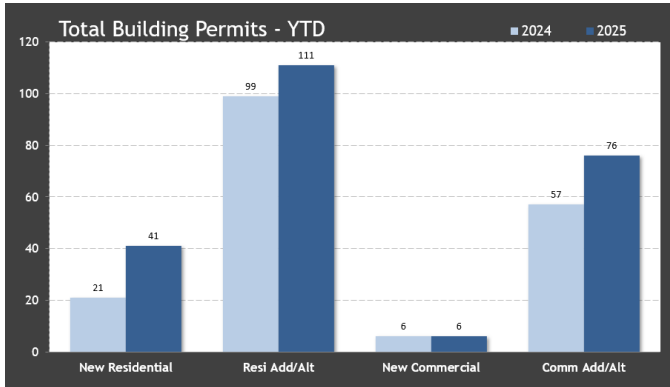




May 2025

## Development & Growth Management Report

### Residential & Commercial Growth

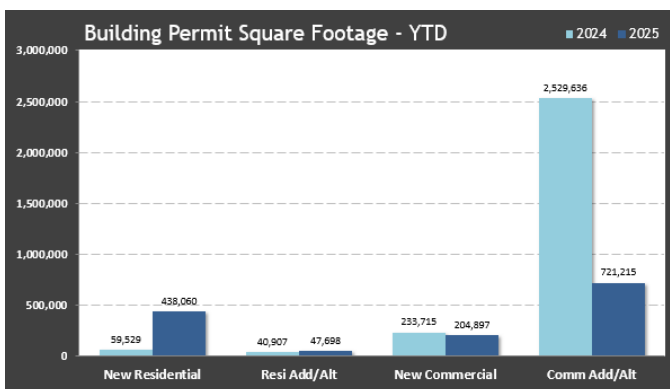
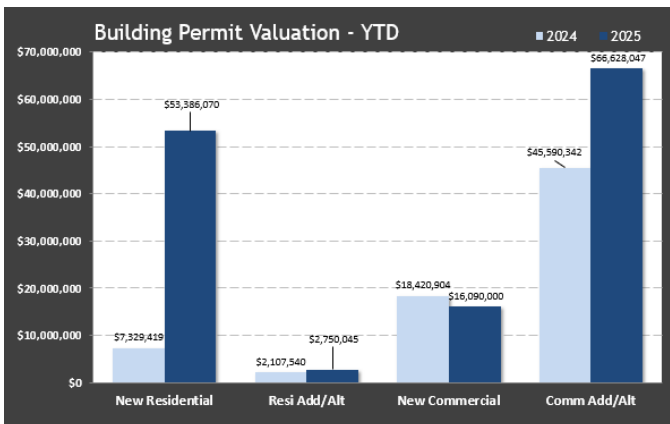


The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing May 2024 to May 2025, **total building permits** decreased by 8.3% (52 vs 48). Likewise, **Residential permits** decreased by 59.2% (43 vs 27) and **commercial permits** increased 100% ( 9 vs. 18).

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

Comparing May 2024 to May 2025, **building square footage** increased by 636% (104,491 sq. ft. vs 769,695 ft.). The **value of building permits** increased by 148% (\$55,967,863 vs \$138,854,162 ). The table below shows the **Top 10 Permits** by valuation through May 2025.



**May**

**Building Permits**  
48

**Sq. Ft.**  
769,695

**Value**  
\$82,886,299

**Housing Units**  
253

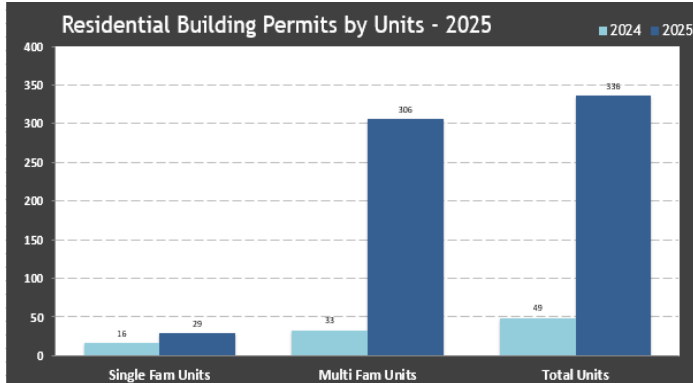
TOP 10 PERMITS - May		
211 SE 11TH ST	UNION AT TOWER DISTRICT—BUILDING A	\$38,011,569
1850 SW JEWELL AVE	WASHBURN UNIVERSITY—ADVISORS EXCEL HALL	\$32,300,000
220 SE 6TH AVE	LINK INNOVATION LABS—INTERIOR REMODEL	\$7,000,000
2220 SE LAKEWOOD BLVD	RENOVATION TO EXISTING BLDG—ROOFERS MART	\$1,500,000
4318 SW AKESIDE DR	NEW RESIDENTIAL HOME	\$650,000
1100 SW 57TH ST	TARGET DISTRIBUTION CENTER CONVEYOR RE-	\$580,000
3314 SE VIRGO AVE	NEW RESIDENTIAL HOME	\$459,500
1440 SW 41ST ST	BIMINI PET HEALTH ADDITION	\$350,000
1301 SW 37TH ST	WALMERT REFRIG UPDATE	\$250,000
4304 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.

