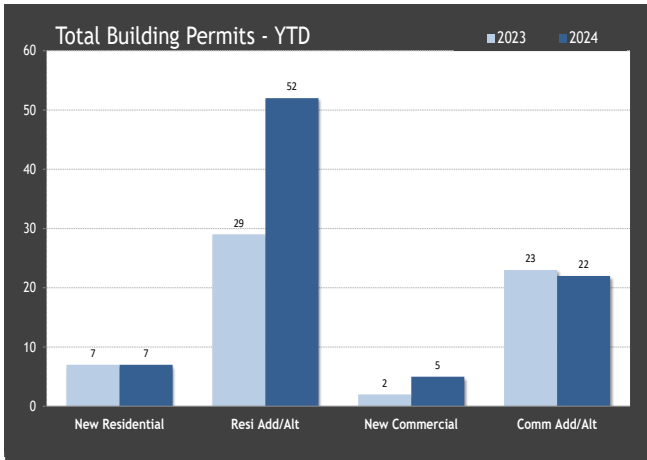




Development & Growth Management Report

Residential & Commercial Growth



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

Total building permits issued is an indicator of development activity. Comparing February 2023 to February 2024, **total building permits** increased 41% (61 vs 86). Likewise, **Residential permits** increased by 63.8% (36 vs 59) and **commercial permits** increased 8% (25 vs. 27).

FEBRUARY

Building Permits

48

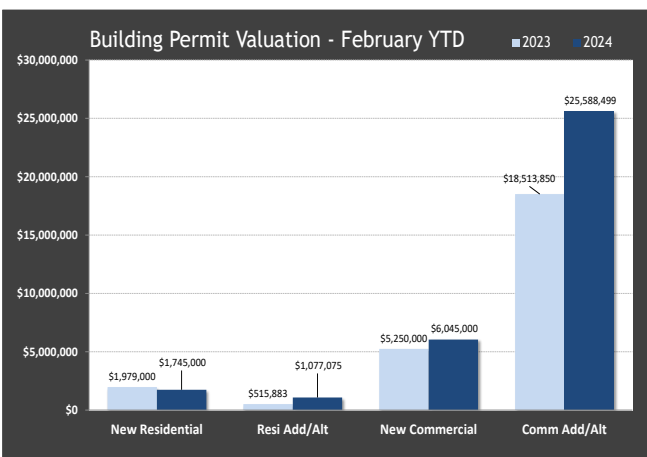
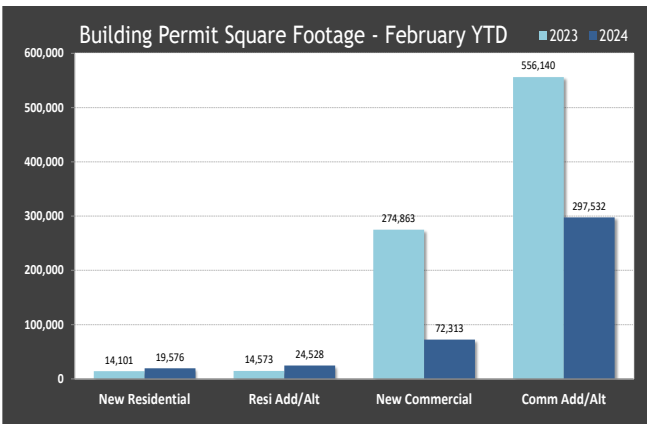
Sq. Ft.
158,130

Value
\$18,906,913

Housing Units
5

In addition, both building square footage and building value can be evaluated to better understand the scale of investment the City of Topeka.

Comparing February 2023 to February 2024, **building square footage** decreased by 51.8% (859,677 sq. ft. vs 413,949 sq. ft.). The **value of building permits** increased by 31.2% (\$26,258,733 vs \$34,455,574). The table below shows the **Top 10 Permits** by valuation through February 2024.



