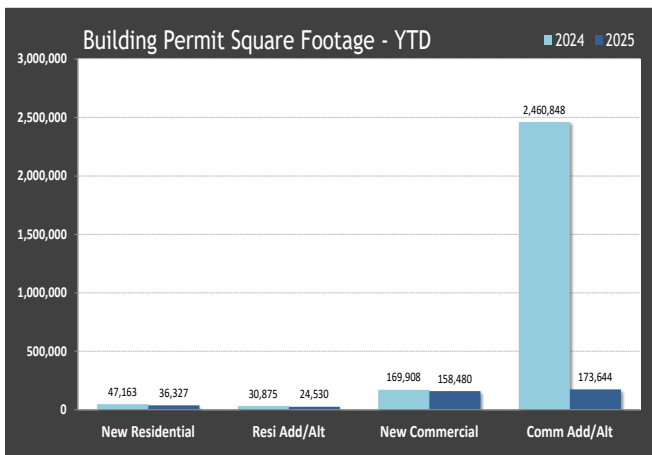
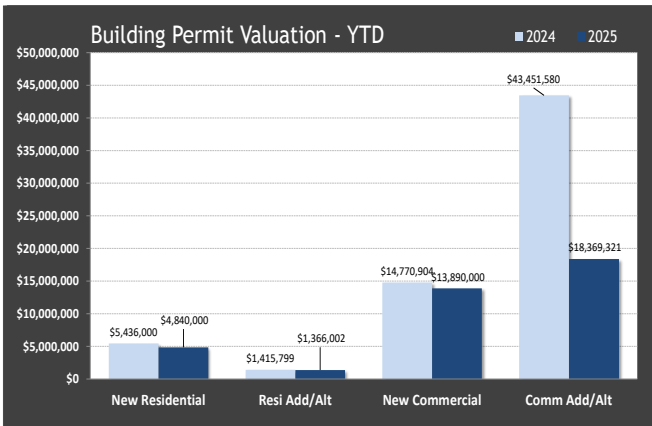
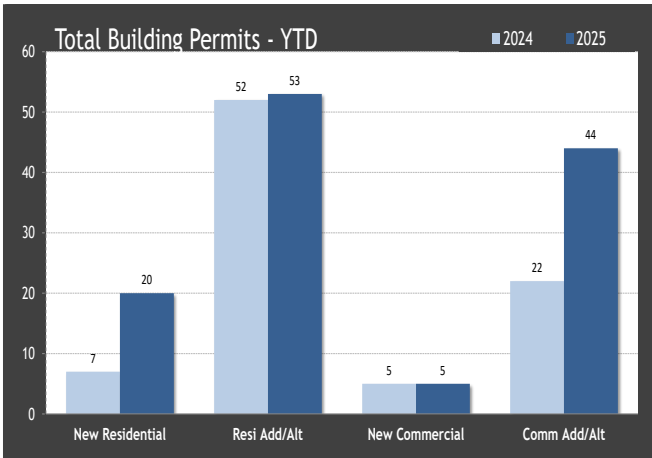


MARCH 2025

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 March 2024 to March 2025, **total building permits** decreased 8.3% (133 vs 122). Likewise, **Residential permits** decreased by 13.1% (84 vs 73) and **commercial permits** remained the same (49 vs. 49).

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

Comparing March 2024 to March 2025, **building square footage** decreased by 589% (2,708,794 sq. ft. vs 392,981 sq. ft.). The **value of building permits** decreased by 14.1% (\$65,074,283 vs \$38,465,323). The table below shows the **Top 10 Permits** by valuation through March 2025.

MARCH

Building Permits

38

Sq. Ft.

