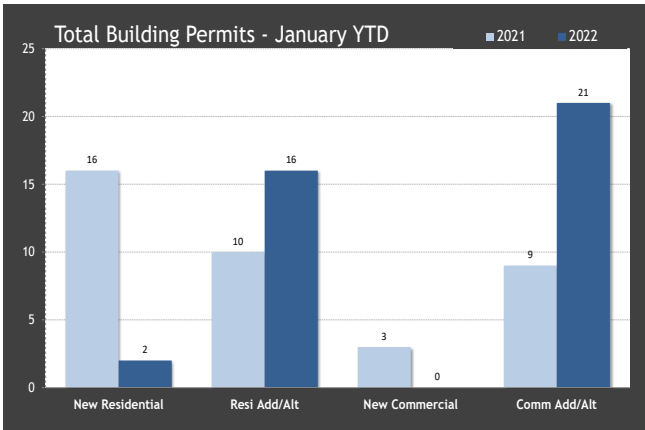




Development & Growth Management Report

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 January 2021 to January 2022, **total building permits** increased 2.6% (38 vs 39). Likewise, **Residential permits** decreased 30.8% (26 vs 18) and **commercial permits** increased 75% (12 vs. 21).

JANUARY

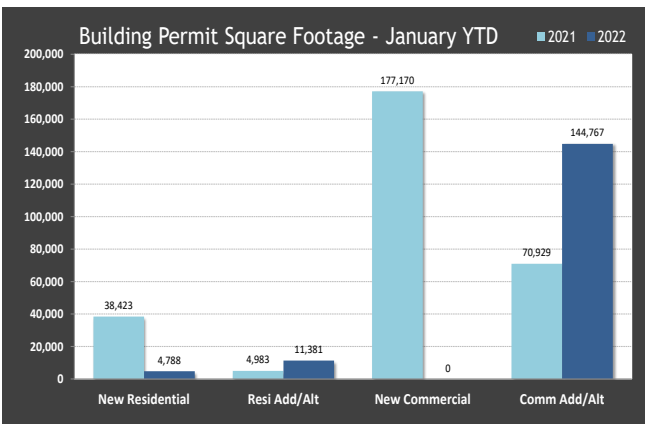
Building Permits

39

Sq. Ft.
160,396

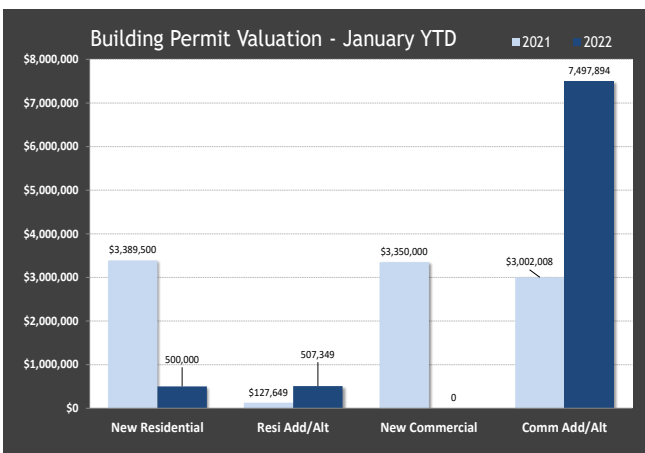
Value
\$8,505,243

Housing Units
2



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

Comparing January 2021 to January 2022, **building square footage** decreased by 44.8% (291,505 sq. ft. vs. 160,936 sq. ft.). The **value of building permits** decreased by 13.8% (\$9,869,157 vs. \$8,505,243). The table below shows the **Top 10 Permits** by valuation through January 2022.



