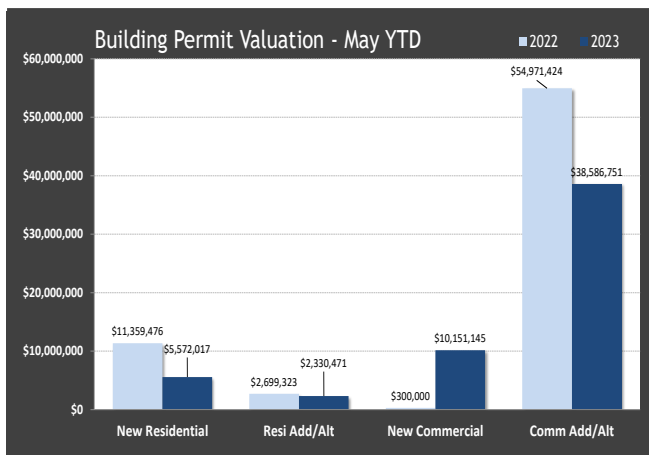
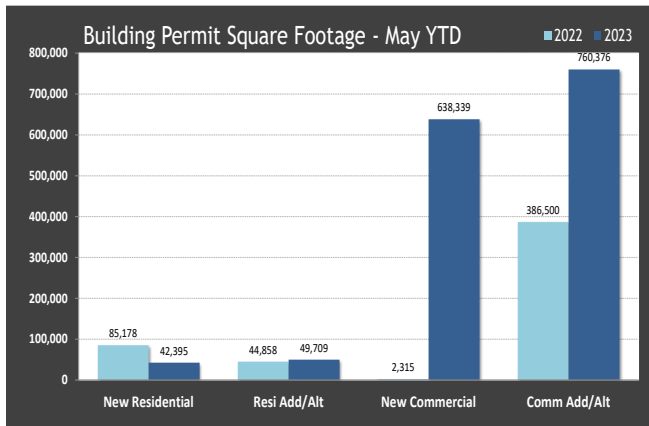
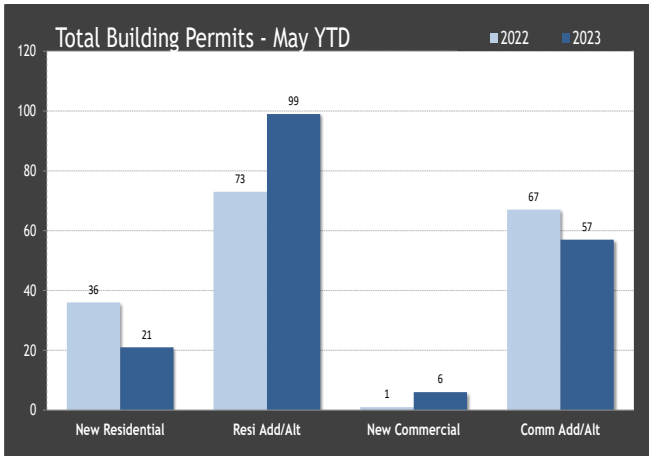


MAY 2023

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 May 2022 to May 2023, **total building permits** increased 3.4% (177 vs 183). Likewise, **Residential permits** increased 10% (109 vs 120) and **commercial permits** decreased 7.4% (68 vs. 63).

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

Comparing May 2022 to May 2023, **building square footage** increased by 187% (518,851 sq. ft. vs. 1,490,819 sq. ft.). The **value of building permits** decreased by 18.3% (\$69,330,223 vs. \$56,640,384). The table below shows the **Top 10 Permits** by valuation through May 2023.

