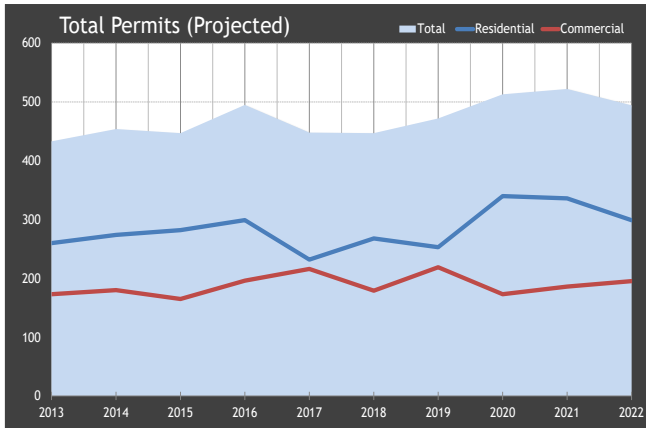




Development & Growth Management Report

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 5.3% from 2021 (522 vs 494). **Residential permits** are projected to decrease 11% (336 vs 299) and **commercial permits** are projected to increase by 5% (186 vs. 195).

NOVEMBER

Building Permits

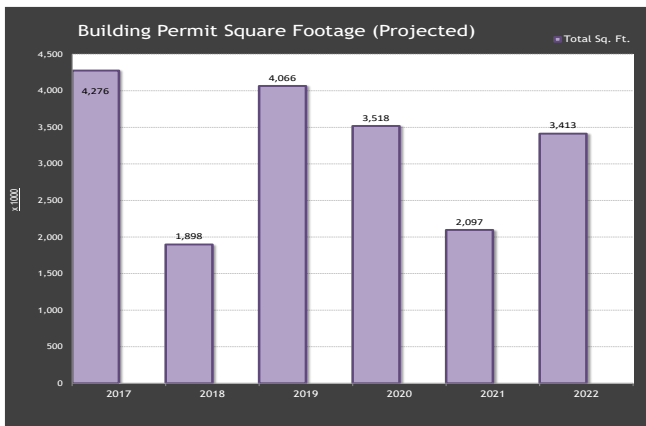
34

**Sq. Ft.
78,145**

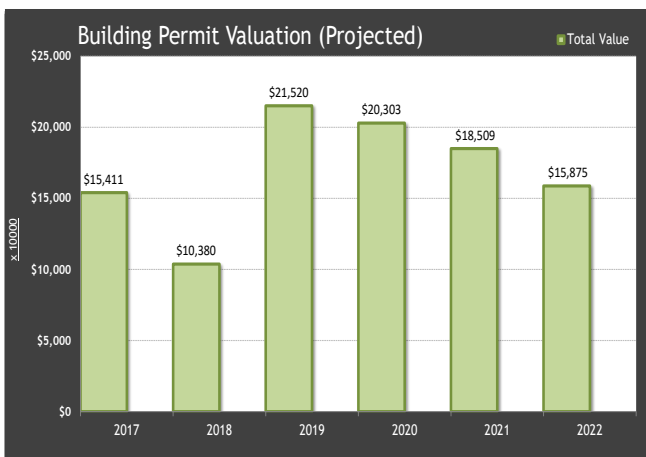
**Value
\$5,137,399**

**Housing Units
6**

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



By the end of 2022, **building square footage** is expected to increase by 62.8% (2,096,566 sq. ft. vs. 3,412,942 sq. ft.). The **value of building permits** is expected to decrease by 14.2% (\$185,090,463 vs. \$158,753,920). The table below shows the **Top 10 Permits** by valuation through November 2022.