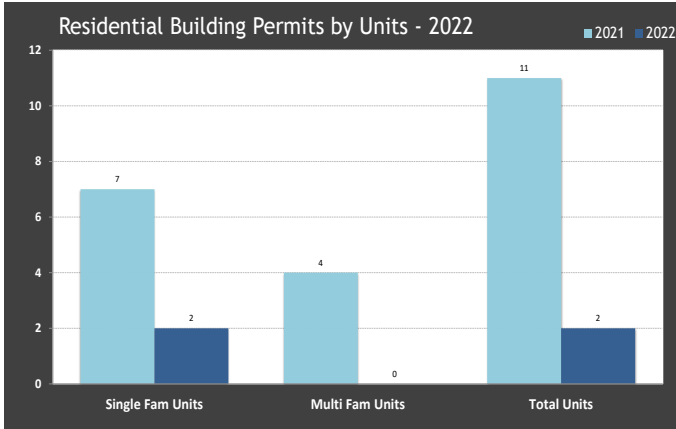
TOP 10 PERMITS - JANUARY*		
2951 SW WANAMAKER RD	TOPEKA HY-VEE	\$2,794,371
2641 SW WANAMAKER RD	ST. FRANCIS MEDICAL FACILITY	\$1,750,000
5973 SW 25TH ST	CHRIST THE KING CATHOLIC CHURCH	\$1,550,518
818 S KANSAS AVE	EVERGY TGO - IT & RECORDS RELOCATION	\$450,000
3317 SE 23RD ST	LOT 4, BLOCK A, CAPRICORN WOODS SUB #3	\$300,000
2215 SW WESTPORT DR	HEINBACH - LARKIN OFFICE	\$245,405
2200 NW BRICKYARD RD	JM SMUCKER ELEVATOR	\$212,145
4229 SE TRUMAN AVE	LOT 5, BLOCK B, HORSHOE BEND SUB NO 5	\$200,000
2000 SE ECHO RIDGE CIR	FIRE DAMAGE REPAIR	\$159,700
1701 SE 29TH ST	BIG PHILS AUTO SERVICE	\$120,000

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

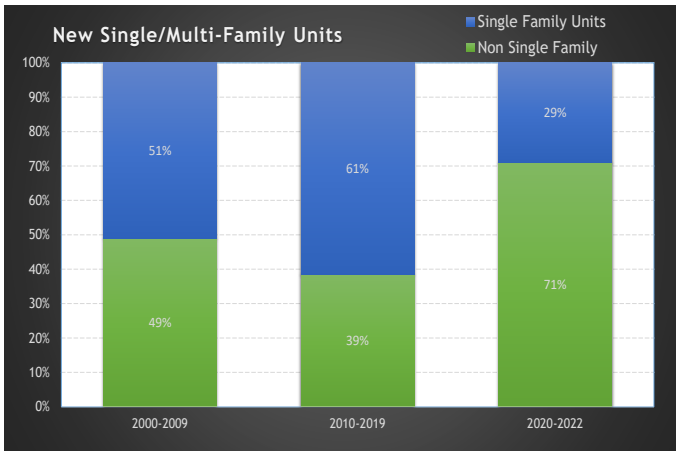


JANUARY 2022

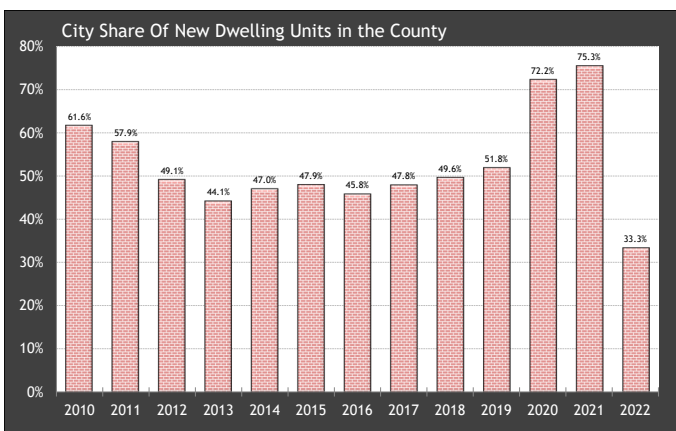
Residential Growth



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 January 2021 to January 2022, decreased 91.3% from (23vs 2). Additions and alterations increased by 60% from January 2021 to January 2022 (10 vs 16).



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 (71% non-single family share)* is taking place since 2020.



