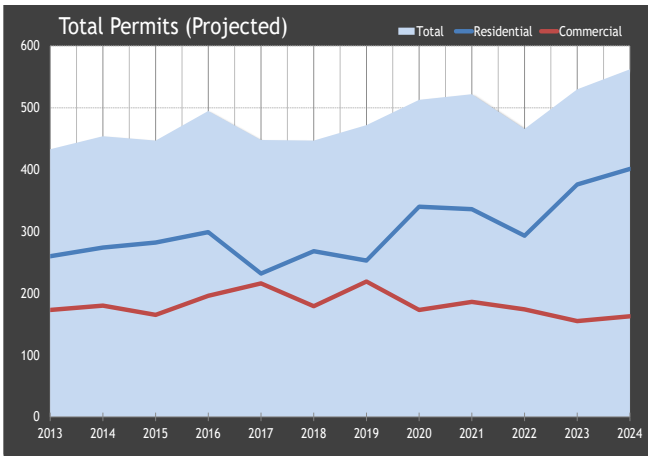




Development & Growth Management Report

Residential & Commercial Growth



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

Using 2024 permit data, **total building permits** are projected, by the end of the year, to increase 6.1% (530 vs 562). **Residential permits** are projected to increase by 6.7% (376 vs 401) and **commercial permits** are projected to increase 5.1% (155 vs. 163).

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

By the end of 2024, **building square footage** is expected to increase by 76.7% (2,963,998 sq. ft. vs 5,236,392 sq. ft.). The **value of building permits** are projected to decreased by 27.3% (\$199,403,878 vs \$144,998,361). The table below shows the **Top 10 Permits** by valuation through July 2024.

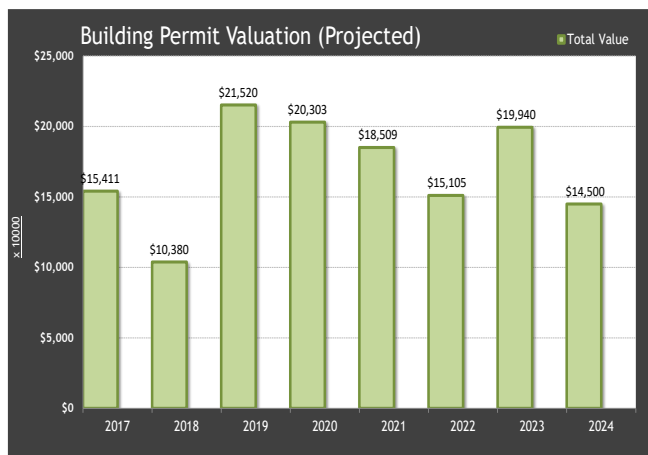
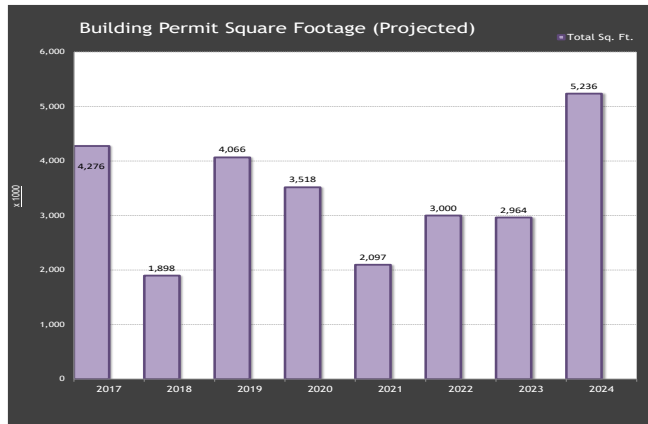
JULY

