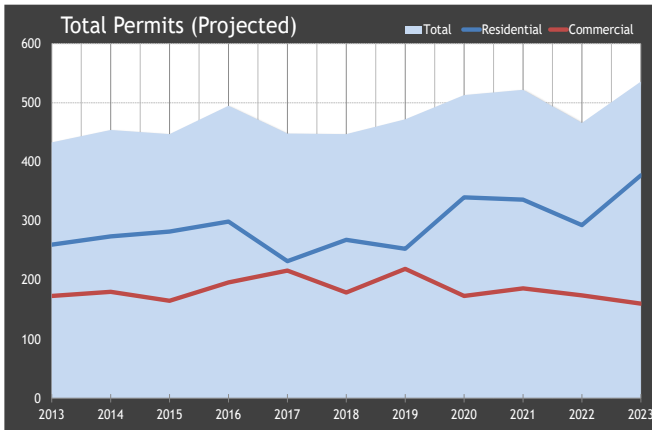




Development & Growth Management Report

Residential & Commercial Growth

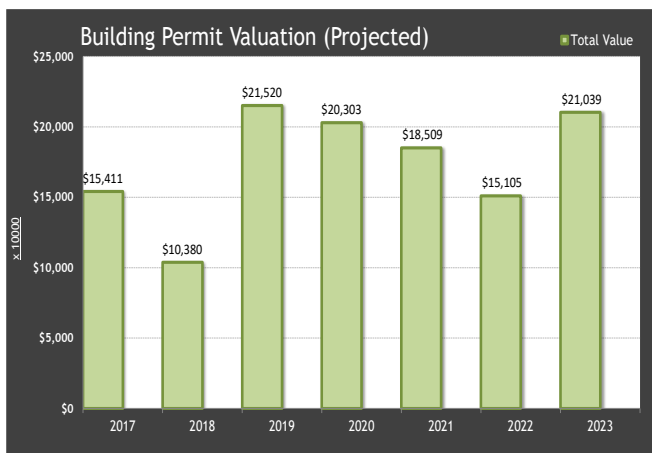
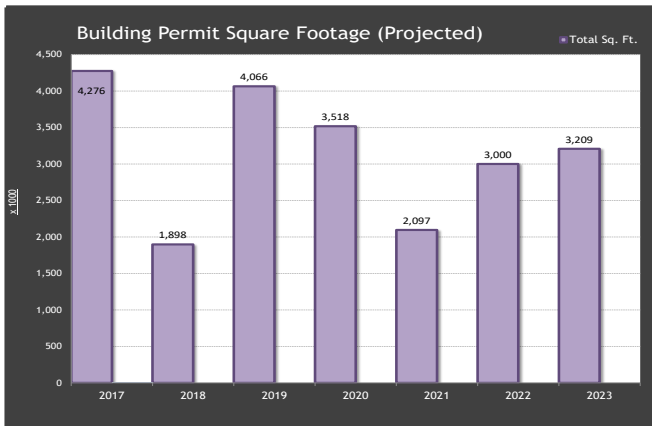


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2023 permit data, **total building permits** are projected by the end of the year to increase 15% from 2022, 466 to 536. **Residential permits** are projected to increase by 28.8% from 293 to 377 and **commercial permits** are projected to decrease by 8.1% 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 7% from 3,000,271 sq. ft. to 3,209,079 sq. ft. The **value of building permits** is expected to increase by 39.3% from \$151,050,592 to \$210,394,731. The table below shows the **Top 10 Permits** by valuation during September 2023.



