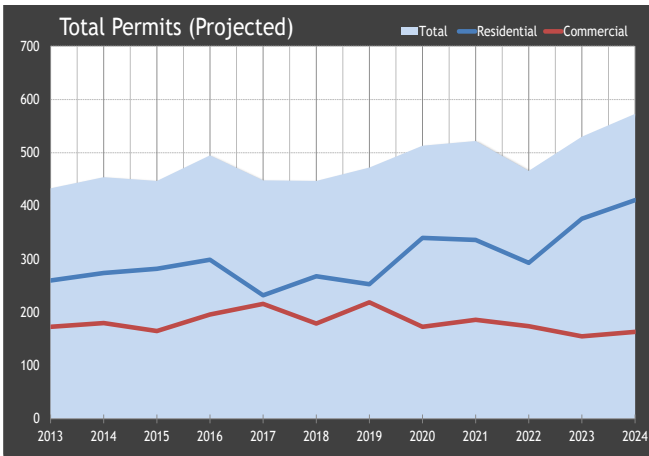




Development & Growth Management Report

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 8.1% (530 vs 573). **Residential permits** are projected to increase by 9.3% (376 vs 411) and **commercial permits** are projected to increase 5.5% (155 vs. 164).

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 76.5% (2,963,998 sq. ft. vs 5,230,059 sq. ft.). The **value of building permits** are projected to decrease by 28.3% (\$199,403,878 vs \$142,915,785). The table below shows the **Top 10 Permits** by valuation through August 2024.

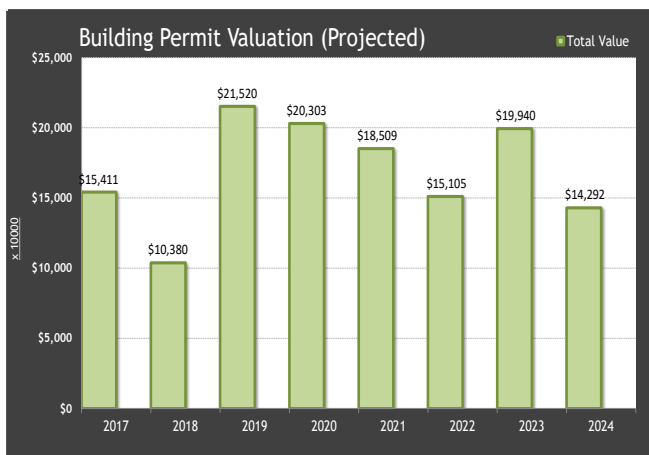
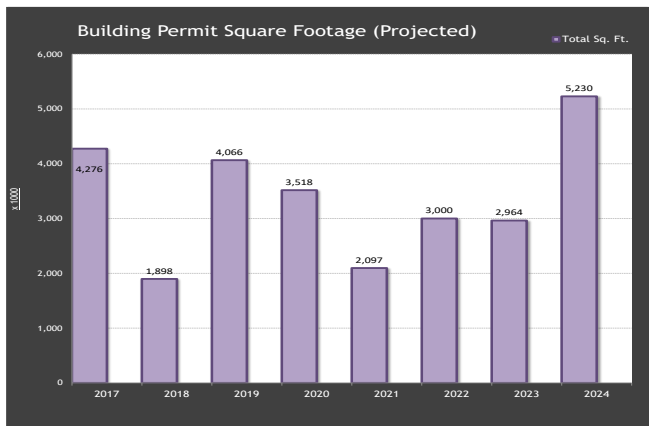
AUGUST

