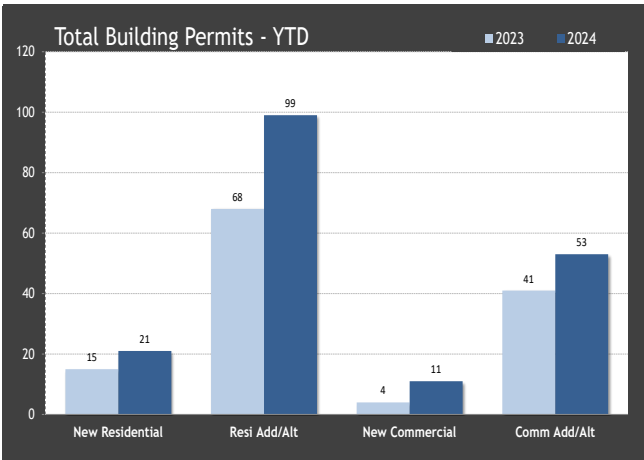




APRIL 2024

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 April 2023 to April 2024, **total building permits** increased 43.75% (128 vs 184). Likewise, **Residential permits** increased by 44.6% (83 vs 120) and **commercial permits** increased 42.2% (45 vs. 64).

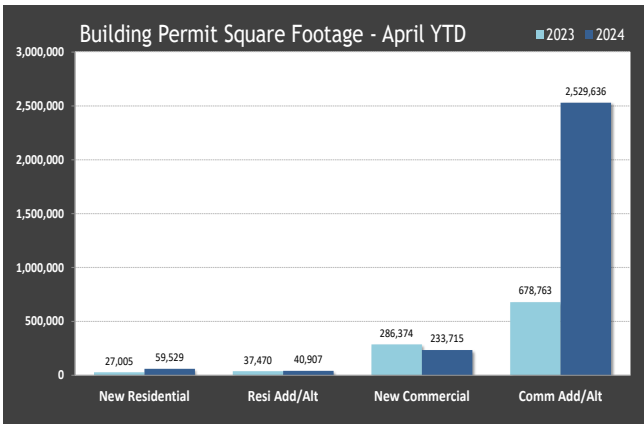
APRIL

Building Permits
51

Sq. Ft.
154,993

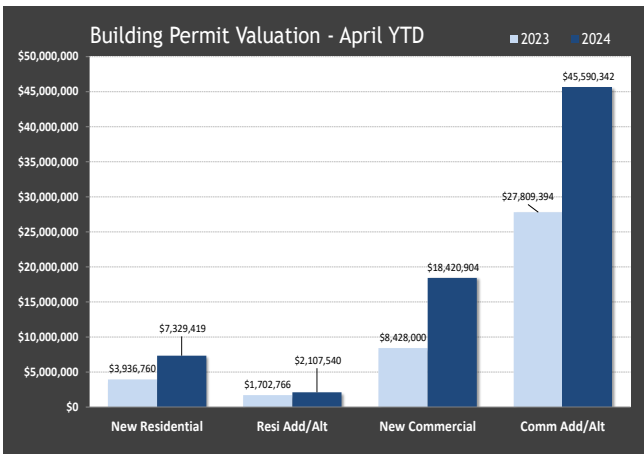
Value
\$8,373,922

Housing Units
6



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

Comparing April 2023 to April 2024, **building square footage** increased by 178.1% (1,029,612 sq. ft. vs 2,863,787 sq. ft.). The **value of building permits** increased by 75.4% (\$41,876,920 vs \$73,448,205). The table below shows the **Top 10 Permits** by valuation through April 2024.



