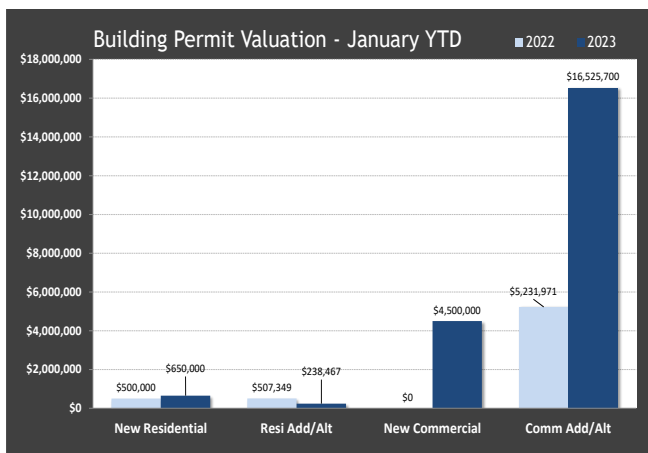
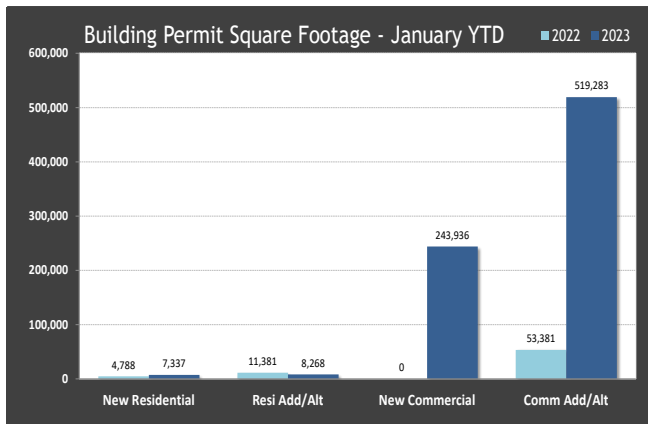
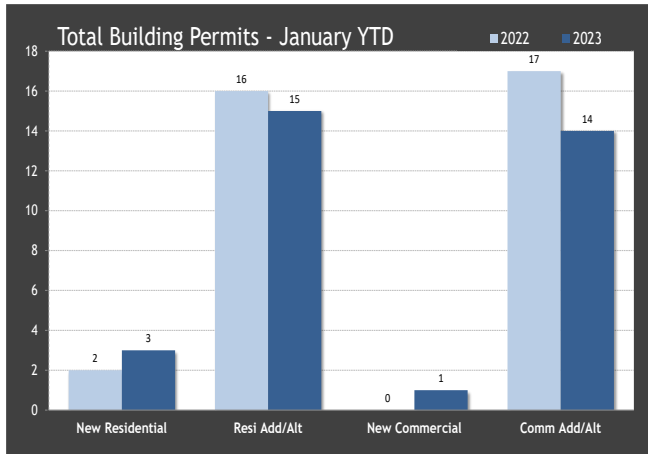


JANUARY 2023

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 January 2022 to January 2023, **total building permits** decreased 5.7% (35 vs 33). Likewise, **Residential permits** remained the same (18 vs 18) and **commercial permits** decreased 11.8% (17 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 January 2022 to January 2023, **building square footage** increased by 1000% (69,550 sq. ft. vs. 778,824 sq. ft.). The **value of building permits** increased by 251% (\$6,239,320 vs. \$21,914,167). The table below shows the **Top 10 Permits** by valuation through January 2023.