Building Permits
54

Sq. Ft.
436,816

Value
\$10,819,813

Housing Units
14



TOP 10 PERMITS - AUGUST

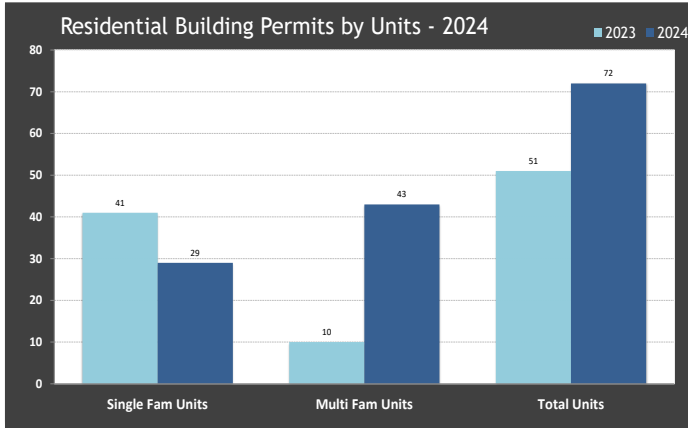
200 SW 6TH AVE	KANSAS HOUSING RESOURCES CORP.	\$5,000,000
3251 SW TOPEKA BLVD	WHATABURGER	\$1,500,000
2612 SW SHERWOOD PARK D	LOT 7, BLOCK B, SHERWOOD PARK SUB #9	\$439,750
8005 SW 26TH TER	LOT 5, BLOCK B, SHERWOOD PARK SUB #9	\$385,500
3404 SE HOWARD DR	LOT 10, BLOCK E, AQUARIAN ACRES #9	\$379,899
901 SW TOPEKA BLVD	PIZZA HUT #2661	\$350,000
837/843 SE HACKBERRY DR	LOT 14, BLOCK A, EASTGATE SUB #4	\$300,000
829/835 SE HACKBERRY DR	LOT 13, BLOCK A, EASTGATE SUB #4	\$300,000
4309 SE REDOAK LN	LOT 7, BLOCK C, HORSESHOE BEND #7	\$220,000
4305 SE REDOAK LN	LOT 6, BLOCK C, HORSESHOE BEND #7	\$220,000

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

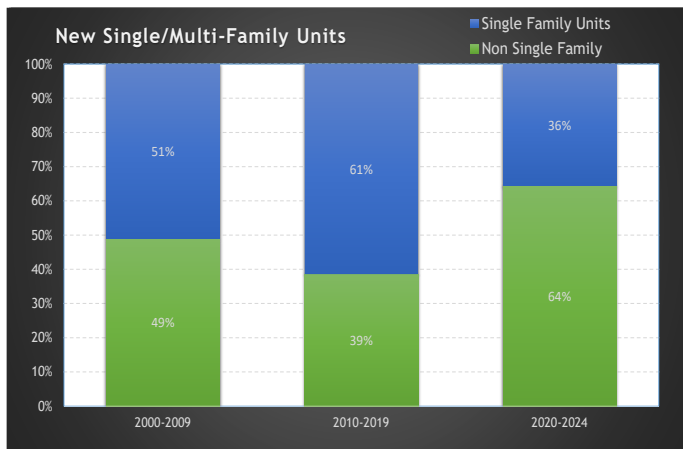


AUGUST 2024

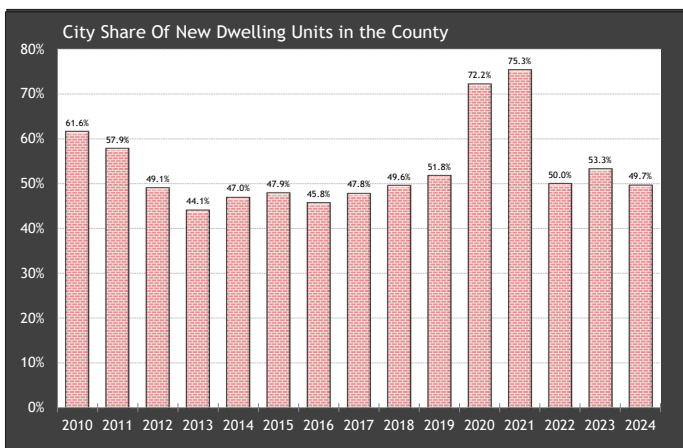
Residential Growth



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 August 2023 to August 2024, increased 41.1% from (51 vs 72). Additions and alterations increased by 23.4% from August 2023 to August 2024 (192 vs 237).



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.