SEPTEMBER

Building Permits

59

Sq. Ft.
89,457

Value
\$11,209,646

Housing Units
38

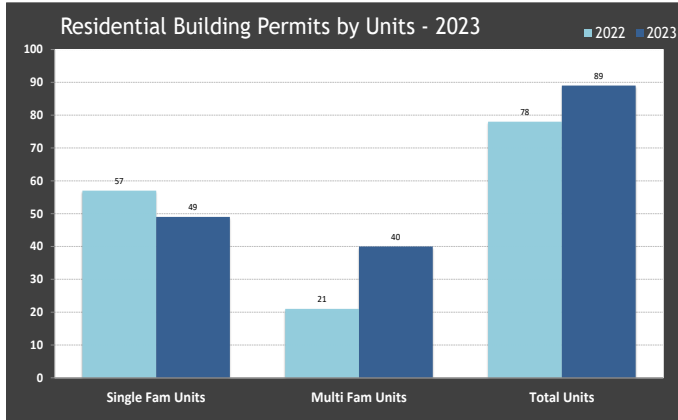
TOP 10 PERMITS - SEPTEMBER*

1031 SW EXMOOR LN	TRACT 14, LOT 1, BLOCK A, MCFARLAND FARMS SUB	\$695,000
913 S KANAS AVE	ROYAL SOCIETY BARBER SHOP & MEN'S STORE	\$500,000
3125 SW 17TH ST	NEW SINGLE-FAMILY RESIDENCE	\$500,000
2327 SE WISCONSIN AVE	PATTERSON CHILDCARE CENTER	\$450,000
6021 SW 6TH AVE	HYATT PLACE	\$400,000
3716/3718 SE BRYANT ST	SOUTHERN HILLS SENIOR HOMES NEW DUPLEX	\$398,273
3720/3722 SE BRYANT ST	SOUTHERN HILLS SENIOR HOMES NEW DUPLEX	\$398,273
3724/3726 SE BRYANT ST	SOUTHERN HILLS SENIOR HOMES NEW DUPLEX	\$398,273
3728/3730 SE BRYANT ST	SOUTHERN HILLS SENIOR HOMES NEW DUPLEX	\$398,273
533/535 SE ETZEL AVE	SOUTHERN HILLS SENIOR HOMES NEW DUPLEX	\$398,273

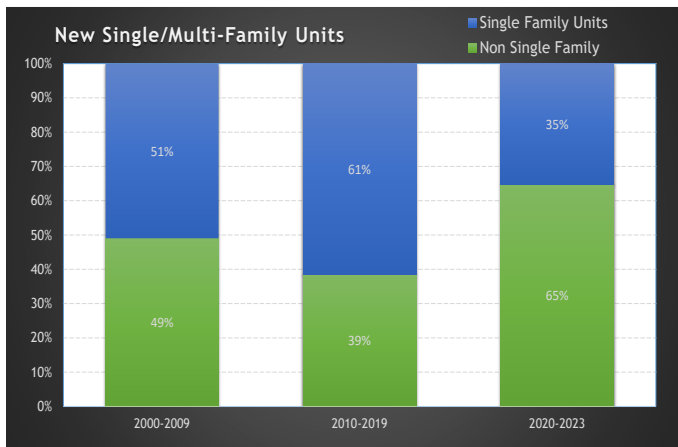
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

SEPTEMBER 2023

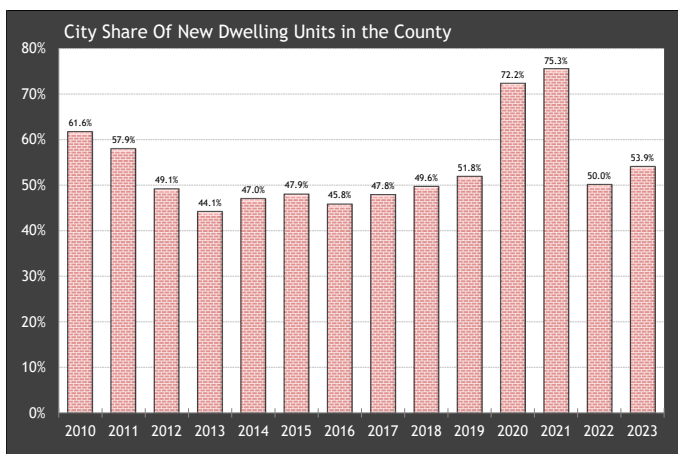
Residential Growth



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 September 2022 to September 2023, increased 14.1% from 78 to 89. Additions and alterations increased by 32.9% from September 2022 (164) to September 2023 (218).



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.



