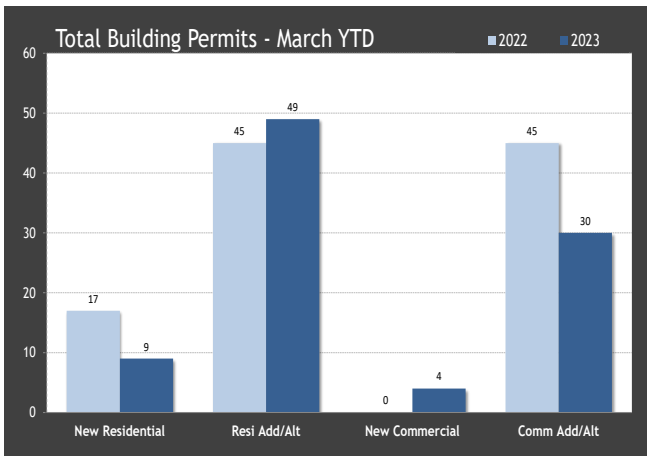




Development & Growth Management Report

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 March 2022 to March 2023, **total building permits** decreased 14% (107 vs 92). Likewise, **Residential permits** decreased 6.5% (62 vs 58) and **commercial permits** decreased 24.4% (45 vs. 34).

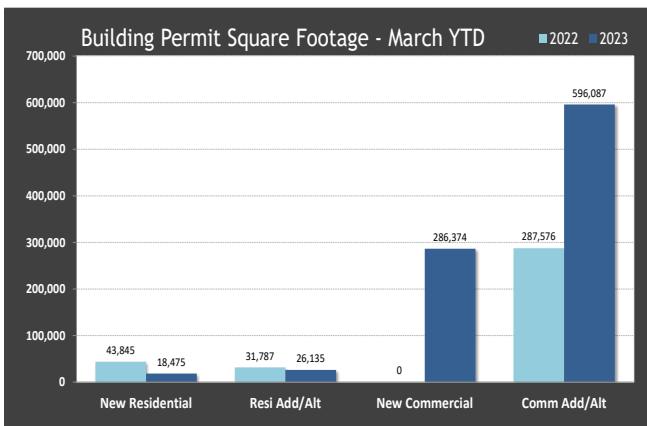
MARCH

Building Permits
31

Sq. Ft.
67,394

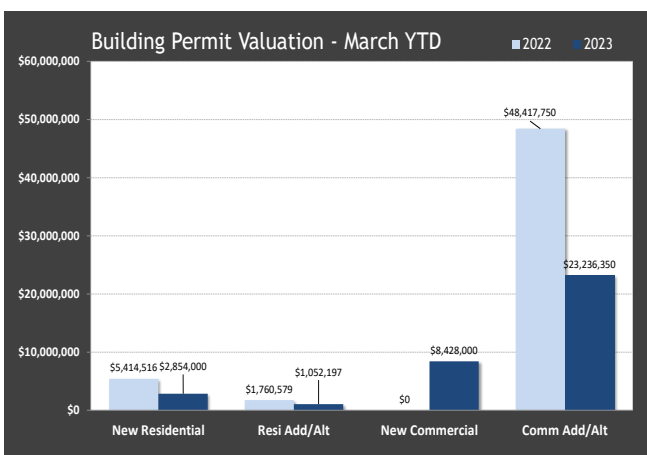
Value
\$9,311,814

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 March 2022 to March 2023, **building square footage** increased by 255% (363,208 sq. ft. vs. 927,071 sq. ft.). The **value of building permits** decreased by 36% (\$55,592,845 vs. \$35,570,547). The table below shows the **Top 10 Permits** by valuation through March 2023.