TOP 10 PERMITS - FEBRUARY

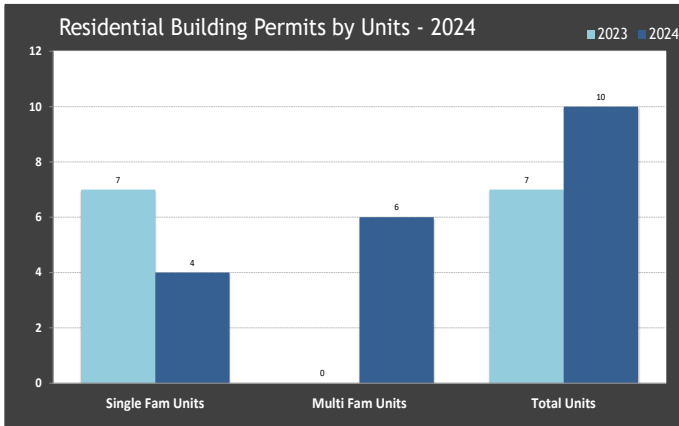
635 SW JACKSON ST	UPTOWNER PARKING GARAGE	\$5,894,861
635 SW CLAY ST	CAIR PARAVEL LATIN SCHOOL ADDITION	\$3,163,364
1935 SW WANAMAKER RD	LA-Z-BOY HOME FURNISHINGS & DÉCOR	\$2,400,000
821 NW 25TH ST	VALVOLINE INSTANT OIL CHANGE	\$1,449,000
2200 NW BRICKYARD RD	JM SMUCKER BUILDING 119 ADDITION	\$1,300,000
1831 SW WANAMAKER RD	FIRST WATCH—SHELL & SITE ONLY	\$1,200,000
320 NE CRANE ST	HILLS PET NUTRITION RESTROOM UPGRADE	\$600,000
1737 SW 42ND ST	FOLEY TOPEKA: COMPONENT STORAGE	\$546,000
4437/4439 SE GEMSTONE LN	LOT 30, BLOCK A, STONE CREST SUB	\$300,000
2121 SW WANAMAKER RD	WINGSTOP - TOPEKA	\$300,000

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

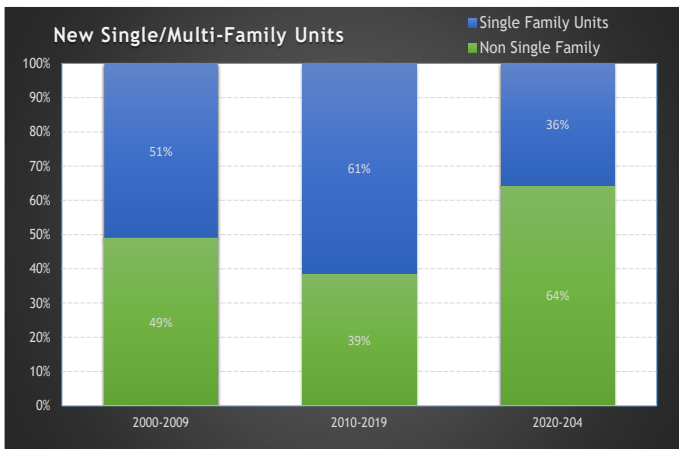


FEBRUARY 2024

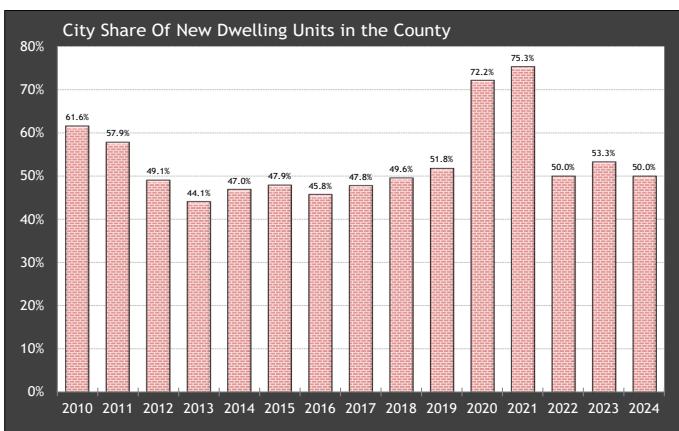
Residential Growth



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 February 2023 to February 2024, increased 42.9% from (7 vs 10). Additions and alterations increased by 79.3% from February 2023 to February 2024 (29 vs 52).



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 (64% non-single family share)* is taking place since 2020.



