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. A year-to-date comparison between 2017 and 2018 indicates total building permits decreased 2.7% (147 vs 143). An increase of 32.3% (65 vs. 86) in the total number of residential permits occurred with a 30.5% decrease (82 vs. 57) in the total number of 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.

A year-to-date comparison between 2017 and 2018 indicates total building square footage decreased by 58.3%, (1,067,013 sq. ft. vs. 445,039 sq. ft.). The value of building permits decreased by 62.6% ($68,915,611 vs. $25,748,517). The table below and map on page 3 show the Top 10 Permits by valuation.

* 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. The number of new residential building permits (by units) is projected to increase 38.9% (110 vs. 180) between 2017 and 2018, with the number of additions and alterations remaining well above new construction, increasing 20% (155 vs. 186).

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). A key performance indicator of the LUGMP is Topeka’s percentage of new dwelling units relative to those outside the city. For evaluation, Shawnee County is divided into Topeka’s Urban Growth Area: Tier 1 (City), Tier 2/3 (UGA), Topeka’s Extra Territorial Jurisdiction (3-mile ETJ), and the balance of Shawnee County (Non-ETJ). The city’s share of new dwelling units compared to all of Shawnee County was 65.9% for April 2018.

In 2017, dwelling unit share of new city dwelling units as a portion of the 3-mile ETJ area was 59.5% and 79.7% of the UGA. As of April 2018, Share of new city dwelling units was 77.9% as a portion of the 3-mile ETJ area and 88.2% of the UGA.