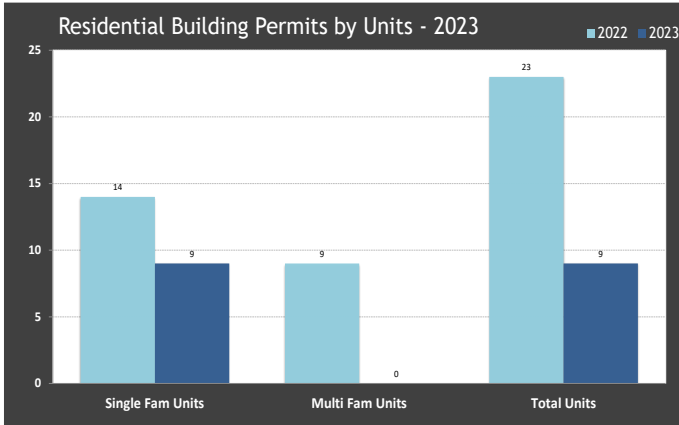
TOP 10 PERMITS - MARCH*		
3600 NE SARDOU AVE	MTAA BILLARD TERMINAL	\$3,000,000
1800 SW WANAMAKER	BURLINGTON	\$2,000,000
830 SW LANE ST	RETAIL PHARMACY & MATERNAL FETAL MEDICINE	\$2,000,000
1015 SW EXMOOR LN	TRACT 18, LOT 1, BLOCK A, MCFARLAND FARMS SUB	\$675,000
3611 NW 16TH	WM CNG VEHICLE FUELING SYSTEM - PHASE 2	\$350,000
801 NW HARRISON ST	ST MARKS AME CHURCH - PHASE II	\$285,000
216 SE 44TH ST	LOT 5, BLOCK A, HORSEHOE BEND #6	\$200,000
105 NW ELM ROW AVE	YINGLING BUILDING	\$178,000
304 SE PINECREST DR	ADDITION / ALTERATION	\$120,000
2216 SW FILLMORE ST	ADDITION / ALTERATION	\$55,000

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

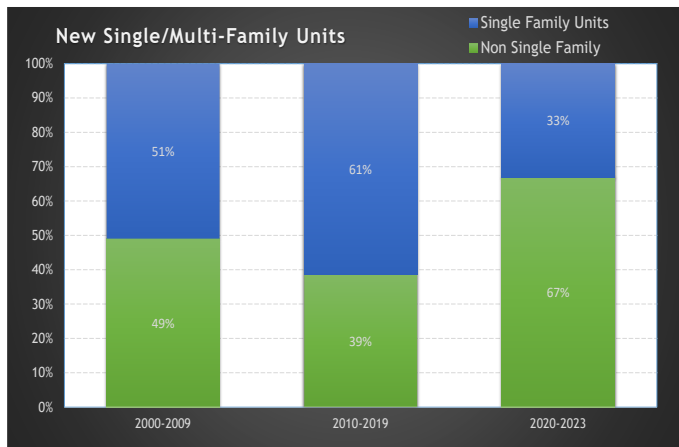


MARCH 2023

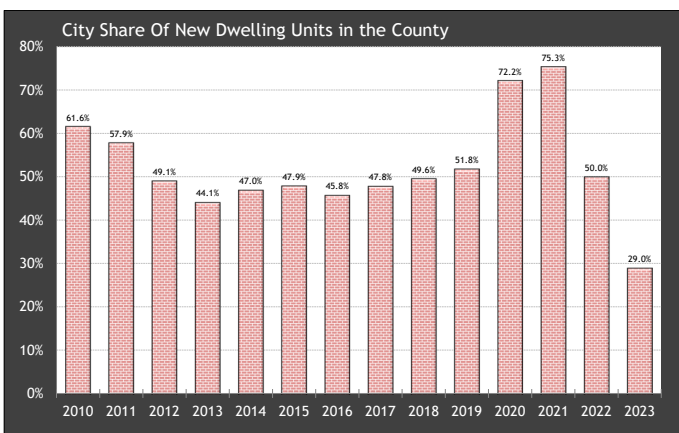
Residential Growth



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 March 2022 to March 2023, decreased 60.9% from (23 vs 9). Additions and alterations increased by 8.9% the same from March 2022 to March 2023 (45 vs 49).



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.



