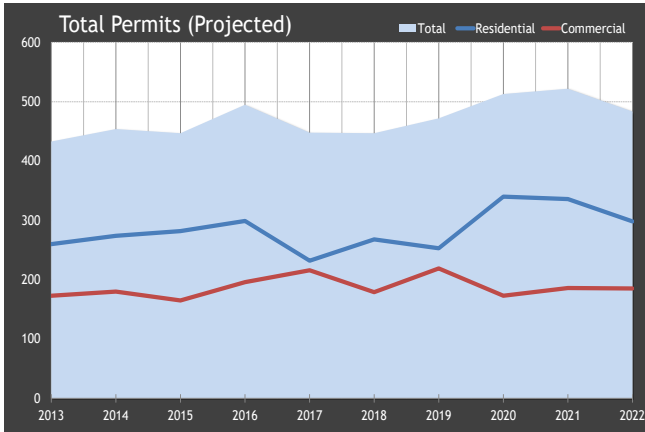




Development & Growth Management Report

Residential & Commercial Growth



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

Using 2022 permit data, **total building permits** are projected by the end of the year to decrease 7.4% from 2021 (522 vs 483). **Residential permits** are projected to decreased 11.2% (336 vs 298) and **commercial permits** are projected to be nearly the same (186 vs. 185).

JULY

Building Permits

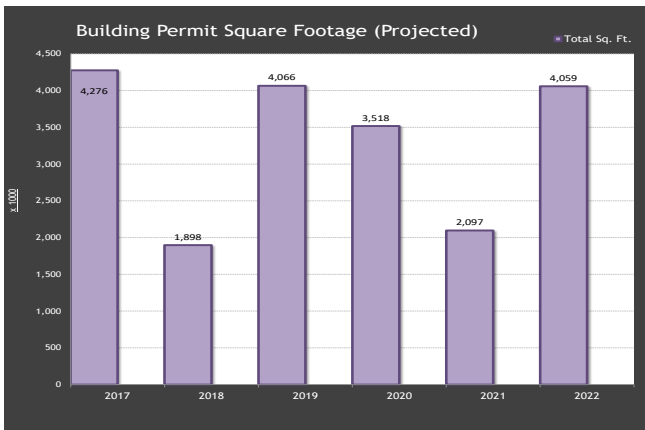
55

Sq. Ft.
1,500,455

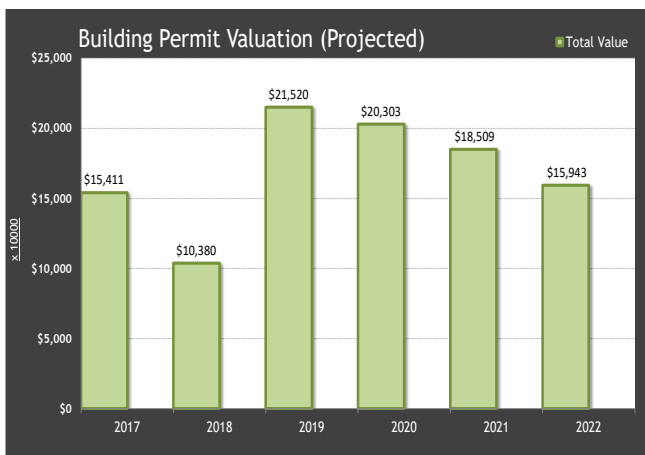
Value
\$12,239,488

Housing Units
11

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 2022, **building square footage** is expected to increase by 93.6% (2,096,566 sq. ft. vs. 4,058,676 sq. ft.). The **value of building permits** is expected to decrease by 13.9% (\$185,090,463 vs. \$159,431,367). The table below shows the **Top 10 Permits** by valuation through July 2022.



