Residential & Commercial Growth

The Planning Department tracks the total number of building permits issued on an annual basis in the City of Topeka. Total building permits issued is an indicator of development activity. From 2017 to 2018, total building permits were virtually unchanged from 448 to 447. A 15.5% increase in residential permits from 2017 (232 vs. 268) is not enough to offset an 17% (216 vs. 179) decrease in commercial permits.

The Planning Department tracks the square footage and value of all building permits. Both building square footage and building value can be used to better understand the scale of investment per building permit issued within the City of Topeka.

From 2017 to 2018, total building square footage decreased by 55.6% (4,275,853 vs. 1,897,889). The value of building permits decreased by 32.6% ($154,111,321 vs. $103,795,760).

The table below shows the Top 10 Permits by valuation for the year.

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

The Planning Department tracks the total number of residential building permits issued in the City of Topeka as an indicator of housing growth. Data is presented from 2000 through 2018. From 2017 to 2018, the number of new residential building permits (by units) increased by 11% (110 vs. 122), with the number of additions and alterations remaining well above new construction, increasing 24% (155 vs 193).

The Planning Department tracks the number and location of new residential dwelling units created within Topeka and Shawnee County in order to evaluate 2015 policy changes made in the Topeka Land Use and Growth Management Plan 2040 (LUGMP). The city’s share of new dwelling units compared to all of Shawnee County was 50% through December 2018.

The Planning Department tracks the number and location of new residential platted lots created within Topeka and Topeka’s Extra Territorial Jurisdiction (3-mile ETJ) in order to further evaluate 2015 policy changes. The downward trend seen in residential lots created within the 3-mile ETJ demonstrates that rule changes implemented 2015 have worked to curb new residential lot creation outside the city.

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL’s at the end of the Fourth quarter of 2018 to accommodate 10.20 years of housing growth for new single-two-family dwellings. Lauren’s Bay accounts for 204 BPVL’s or 2.27 years of inventory. There are also 1,189 platted vacant lots without street access or approved benefit districts. Those lots represent an additional 13.28 years of housing growth for new single/two-family dwellings.
2018 Building Permits

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