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).

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 decreased by 14.2% ($185,090,463 vs. $158,753,920). The table below shows the Top 10 Permits by valuation through November 2022.

* 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 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.
Building Permits

https://maps.topeka.org/BuildingPermits/
3-Mile ETJ, UGA, and City Boundary New Housing Units — November 2022