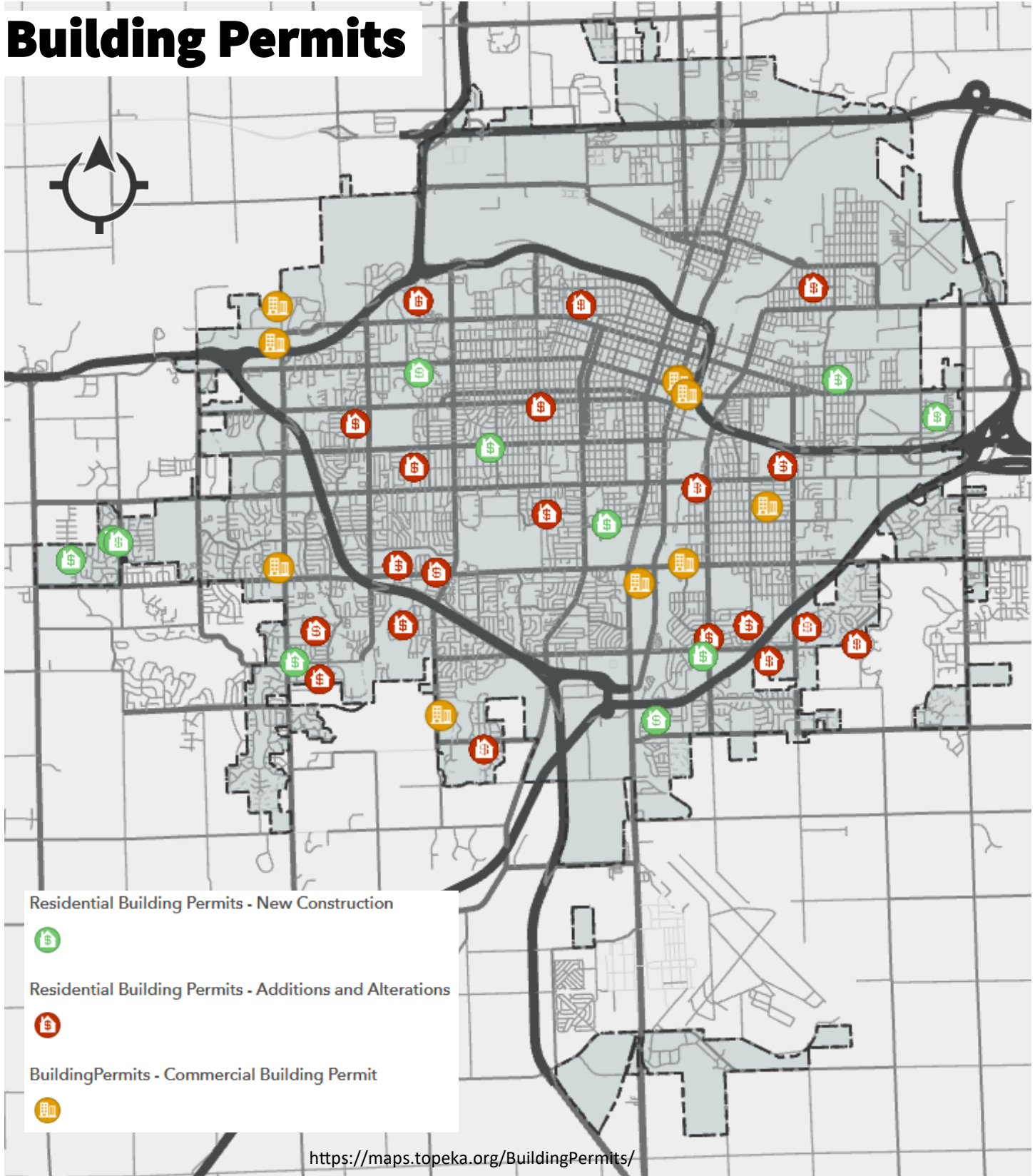
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 53.9% through September 2023 (89 out of 165 units) compared to 50% in 2022.



SEPTEMBER 2023

SEPTEMBER 2023

Building Permits



SEPTEMBER 2023

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

