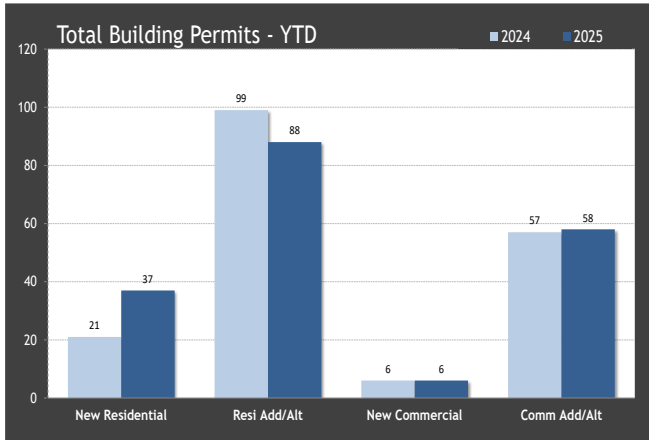


APRIL 2025

# 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 2024 to April 2025, **total building permits** increased 2.7% (184 vs 189). Likewise, **Residential permits** increased by 4.2% (120 vs 125) and **commercial permits** remained the same (64 vs. 64).

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 2024 to April 2025, **building square footage** decreased by 345% (2,863,787 sq. ft. vs 642,175 sq. ft.). The **value of building permits** decreased by 14.1% (\$73,448,205 vs \$55,967,863). The table below shows the **Top 10 Permits** by valuation through April 2025.

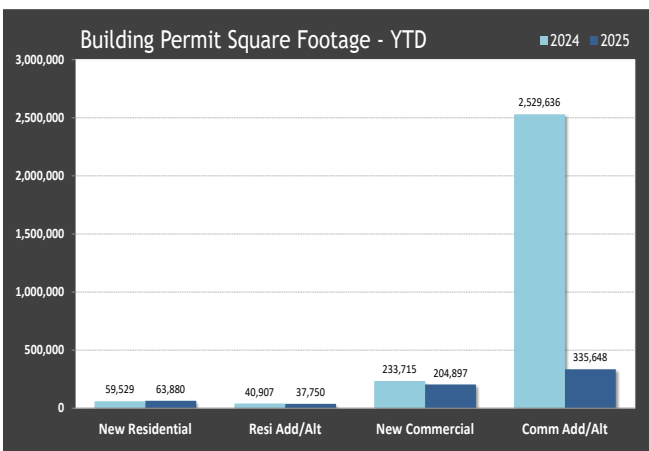
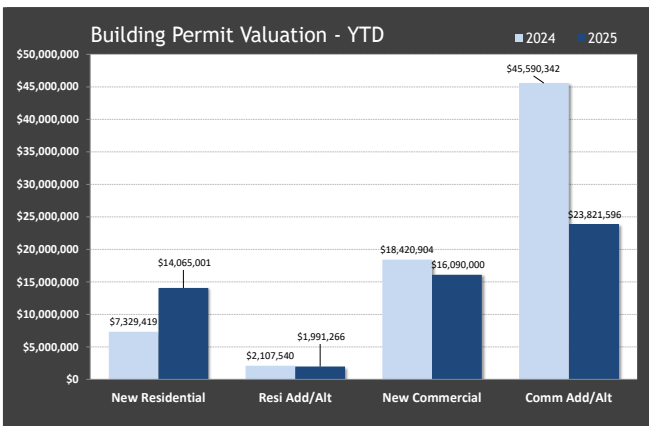
**APRIL**

