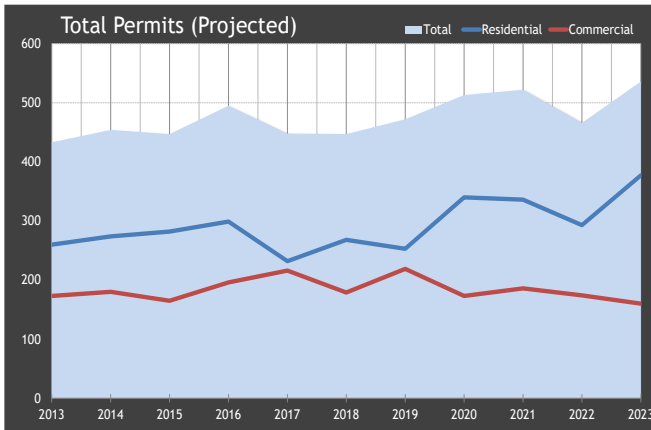




OCTOBER 2023

Development & Growth Management Report

Residential & Commercial Growth

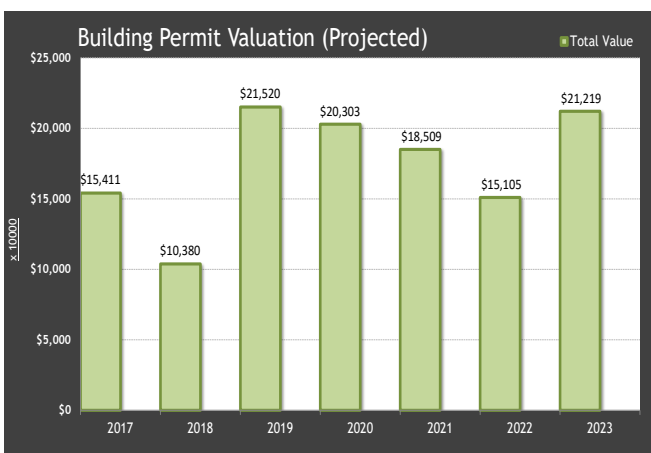
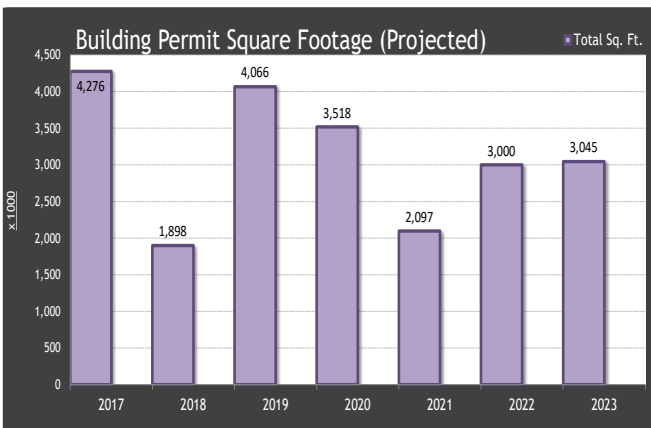


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2023 permit data, **total building permits** are projected by the end of the year to increase 16.7% from 2022, 466 to 544. **Residential permits** are projected to increase by 30.7% from 293 to 383 and **commercial permits** are projected to decrease by 6.9% from 174 to 162.

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 1.5% from 3,000,271 sq. ft. to 3,044,587 sq. ft. The **value of building permits** is expected to increase by 40.5% from \$151,050,592 to \$212,190,654. The table below shows the **Top 10 Permits** by valuation during October 2023.



