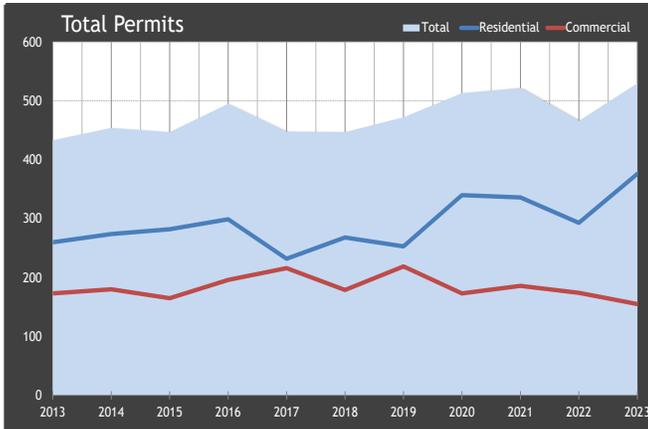




Development & Growth Management Report

Residential & Commercial Growth



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

Comparing 2023 to 2024, **total building permits** increased 8.3% from 2023, 530 to 574. **Residential permits** increased by 7.2% from 376 to 403 with 15.9% of those permits being for new construction, creating 112 new units. During the same period, **commercial permits** increased by 11% from 155 to 172.

2024 VS 2023

Building Permits

↑ 8.3%

Sq. Ft.

↑ 37.9%

Value

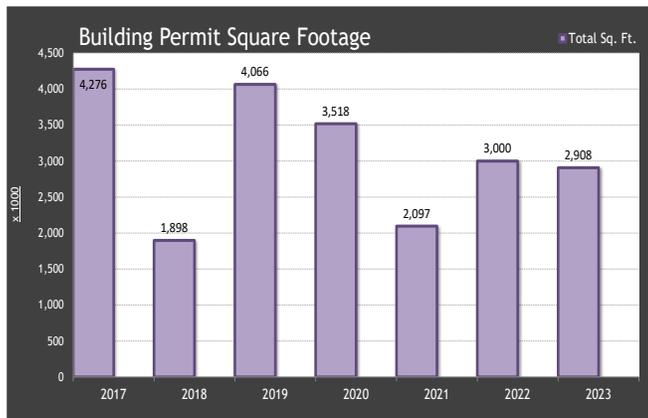
↓ 18%

Housing Units

SAME

Pre-Application Meetings

77



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

In 2024, **building square footage** increased by 37.9% from 2,907,934 sq. ft. to 4,087,318 sq. ft. The **value of building permits** decreased by 18% from \$197,903,878 to \$163,514,253. The table below shows the **Top 10 Permits** by valuation during 2024.



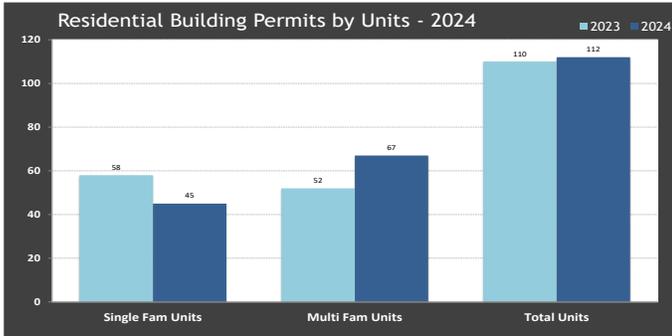
TOP 10 PERMITS - 2024

501 SE 8TH AVE	SHAWNEE COUNTY DEPT OF CORRECTIONS	\$17,951,004
214 SE 8TH AVE	TOPEKA MUNICIPAL BUILDING:TPAC HVAC	\$10,346,586
4400 SW 10TH AVE	KCDC—EXHIBIT & CLASSROOM EXPANSION	\$7,000,000
1700 SW JEWELL AVE	WASHBURN UNIVERSITY RECITAL HALL	\$6,226,486
3500 SW TOPEKA BLVD	COT LIGHT DUTY FLEET MAINTENANCE RENO.	\$6,000,000
635 SW JACKSON ST	UPTOWNER PARKING GARAGE	\$5,894,861
626 SW GOVERNOR PL	JONES ADVISORY GROUP - HEADQUARTERS	\$5,500,000
5200 SW WENGER ST	HOME DEPOT IMPROVEMENTS	\$5,039,241
200 SE 6TH AVE	KANSAS HOUSING RESOURCES CORPORATION	\$5,000,000
2630 SE CALIFORNIA	WALMART REMODEL	\$3,500,000

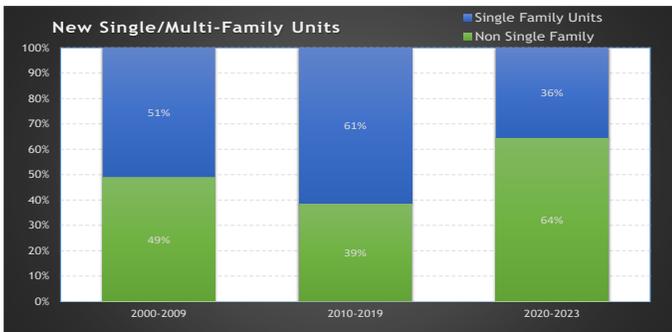
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.



