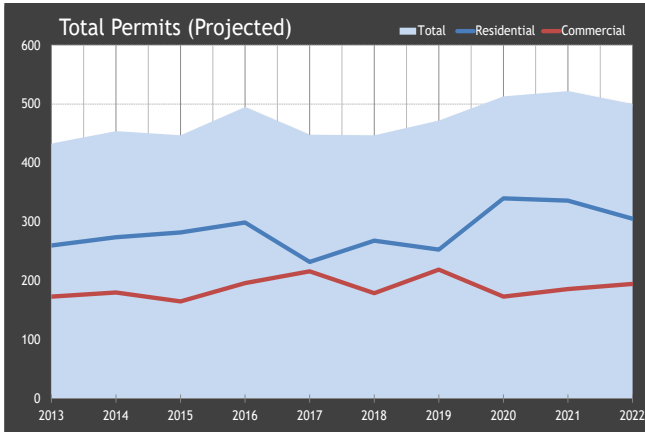




Development & Growth Management Report

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 4.2% from 2021 (522 vs 500). **Residential permits** are projected to decreased 9.1% (336 vs 305) and **commercial permits** are projected to increase by 4.7% (186 vs. 195).

SEPTEMBER

Building Permits

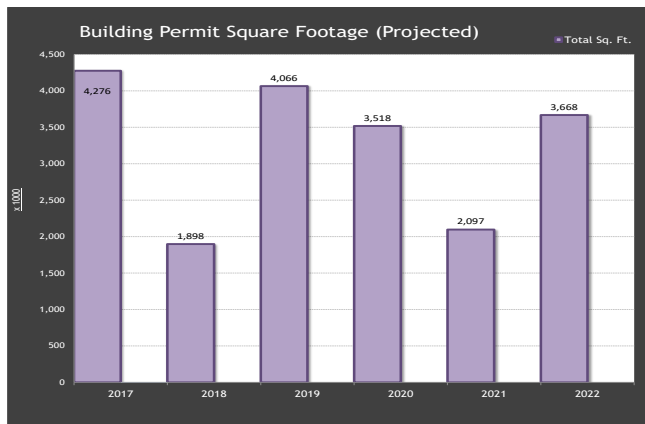
50

Sq. Ft.
245,300

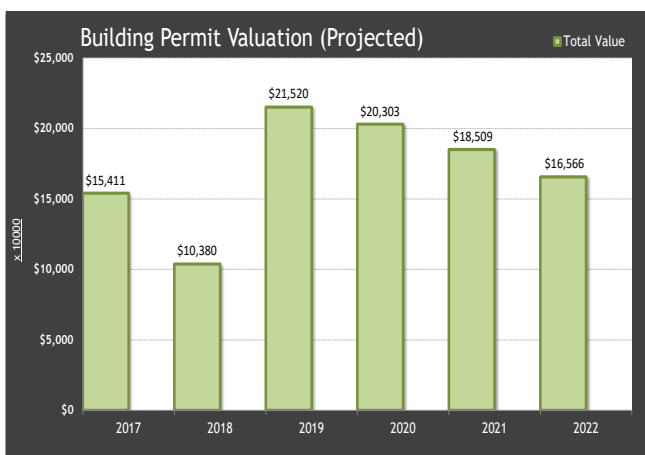
Value
\$13,632,282

Housing Units
11

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 75% (2,096,566 sq. ft. vs. 3,668,025 sq. ft.). The **value of building permits** is expected to decrease by 10.5% (\$185,090,463 vs. \$165,656,832). The table below shows the **Top 10 Permits** by valuation through September 2022.