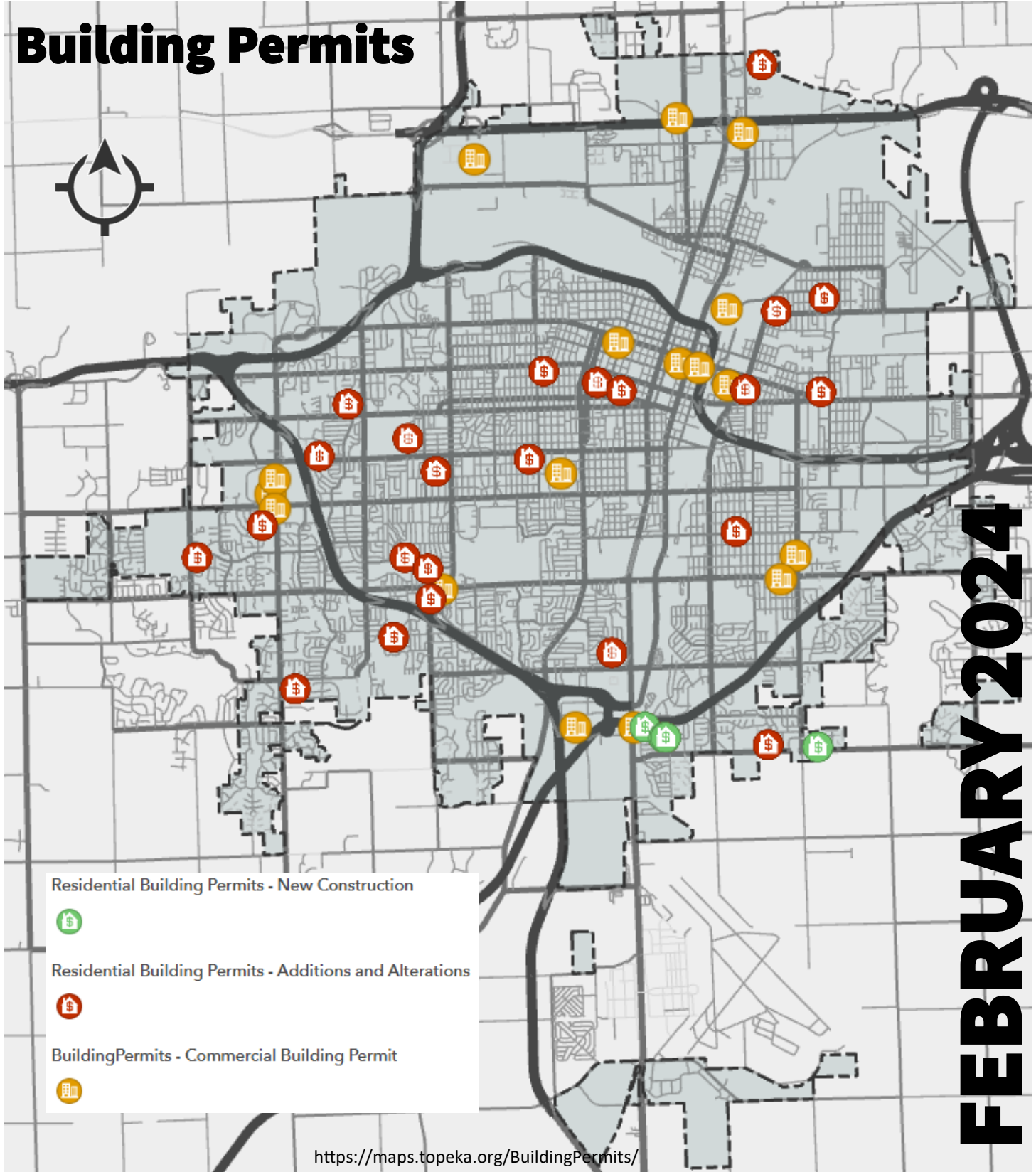
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 50% through February 2024 (10 out of 20 units) compared to 53% in 2023.





FEBRUARY 2024

Building Permits





FEBRUARY 2024

3-Mile ETJ, UGA, and City Boundary New Housing Units – February 2024