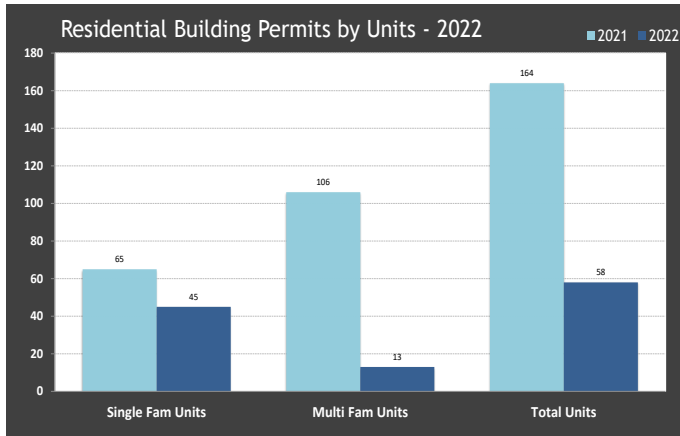
TOP 10 PERMITS - JULY*		
325 SW FRAZIER AVE	FAMILY SERVICE AND GUIDANCE CENTER	\$7,036,800
1615 SW WASHBURN AVE	COX TOPEKA FACILITY	\$900,000
3510 SE 29TH ST	SCOOTER'S COFFEE	\$425,000
6200 SW 46TH CT	LOT 10, BLOCK B, LAURENS BAY ESTATES	\$385,000
3309/3311 SE BLAZING STAR DR	LOT 97, BLOCK B, ROCKFIRE AT THE LAKE SUB - DUPLEX	\$300,000
506 SW TOPEKA BLVD	PETRO DELI POWERED BY FUEL EXPRESSO	\$300,000
1100 SW 57TH ST	TARGET DISTRIBUTION CENTER CONVEYOR REMODEL	\$229,296
SE KLEIN ST & SE 2ND ST	EVERGY 2ND & KELIN WALLS	\$225,000
200 SE 44TH ST	LOT 1, BLOCK A, HORSHOE BEND SUB NO 6	\$200,000
201 SE 44TH ST	LOT 1, BLOCK B, HORSHOE BEND SUB NO 6	\$200,000

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

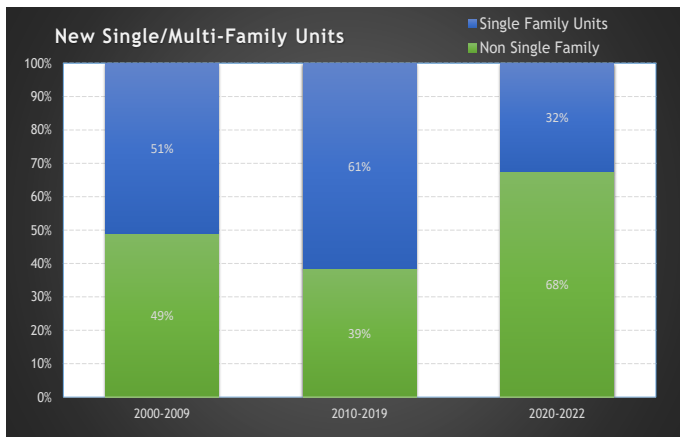


JULY 2022

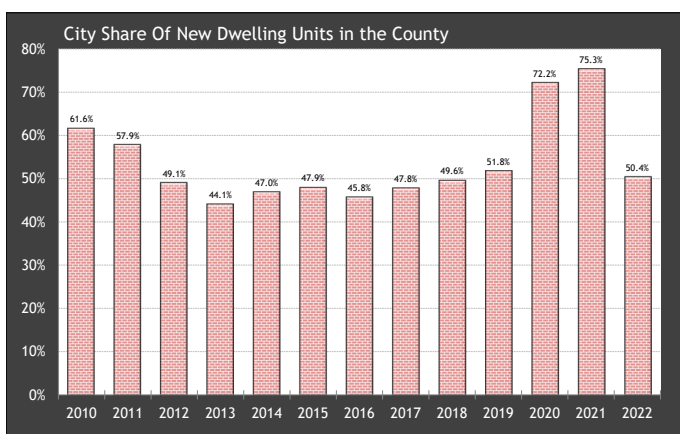
Residential Growth



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 July 2021 to July 2022, decreased 64.6% from (164 vs 58). Additions and alterations increased by 15.9% from July 2021 to July 2022 (107 vs 124).



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 (68% 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 50.4% through July 2022 (58 out of 115 units) compared to 75.3% in 2021.