JANUARY

Building Permits

33

Sq. Ft.
778,824

Value
\$21,914,167

Housing Units
3

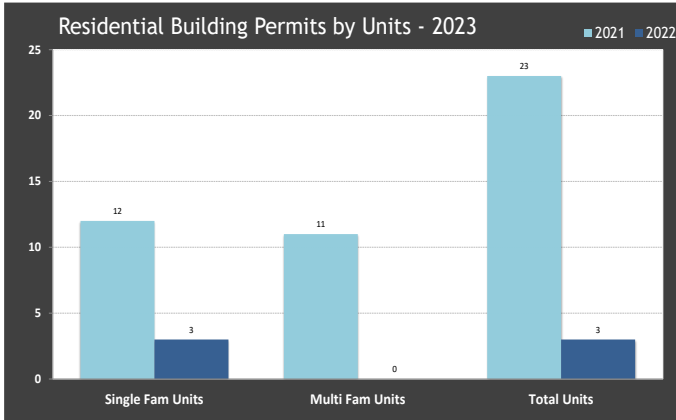
TOP 10 PERMITS - JANUARY*

200 SE 7TH ST	SHAWNEE COUNTY COURTHOUSE RENOVATION	\$10,000,000
1400 NW SALINE ST	TOREGSON ELECTRIC COMPANY HQ	\$4,500,000
1621 NW GAGE BLVD / 4101 NW LOWER SILVER LAKE RD	MURPHY TRACTOR & EQUIPMENT CO. ADDITION	\$3,155,700
1080 SW WANAMAKER	AZURA CREDIT UNION WANAMAKER RENOVATION	\$1,800,000
4431 SE CALIFORNIA AVE	KAUP SELF STORAGE	\$815,000
3332 SE 22ND ST	LOT 1, BLOCK D, CAPRICORN WOODS #3	\$300,000
2130 SW WANAMAKER RD #17	BATH & BODY WORKS	\$230,000
1301 SW 37TH ST	WALMART #2131	\$200,000
212 SE 44TH ST	LOT 4, BLOCK, A HORSESHOE BEN SUB NO 6	\$200,000
2201 SE SATURN DR	LOT 2, BLOCK D, CAPRICORN WOODS #3	\$150,000

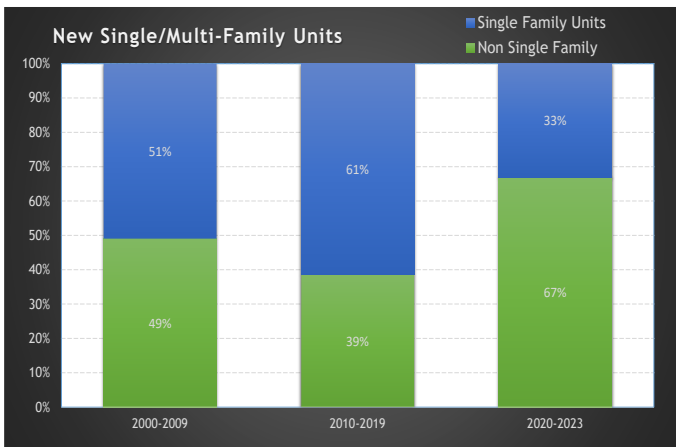
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

JANUARY 2023

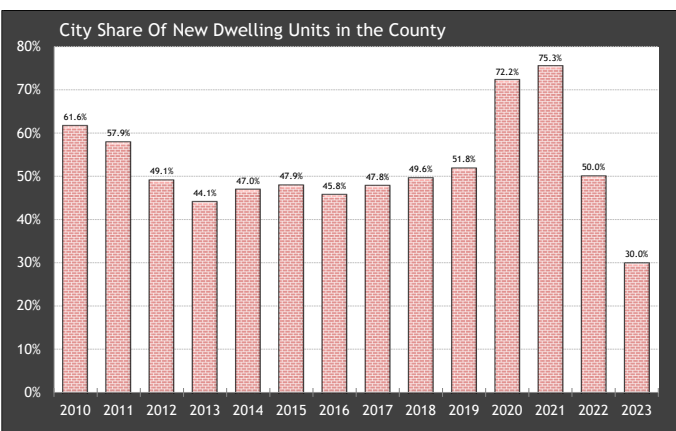
Residential Growth



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 January 2022 to January 2023, decreased 87% from (23 vs 3). Additions and alterations decreased by 6.3% from January 2022 to January 2023 (16 vs 15).



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.

