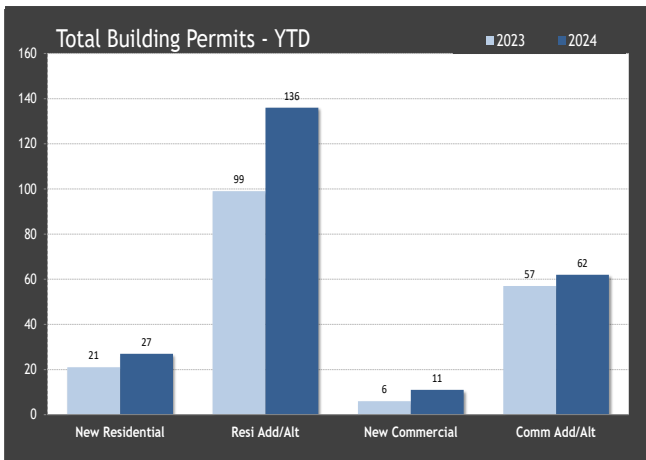




Development & Growth Management Report

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 May 2023 to May 2024, **total building permits** increased 29% (183 vs 236). Likewise, **Residential permits** increased by 35.8% (120 vs 163) and **commercial permits** increased 15.9% (63 vs. 73).

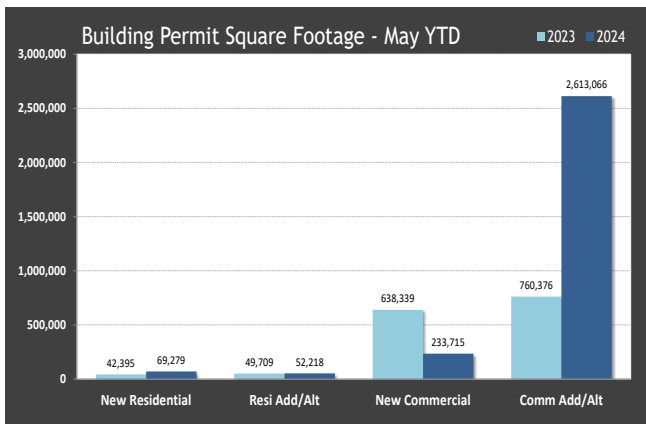
MAY

Building Permits
52

Sq. Ft.
104,491

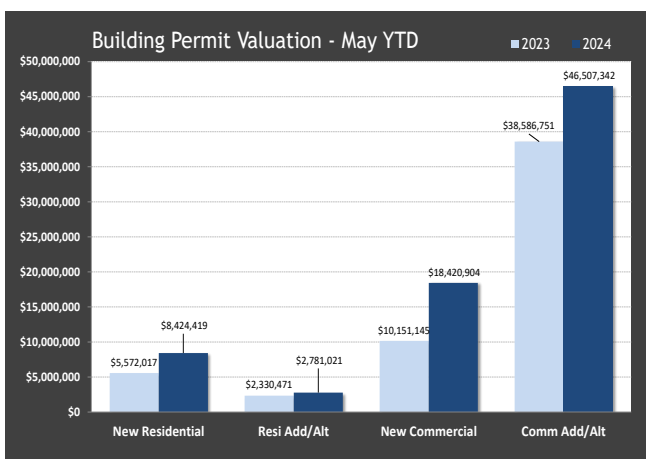
Value
\$2,685,481

Housing Units
7



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

Comparing May 2023 to May 2024, **building square footage** increased by 99.1% (1,490,819 sq. ft. vs 2,968,278 sq. ft.). The **value of building permits** increased by 34.4% (\$56,640,384 vs \$76,133,686). The table below shows the **Top 10 Permits** by valuation through May 2024.