TOP 10 PERMITS - NOVEMBER*

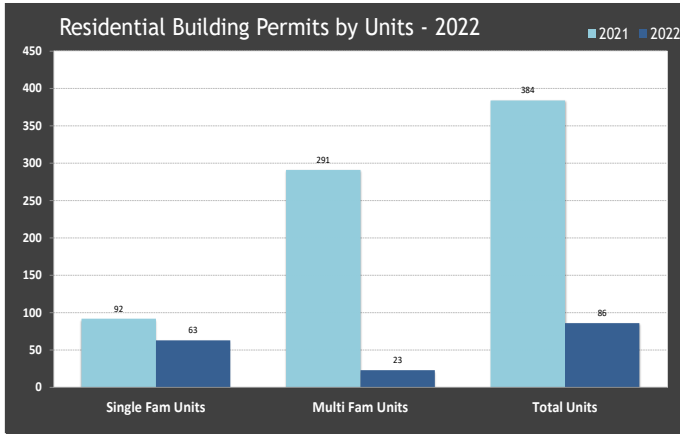
3712 SW BURLINGAME RD	RASMUSSEN UNIVERSITY INTERIOR RENOVATION	\$1,500,000
2128 NE MRIDEN RD	POMP'S TIRE OFFICE REMODEL	\$675,000
3421 SW BRIAQRWOOD LN	NEW CONSTRUCTION ON EXISTING FOUNDATION	\$413,000
2759 SW FAIRLAWN RD	WHEATFIELD VILLAGE APATMENTS ELEVATORS	\$336,000
7701 SW 24TH TER	LOT 1, BLOCK C, SHERWOOD VILLAGE SUB	\$328,000
3316 SE VIRGO AVE	LOT 5, BLOCK F, AQUARIAN ACRES SUB NO 9	\$300,476
904 SW GARFIELD AVE	STORMONT VAIL GARFIELD	\$250,000
3209 SE BLAZING STAR DR	LOT 89, BLOCK B, ROCKFIRE AT THE LAKE SUB	\$200,000
1300 SW 6TH AVE	T-ROCKS CHILD CARE CENTER	\$171,702
901 SW GARFIELD AVE	STORMONT VAIL GARFIELD	\$125,000

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

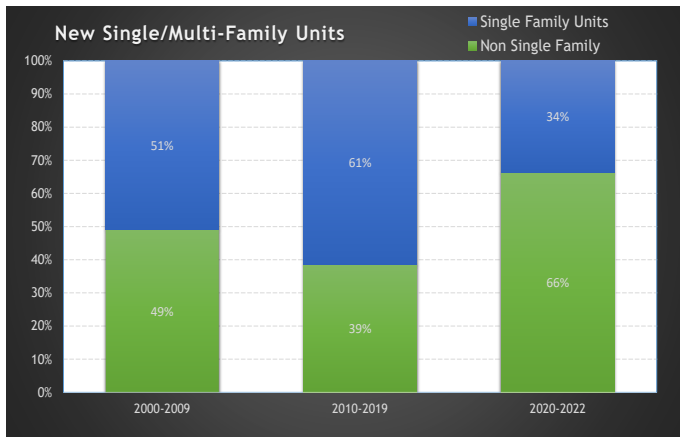


NOVEMBER 2022

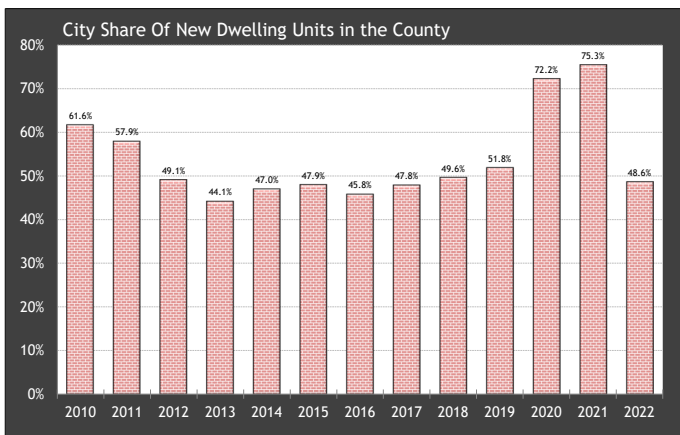
Residential Growth



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 November 2021 to November 2022, decreased 77.6% from (384 vs 86). Additions and alterations remained the same from November 2021 to November 2022 (205 vs 203).



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 48.6% through November 2022 (86 out of 177 units) compared to 75.3% in 2021.