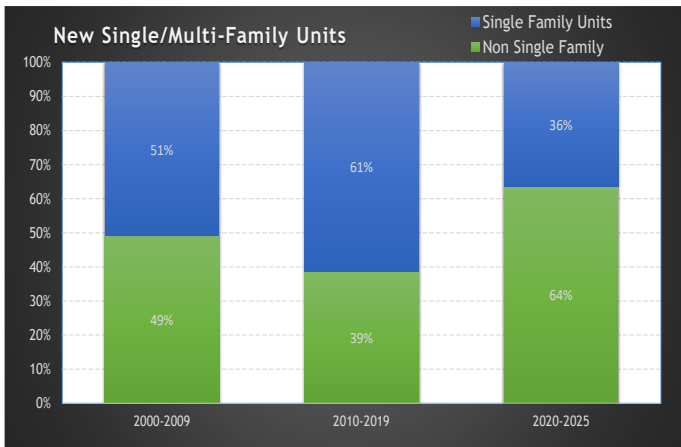


May 2025

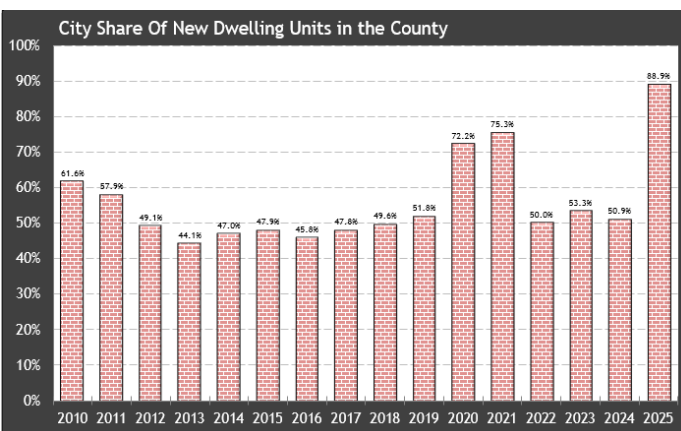
# Residential Growth



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 May 2024 to May 2025, increased by 85% (49 vs 338). Additions and alterations increased by 27.6% from May 2024 to May 2025 (136 vs 188).



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.

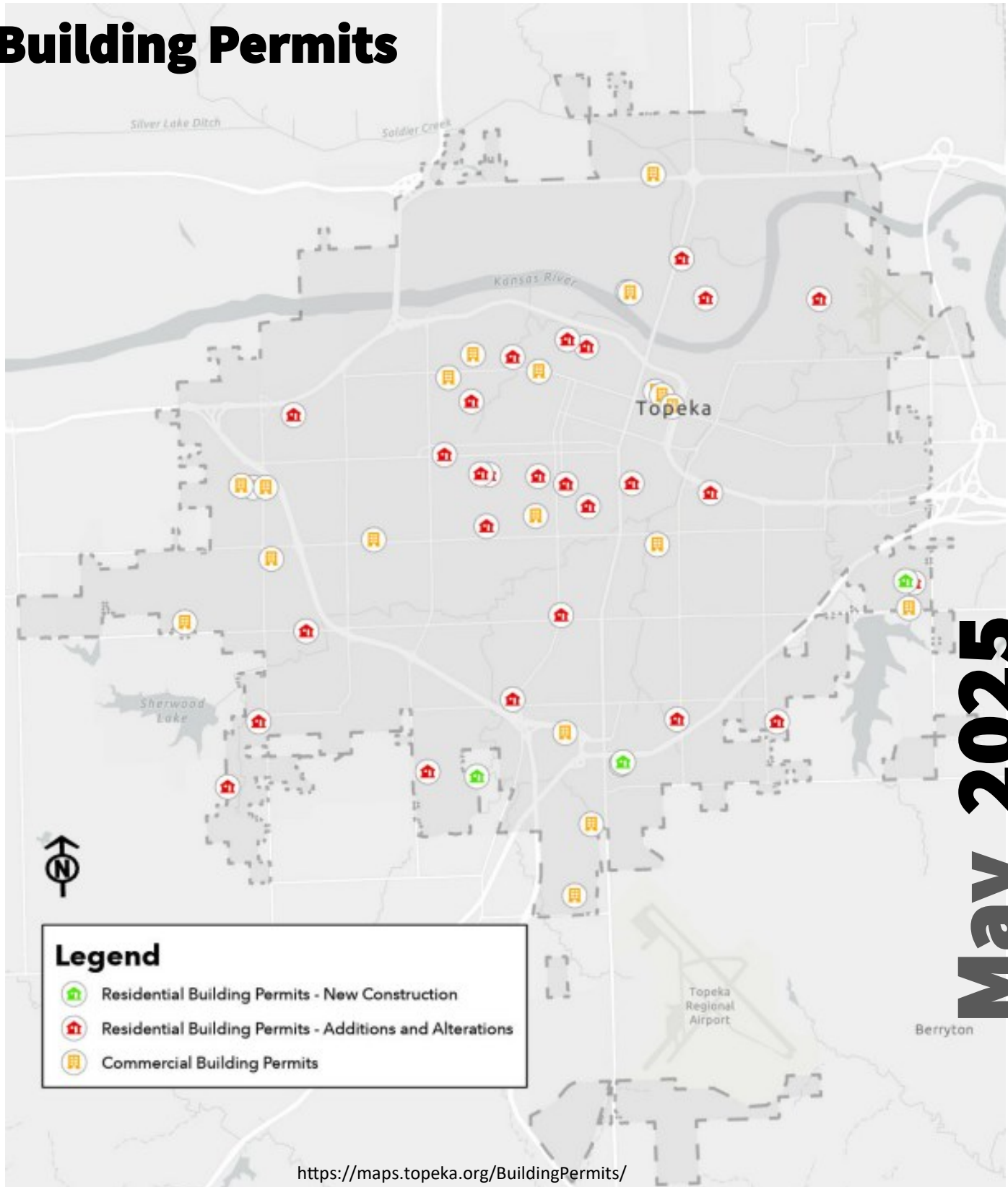


In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 88.9% through May 2025 (340 out of 382 units) compared to 50.9% in 2024.



May 2025

## Building Permits



May 2025



May 2025

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

