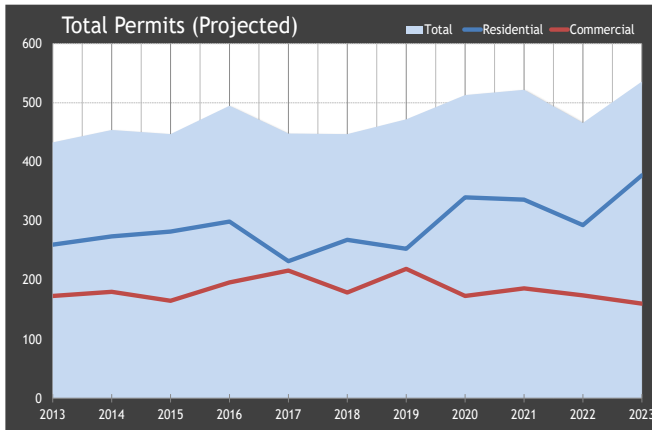




NOVEMBER 2023

Development & Growth Management Report

Residential & Commercial Growth



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

Using 2023 permit data, **total building permits** are projected by the end of the year to increase 15.4% from 2022, 466 to 538. **Residential permits** are projected to increase by 29.2% from 293 to 379 and **commercial permits** are projected to decrease by 7.8% from 174 to 160.

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 2023, **building square footage** is expected to increase by 3.6% from 3,000,271 sq. ft. to 3,107,422 sq. ft. The **value of building permits** is expected to increase by 39.7% from \$151,050,592 to \$210,960,139. The table below shows the **Top 10 Permits** by valuation during November 2023.

NOVEMBER

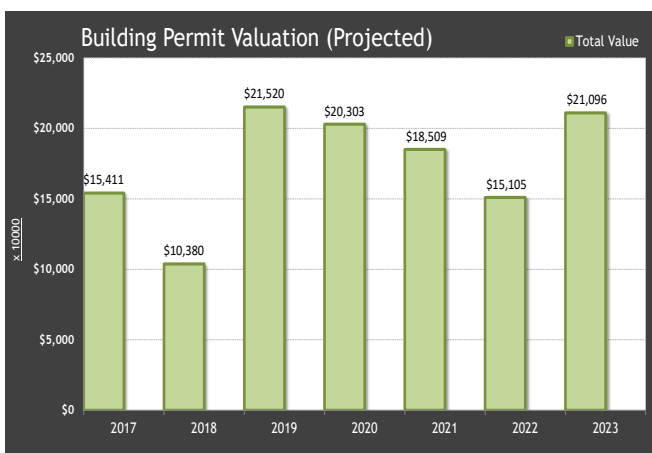
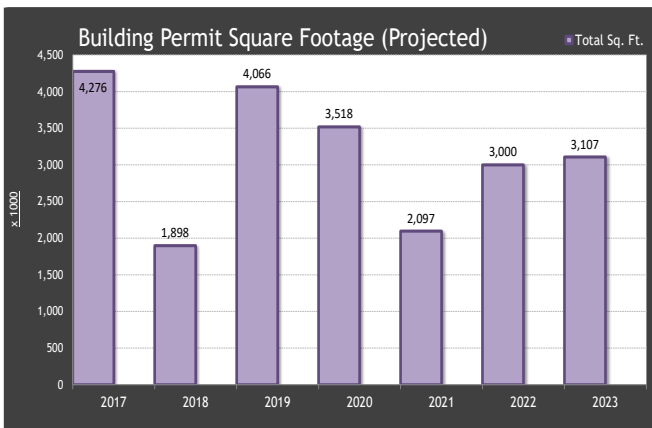
Building Permits

