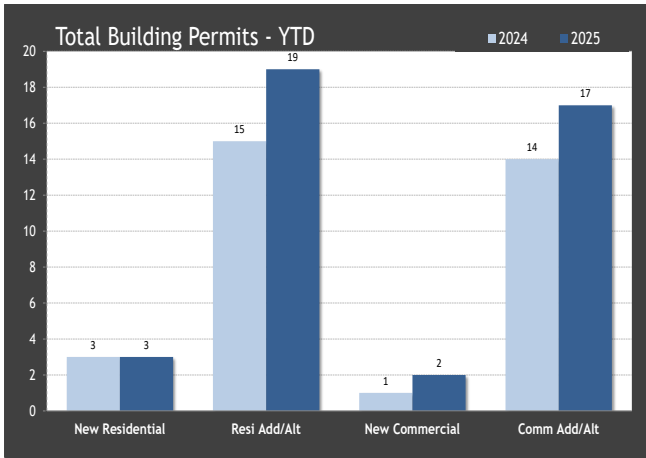


JANUARY 2025

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 January 2024 to January 2025, **total building permits** increased 7.9% (38 vs 41). Likewise, **Residential permits** decreased by 21.4% (28 vs 22) and **commercial permits** increased 90% (10 vs. 19).

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

Comparing January 2024 to January 2025, **building square footage** decreased by 74.5% (255,819 sq. ft. vs 65,141 sq. ft.). The **value of building permits** decreased by 63.1% (\$15,548,660 vs \$5,732,971). The table below shows the **Top 10 Permits** by valuation through January 2025.

JANUARY

Building Permits

41

Sq. Ft.

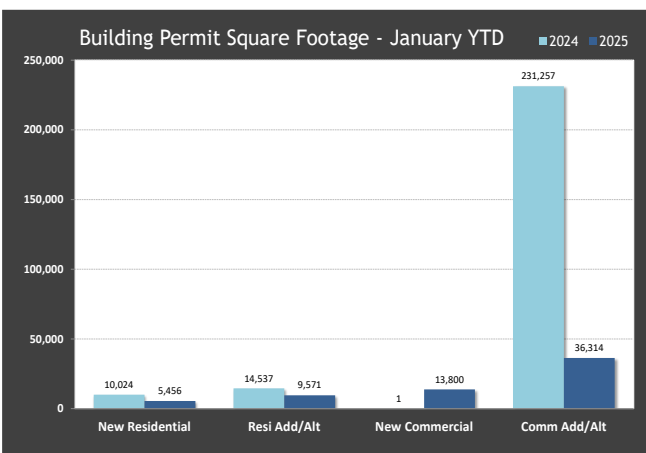
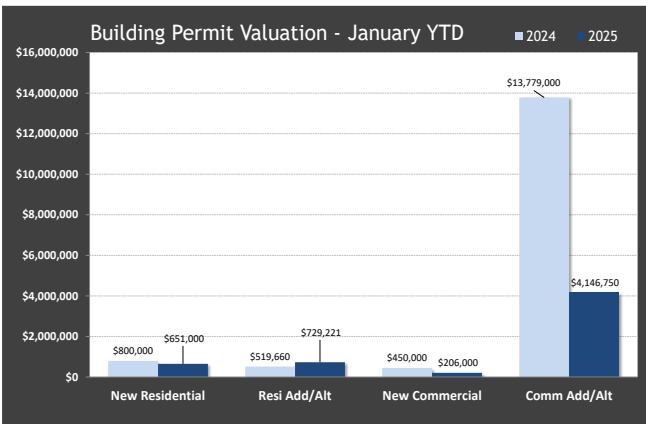
65,141