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

OCTOBER

Building Permits

51

Sq. Ft.
135,019

Value
\$19,154,497

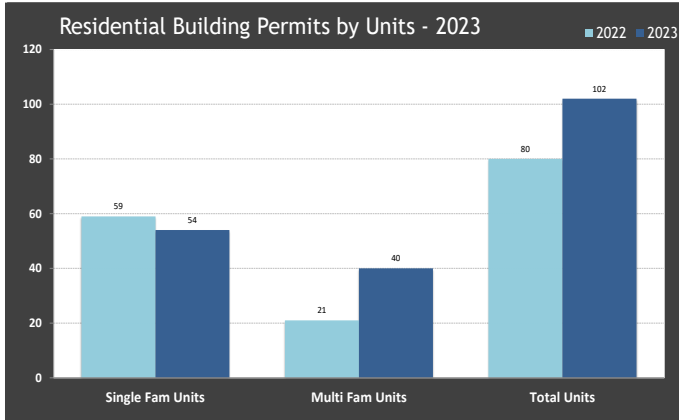
Housing Units
13

TOP 10 PERMITS - OCTOBER*

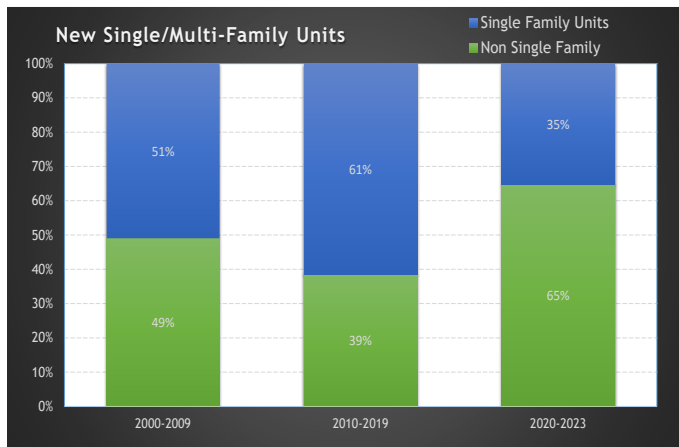
800 S KANSAS AVE	EVERGY 800 BLDG - 2ND FLOOR REMODEL	\$5,500,000
1500 SW 10TH AVE	STORMONT VAIL HEALTHCARE CVOPC RENOVATION	\$3,525,000
2611 SE CALIFORNIA	CASEY'S GENERAL STORE #4378	\$1,800,000
2200 B SW TOPEKA BLVD	HIGHER GROUNDS COFFEE AND DELI	\$850,000
4409 SW CONNERMARA LN	TRACT 79, LOT 1, BLOCK A, MCFARLAND FARM SUB #4	\$850,000
2031 NW TOPEKA BLVD	QDOBA MEXICAN GRILL	\$800,000
1205 SW STEEPLECHASE LN	LOT 12, BLOCK A, MCFARLAND FARM SUB #2	\$750,000
4900 SW 29TH ST	COREFIRST BANK WEST BRANCH	\$741,000
1208 SW TYLER ST	SW TYLER ST	\$650,000
200 SW JACKSON ST	200 SW JACKSON, HME INC	\$400,000

OCTOBER 2023

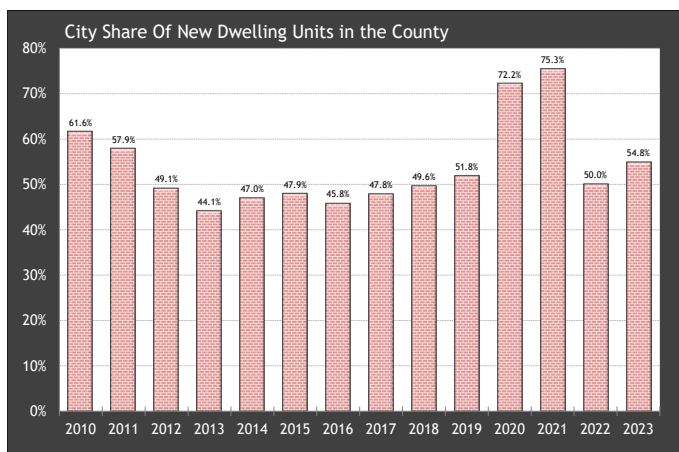
Residential Growth



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 October 2022 to October 2023, increased 27.5% from 80 to 102. Additions and alterations increased by 33.2% from October 2022 (184) to October 2023 (245).



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.



