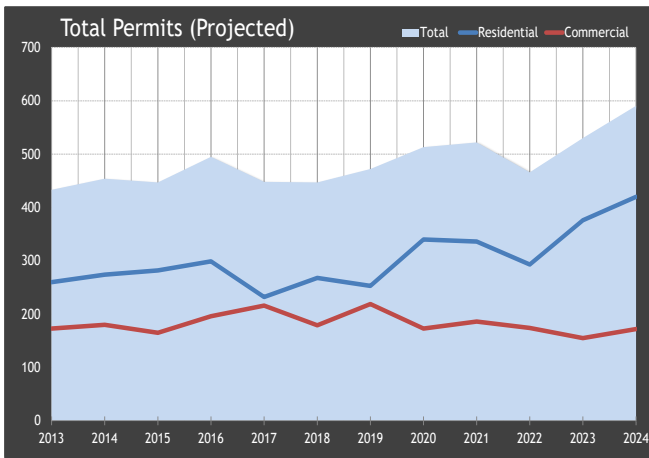




Development & Growth Management Report

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 11.5% (530 vs 592). **Residential permits** are projected to increase by 11.7% (376 vs 420) and **commercial permits** are projected to increase 11% (155 vs. 172).

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 65.8% (2,963,998 sq. ft. vs 4,914,980 sq. ft.). The **value of building permits** are projected to decrease by 17.7% (\$199,403,878 vs \$164,161,149). The table below shows the **Top 10 Permits** by valuation through September 2024.

SEPTEMBER

Building Permits

61

Sq. Ft.

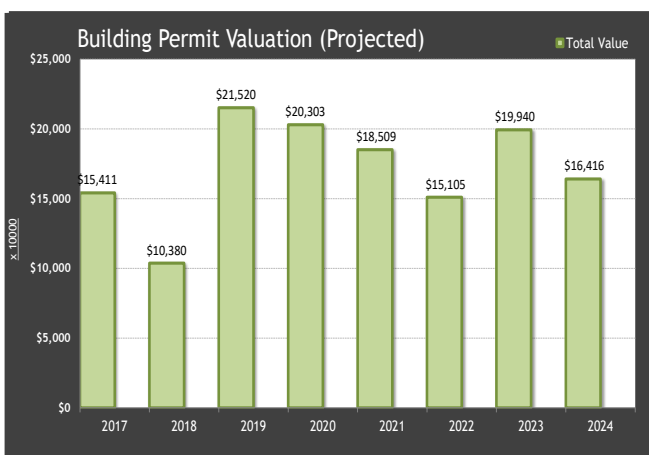
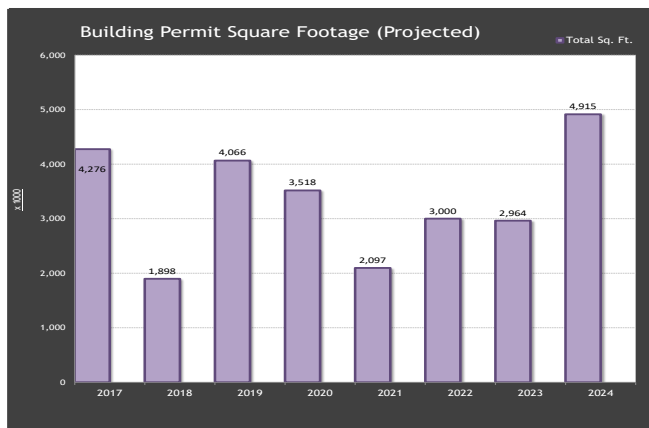
204,201

