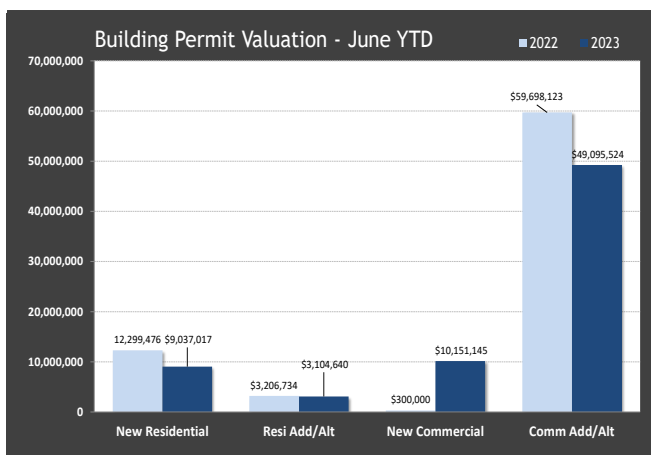
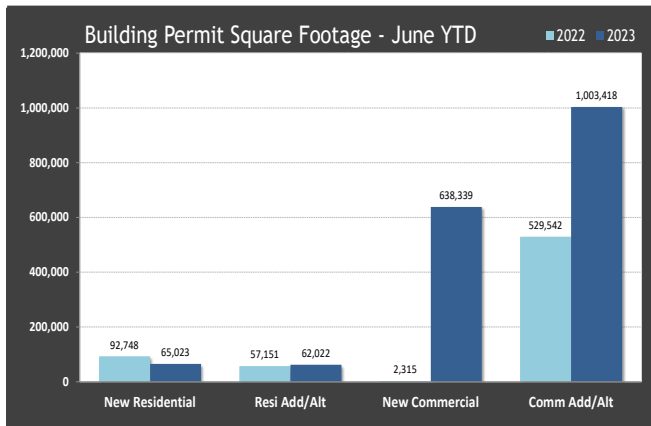
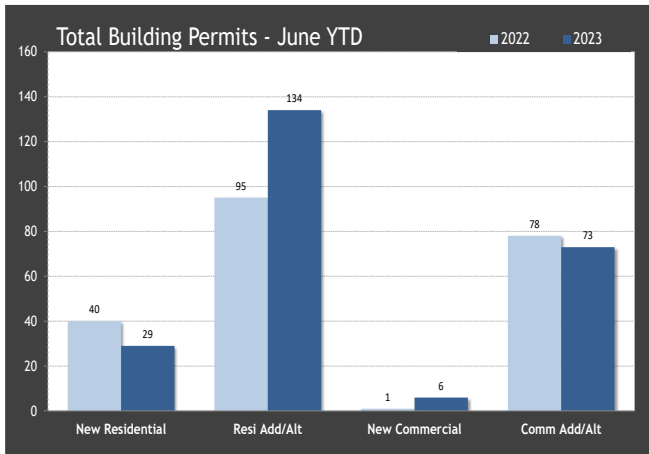


JUNE 2023

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 June 2022 to June 2023, **total building permits** increased 13.1% (214 vs 242). Likewise, **Residential permits** increased 20.7% (135 vs 163) and **commercial permits** remained the same (79 vs. 79).

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

Comparing June 2022 to June 2023, **building square footage** increased by 159% (681,756 sq. ft. vs. 1,768,802 sq. ft.). The **value of building permits** decreased by 5.5% (\$75,504,333 vs. \$71,388,326). The table below shows the **Top 10 Permits** by valuation through June 2023.

