May 2021

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 2020 to May 2021, total building permits increased 19.6% (179 vs 214). Residential permits increased 17.1% (117 vs 137) and commercial permits increased 24.2% (62 vs. 77).

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 2020 to May 2021, building square footage increased by 88.1% (673,884 sq. ft. vs. 1,267,618 sq. ft.). The value of building permits increased by 167% ($41,924,747 vs. $111,897,775). The table below shows the Top 10 Permits by valuation through May 2021.

* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.
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 2020 to May 2021, decreased 13.8% from (181 vs 156). Additions and alterations marginally increased from May 2020 to May 2021 (79 vs 80).

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 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. However, since 2020 this trend has reversed, with 67% of new units being non-single family. 2021’s year-to-date count continues this trend with 68% of units being new non-single family.

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 77.6% through May 2021 (156 out of 201 units) indicating better alignment with LUGMP priorities.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary
New Housing Units — MAY 2021