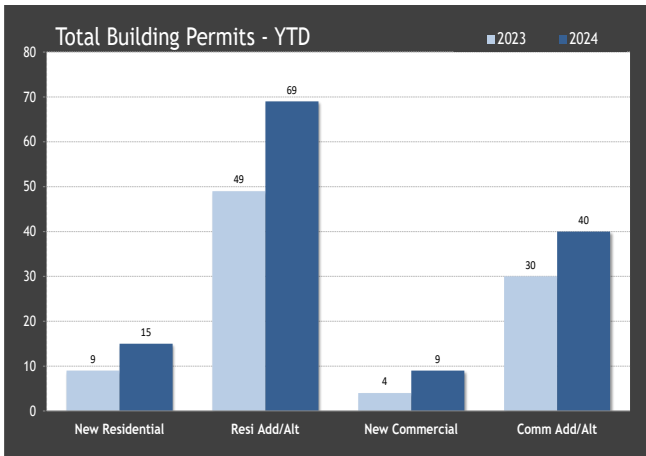




MARCH 2024

Development & Growth Management Report

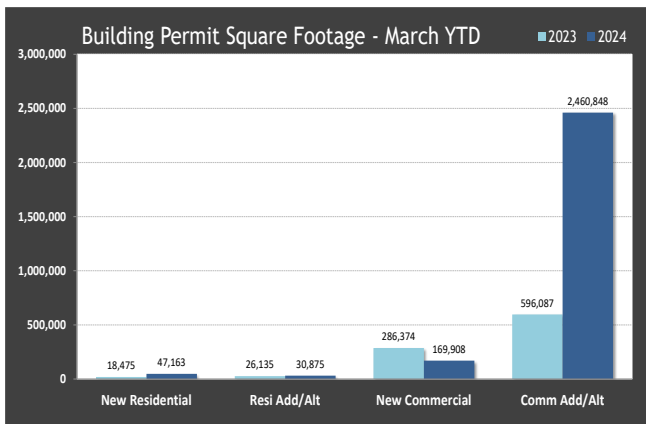
Residential & Commercial Growth



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

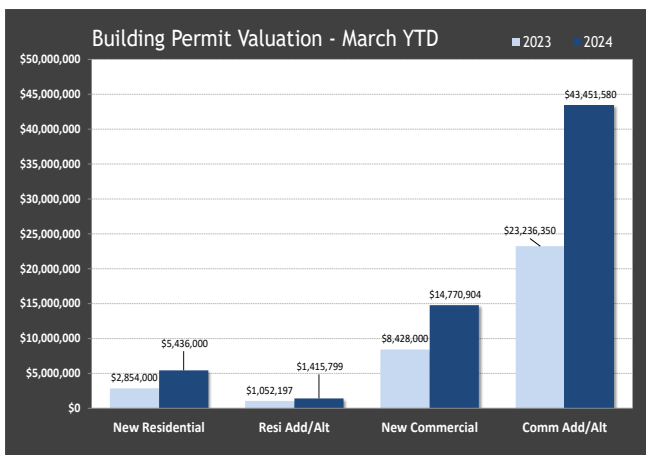
Total building permits issued is an indicator of development activity. Comparing March 2023 to March 2024, **total building permits** increased 44.6% (92 vs 133). Likewise, **Residential permits** increased by 44.8% (58 vs 84) and **commercial permits** increased 44.1% (34 vs. 49).

MARCH
Building Permits
 47
Sq. Ft.
 2,294,845
Value
 \$30,618,7709
Housing Units
 33



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

Comparing March 2023 to March 2024, **building square footage** increased by 192.2% (927,071 sq. ft. vs 2,708,794 sq. ft.). The **value of building permits** increased by 81.7% (\$35,570,547 vs \$65,074,283). The table below shows the **Top 10 Permits** by valuation through March 2024.