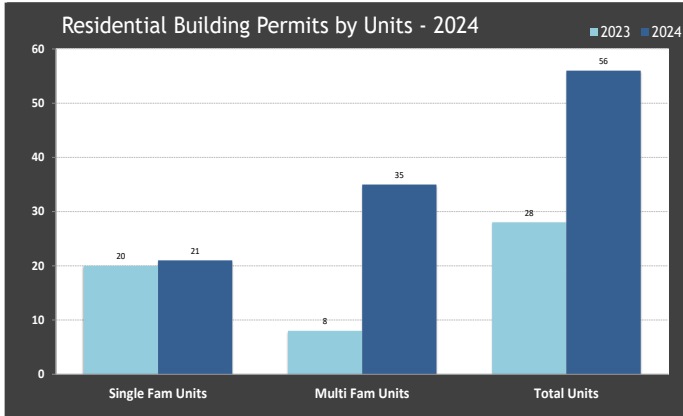
TOP 10 PERMITS - MAY		
1500 SW 10TH AVE	STORMONT VAIL HEALTH SIMULATION LAB	\$468,000
3515 SE HOWARD DR	LOT 18, BLOCK J, AQUARIAN ACRES SUB NO 9	\$300,000
841/845 SE HACKBERRY DR	LOT 15, BLOCK A, EASTGAGE SUB NO 4	\$300,000
4217 SE TRUMAN AVE	LOT 2, BLOCK A, HORSESHOE BEND SUB NO 7	\$250,000
4313 SE REDOAK LN	LOT 8, BLOCK C, HORSESHOE BEND SUB NO 7	\$225,000
3765 SW SPRING CREEK DR	24032 FLORENCE	\$100,000
400 SW 29TH ST	CAT CAFÉ	\$100,000
2400 SW 29TH ST	TOPEKA SMILES - RENOVATION	\$90,000
1100 SW 57TH ST	TARGET DISTRIBUTION CENTER - FAN INSTALL	\$83,000
3600 SW TOPEKA BLVD	US BANK PARKING LOT ATM	\$80,000

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

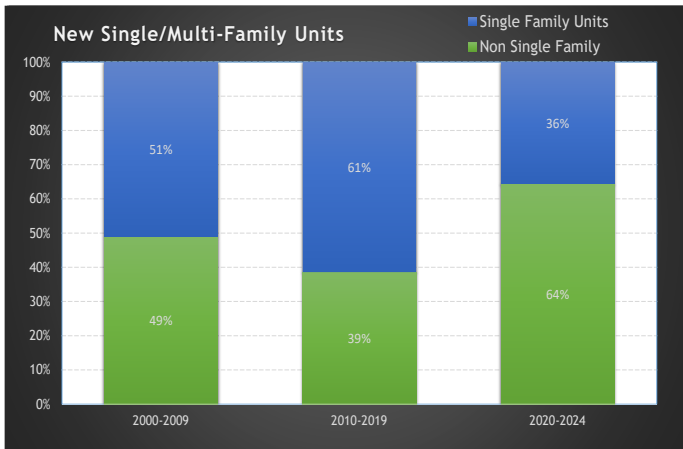


MAY 2024

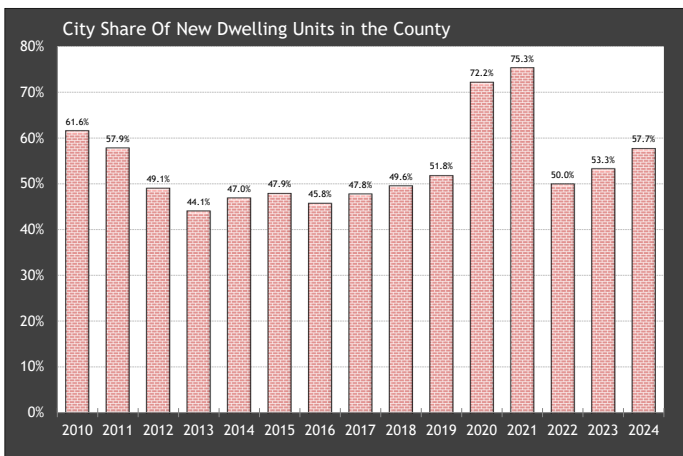
Residential Growth



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 May 2023 to May 2024, increased 100% from (28 vs 56). Additions and alterations increased by 37.4% from May 2023 to May 2024 (99 vs 136).



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.