Building Permits
60

Sq. Ft.
49,357

Value
\$7,495,870

Housing Units
1



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

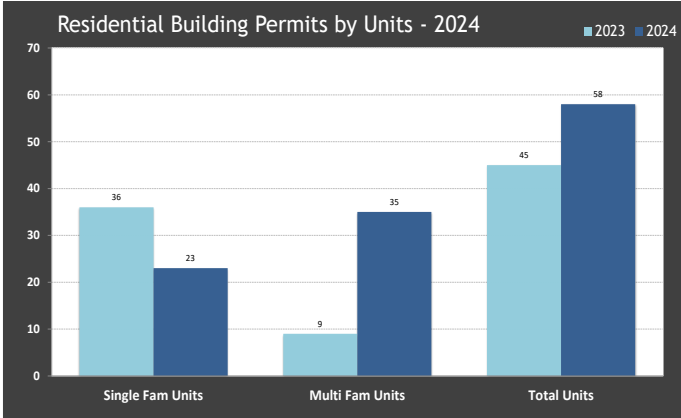
TOP 10 PERMITS - JULY

1500 SW 10TH AVE	STORMONT VAIL HEALTH—PHARMACY RENOVATION	\$2,675,000
2014 SE WASHINGTON ST	WASHBURN TECH AST 2ND FLOOR RENOVATION	\$900,000
1831 & 1825 SW WANAMAKER RD	FIRST WATCH	\$650,000
716 SW JACKSON ST	FOUNDATION WATERPROOFING	\$550,000
3239 NW 25TH ST	LESSER ELECTRIC	\$500,000
1901 SW MULVANE	WASHBURN UNIVERSITY—LEE ARENA	\$250,000
4308 SE REDOAK LN	LOT 2, BLOCK D, HORSESHOE BEND NO. 6	\$200,000
2600 SW BELLE AVE	FIRE DAMAGE RESTORATION	\$159,484
5806 SW TURNBERRY CT	24053 MEYERS	\$150,000
1618 & 1634 SW WASHBURN AVE	17TH AND WASHUBURN CAMPUS CENTER	\$100,000

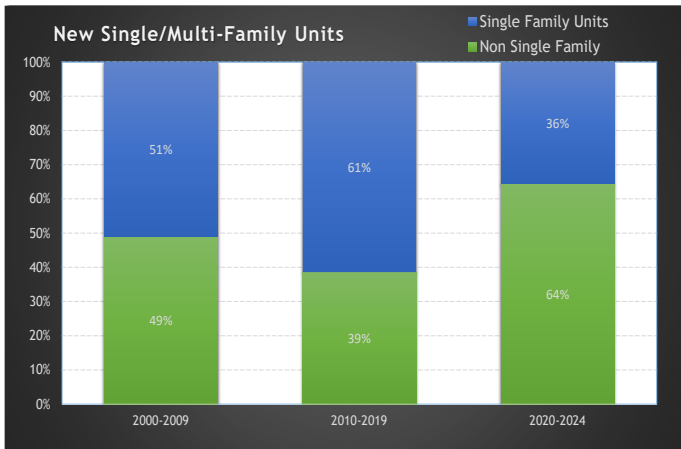


JULY 2024

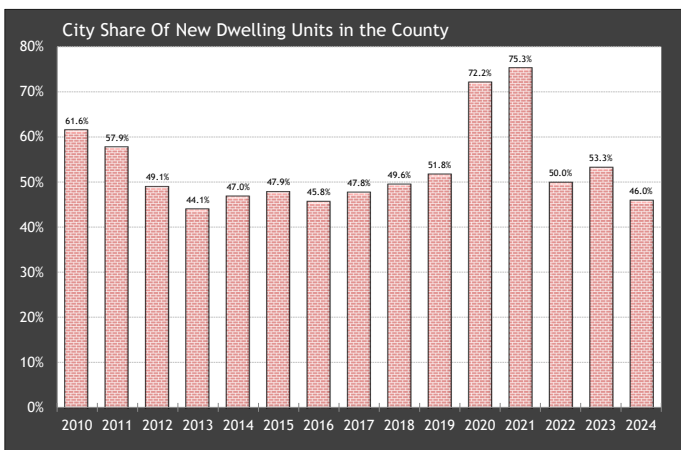
Residential Growth



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 July 2023 to July 2024, increased 28.9% from (45 vs 58). Additions and alterations increased by 26.5% from July 2023 to July 2024 (162 vs 205).



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.



