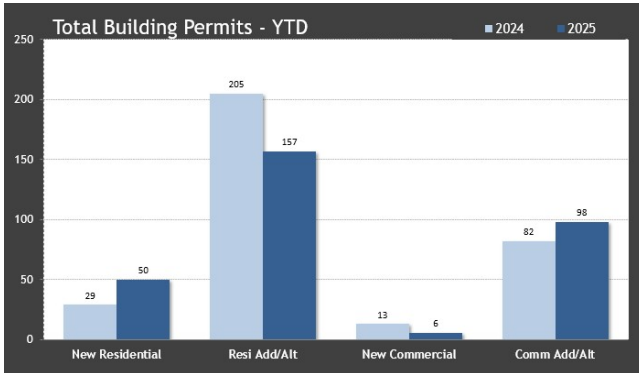


JULY 2025

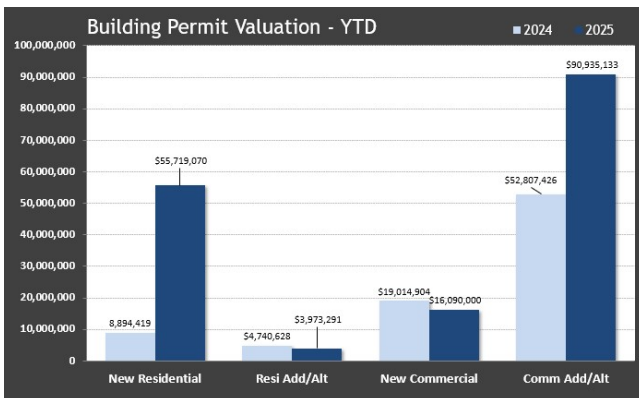
Development & Growth Management Report

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 July 2024 to July 2025, **total building permits** decreased by 36.67% (60 vs 38). Likewise, **Residential permits** decreased by 38.1% (42 vs 26) and **commercial permits** decreased by 44% (18 vs. 10).



In addition, both building square footage and building value can be evaluated to better understand the scale of investment the City of Topeka.

Comparing June 2024 to July 2025, **building square footage** increased by 91% (49,357sq. ft. vs 94,484sq ft.). The **value of building permits** increased by 7.24% (\$7,495,870 vs \$8,144,777). The table below shows the **Top 10 Permits** by valuation through July 2025.

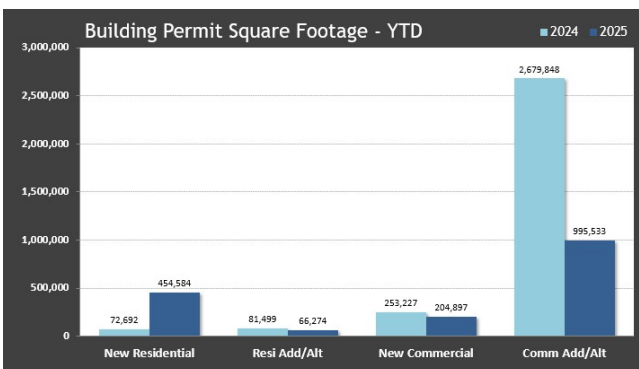
July

Building Permits
38

Sq. Ft.
94,764

Value
\$7,355,777

Housing Units
4



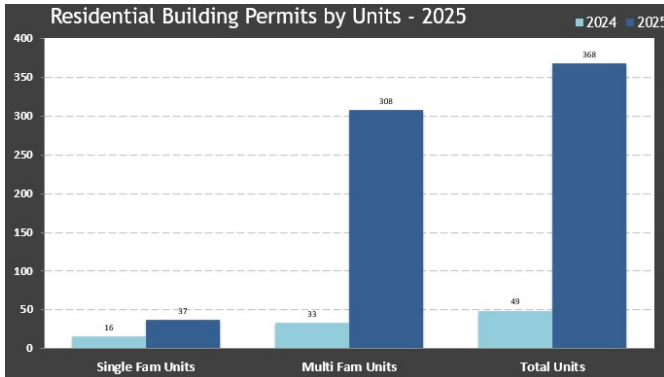
TOP 10 PERMITS - JULY

1800 SW WANAMAKER	WANAMAKER HILLS SHOPPING CENTER	\$3,300,000
2021 SE 29TH ST	SUPERMERCADO TOPEKA	\$750,000
3728 SE 6TH ST	FOOTING AND FOUNDATION—RESERS EXPANSION	\$501,500
1801 SW WANAMAKER RD	WEST RIDGE MALL PHASE I ADD ELEVATOR	\$500,000
2628 SW SHERWOOD PARK D	NEW RESIDENTIAL HOME	\$479,000
631 SE HORNE ST	INTERIOR ALTERATION—RUPP UROLOGY	\$350,000
2600 SW 33RD ST	JARDINE ELEMENTARY SCHOOL—FEMA SHELTER	\$309,286
4300 SE MEADOW TRL	NEW RESIDENTIAL HOME	\$225,000
226 SE 43RD ST	NEW RESIDENTIAL HOME	\$225,000
1928 SW 8TH ST	NEW RESIDENTIAL HOME	\$200,000

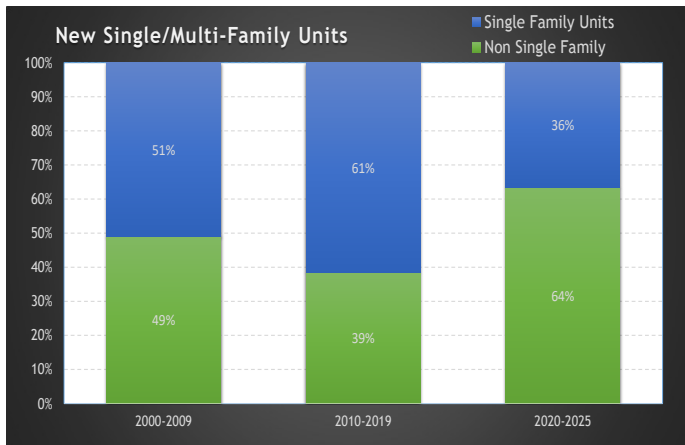
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

