Development & Growth Management Report

Residential & Commercial Growth

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

Using 2021 permit data, total building permits are projected by the end of the year to experience an increase of 2.7% from 2020 (513 vs 527). Residential permits are projected to remain the same (340 vs 339) as compared to an increase of 8.5% (173 vs 188) in the total number of commercial permits.

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 2021, building square footage is expected to decrease 38% from 2020 (3,518,299 sq. ft. vs. 2,183,205 sq. ft.). The value of building permits is projected to decrease by 3% ($203,029,665 vs. $197,011,916). The table below shows the Top 10 Permits by valuation through November 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 November 2020 to November 2021, increased 32.8% from 289 vs 384. Additions and alterations decreased 2.4% from November 2020 to November 2021 (210 vs 205).

Tracking total new housing unit types can be an indicator of more quality housing choices and affordability. From 2010 to 2019, the share of new non-single accounted for only 39% of new units. However, since 2020 this trend has reversed, with 72% of new units being non-single family. 2021’s year-to-date count continues this trend with 75.8% 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 75.9% through November 2021 (384 out of 506 units) indicating better alignment with LUGMP priorities.

Buildable prime vacant lots (BPVL) 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 BPVL’s through the end of the third quarter of 2021 to accommodate 5.73 years of housing growth for new single-two family dwellings.
Building Permits

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