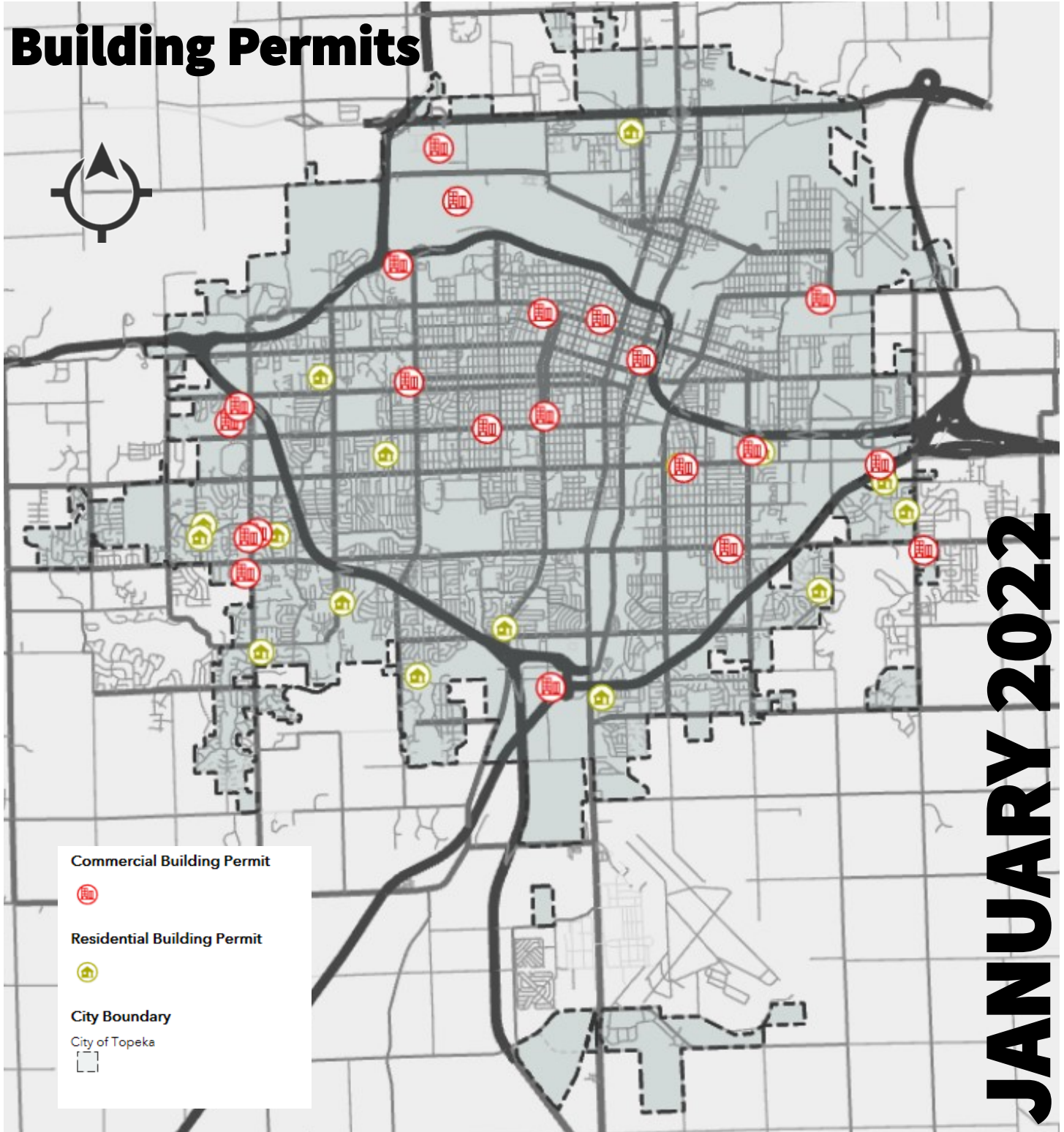
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 33.3% through January 2022 (2 out of 6 units) compared to 75.3% in 2021.





JANUARY 2022

Building Permits



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



JANUARY 2022

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