MAY

Building Permits

55

Sq. Ft.
461,207

Value
\$14,763,464

Housing Units
7

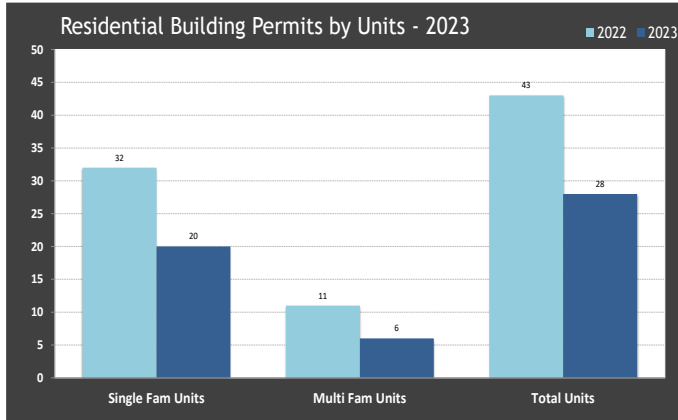
TOP 10 PERMITS - MAY*

245 SW MACVICAR AVE	LETS HELP RELOCATION	\$6,500,000
1750 SW 41ST ST	BERRY TRACTOR	\$1,500,000
2520 N KANSAS AVE	HARRIS FABRICATION NORTH SHOP	\$1,208,145
115 NW REDBUD CIR	WOODLAND PARK FIRE RESTORATION	\$1,198,697
2520 N KANSAS AVE	HARRIS FABRICATION NORTH SHOP	\$515,000
2625 NW ROCHESTER RD	HAROLD'S TIRE—ADDITION	\$450,000
3900 SE CALIFORNIA AVE	NEW SINGLE-FAMILY RESIDENCE	\$394,000
8012 SW 26TH TER	LOT 9, BLOCK B, SHERWOOD PARK SUB #9	\$318,889
3600 SW RANDOLPH SQ	LOT 1, BLOCK A, RANDOPH SQUARE SUB	\$300,000
506 SW FILLMOR ST	LOT 1, BLOCK A, CORNERSTONE SUB	\$267,368

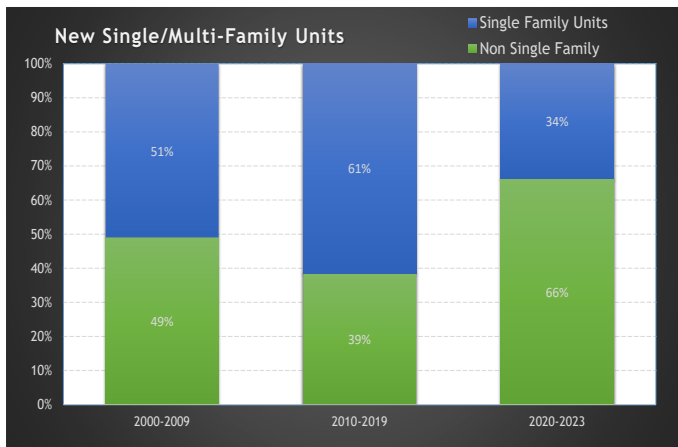
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

MAY 2023

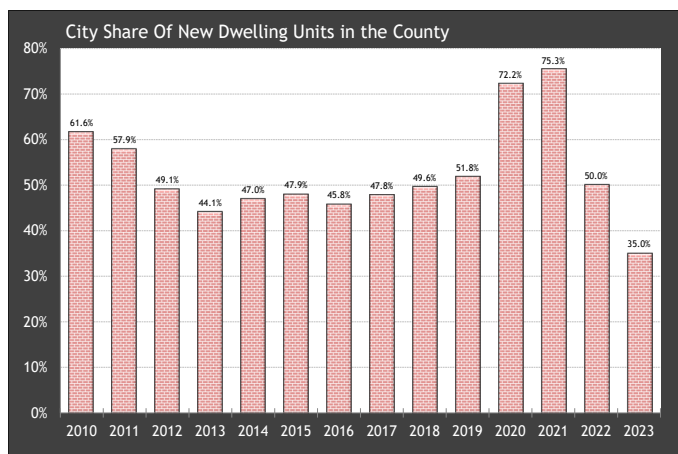
Residential Growth



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 May 2022 to May 2023, decreased 34.9% from (43 vs 28). Additions and alterations increased by 35.6% the same from May 2022 to May 2023 (73 vs 99).



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 (66% non-single family share)* is taking place since 2020.