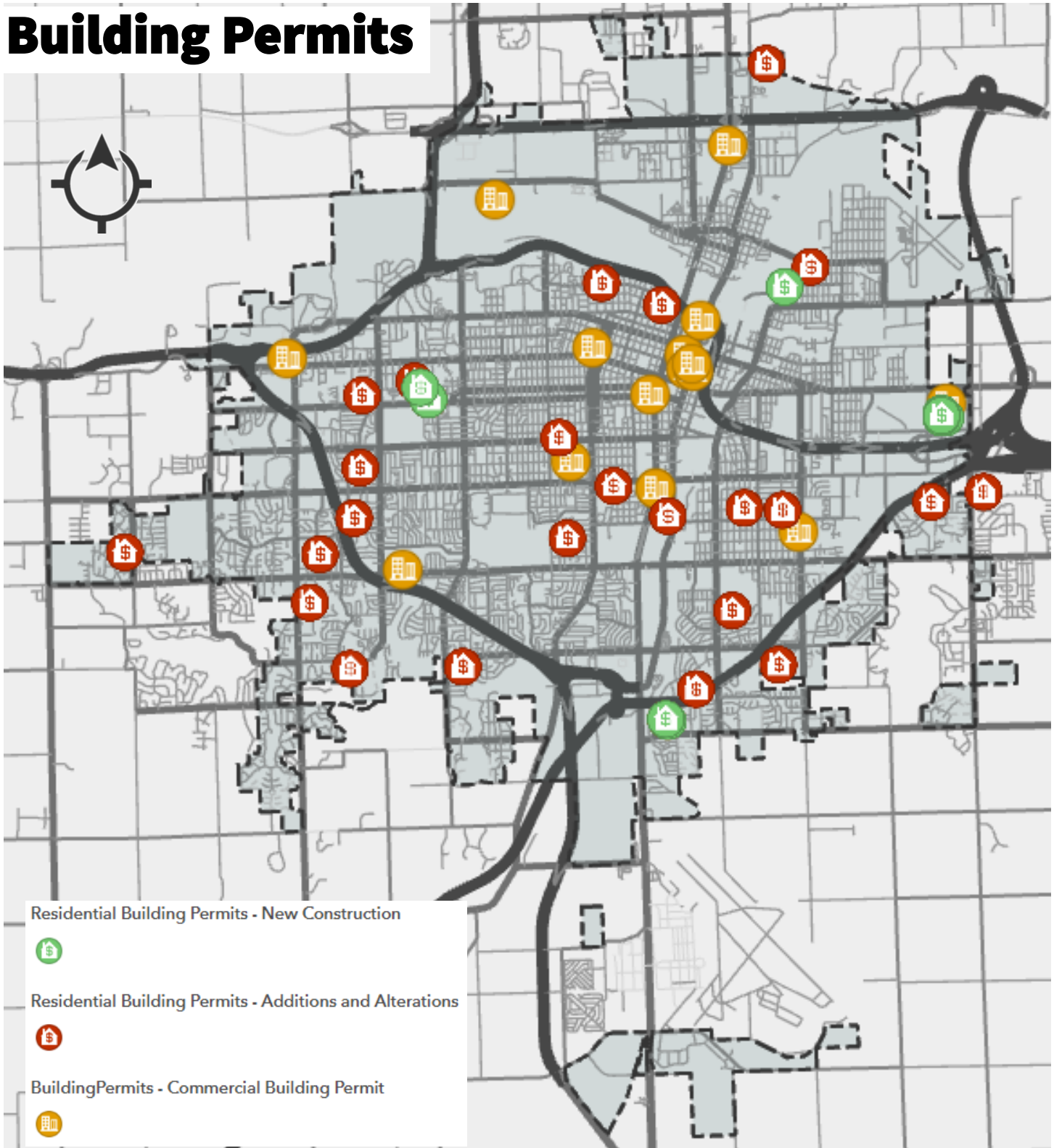
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 54.8% through October 2023 (102 out of 186 units) compared to 50% in 2022.



OCTOBER 2023

OCTOBER 2023

Building Permits



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

OCTOBER 2023

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

