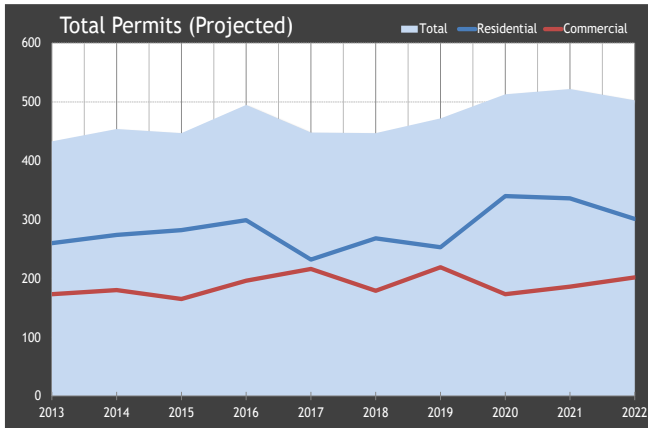




Development & Growth Management Report

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 3.7% from 2021 (522 vs 503). **Residential permits** are projected to decreased 10.4% (336 vs 301) and **commercial permits** are projected to increase by 8.4% (186 vs. 202).

OCTOBER
Building Permits

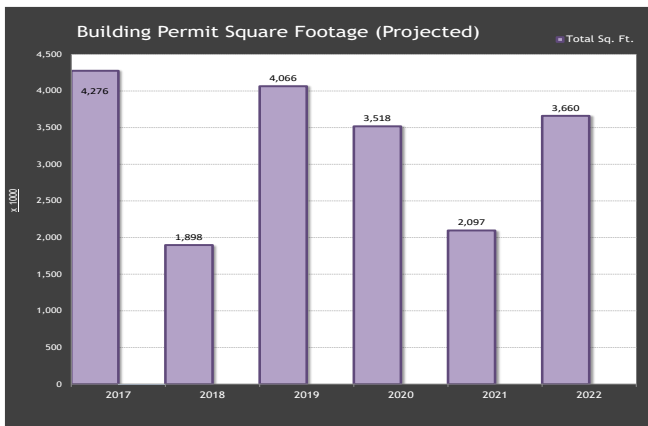
44

Sq. Ft.
299,366

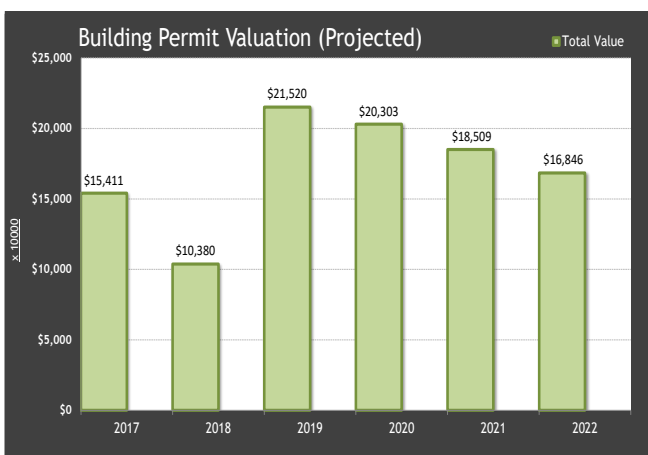
Value
\$16,144,404

Housing Units
2

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 2022, **building square footage** is expected to increase by 74.6% (2,096,566 sq. ft. vs. 3,660,462 sq. ft.). The **value of building permits** is expected to decreased by 9% (\$185,090,463 vs. \$168,464,434). The table below shows the **Top 10 Permits** by valuation through October 2022.