40

Sq. Ft.
315,986

Value
\$16,679,582

Housing Units
8



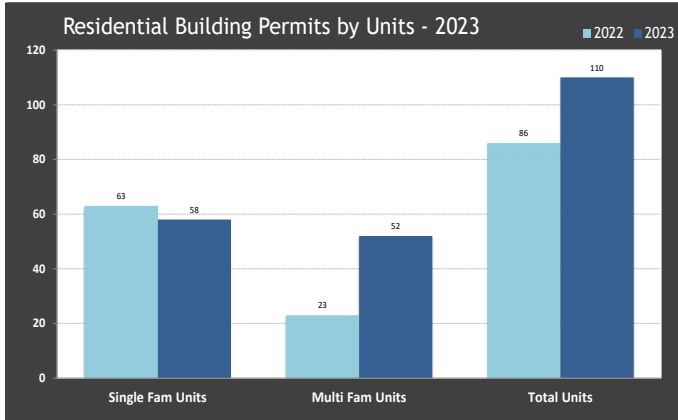
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

TOP 10 PERMITS - NOVEMBER*

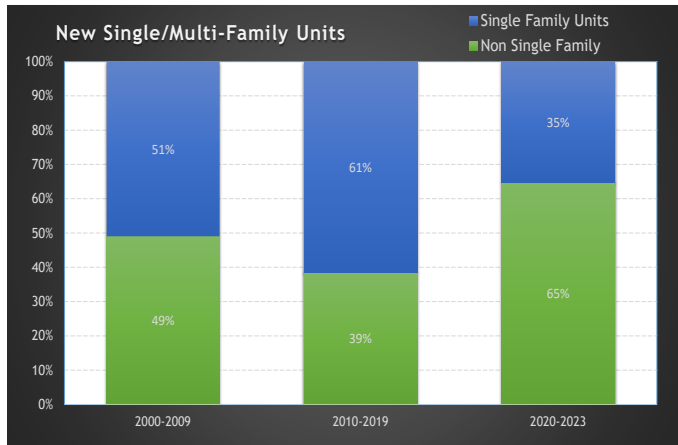
1414 SW 8TH AVE	STORMONT VAIL CANCER CENTER ADDITION & RENOVATION	\$8,927,713
4019 SW 10TH AVE	OAK STREET HEALTH	\$1,800,000
335 SW MACVICAR AVE	WALMART 6585-278 REMODEL	\$1,200,000
1101 SW TYLER ST	BLUE CROSS AND BLUE SHIELD PATIO REMODEL	\$700,000
3601 SW 17TH ST	MOST PURE HEART OF MARY	\$700,000
1515 SW 10TH AVE	TOPEKA & SHAWNEE COUNTY PUBLIC LIBRARY	\$558,000
2635 SW SHERWOOD PARK	2024 ST. JUDE DREAM HOME	\$500,000
1200 & 1202 SW LAKESIDE DR	LAKESIDE DUPLEX	\$370,000
1206 & 1208 SW LAKESIDE DR	LAKESIDE DUPLEX	\$370,000
1355 SW FILLMORE ST	LOTS 571,573,575 EKERTS ADDITIONA	\$227,000

NOVEMBER 2023

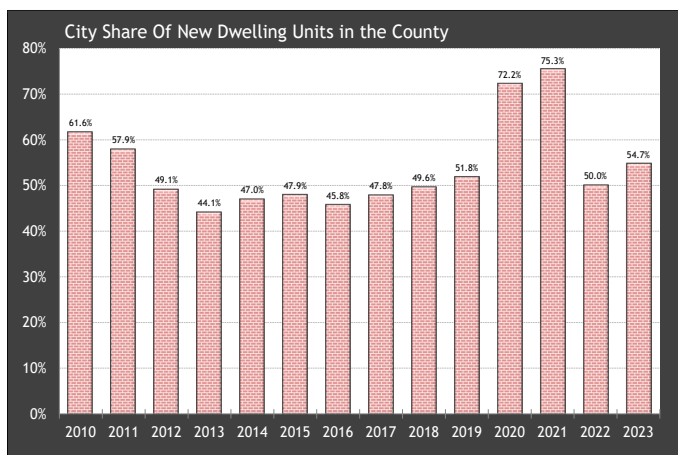
Residential Growth



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 November 2022 to November 2023, increased 27.9% from 86 to 110. Additions and alterations increased by 31.5% from November 2022 (203) to November 2023 (267).



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 (65% non-single family share)* is taking place since 2020.