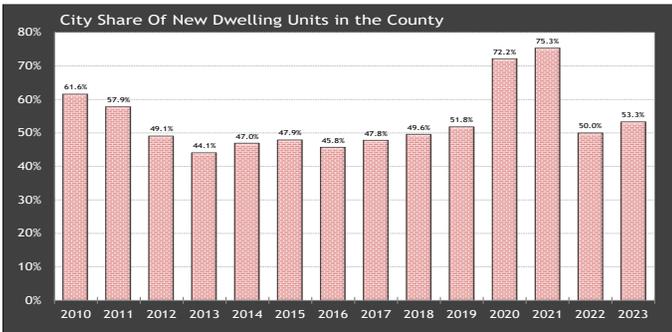
Residential Growth



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 2023 to 2024, increased 1.8% from 110 to 112. Additions and alterations increased by 15.7% from 2023 (293) to 2024 (339).



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 50.9% in 2024 accounting for 112 of the 220 units developed in Shawnee County.

Buildable, Prime Vacant Lots/Units in the City	
Year	2024
Beginning Balance	496
Building Permits	20
Ending BPVL Balance	476
2-yr avg single/two family bldg permits	93/yr
BPVL housing growth supply	5.1
Planned Lots	1023
2-yr avg single/two family bldg permits	93/yr
BPVL housing growth supply	11

Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL’s through the end of 2024 to accommodate 5.1 years of housing growth for new single- or two-family dwellings.

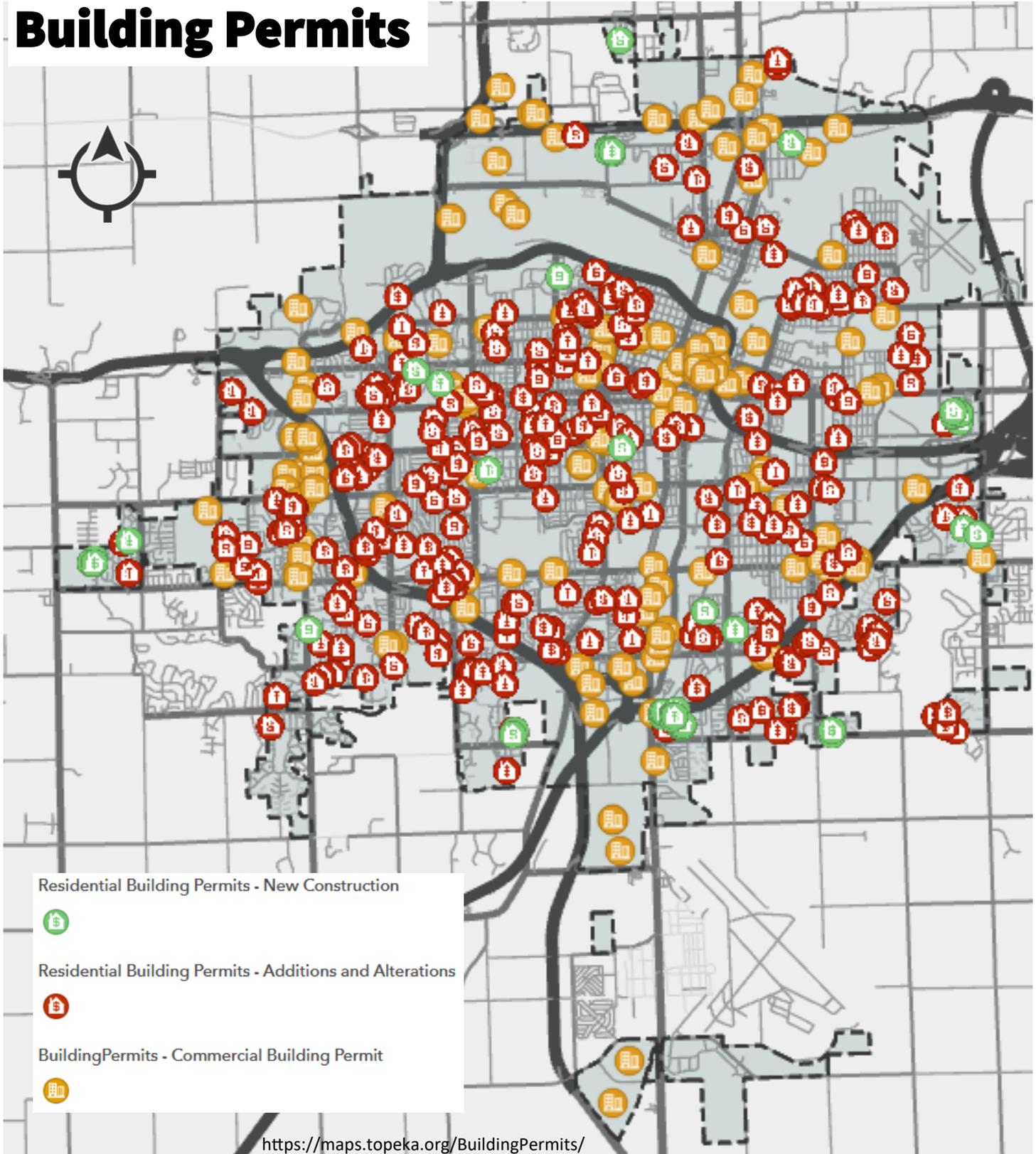




2024 ANNUAL

2024 Annual

Building Permits





2024 ANNUAL

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