TOP 10 PERMITS - OCTOBER*

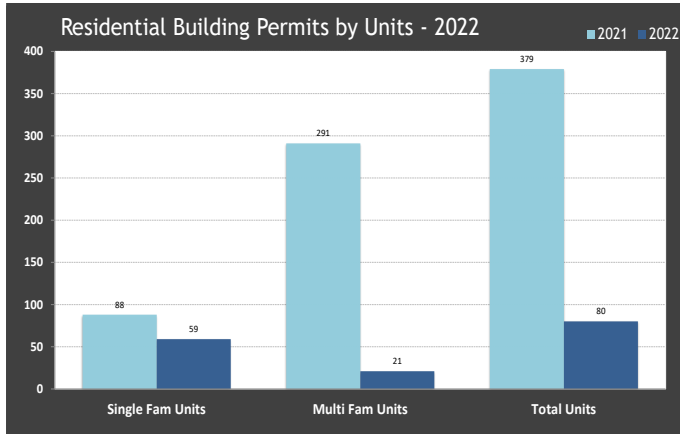
4019 SW GAGE CENTER DR	ADVISORS EXCEL GAGE CENTER—STRIP MALL REMODEL	\$5,155,700
100 MARS BLVD	M&M NON-NUT ENABLEMENT PROJECT	\$2,500,000
2880 SE CALIFORNIA AVE	MCDONALDS REB UILD	\$1,500,000
1717 SW WANAMAKER RD	DISCOUNT TIRES	\$950,000
420 SW 9TH ST	THE BEACON	\$800,000
1500 SW 10TH AVE	STORMONT VAIL 11,12 &14	\$789,351
215 SE 7TH ST	TOPEKA MUNICIPAL BUILDING RENOVATION PHASE 2	\$655,000
1500 SW 10TH AVE	STORMONT VAIL 15 & 16	\$496,517
1409 NW TOPEKA BLVD	SCOOTER'S COFFEE DRIVE-THRU	\$400,000
4001 NW 14TH ST	EVERGY TOC—RESTROOM REMODEL	\$399,000

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

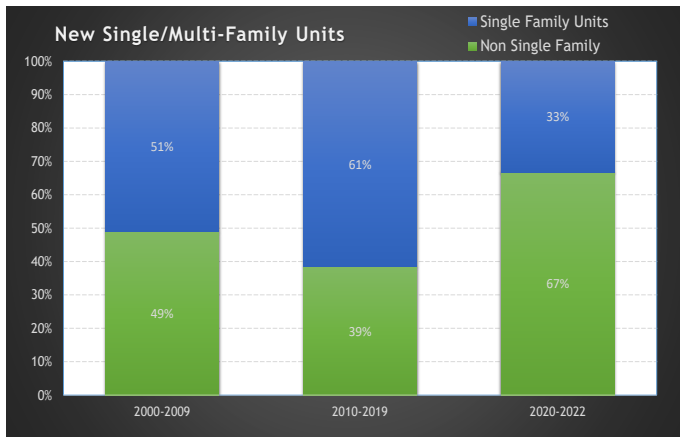


OCTOBER 2022

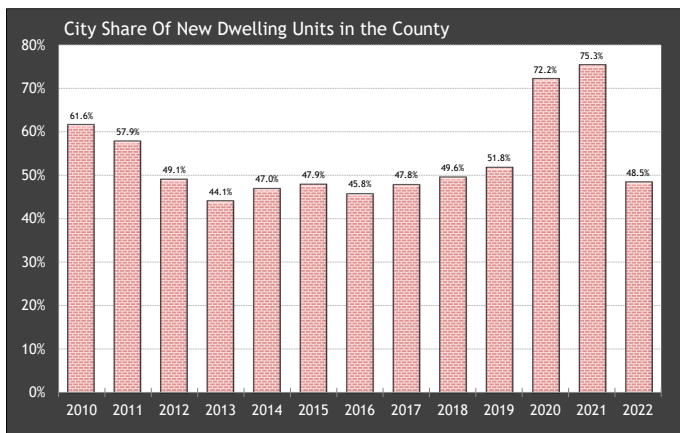
Residential Growth



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 October 2021 to October 2022, decreased 78.9% from (379 vs 80). Additions and alterations remained the same from October 2021 to October 2022 (183 vs 184).



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 (67% 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 48.5% through October 2022 (80 out of 165 units) compared to 75.3% in 2021.

