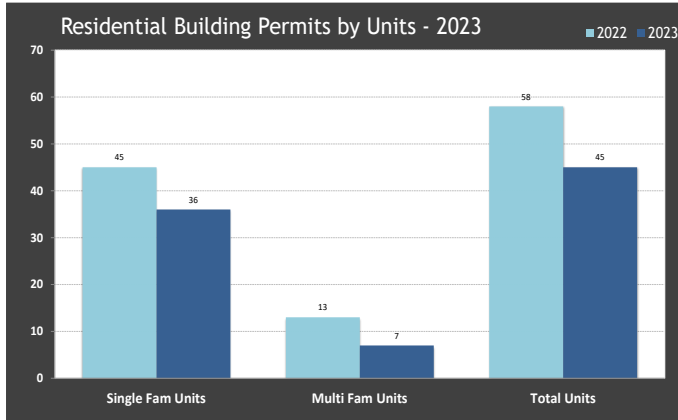
Housing Units

9

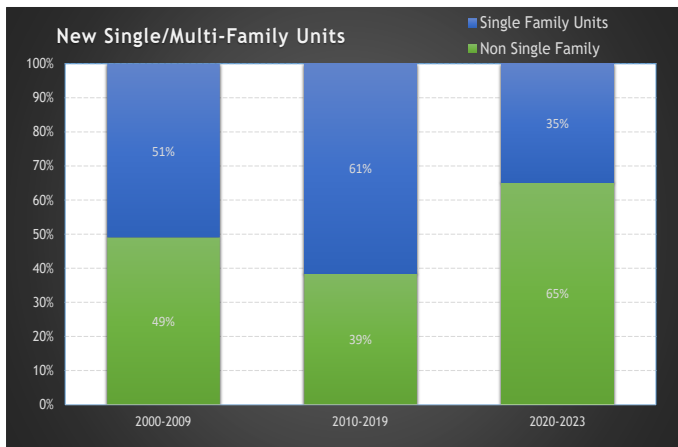
TOP 10 PERMITS - JULY*		
2800 SW AUBURN RD	AUBURN WASHBURN MIDDLE SCHOOL NO. 2	\$46,361,994
100 S KANSAS AVE	GREAT PLAINS ANNUAL CONFERENCE OF UNITED METHODIST CHURCH	\$4,900,000
425/429 S KANSAS AVE	PUBLIC ACCCES TO CONSTITUTION HALL	\$3,330,500
735 S KANSAS AVE	AIM STRATEGIES: TACO	\$2,914,999
1709 SW MACVICAR AVE	NEW SINGLE-FAMILY	\$1,900,000
2625 NW TOPEKA BLVD	PEPSI COLA OF TOPEKA WAREHOUSE	\$1,800,000
238 SW GAGE BLVD	PINES APARTMENTS	\$512,000
3512 SE HOWARD DR	LOT 10, BLOCK 10, AQUARIAN ACRES SUB N. 9	\$270,000
719 S KANSAS AVE	VITAL CORE HEALTH CROSBY BUILDING REMODEL	\$180,000
1167 SW SEABROOK AVE	LOTS 157+, BOYNTONS ADDITION SUB	\$175,000

JULY 2023

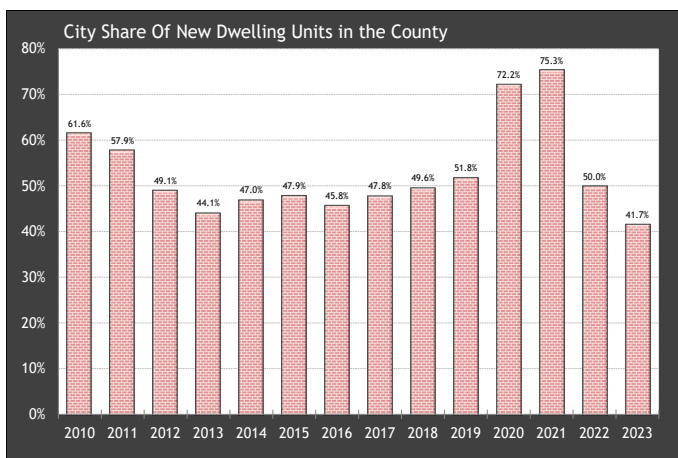
Residential Growth



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 July 2022 to July 2023, decreased 22.4% from 58 to 45. Additions and alterations increased by 30.6% from July 2022 (124) to July 2023 (162).



