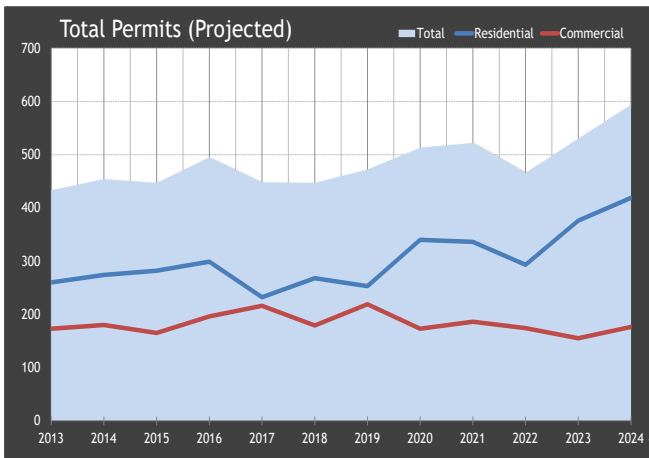




Development & Growth Management Report

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 12.1% (530 vs 594). **Residential permits** are projected to increase by 11.4% (376 vs 419) and **commercial permits** are projected to increase 13.8% (155 vs. 176).

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 59.7% (2,963,998 sq. ft. vs 4,732,516 sq. ft.). The **value of building permits** are projected to decrease by 9.2% (\$199,403,878 vs \$181,153,084). The table below shows the **Top 10 Permits** by valuation through October 2024.

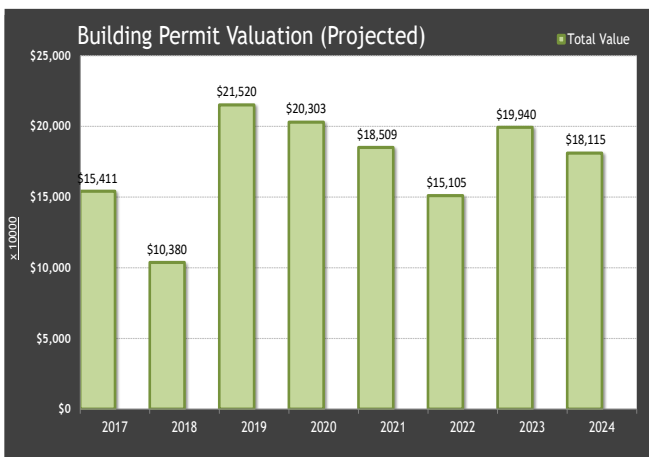
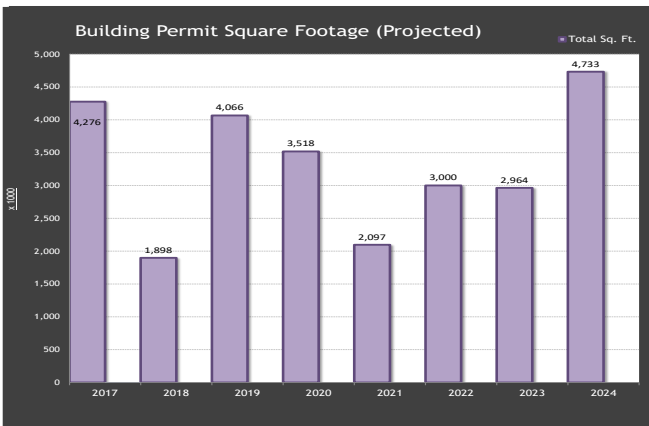
OCTOBER