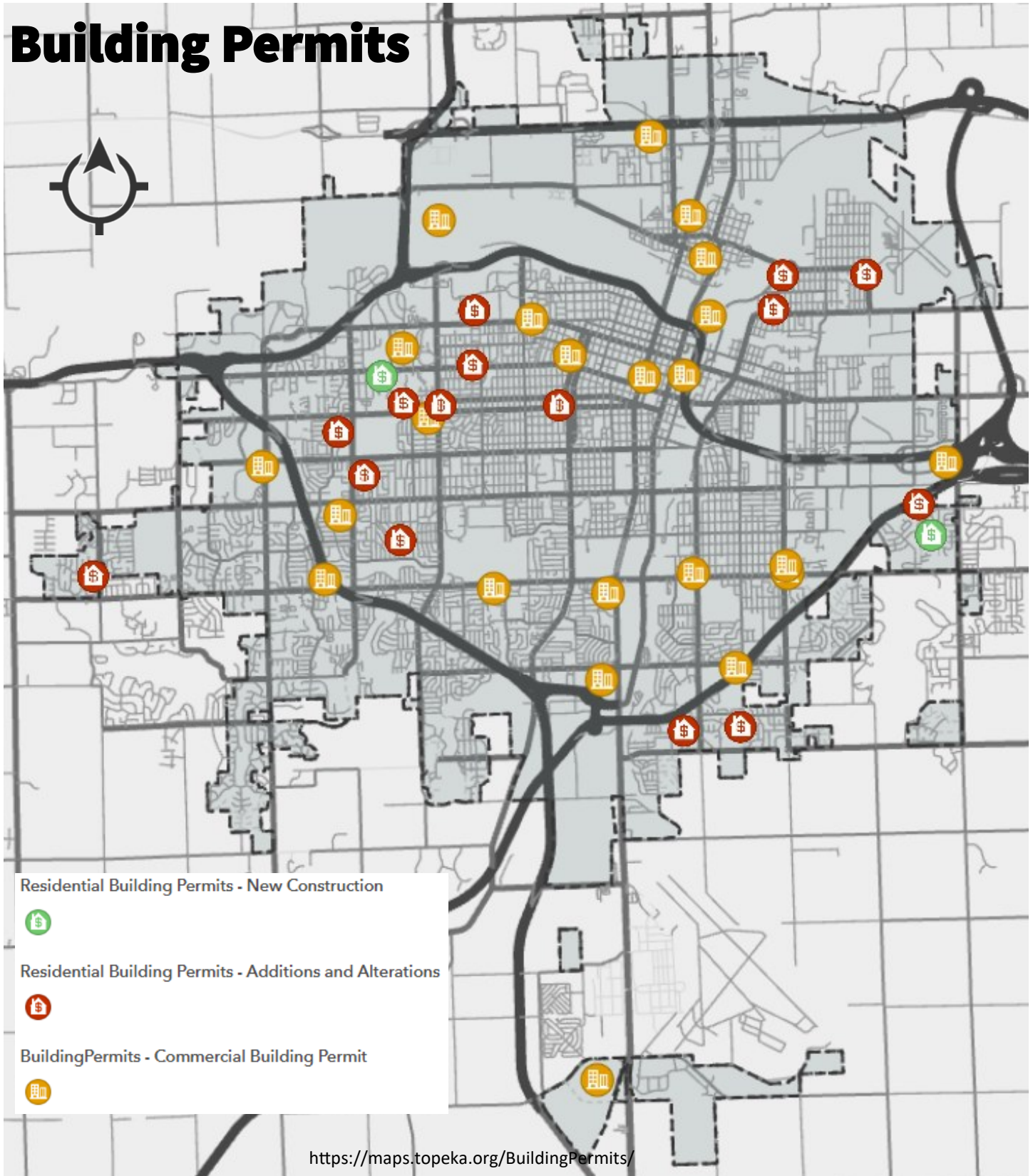




OCTOBER 2022

OCTOBER 2022

Building Permits





OCTOBER 2022

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