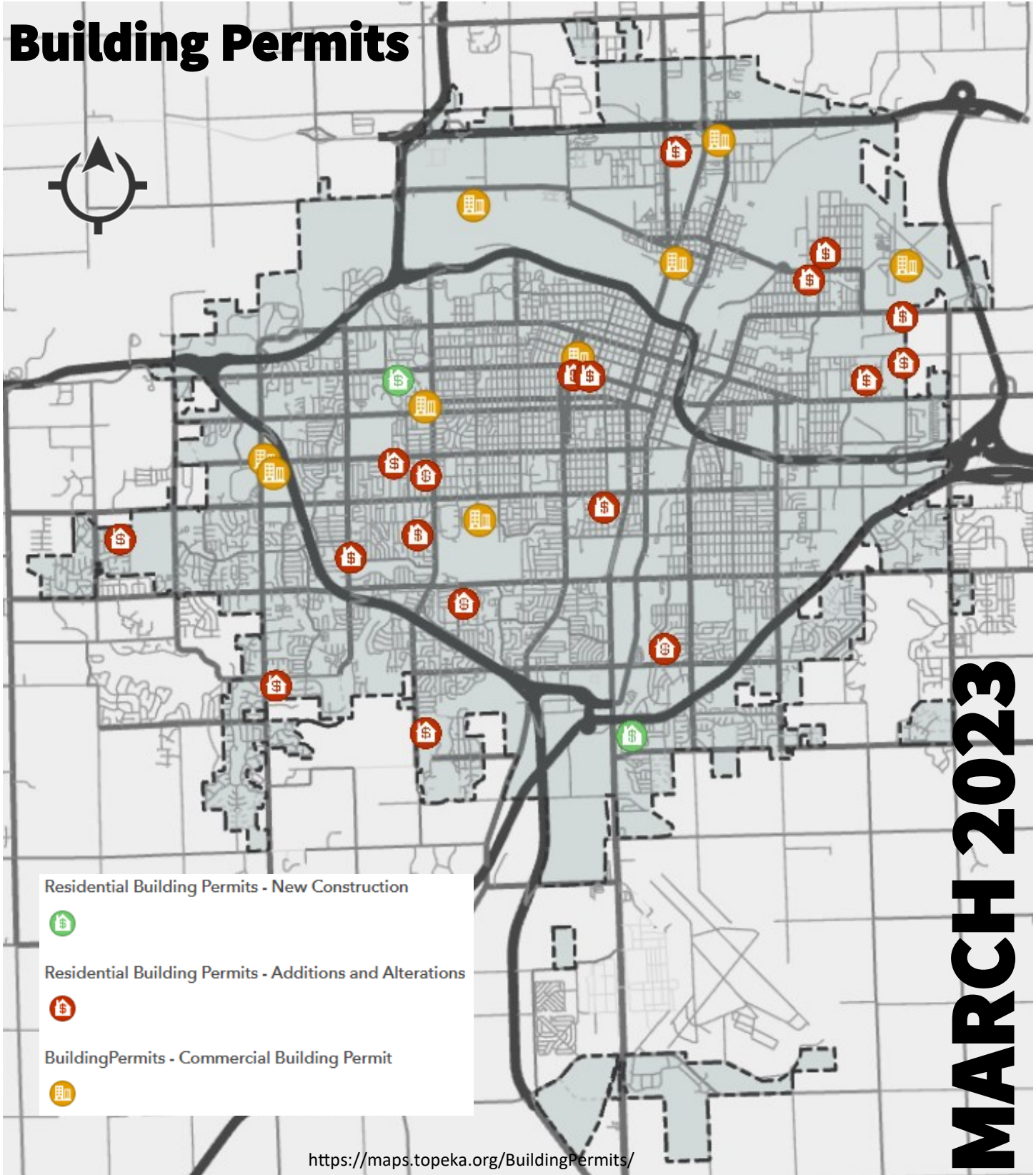
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 29% through March 2023 (9 out of 31 units) compared to 50% in 2022.





MARCH 2023

Building Permits





MARCH 2023

3-Mile ETJ, UGA, and City Boundary New Housing Units – March 2023