JUNE

Building Permits

59

Sq. Ft.
277,983

Value
\$14,747,942

Housing Units
8

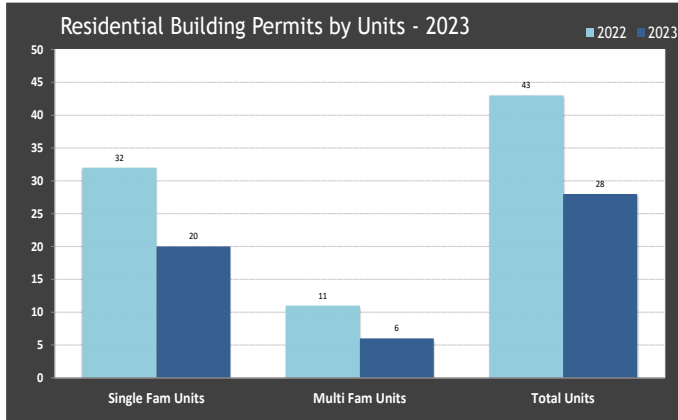
TOP 10 PERMITS - JUNE*

2200 SW EVENINGSIDE DR	TOPEKA COLLEGIATE - CLASSROOM ADDITION	\$6,000,000
4213 SW CLARION LAKES DR	LOT 21+, BLOCK C, CLARION LAKES SUB	\$1,500,000
1700 SW JEWELL AVE	WASHBURN UNIVERSITY - MULVANE ART MUSEUM HVAC IMPROVEMENTS	\$1,415,000
5820 SW 6TH AVE	SUNFLOWER FOUNDATION - BOAM/SUNFLOWER TENANT INTERIORS	\$1,120,000
2800 SW AUBURN RD	AUBURN WASHBURN MIDDLE SCHOOL NO. 2 PHASE I	\$1,000,000
1675 SW DUROW DR	WASHBURN SOFTBALL LOCKER ROOM	\$632,000
3302 SE 44TH ST	LOT 14, BLOCK A, ROCKFIRE AT THE LAKE NO 2	\$425,000
3314 SW 44TH ST	LOT 10, BLOCK C, MISTY HARBOR ESTATES NO 5	\$410,000
3318 SW 44TH ST	LOT 11, BLOCK C, MISTY HARBOR ESTATES NO 5	\$410,000
5900 SW HUNTOON ST	DICK'S SPORTING GOODS	\$250,000

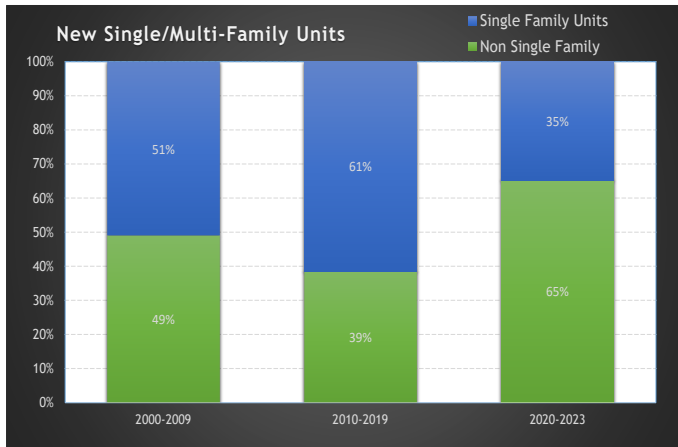
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

JUNE 2023

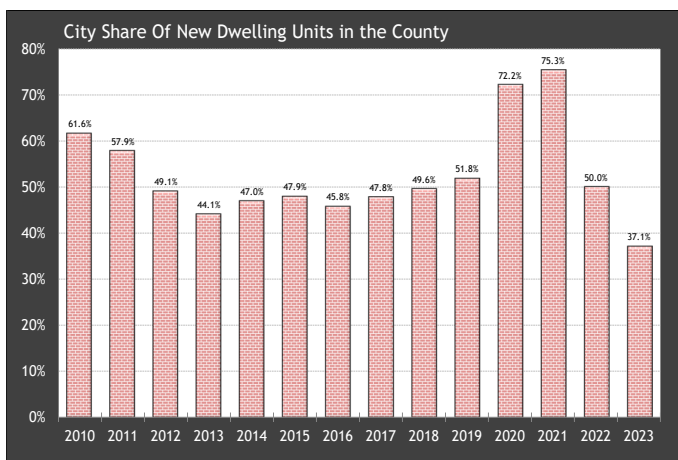
Residential Growth



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 June 2022 to June 2023, decreased 23.4% from (47 vs 36). Additions and alterations increased by 41.1% the same from June 2022 to June 2023 (95 vs 134).



