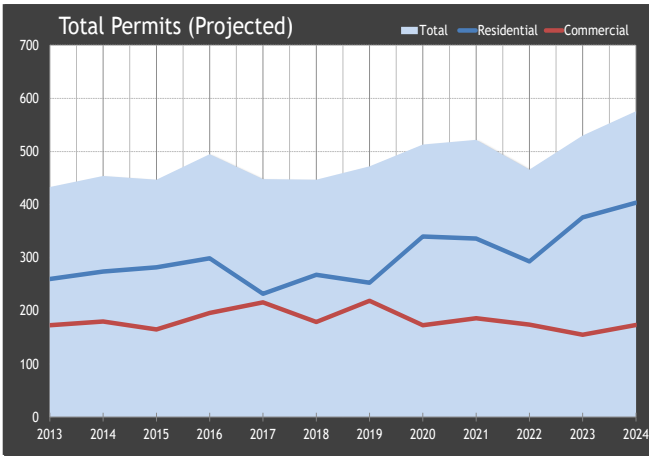




Development & Growth Management Report

Residential & Commercial Growth

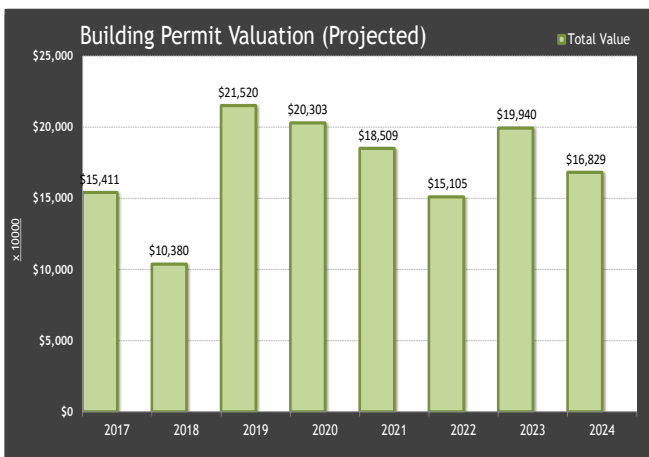
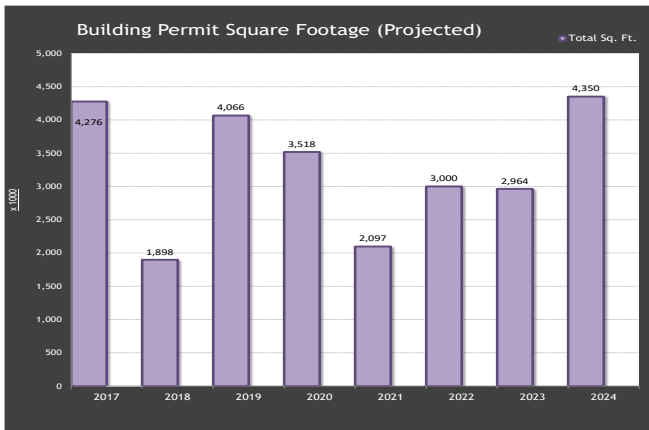


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Using 2024 permit data, **total building permits** are projected, by the end of the year, to increase 8.7% (530 vs 576). **Residential permits** are projected to increase by 7.4% (376 vs 404) and **commercial permits** are projected to increase 11.9% (155 vs. 173).

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 46.8% (2,963,998 sq. ft. vs 4,350,383 sq. ft.). The **value of building permits** are projected to decreased by 15.6% (\$199,403,878 vs \$168,292,402). The table below shows the **Top 10 Permits** by valuation through November 2024.