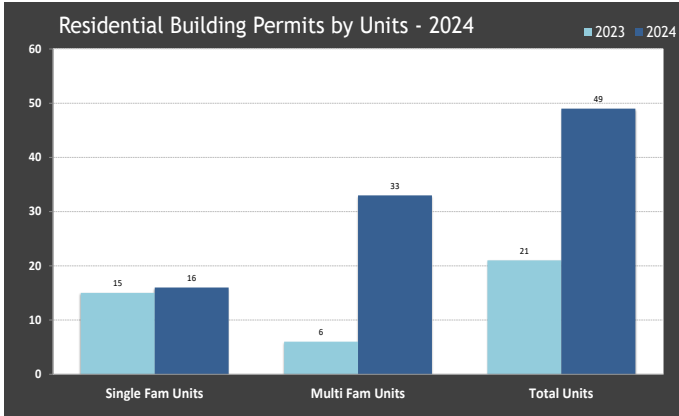
TOP 10 PERMITS - APRIL		
2201 SW URISH RD	SHAWNEE COUNTY PARKS & REC FAMILY PARK	\$2,800,000
1900 SW WANAMAKER RD	HOMEGOODS AT WANAMAKER SQUARE	\$950,000
3231 SW TOPEKA BLVD	CHICK-FIL-A #05535	\$850,000
1129 SW NEW FOREST DR	LOT 41, BLOCK A, MCFARLAND FARMS #4	\$650,000
3339 NW DAWDY CT	LOT 6, BLOCK A, FOREST HILLS ESTATE #3	\$358,419
3511 SE HOWARD DR	LOT 17, BLOCK J, AQUARIAN ACRES SUB #9	\$350,000
1731 SW PLASS AVE	WASHBURN UNIVERSITY RESTROOM UPGRADES	\$305,050
1401 NW MOUNDVIEW DR	FACTORY MOTOR PARTS - RACKING	\$262,629
309 SE 44TH ST	LOT 3, BLOCK D, HORSHOE BEND SUB #6	\$200,000
4312 SE REDOAK LN	LOT 1, BLOCK D, HORSHOE BEND SUB #7	\$200,000

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

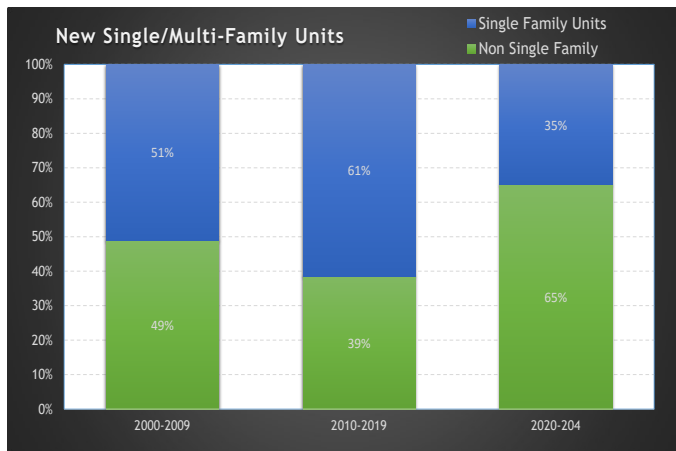


APRIL 2024

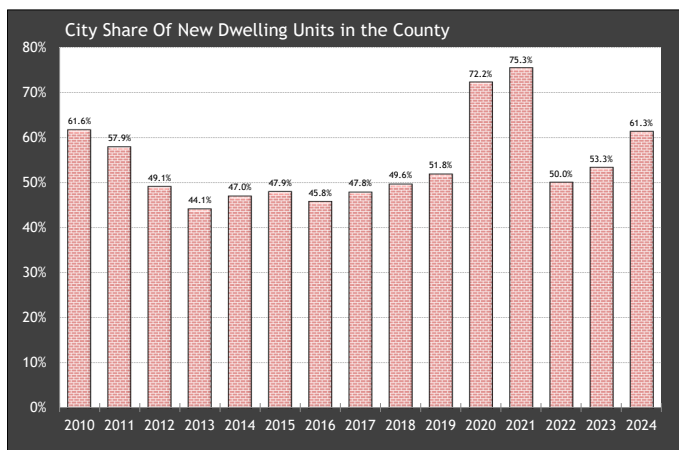
Residential Growth



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 April 2023 to April 2024, increased 133.3% from (21 vs 49). Additions and alterations increased by 45.6% from April 2023 to April 2024 (68 vs 99).



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.