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 (65% non-single family share)* is taking place since 2020.



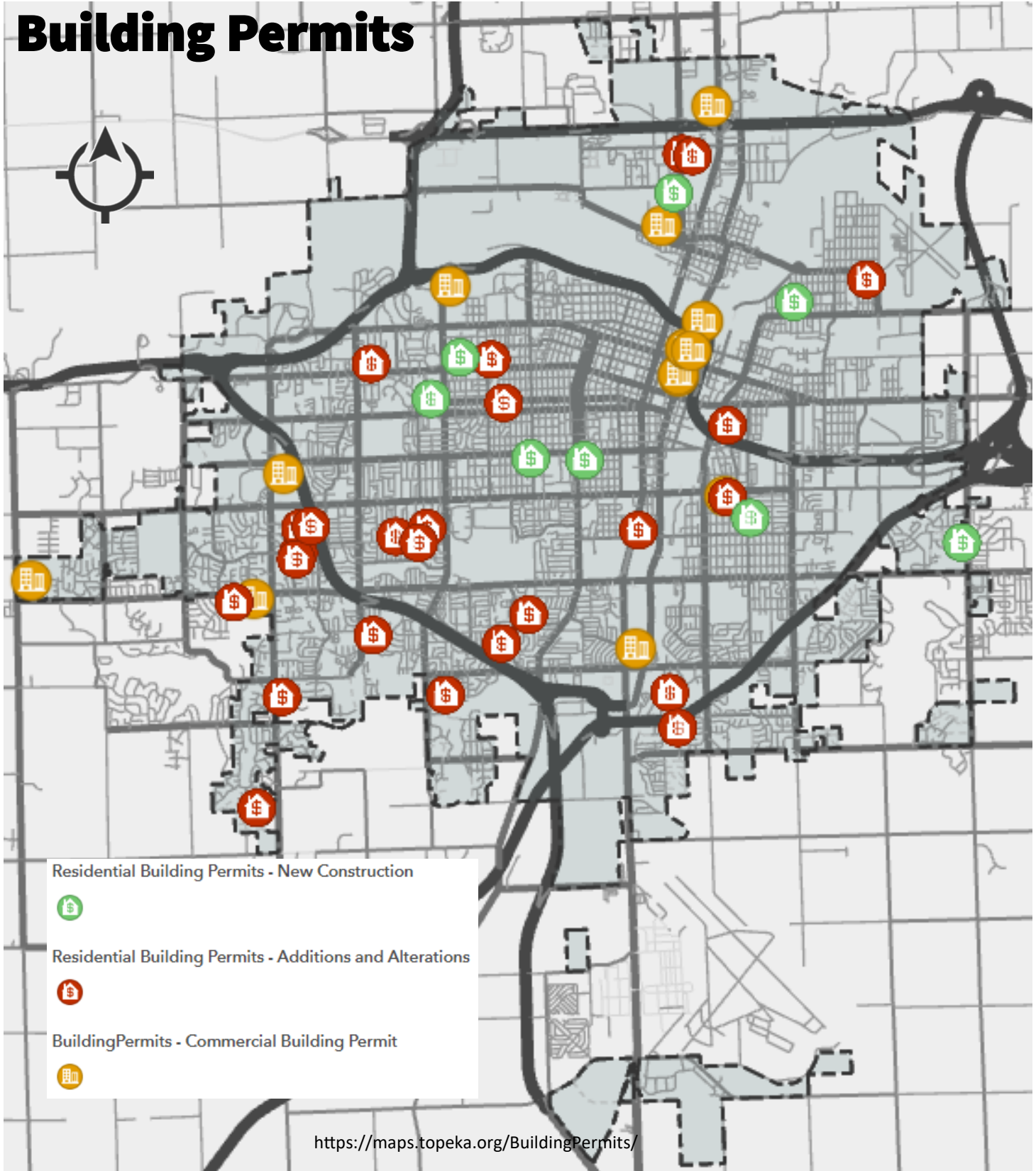
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 41.7% through July 2023 (45 out of 108 units) compared to 50% in 2022.



JULY 2023

JULY 2023

Building Permits



JULY 2023

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