**Building Permits**  
67

**Sq. Ft.**  
249,194

**Value**  
\$17,502,540

**Housing Units**  
44



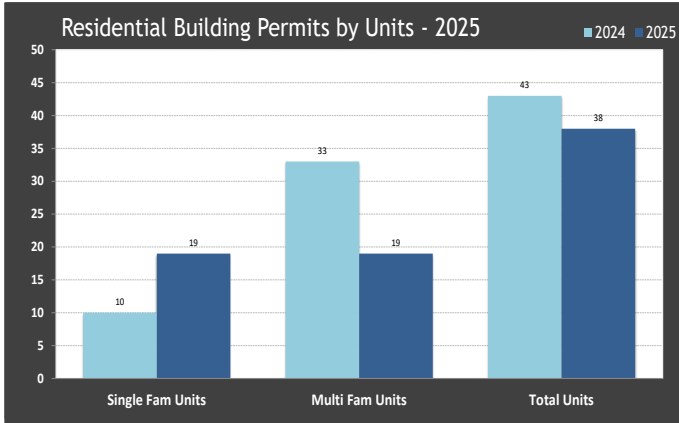
TOP 10 PERMITS - APRIL		
6732 SW 17TH ST	CEDARHURST OF TOPEKA - DOVER COMM BLDG	\$8,000,000
1901 SW MULVANE ST	WASHBURN UNIVERSITY LEE PHASE 2	\$2,800,000
1415 SW WANAMAKER RD	RAISING CANE'S	\$2,200,000
1800 SW WANAMAKER RD	CAVA - TENANT FINISH	\$600,000
1301 SW 37TH ST	WALMART - EXTERIOR ALTERATION	\$421,475
611 S KANSAS AVE	KPERS - INTERIOR REMODEL	\$421,000
2400 SW URISH RD	ROLLING HILLS REMODEL - INTERIOR ALTERATION	\$400,000
400 SW 8TH AVE	STORMONT VAIL ADMINISTRATION TOWER	\$250,000
1424/1428 SW PIN OAK PKWY	DUPLEX	\$250,000
2010 SW ASHWORTH PL	TOPEKA RENTAL SPACE - PH3	\$250,000

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

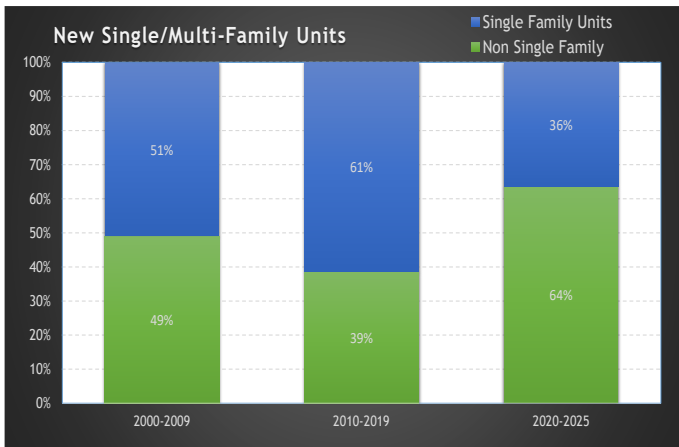


APRIL 2025

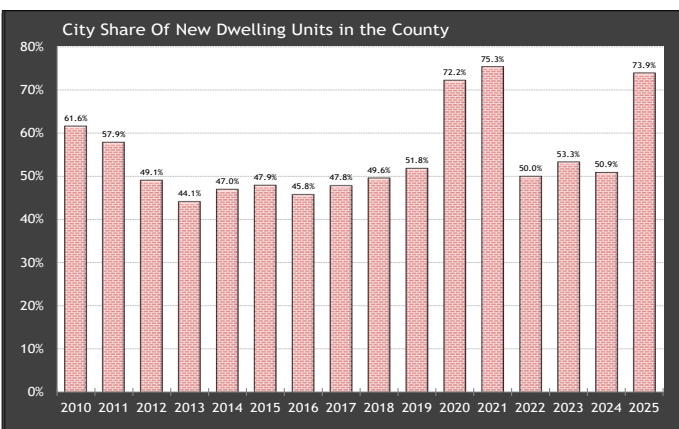
# Residential Growth



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 2024 to April 2025, increased by 67.3% (49 vs 82). Additions and alterations decreased by 11.1% from April 2024 to April 2025 (99 vs 88).



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.