91,410

Value

\$8,884,731

Housing Units

30

TOP 10 PERMITS - MARCH

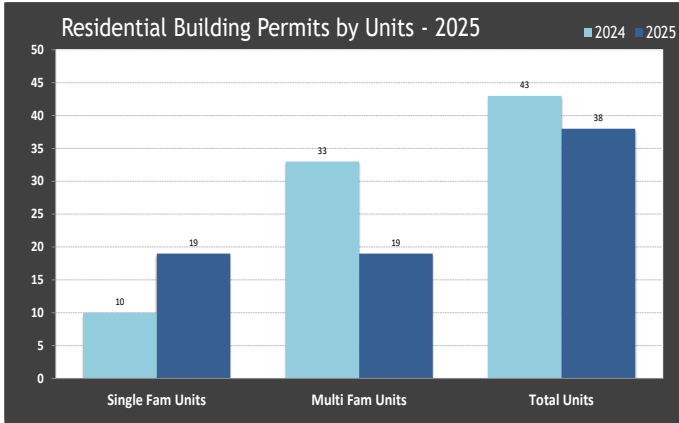
1500 SW 10TH AVE	STORMONT VAIL HEALTH - PHARMACY RENO	\$2,675,000
400 SW OAKLEY AVE	VALEO CRISIS INTERVENTION CENTER	\$1,800,000
8020 SW 26TH TER	NEW RESIDENTIAL HOME	\$679,000
1625 SW WANAMAKER RD	CHICK-FIL-A INTERNAL EXPANSION OF DRIVE THRU	\$500,000
1924 NW VAIL CT	NEW RESIDENTIAL HOME	\$300,000
1416/1420 SW PIN OAK PKWY	DUPLEX	\$250,000
202 SE 43RD ST	NEW RESIDENTIAL HOME	\$200,000
202 SE 43RD ST	INTERIOR REMODEL	\$200,000
4312 SE MEADOW TRL	NEW RESIDENTIAL HOME	\$200,000
4307 SE MEADOW TRL	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.

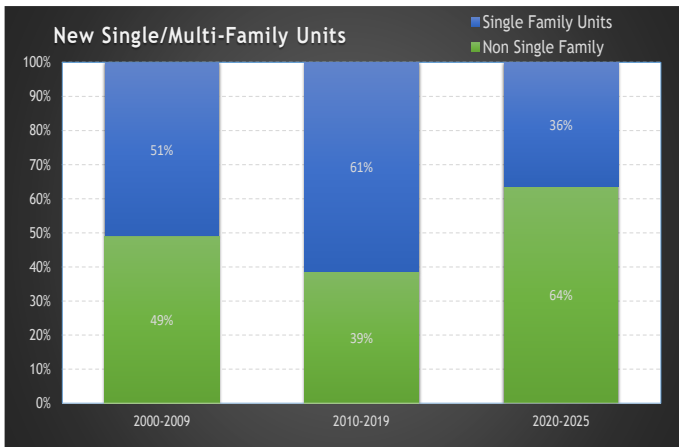


MARCH 2025

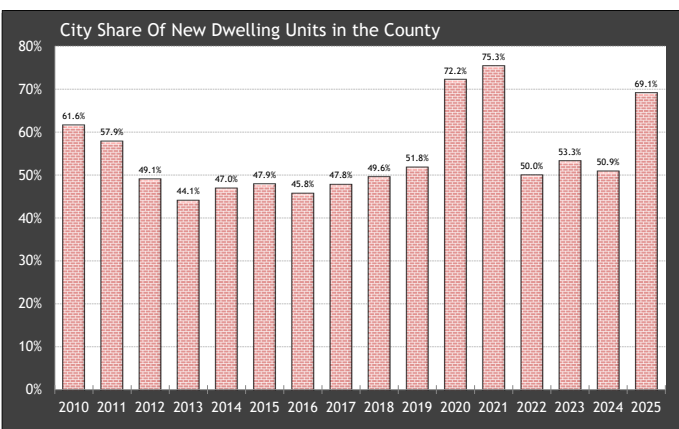
Residential Growth



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 March 2024 to March 2025, decreased by 11.6% (43 vs 38). Additions and alterations decreased by 23.2% from March 2024 to March 2025 (69 vs 53).



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.



