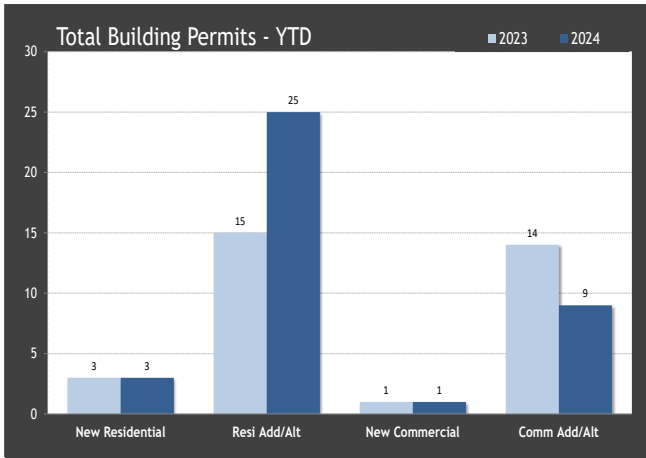




JANUARY 2024

# 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 January 2023 to January 2024, **total building permits** increased 15% (33 vs 38). Likewise, **Residential permits** increased by 55.6% (18 vs 28) and **commercial permits** decreased 33.3% (15 vs. 10).

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

Comparing January 2023 to January 2024, **building square footage** decreased by 67% (778,824 sq. ft. vs 255,819 sq. ft.). The **value of building permits** decreased by 29% (\$21,914,167 vs \$15,548,660). The table below shows the **Top 10 Permits** by valuation through January 2024.

**JANUARY**

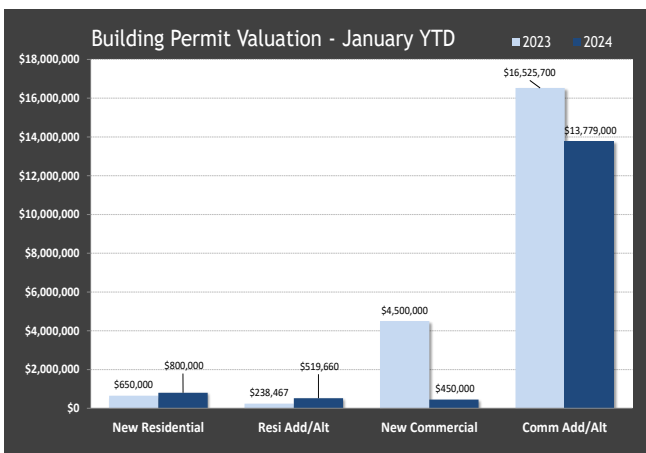
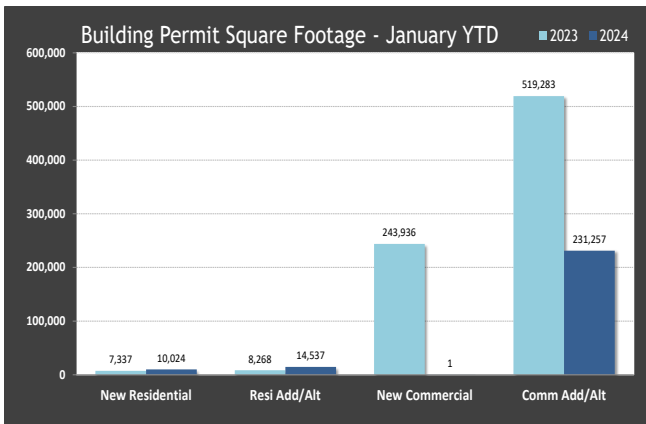
Building Permits