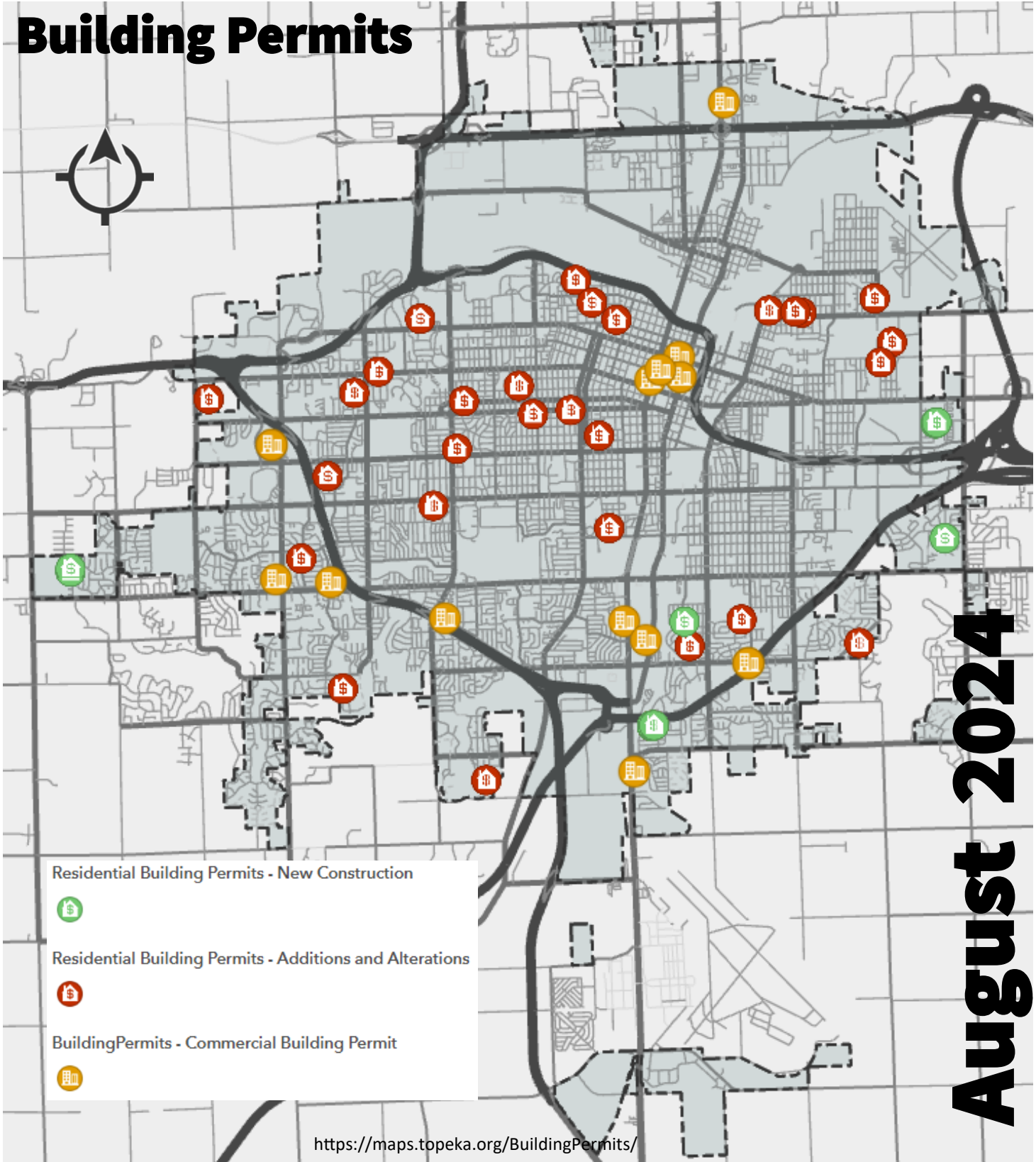
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 49.7% through August 2024 (72 out of 145 units) compared to 53% in 2023.





AUGUST 2024

Building Permits



August 2024



AUGUST 2024

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