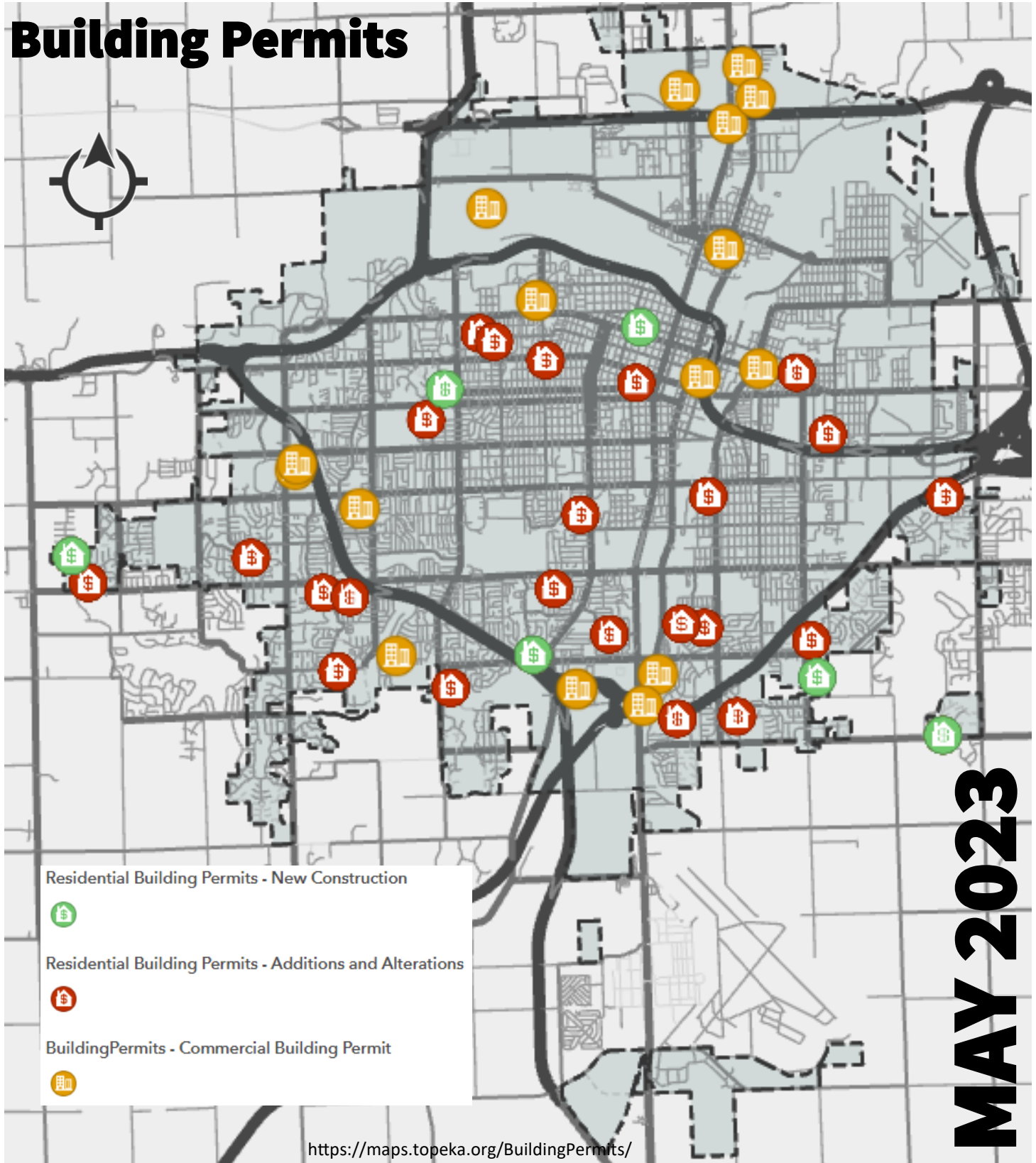


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 35% through May 2023 (28 out of 80 units) compared to 50% in 2022.



MAY 2023

Building Permits



MAY 2023

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