Building Permits
52

Sq. Ft.
262,200

Value
\$27,965,041

Housing Units
9



TOP 10 PERMITS - OCTOBER

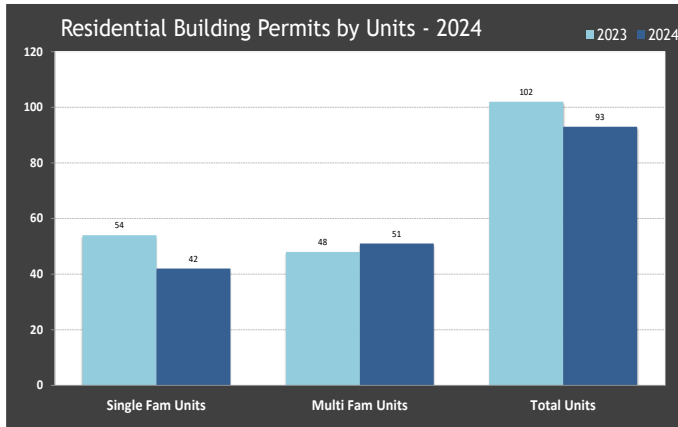
4400 SW 10TH AVE	KCDC - EXHIBIT & CLASSROOM EXPANSION	\$7,000,000
3500 SW TOPEKA BLVD	COT LIGHT DUTY FLEET MAINTENANCE RENO	\$6,000,000
1800 SW 19TH ST	WASHBURN UNIVERSITY MABEE LIBRARY RENO	\$3,000,000
1101 SW MULVANE ST	TBC STUDENT MINISTRY CENTER	\$2,300,000
1404 SW 17TH ST	CASEY'S GENERAL STORE	\$1,800,000
1515 SW 10TH AVE	TSCPL - YOUTH SERVICES RENOVATION	\$1,100,000
4515 SW BALMORAL LN	NEW RESIDENTIAL	\$925,000
100 MARS BLVD	MARS FLAVOR ROOM ADDITION	\$874,000
2921 NW US 24 HWY	CYCLE ZONE EXPANSION	\$776,000
3400 SE HOWARD DR	LOT 11, BLOCK E, AQUARIAN ACRES NO 9	\$600,000

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

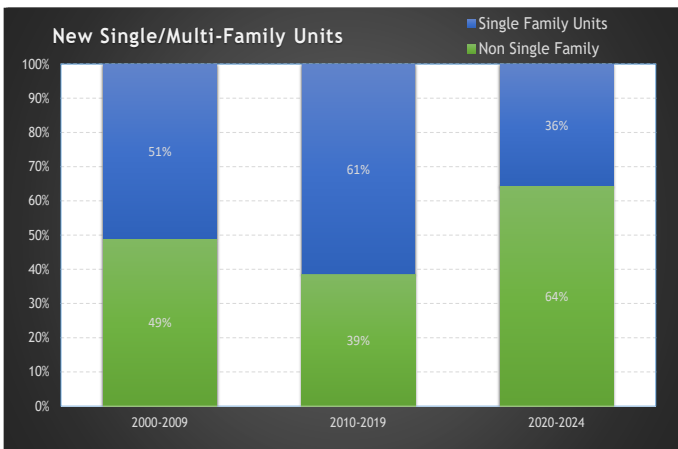


OCTOBER 2024

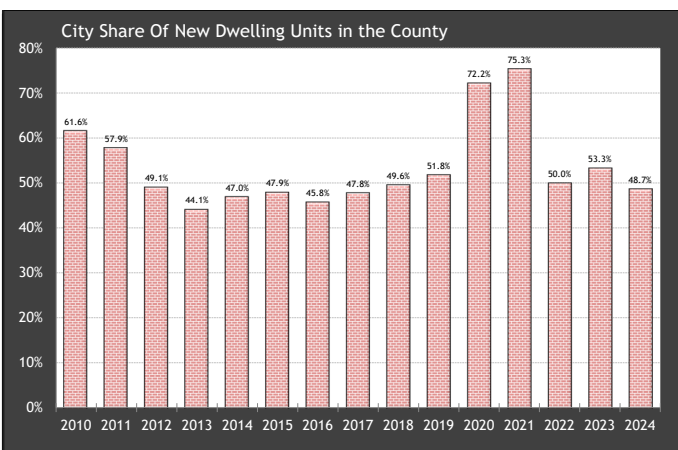
Residential Growth



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.