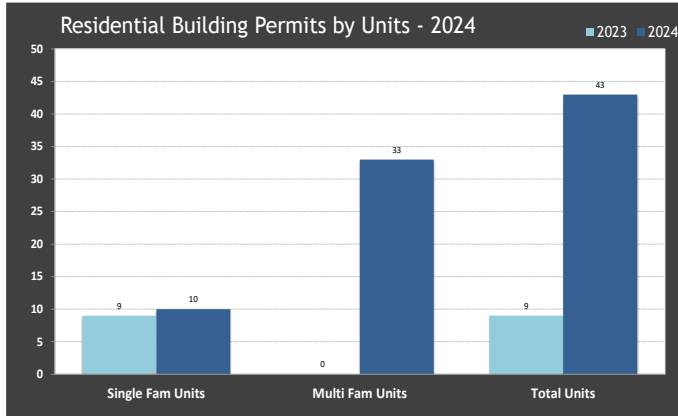
| TOP 10 PERMITS - MARCH | | |
|-------------------------|---|-------------|
| 1700 SW JEWELL AVE | WASHBURN UNIVERSITY RECITAL HALL | \$6,226,486 |
| 626 SW GOVERNOR PL | JONES ADVISORY GROUP - HEADQUARTERS | \$5,500,000 |
| 2630 SE CALIFORNIA AVE | WALMART 6392-278 REMODEL | \$3,500,000 |
| 801 NE POPLAR ST | OAKLAND-BILLARD AQUATIC FACILITY | \$2,875,904 |
| 1731 SW PLASS AVE | WASHBURN UNIVERSITY - PLASS RENOVATION | \$2,800,000 |
| 1303 SW INNOVATION PKWY | NETWORKK SECURITY UPGRADES | \$2,000,000 |
| 900 SW 39TH ST | CKF-TOPEKA | \$1,100,000 |
| 1105 SW BELMONT LN | LOT 2, BLOCK B, MCFARLAND FARM SUB NO 5 | \$950,000 |
| 5200 SW WENGER ST | HOME DEPOT DC | \$730,000 |
| 117 NE US 24 HWY | NORTH VISTA APARTMENTS - PHASE 1 | \$641,000 |

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

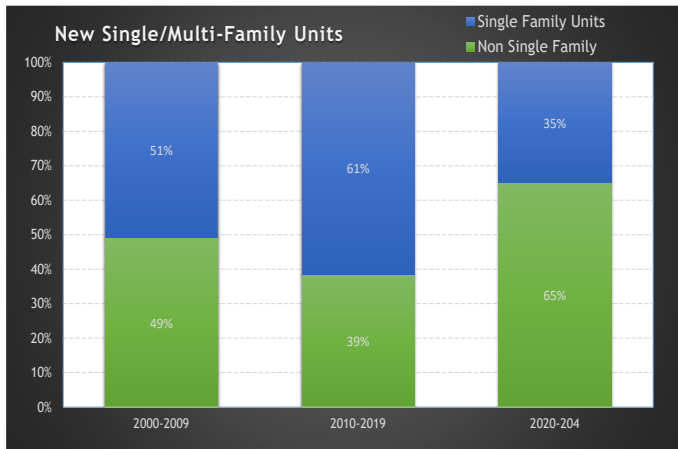


MARCH 2024

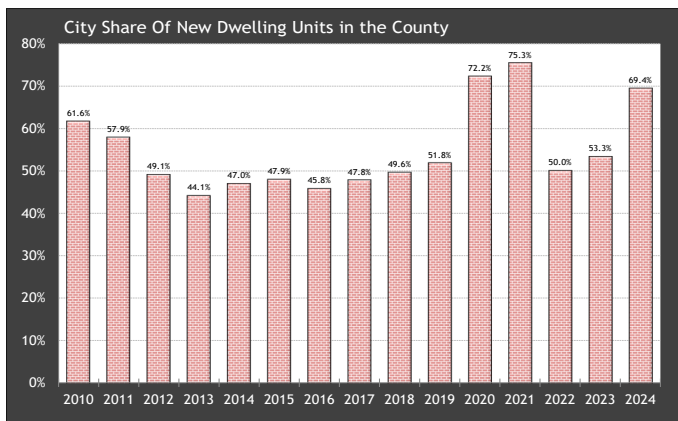
Residential Growth



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 March 2023 to March 2024, increased 377% from (9 vs 43). Additions and alterations increased by 40.8% from March 2023 to March 2024 (49 vs 69).