Value

\$27,968,672

Housing Units

12



TOP 10 PERMITS - SEPTEMBER

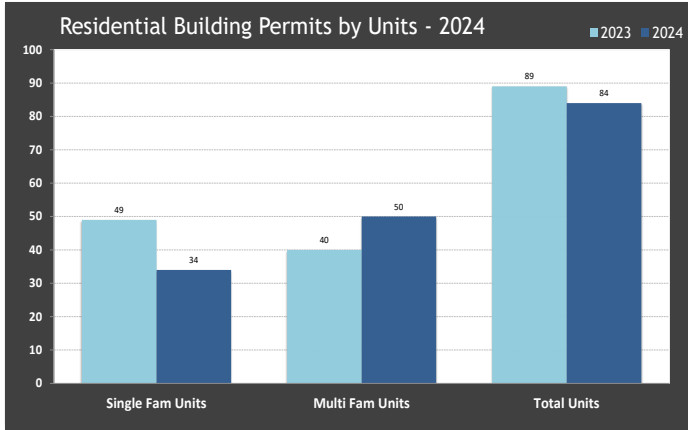
501 SE 8TH AVE	SHAWNEE COUNTY DEP OF CORRECTIONS	\$17,951,004
5200 SW WENGER ST	ADD 2200 SF CEILING HUNG CONVEYOR	\$3,559,241
115 NW REDBUD	WOODLAND PARK FIRE RESOTRATION	\$1,198,697
3135 NW 25TH ST	KENDALL CONSTRUCTION—NEW BUILDING	\$650,000
320 NE CRANE ST	HILLS PET NUTRITION RESTROOM UPGRADE	\$600,000
4305 SW LAKESIDE DR	LOT 5, BLOCK C, MISTY HARBOR ESTATES #5	\$450,000
2630 SW AVA ST	LOT 2, BLOCK A, SHERWOOD PARK #9	\$447,500
8009 SW 26TH TER	LOT 4, BLOCK A, SHERWOOD PARK #9	\$374,900
821/827 SE HACKBERRY DR	LOT 12, BLOCK A, EASTGATE SUB #4	\$300,000
813/819 SE HACKBERRY DR	LOT 11, BLOCK A, EASTGATE SUB #4	\$300,000

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

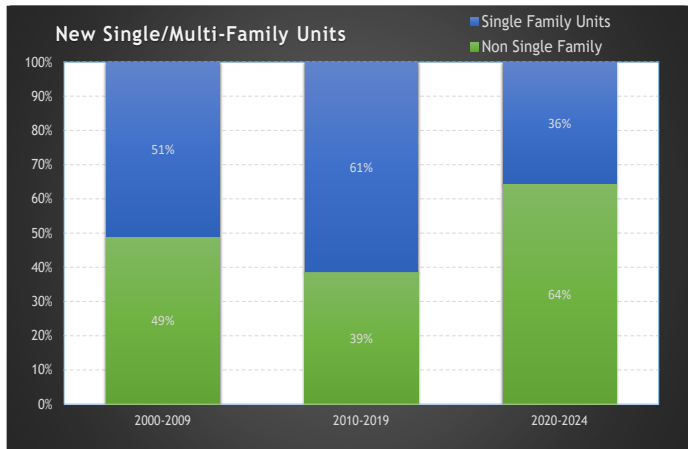


SEPTEMBER 2024

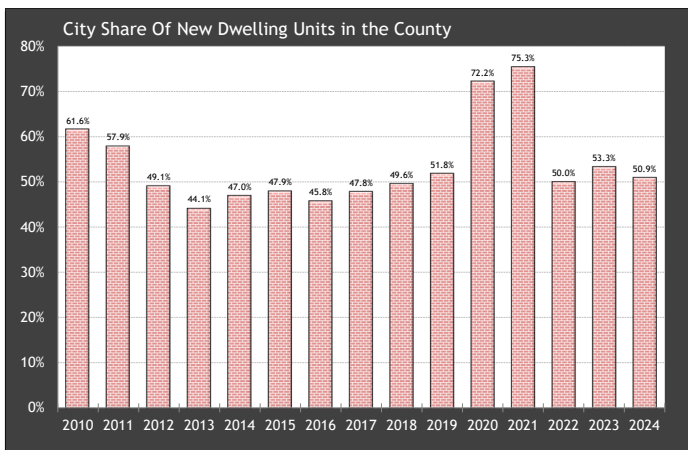
Residential Growth



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 September 2023 to September 2024, decreased 5.6% from (89 vs 84). Additions and alterations increased by 23.9% from September 2023 to September 2024 (218 vs 270).



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.