Buildable lots are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of buildable lots at the beginning of 3rd quarter 2022 to accommodate 4.6 years of housing growth for new single-family and two-family dwellings. **Planned lots** are platted since 1970, but do not have street access. Planned lots can accommodate 9.7 years of housing growth.

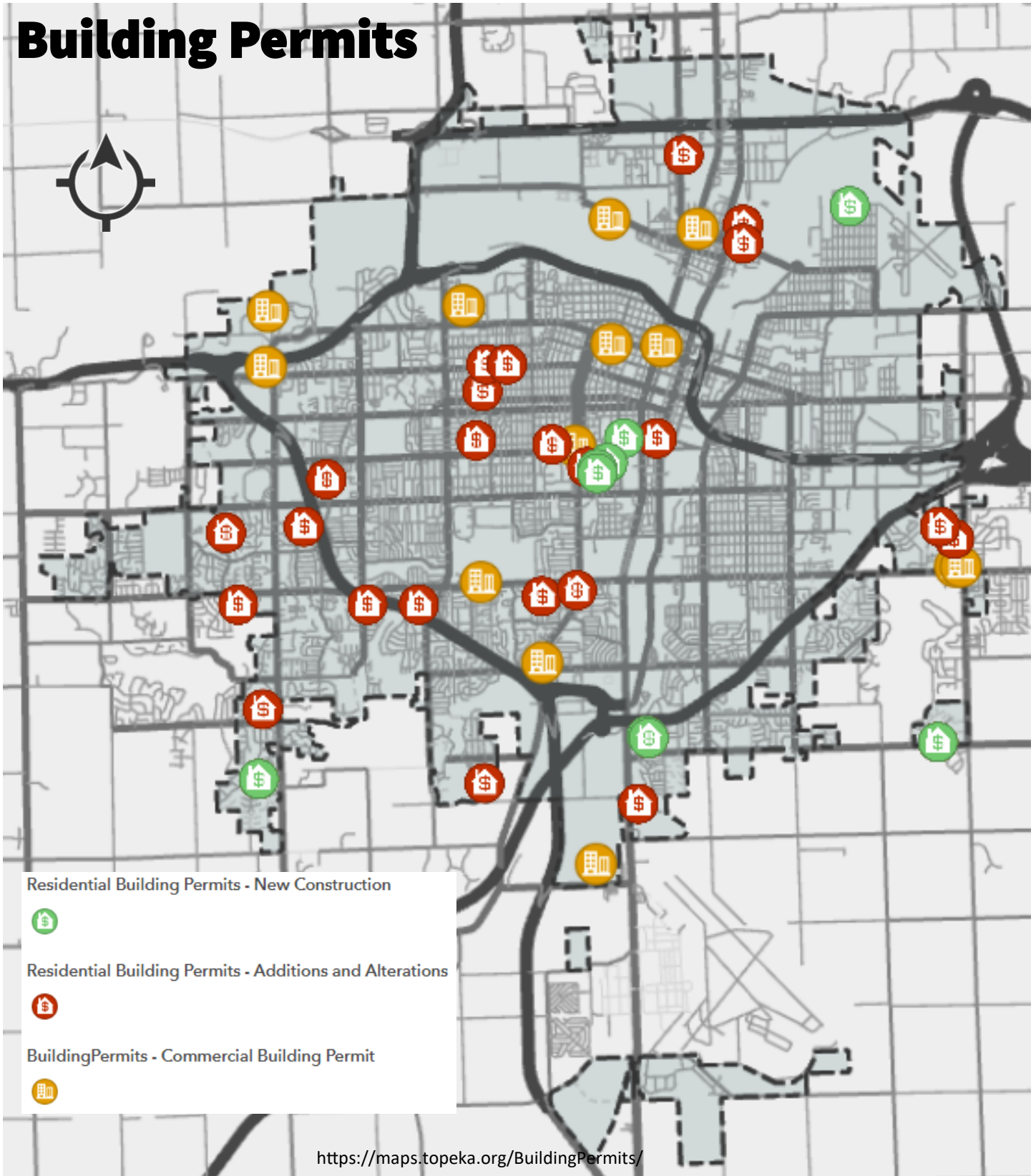




JULY 2022

JULY 2022

Building Permits



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



JULY 2022

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