TOP 10 PERMITS - SEPTEMBER*

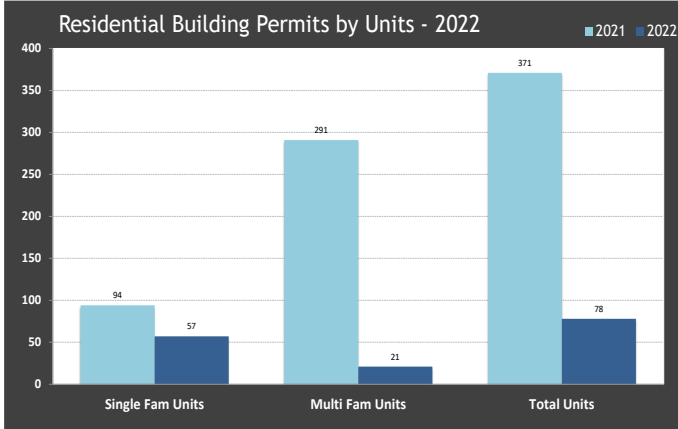
660 NE US 24 HWY	CONTACTORS GARAGE BUILDING	\$1,900,000
222 SW 7TH ST	THE HISTORIC CENTRAL MOTOR & FINANCE CORPORATION BUILDING	\$1,000,000
1601 SW WANAMAHER	GOLDEN CORRAL	\$800,000
3840 NW 14TH ST	PROBULIN BUILDING	\$702,044
222 SW 7TH ST	GSA FEDERAL PUBLIC DEFENDER TENANT IMPROV	\$500,000
818 S KANSAS AVE	EVERGY TGO - IT & RECORDS RELOCATION	\$450,000
3611 NW 16TH ST	WASTE MANAGEMENT TOPEKA CNG FUILING SYSTEM & MAINTENANCE SHOP UPGRADE	\$430,000
5941 SW 17TH ST	DUTCH BROS COFFEE	\$400,000
2215 SW WANAMAHER	CHUCK E CHEESE	\$312,800
5624/5626/2933/2931 SW FOXCROFT CIR	FOXCROFT	\$286,394

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

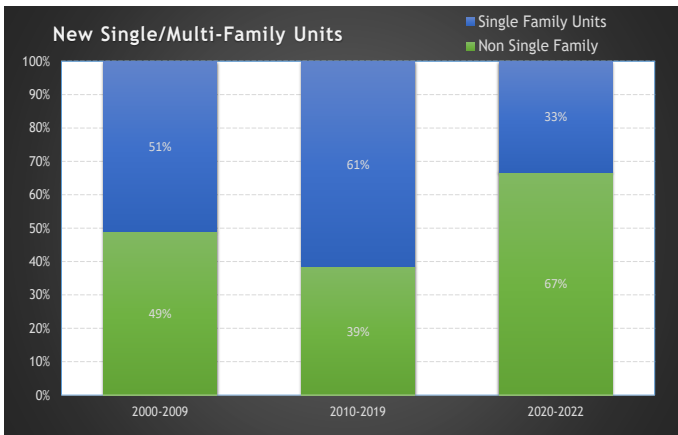


SEPTEMBER 2022

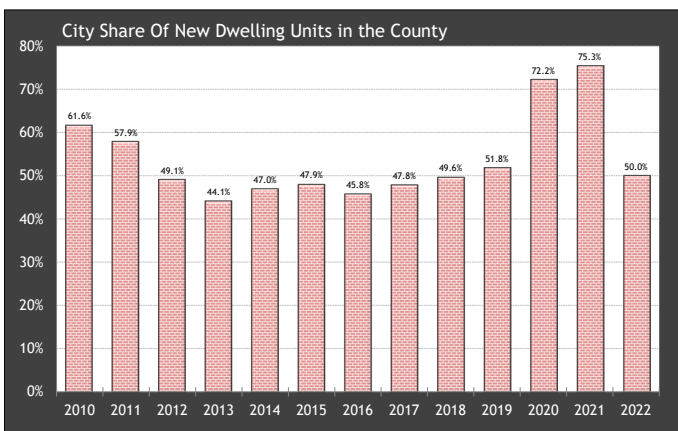
Residential Growth



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 September 2021 to September 2022, decreased 79% from (371 vs 78). Additions and alterations increased by 4.5% from September 2021 to September 2022 (157 vs 164).



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 50% through September 2022 (78 out of 156 units) compared to 75.3% in 2021.