Value

\$5,732,971

Housing Units

5



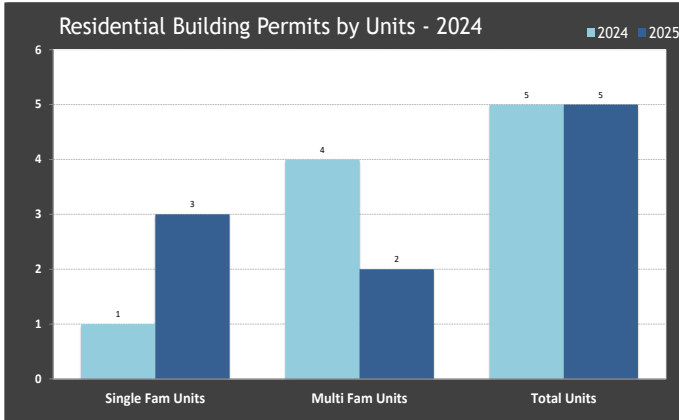
* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

TOP 10 PERMITS - JANUARY

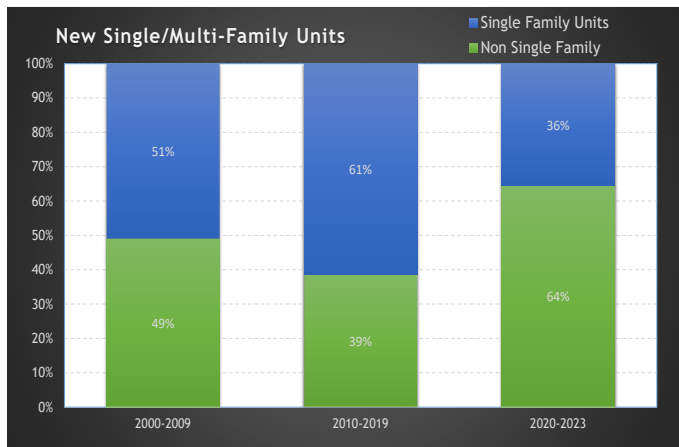
831 SE QUINCY ST	KANSAN TOWER CHILLER REPLACEMENT	\$997,000
1709 SW GAGE BLVD	CUSTENBORDER FLORIST ADDITION	\$850,000
1700 SW COLLEGE AVE	WASHBURN UNIVERSITY MORGAN HALL RENO	\$614,750
3710 SW TOPEKA BLVD	PATTERSON LEGAL GROUP	\$500,000
4324 SE MASSACHUSETTS	FIRE RESTORATION	\$300,000
2829 SW WANAMAKER RD	JOY WOK BUFFET	\$300,000
6342 SW 21ST ST	KASB RENOVATION	\$300,000
4330 SW LAKESIDE DR	LOT 9, BLOCK D—MISTY HARBOR #5	\$299,000
4334 SW LAKESIDE DR	LOT 10, BLOCK D—MISTY HARBOR #5	\$299,000
4121 SW HUNTOON ST	MISSION CHURCH REMODEL	\$200,000

JANUARY 2025

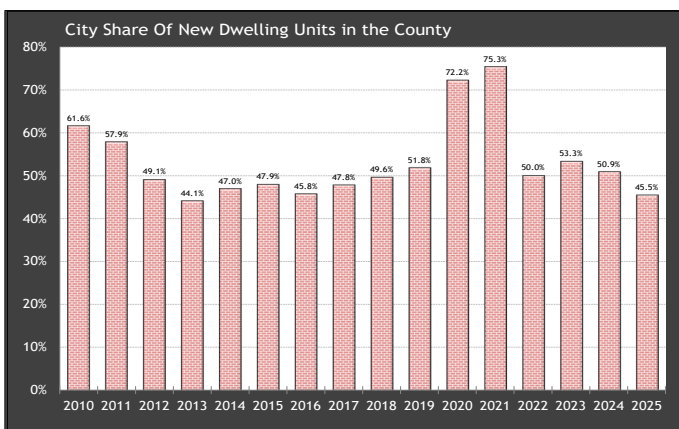
Residential Growth



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 January 2024 to January 2025, remained the same (5 vs 5). Additions and alterations decreased by 24% from January 2024 to January 2025 (25 vs 19).



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.