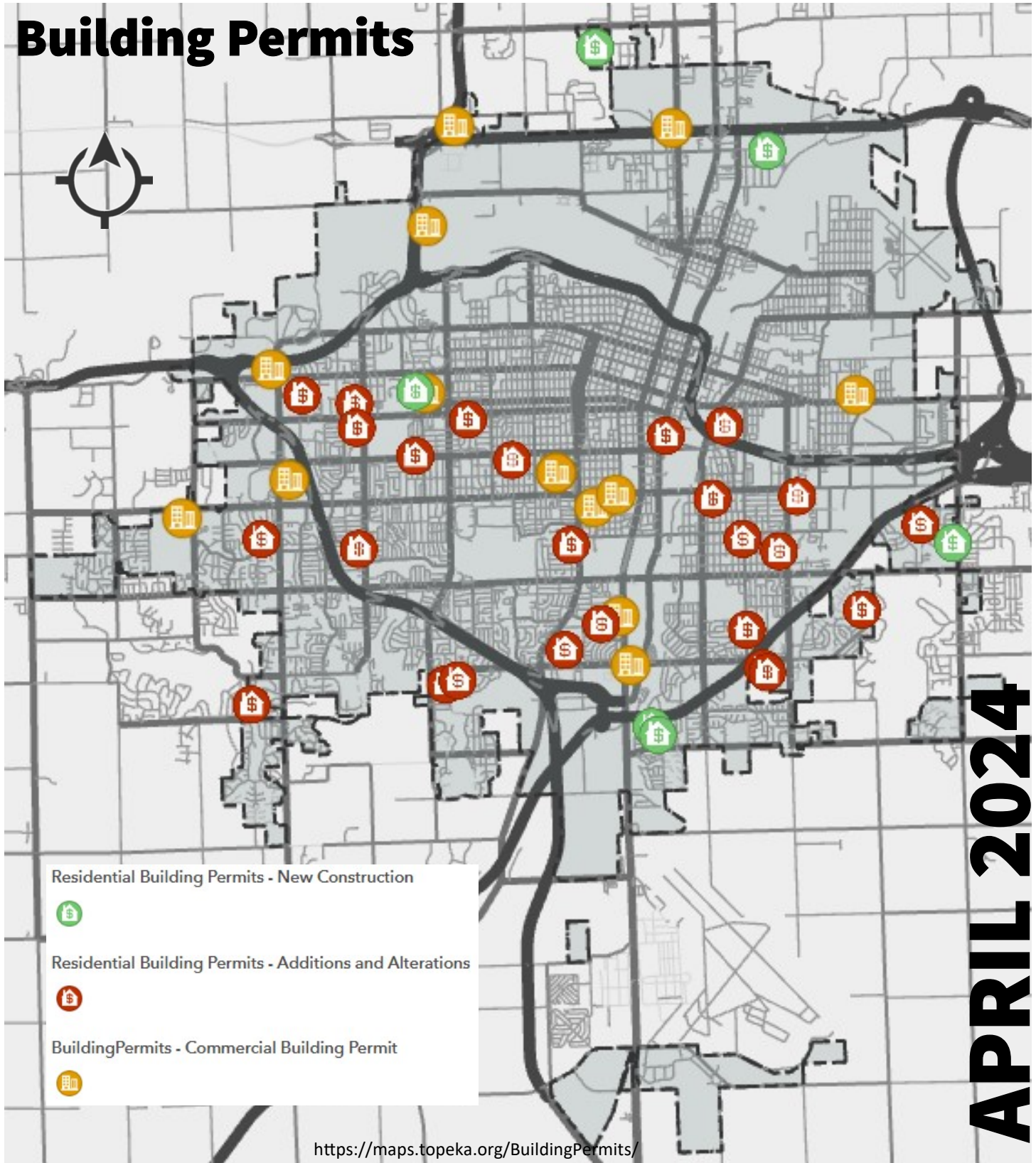
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 61.3% through April 2024 (49 out of 80 units) compared to 53% in 2023.





APRIL 2024

Building Permits



APRIL 2024



APRIL 2024

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

