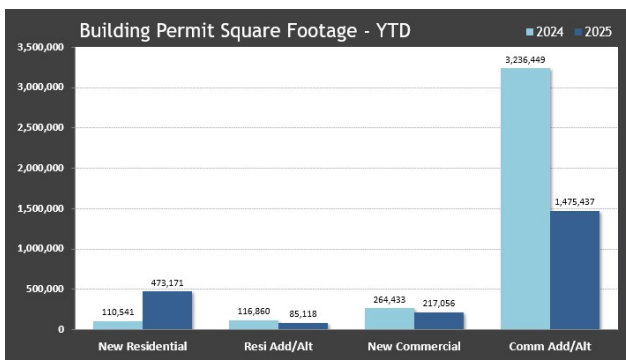
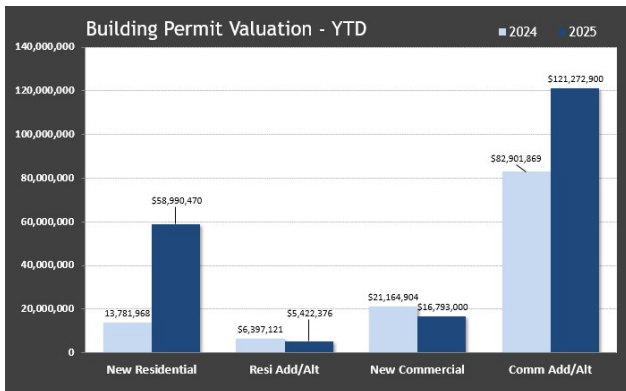
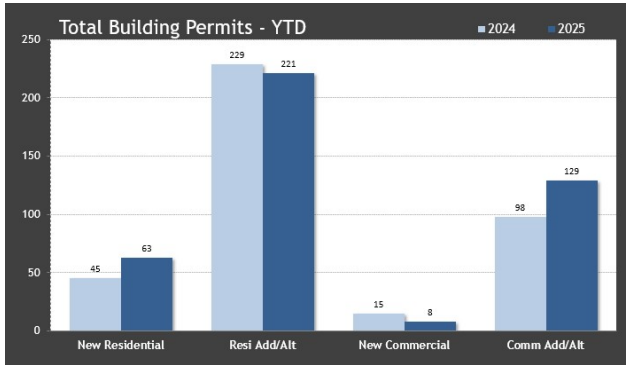


Development & Growth Management Report

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 September 2024 to September 2025, **total building permits** increased by 21.31% (61 vs 74). Likewise, **Residential permits** increased by 29.26% (41 vs 53) and **commercial permits** decreased by 5% (20 vs. 21).

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

Comparing September 2024 to September 2025, **building square footage** increased by 71.55% (204,201sq. ft. vs 350,307sq ft.). The **value of building permits** decreased by 38.47% (\$27,968,672 vs \$17,208,813). The table below shows the **Top 10 Permits** by valuation through September 2025.

September

Building Permits

74

Sq. Ft.

350,307

Value

\$17,275,313

Housing Units

8

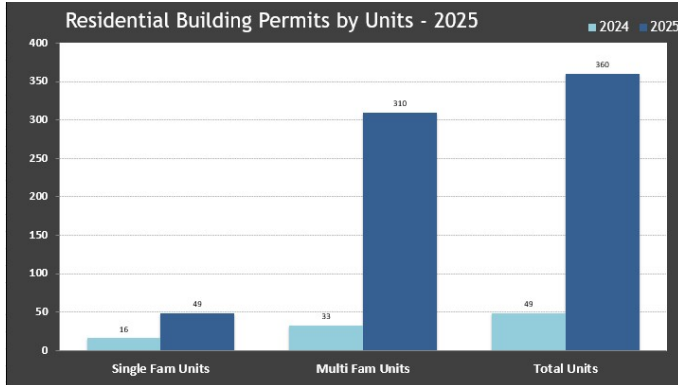
TOP 10 PERMITS - September

2240 NW TYLER ST	WASHBURN TECH NORTH MANUFACTURIN TRNG CTR	\$4,500,000
800 S KANSAS AVE	EVERGY- COMMERCIAL BLDG EXT ALTERATION	\$4,000,000
1115 NE POPLAR ST	OAKLAND WPC BUILDING B ADDITION AND REMODEL	\$1,070,000
913 SE 29TH ST	PHASE 1- INT ALT-GREAT LIFE GOLF & FITNESS	\$1,000,000
1133 SW TOPEKA BLVD	BCBS BUILDING K LOBBY- REMODEL	\$800,000
315 SW 32ND TER	INT REMODEL FIRE DAMAGE-HEM AUTO	\$792,603
3401 SE HOWARD DR	NEW RESIDENTIAL HOME- 3401 SE HOWARD DR	\$590,000
3535 SE 21ST ST	GREEN TOUCH STORAGE BLDG	\$550,000
2023 SW WANAMAKER RD	COURTYARD MARRIOTT EXTERIOR ALTERATION	\$500,000
3309 SE 23RD ST	NEW RESIDENTIAL HOME-3309 SE 23RD ST	\$400,000

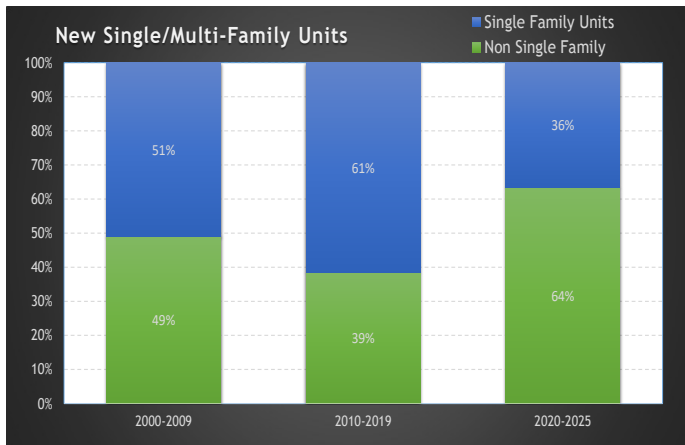
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