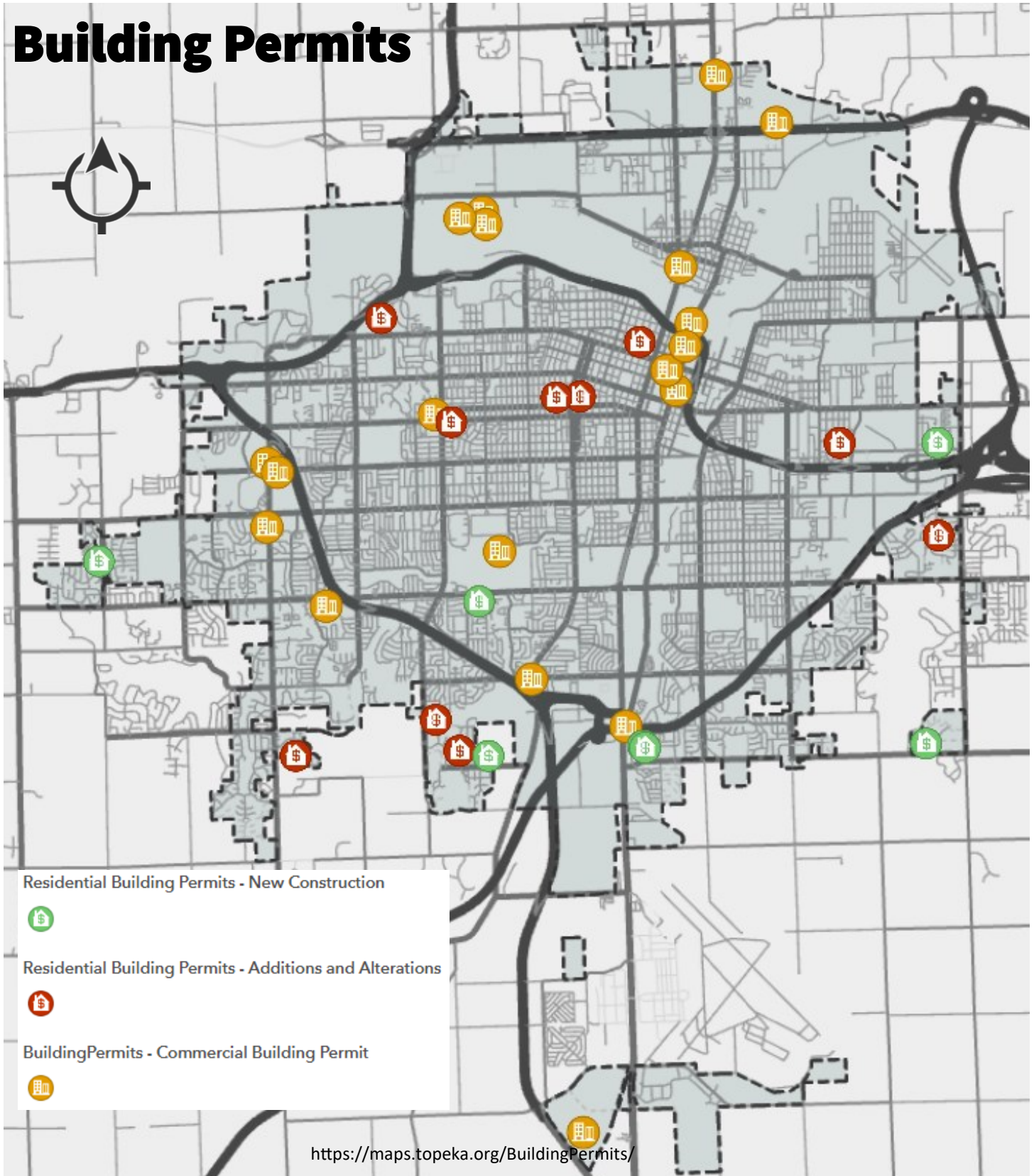




SEPTEMBER 2022

SEPTEMBER 2022

Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



Building Permits - Commercial Building Permit



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



SEPTEMBER 2022

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