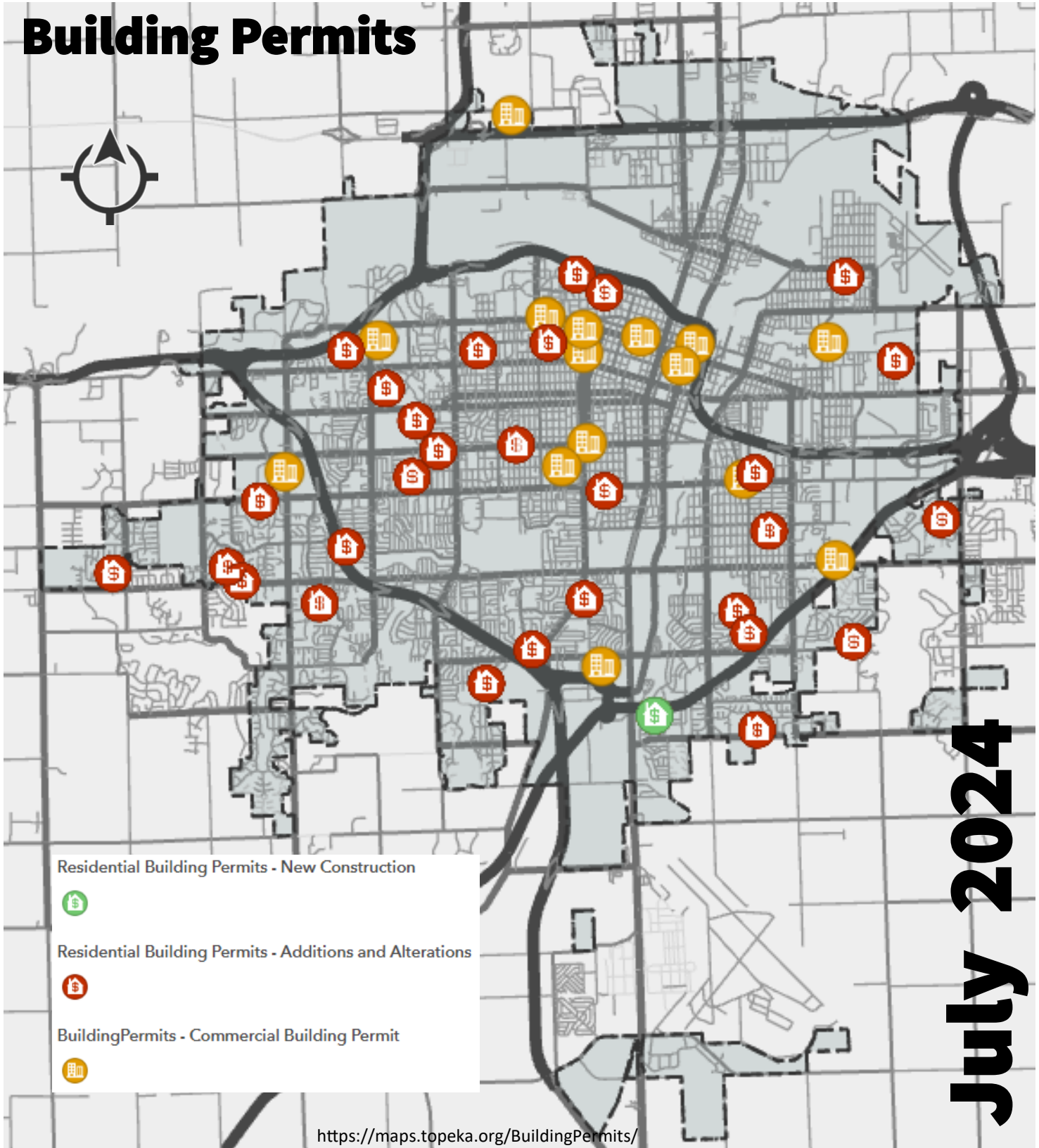
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 46% through July 2024 (58 out of 126 units) compared to 53% in 2023.





JULY 2024

Building Permits



July 2024

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



JULY 2024

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