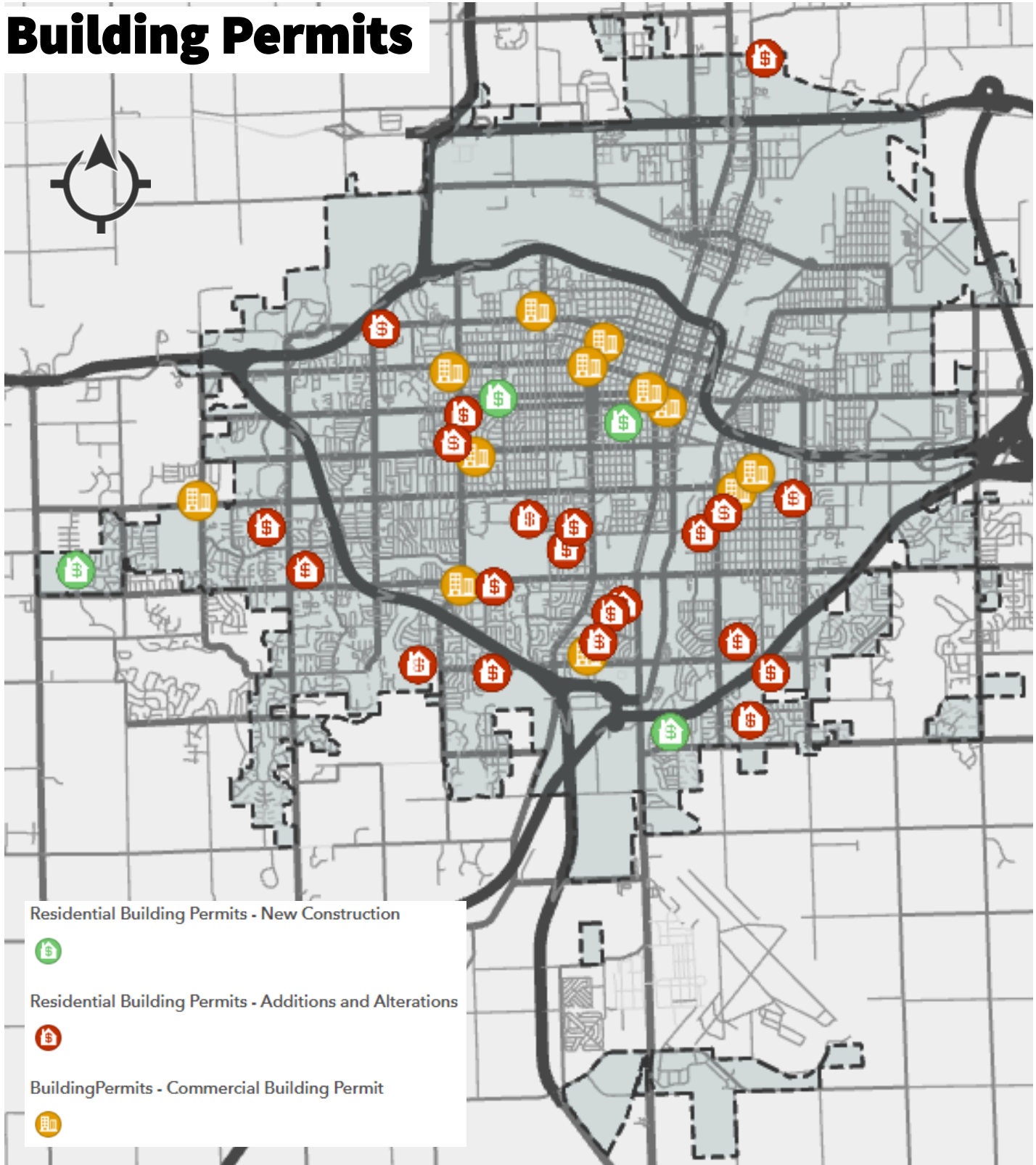
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 54.7% through November 2023 (110 out of 201 units) compared to 50% in 2022.



NOVEMBER 2023

NOVEMBER 2023

Building Permits



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

NOVEMBER 2023

3-Mile ETJ, UGA, and City Boundary New Housing Units — November 2023