38

Sq. Ft.  
255,819

Value  
\$15,548,660

Housing Units  
5



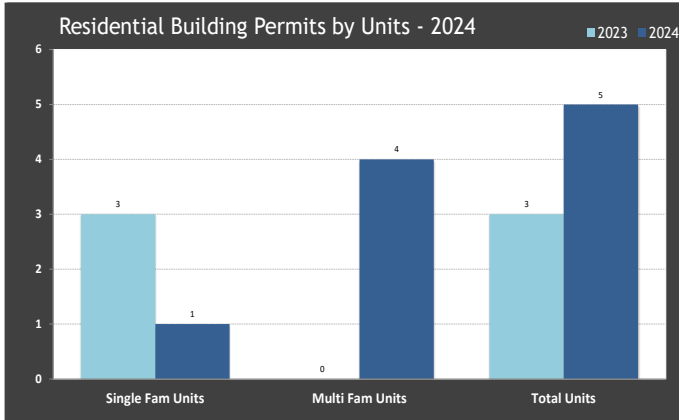
\* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

### TOP 10 PERMITS - JANUARY\*

214 SE 8TH AVE	TOPEKA MUNICIPAL BUILDING: TPAC HVAC	\$10,000,000
5311 SW 22ND PL	DILLONS 087	\$2,100,000
424 S KANSAS AVE	DOWNTOWN POST OFFICE PEC EXPANSION	\$900,000
503 NW LYMAN RD	KANSAS FIRE & SAFETY - NEW BUILDING	\$450,000
2445 SW WANAMAKER RD	WELLS FARGO TOPEKA CRG RENOVATION	\$435,000
4435/4435 SE GEMSTONE LN	LOT 29, BLOCK A, STONE CREST SUB	\$300,000
4429/4431 SE GEMSTONE LN	LOT 28, BLOCK A, STONE CREST SUB	\$300,000
305 SE 44TH ST	LOT 2, BLOCK D, HORSESHOE BEND SUB NO. 6	\$200,000
1101 SW TYLER ST	BLUE CROSS BLUE SHIELD COFFEE SHOP	\$151,000
1709 SW MACVICAR AVE	WASHBURN UNIVERSITY ATTACHED GARAGE	\$100,000

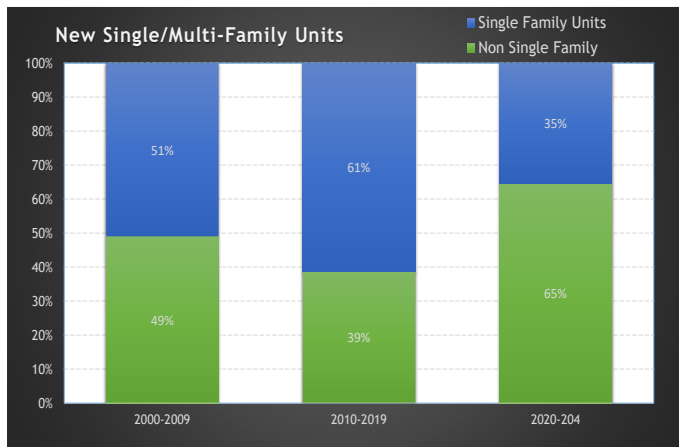
JANUARY 2024

# Residential Growth

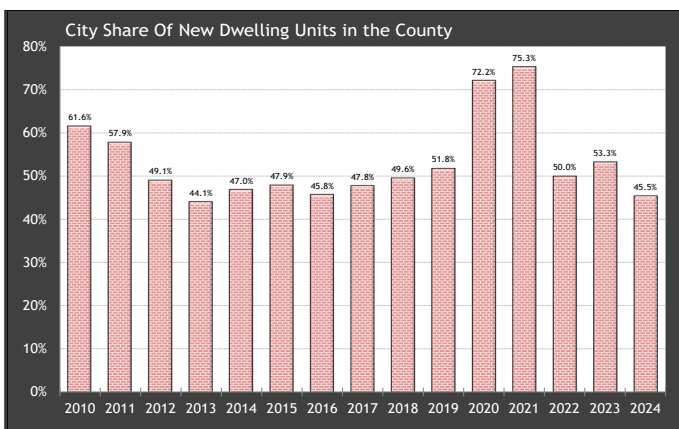


The total number of residential building permits issued in the City of Topeka are an indicator of housing growth.

The number of **new residential building permits (by units)**, when comparing January 2023 to January 2024, increased 66.7% from (3 vs 5). Additions and alterations increased by 66.7% from January 2023 to January 2024 (15 vs 25).



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.