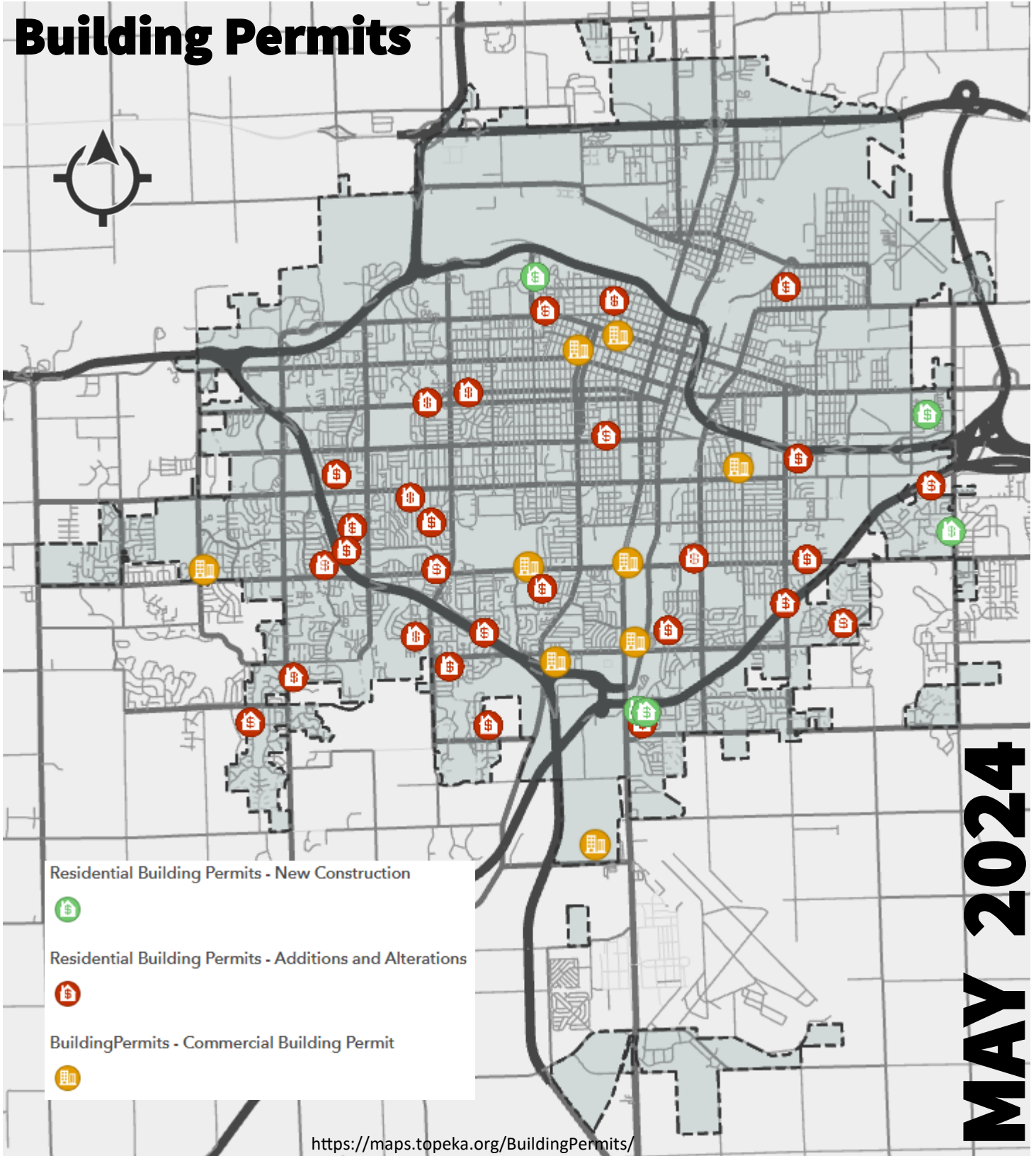
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 57.7% through May 2024 (56 out of 97 units) compared to 53% in 2023.





MAY 2024

Building Permits



Residential Building Permits - New Construction



Residential Building Permits - Additions and Alterations



Building Permits - Commercial Building Permit



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

MAY 2024



MAY 2024

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