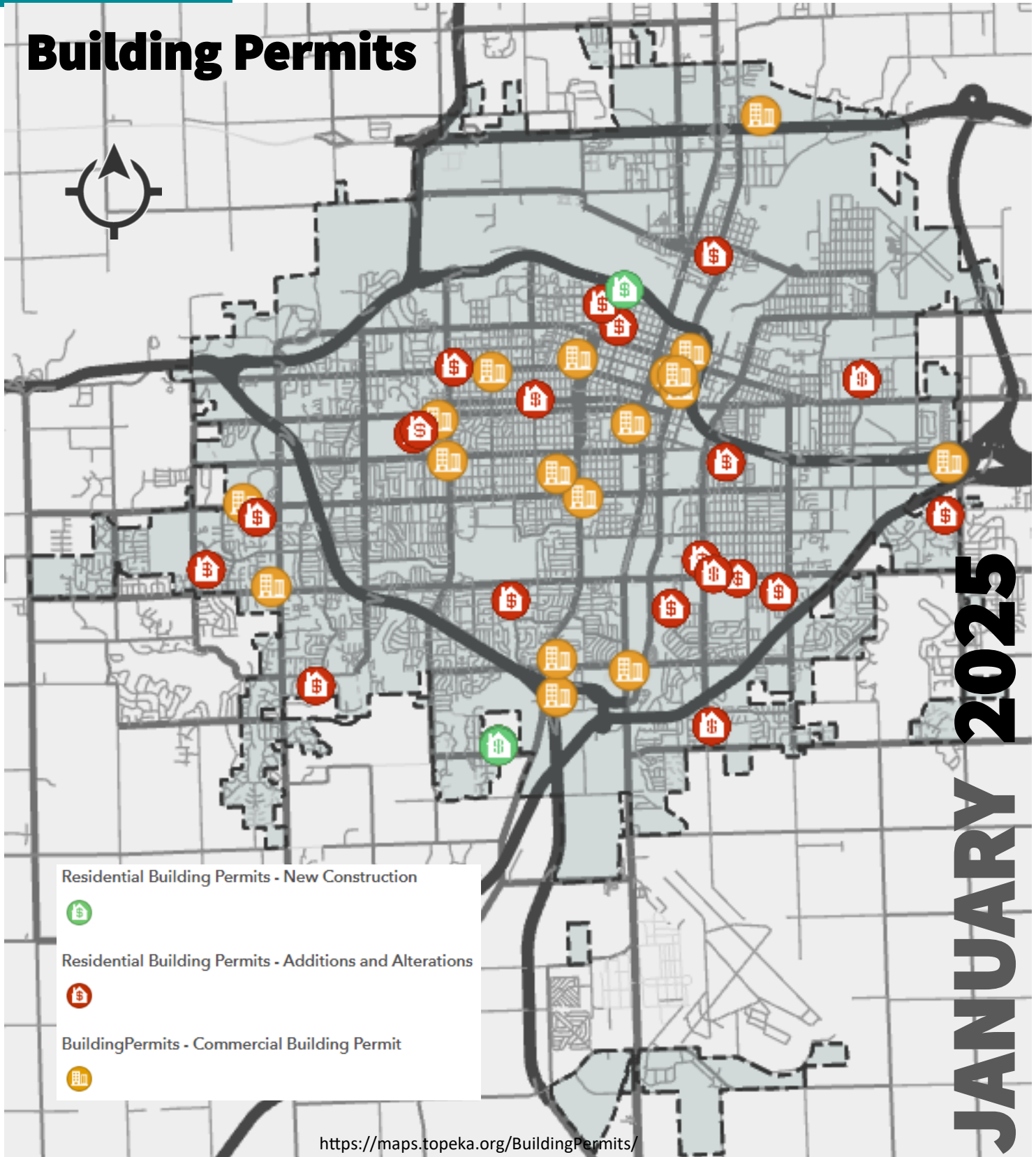
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 45.5% through January 2024 (5 out of 11 units) compared to 50.9% in 2024.





JANUARY 2025

Building Permits



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

JANUARY 2025

JANUARY 2025

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