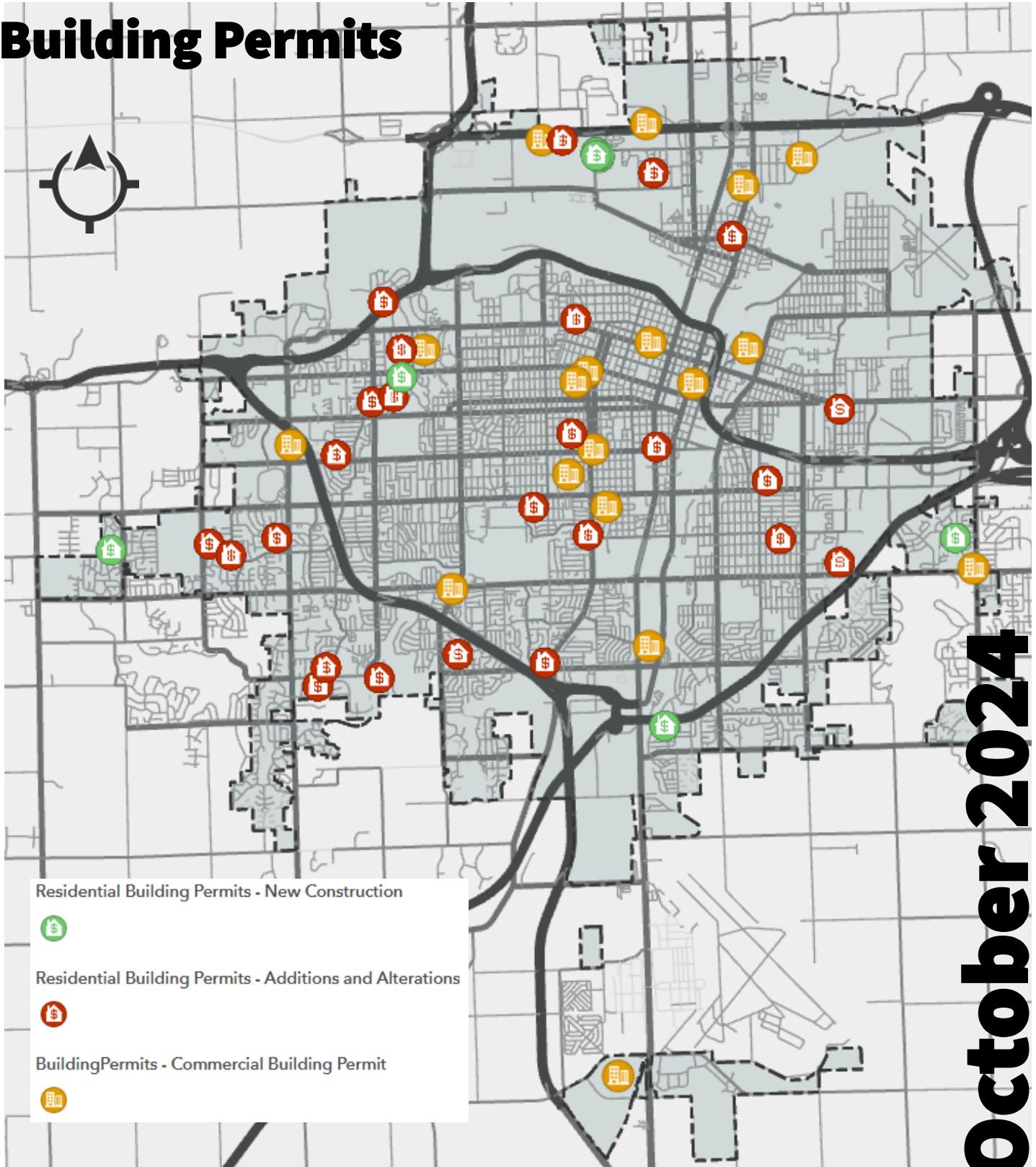
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 48.7% through October 2024 (93 out of 191 units) compared to 53% in 2023.





OCTOBER 2024

Building Permits



October 2024

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



OCTOBER 2024

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