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.



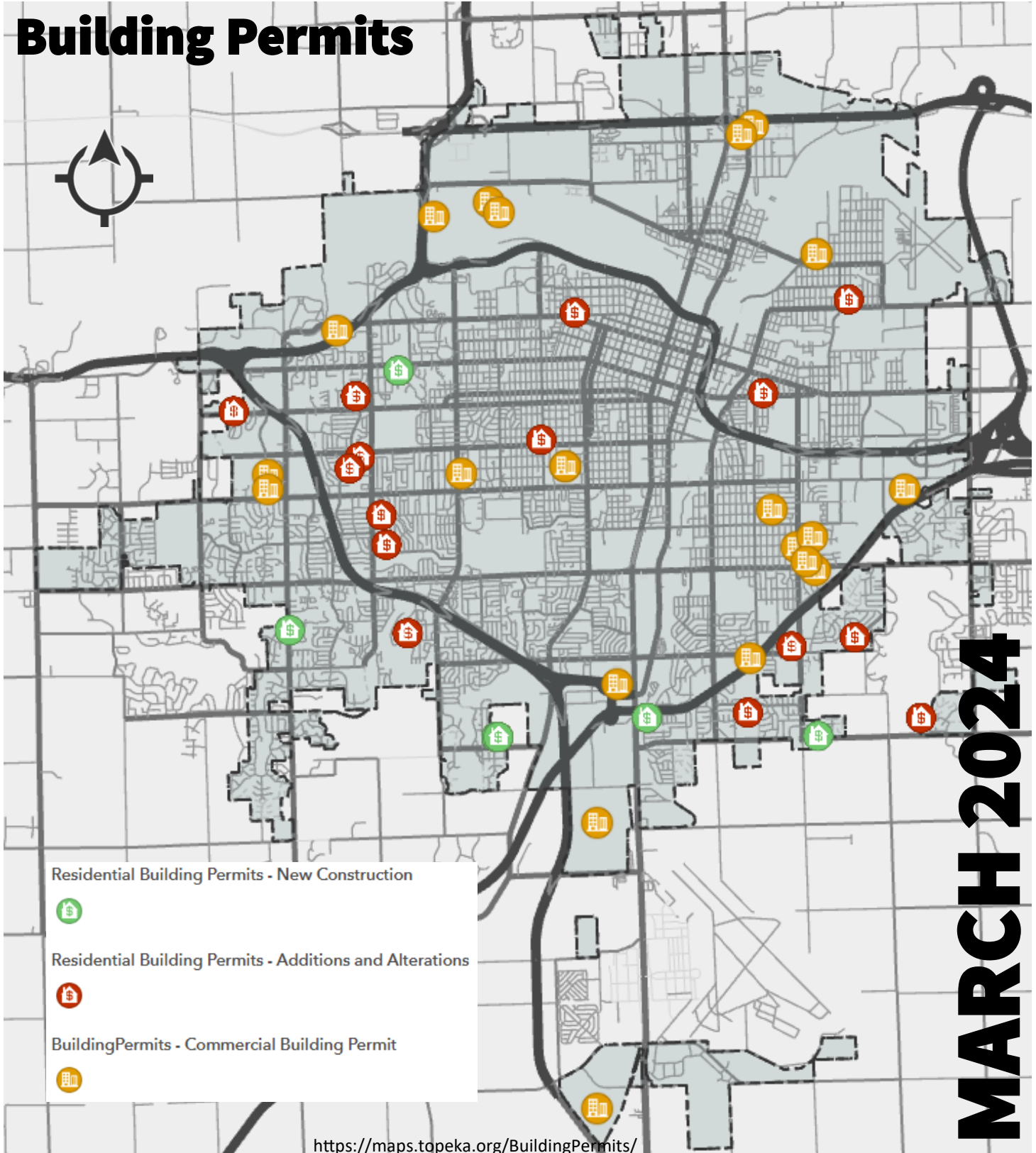
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 69.4% through March 2024 (43 out of 62 units) compared to 53% in 2023.





MARCH 2024

Building Permits





MARCH 2024

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