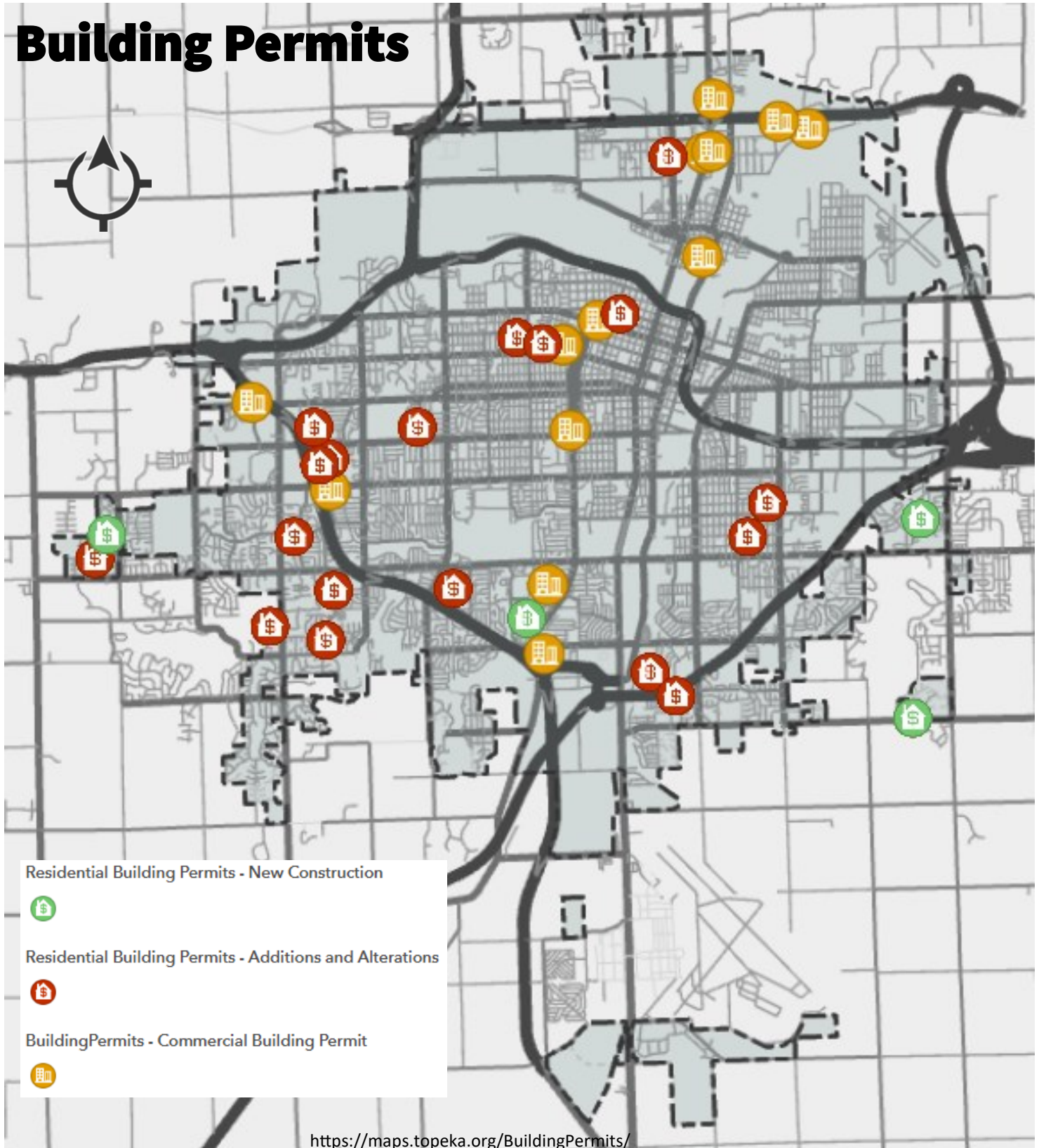




NOVEMBER 2022

NOVEMBER 2022

Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



Building Permits - Commercial Building Permit



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



NOVEMBER 2022

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