NOVEMBER

Building Permits
33

Sq. Ft.
48,760

Value
\$3,432,132

Housing Units
1

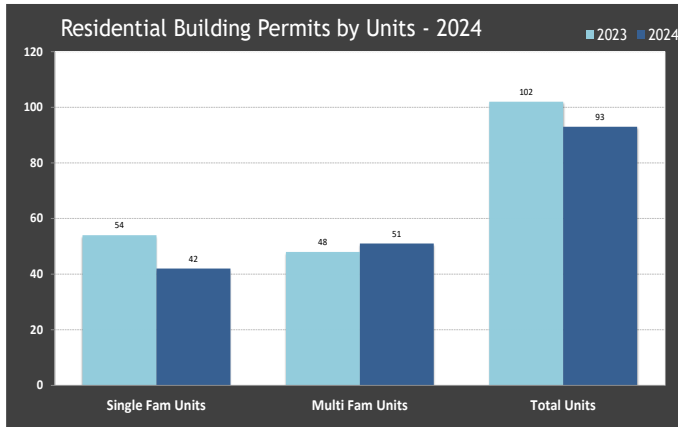
TOP 10 PERMITS - NOVEMBER		
1133 SW TOPEKA BLVD	BCBSKS BUILDING C REMODEL	\$1,200,000
3534 SW 7TH ST	SLI 7TH ST GROUP RESIDENCE REMODEL	\$400,000
214 SE 8TH AVE	TPAC REROOF	\$346,586
4301 SE REDOAK LN	LOT 5, BLOCK C, HORSESHOE BEND NO 7	\$200,000
1300 NW US 24 HWY	BERRY MATERIAL HANDLING TOPEKA SOLAR	\$155,000
800 SW JACKSON	VERIZON ANTENNAS & CABLES	\$150,000
1191 SW WANAMAKER RD	FIVE GUYS BURGERS STORE REFRESH	\$140,000
2619 SW RANDOLPH CT	REPAIR FIRE DAMAGE	\$130,000
2600 NW ROCHESTER RD	WALMART STORE #5441	\$120,000
733 SW ROOSEVELT ST	PERMIT RENEWAL	\$100,000

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

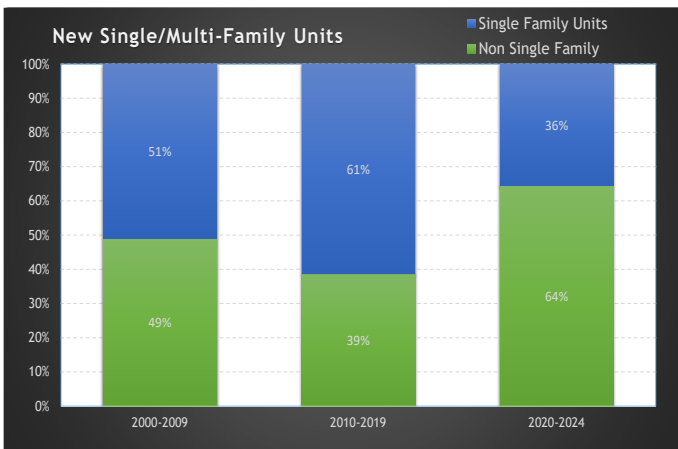


NOVEMBER 2024

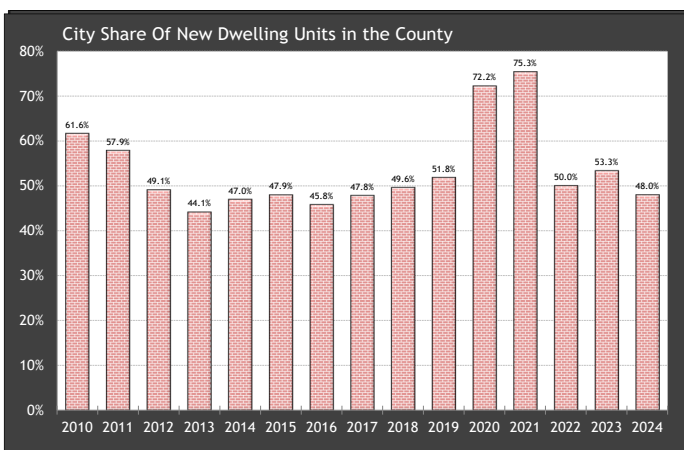
Residential Growth



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 October 2023 to October 2024, decreased 8.8% from (102 vs 93). Additions and alterations increased by 20.8% from October 2023 to October 2024 (245 vs 296).



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.