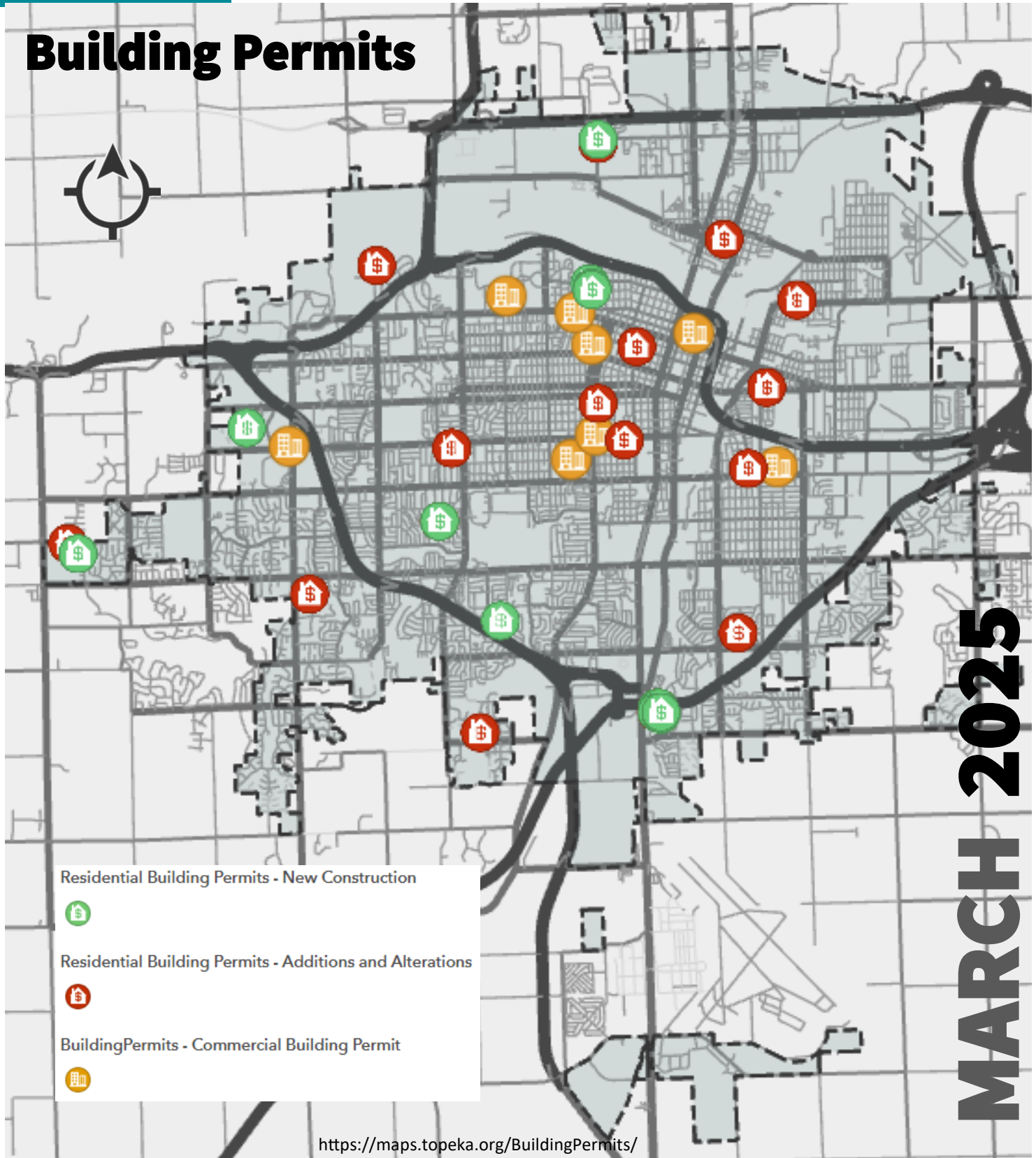
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 69.1% through March 2025 (38 out of 55 units) compared to 50.9% in 2024.





MARCH 2025

Building Permits



MARCH 2025

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

MARCH 2025

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