SEPTEMBER 2025

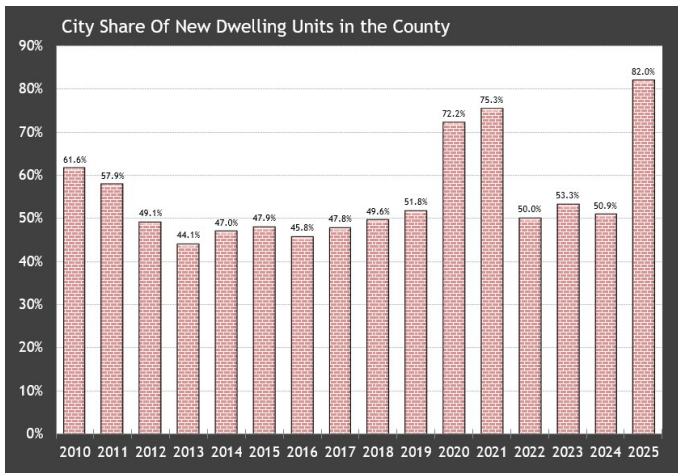
Residential Growth



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 September 2024 to September 2025, increased by 60% (5 vs 8). Additions and alterations increased by 24.24% from September 2024 to September 2025 (33 vs 41).



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.



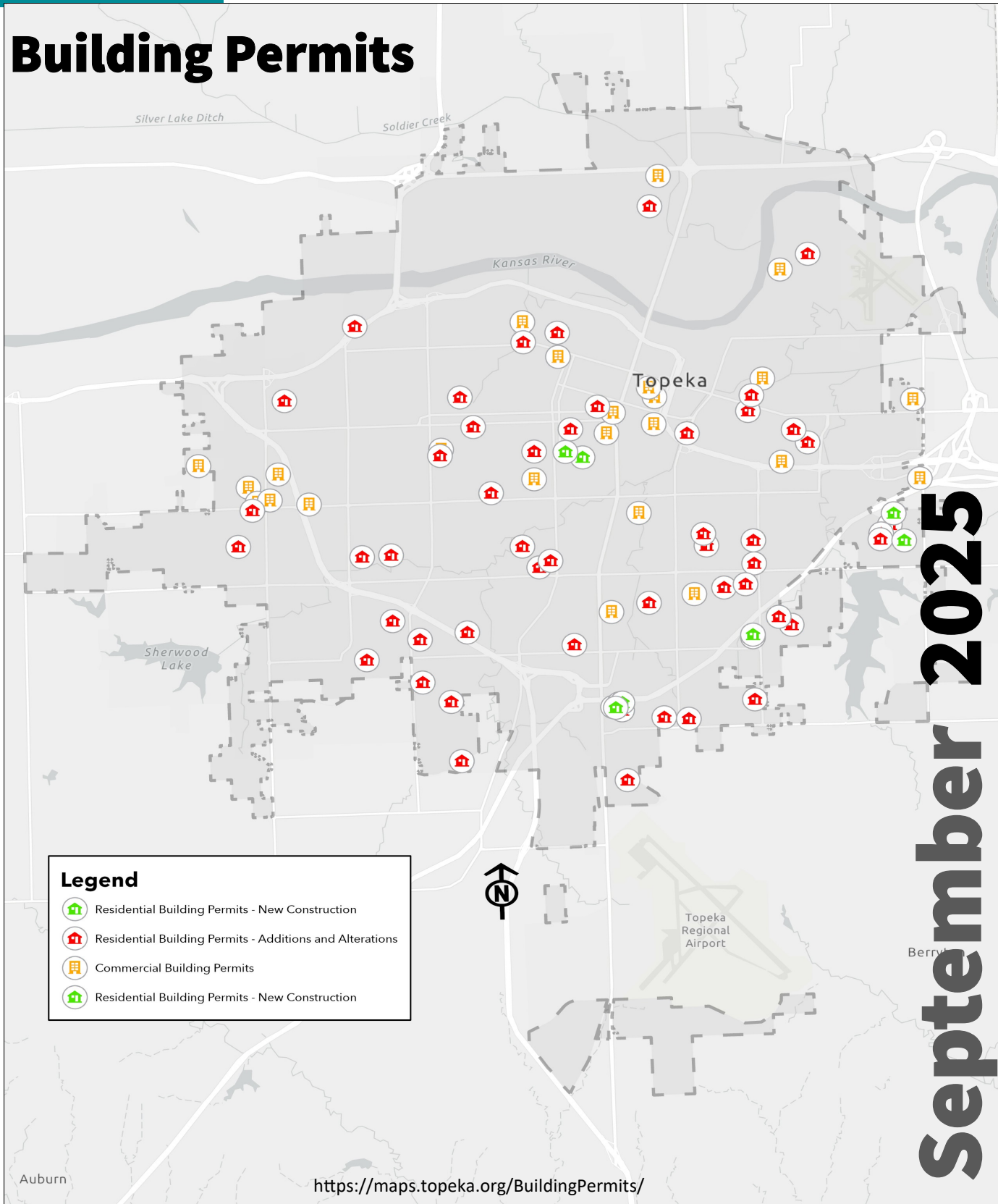
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 82% through September 2025 (384 out of 426 units) compared to 50.9% in 2024.





SEPTEMBER 2025

Building Permits



September 2025



SEPTEMBER 2025

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