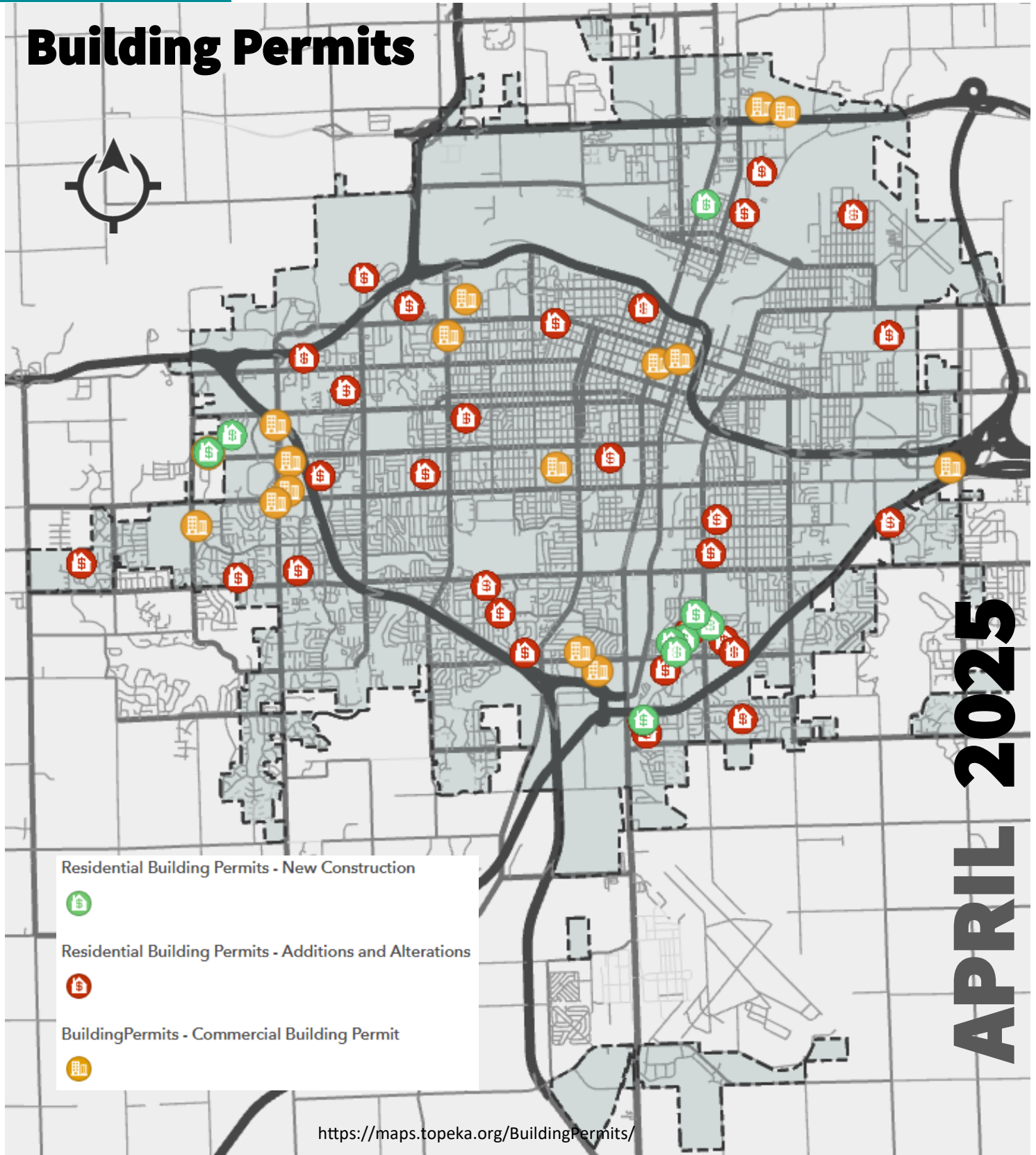


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 73.9% through April 2025 (82 out of 111 units) compared to 50.9% in 2024.



APRIL 2025

### Building Permits



APRIL 2025

# 3-Mile ETJ, UGA, and City Boundary New Housing Units — April 2025