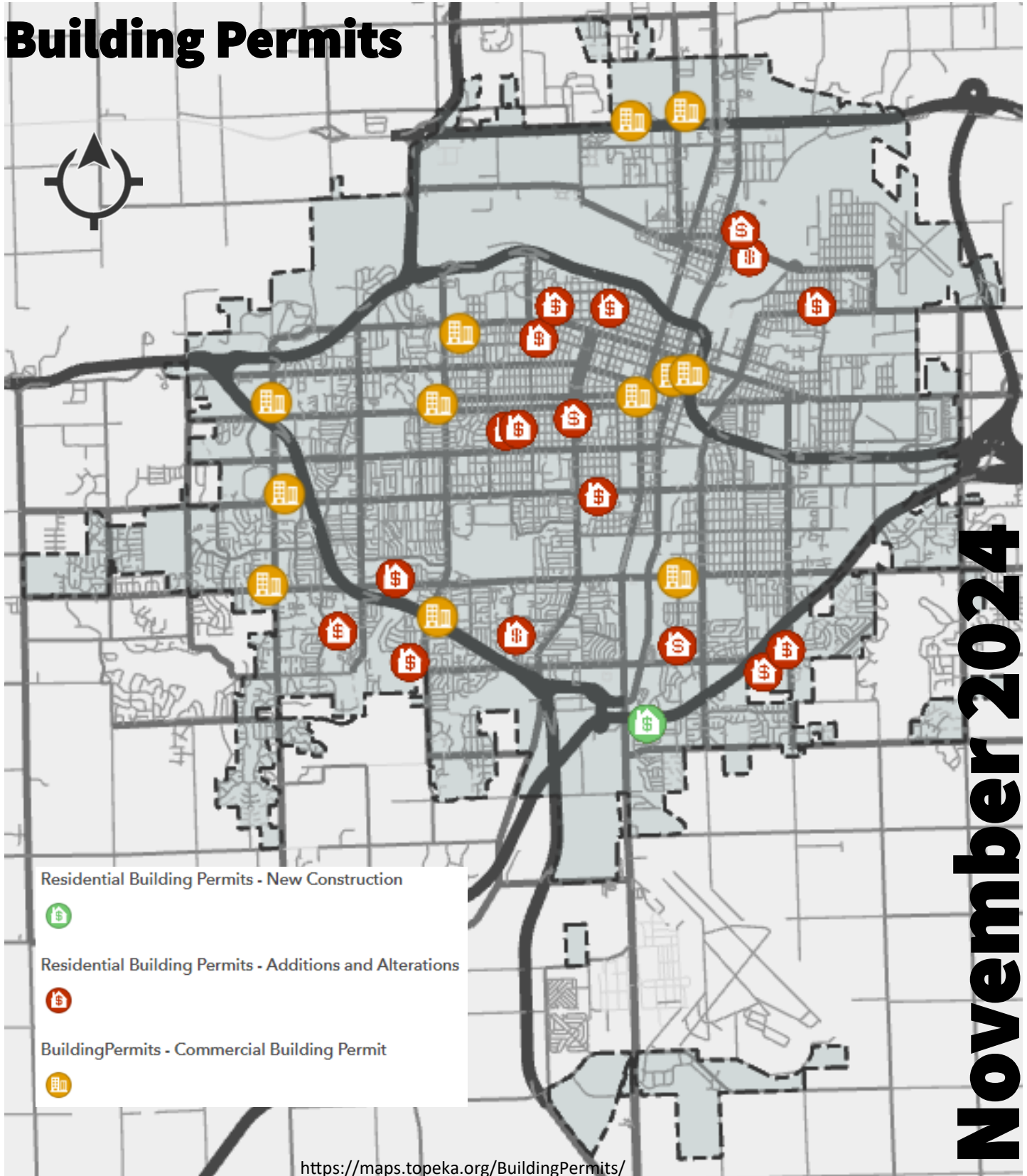
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 48% through October 2024 (94 out of 196 units) compared to 53% in 2023.





NOVEMBER 2024

Building Permits



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



NOVEMBER 2024

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