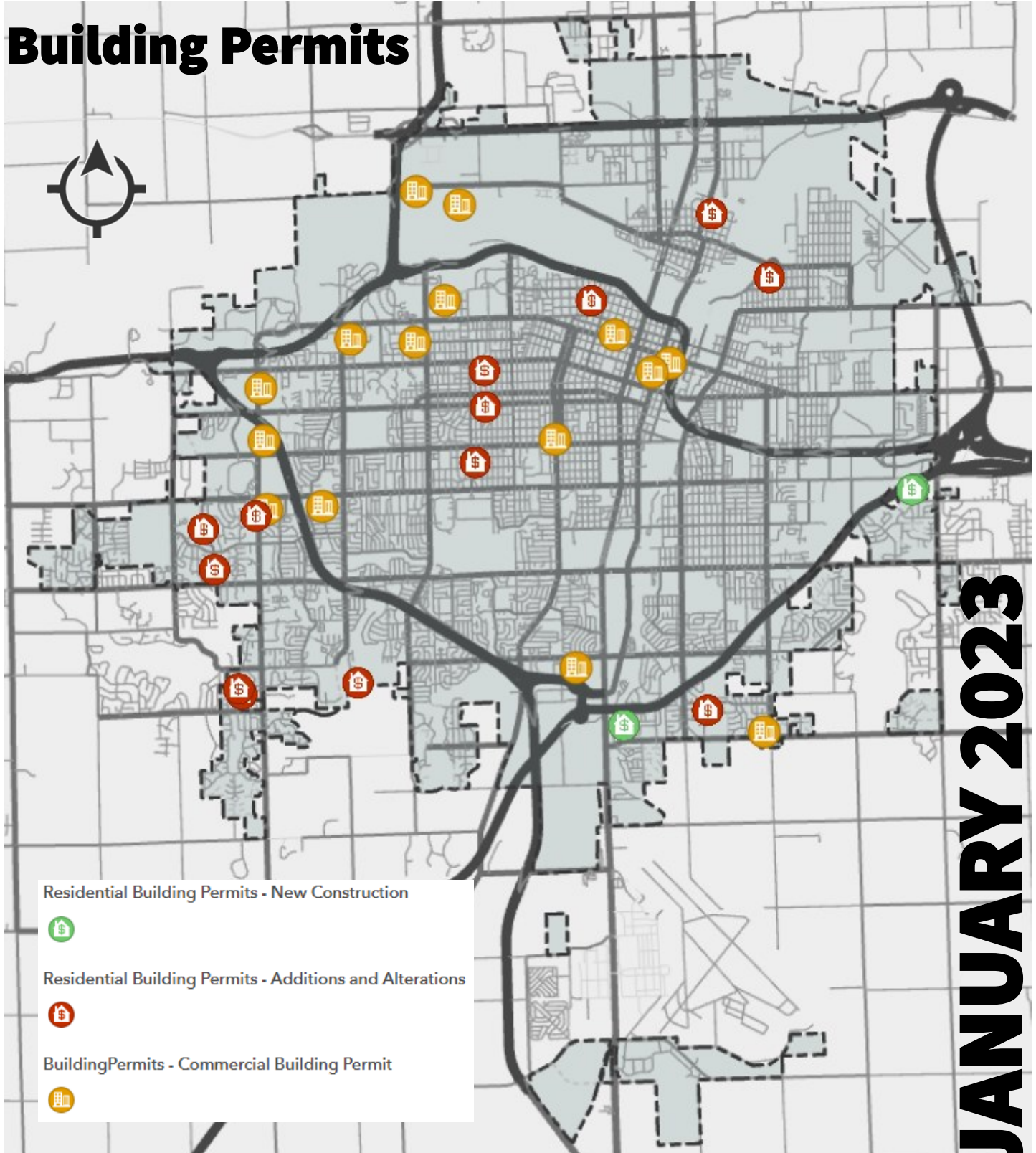


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 33.3% through January 2023 (3 out of 10 units) compared to 50% in 2022.



JANUARY 2023

Building Permits



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

JANUARY 2023

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