JULY 2025

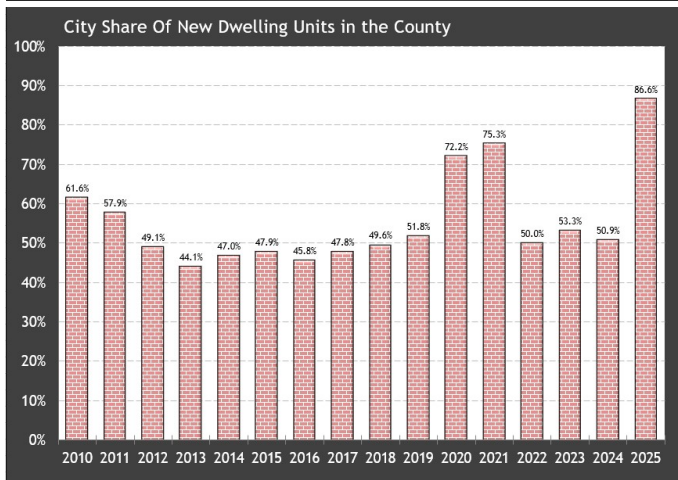
Residential Growth



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 July 2024 to July 2025, increased by 300% (1 vs 4). Additions and alterations decreased by 46% from July 2024 to July 2025 (41 vs 22).



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.



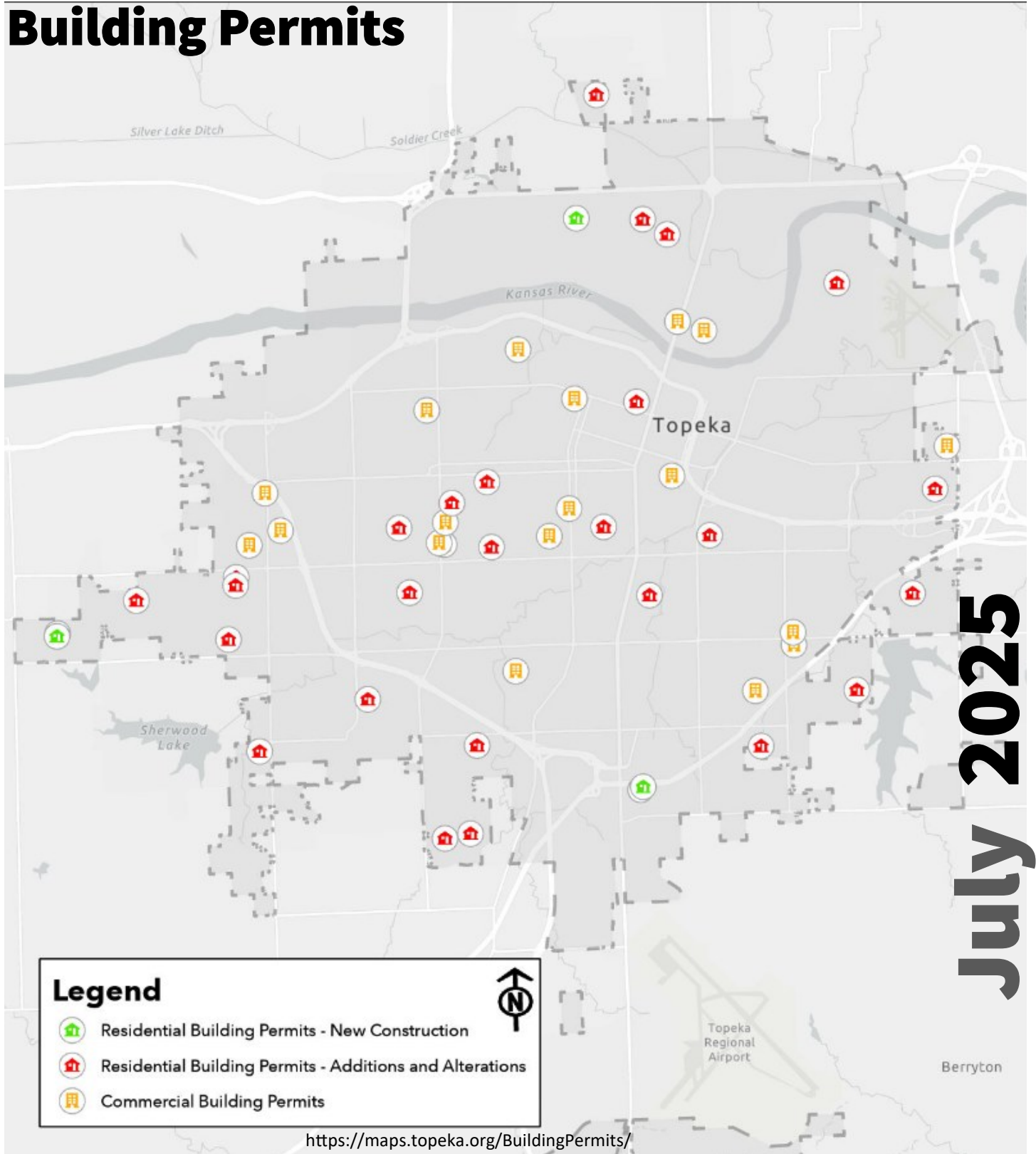
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 86.6% through July 2025 (350 out of 382 units) compared to 50.9% in 2024.





July 2025

Building Permits



July 2025

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