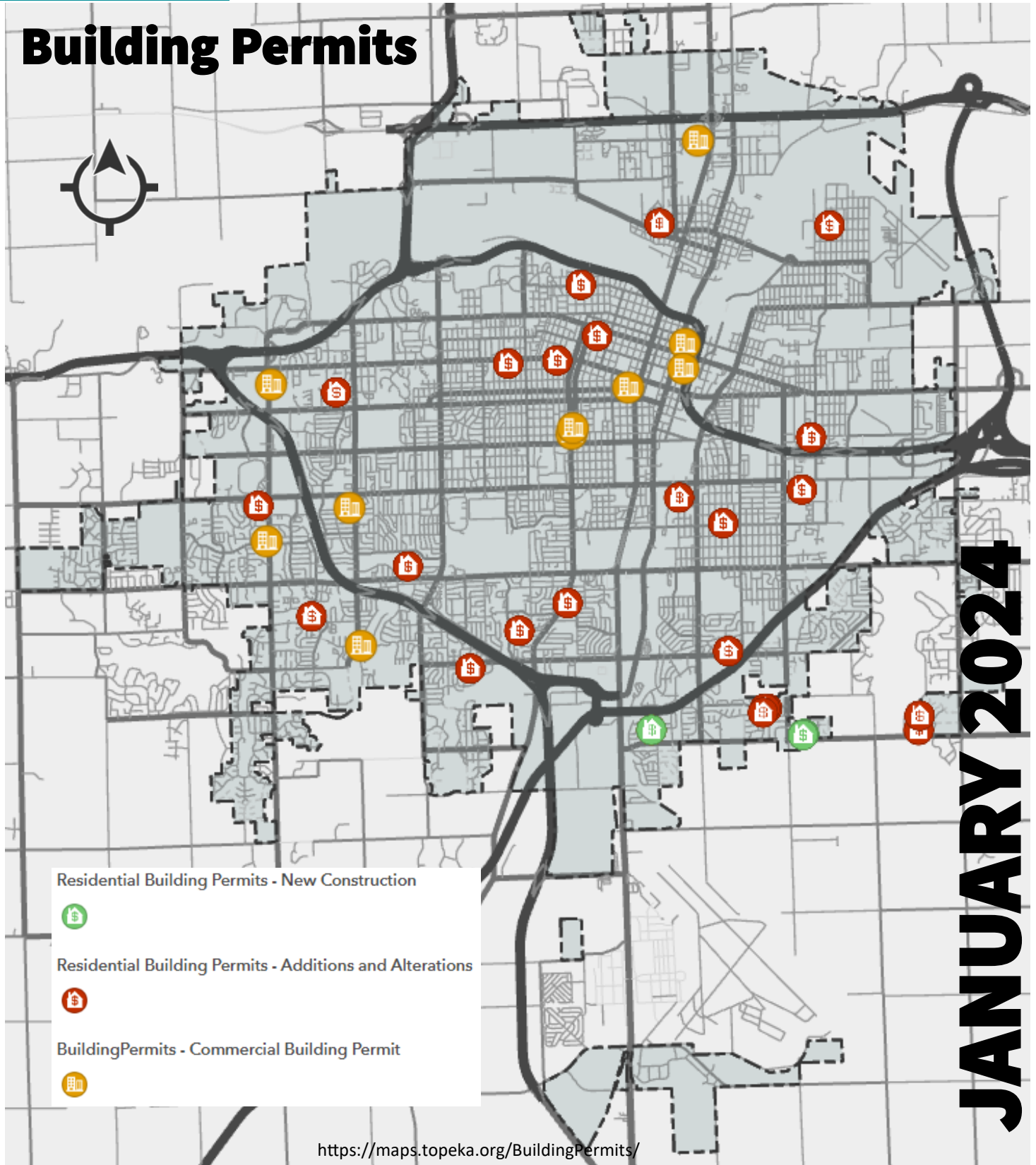


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 45.5% through January 2024 (5 out of 11 units) compared to 53% in 2023.



JANUARY 2024

## Building Permits



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



JANUARY 2024

# 3-Mile ETJ, UGA, and City Boundary New Housing Units — January 2024