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.

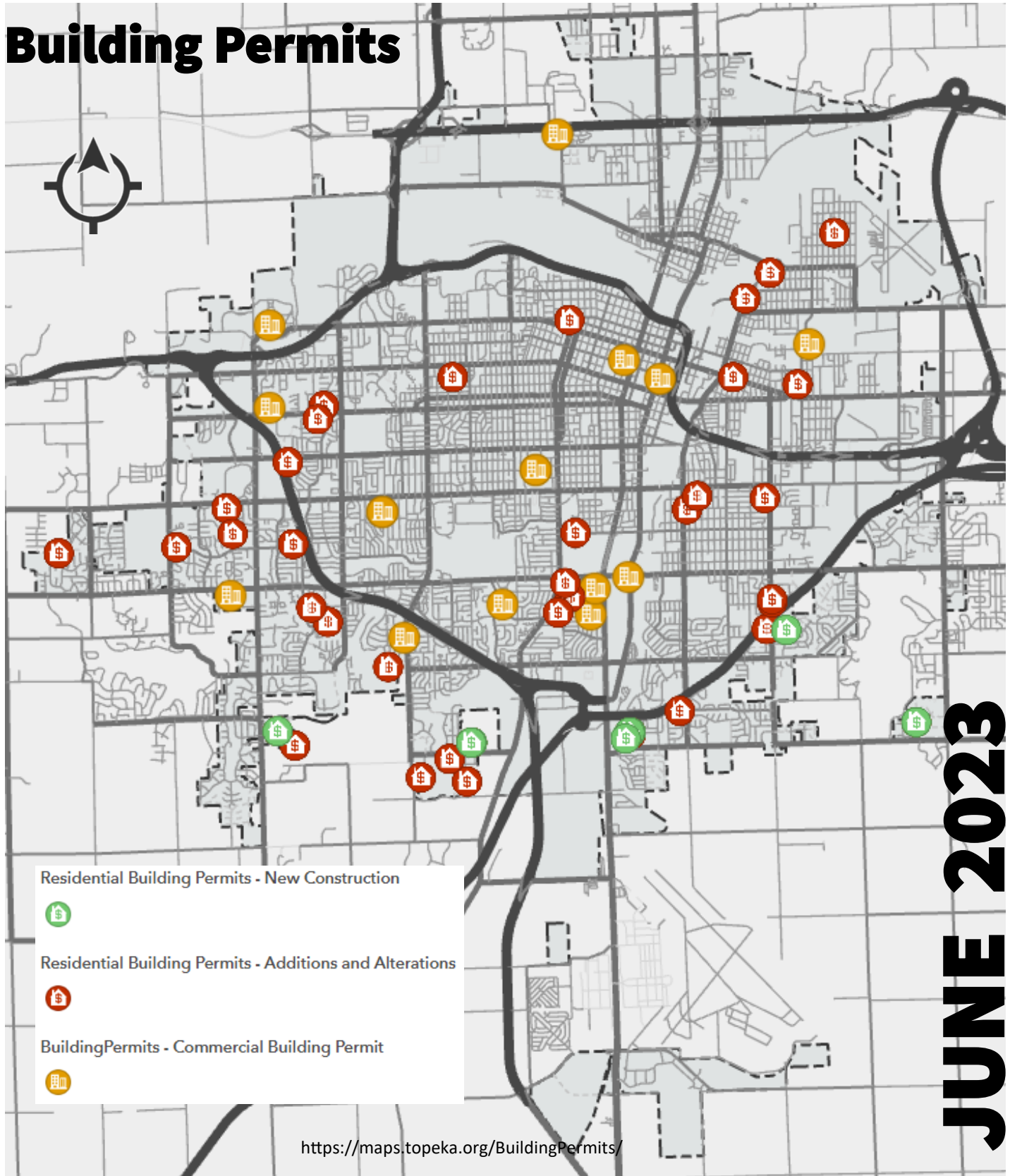


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 37.1% through June 2023 (36 out of 97 units) compared to 50% in 2022.



JUNE 2023

Building Permits



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

JUNE 2023

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