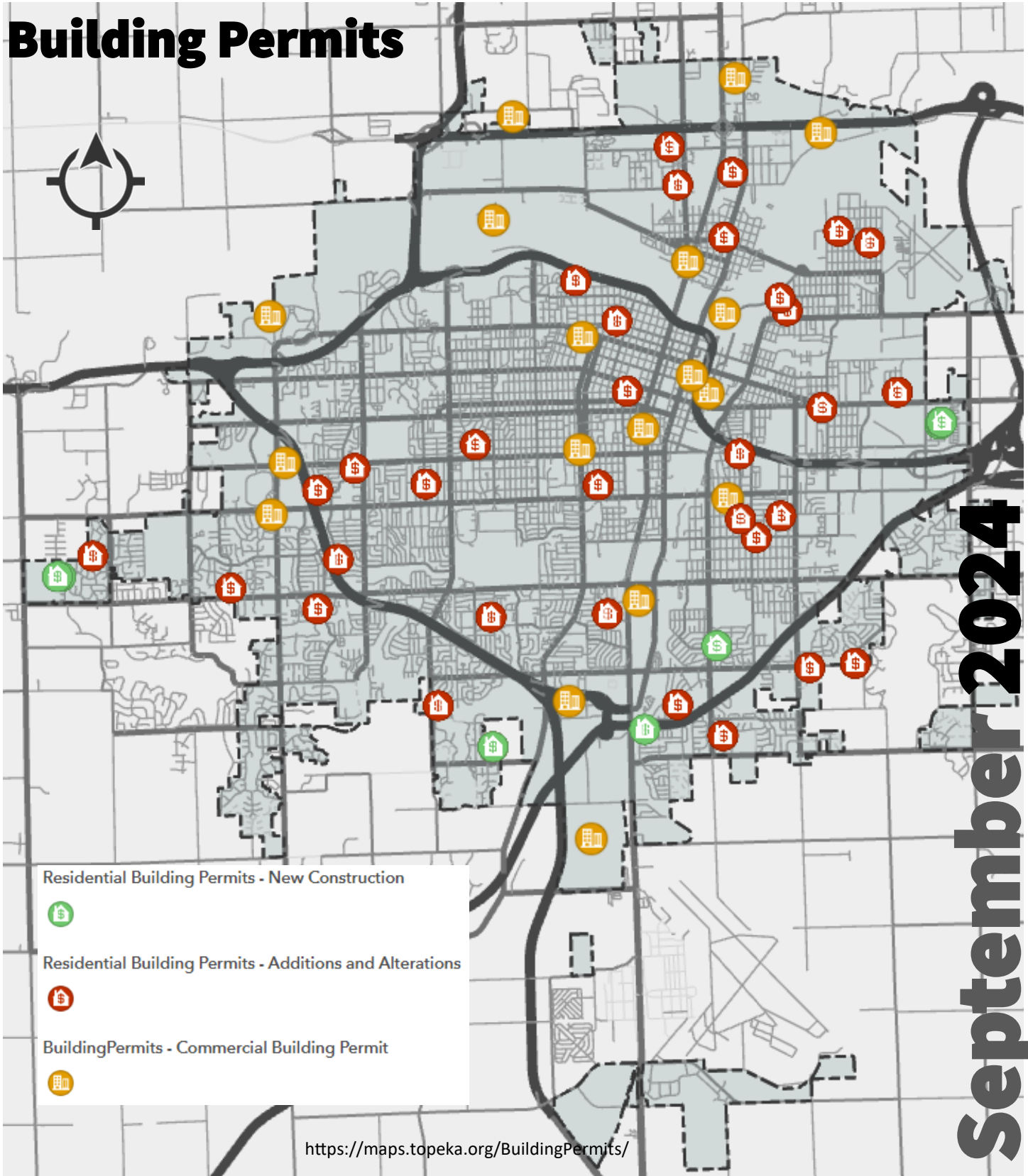
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 50.9% through September 2024 (84 out of 165 units) compared to 53% in 2023.





SEPTEMBER 2024

Building Permits



September 2024



SEPTEMBER 2024

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

