



**2021-2030  
Proposed Capital  
Improvement Plan**

**Supplement 3**

1. **Would it be possible to get a report listing the SORT neighborhoods by year...with a quick description of what was done (just a simple one-line string)...then a short report of what improvements there have been in private activity, home sales prices and property values for each? (or other measures that would be appropriate)**
  - a. Based on the attached pdf (appendix A) that depicts communities that participated with the SORT program a majority saw improvement in their score. The attached analysis shows the average neighborhood health rating scores for target areas before and after SORT which indicates 71% improved, 17% saw no change, and 12% got worse. Of those that improved, more than half “changed color” or improved their health classifications (e.g. “intensive care” to “at risk”). We received a request for specific information regarding the bolded items below. Although we don’t have specific information on these items, we believe the improved scores should give insight into some of the bolded areas of interest.
    - i. **Private investment** in target areas is beyond our capability and would not be statistically valid. Private investment would theoretically show up in home sale prices and property values (see below).
    - ii. **Residential property values** are already factored into the neighborhood health scores which we supply in the analysis.
    - iii. **Home sale prices** eventually get factored into property values as the market gets reset. I doubt there are enough comps in the target areas to warrant a statistically valid analysis. We would definitely need outside help on this.
  - b. More information on SORT can be found at:  
<https://www.topeka.org/neighborhoodrelations/community-engagement/neighborhoods/neighborhood-projects/>
2. **Please provide a status update of the North Kansas project. Does the project include sidewalks?**
  - a. The project will construct infill segments to complete sidewalk connectivity on both sides of the street throughout the project limits. The project will also repair damaged sidewalk segments and replace older segments that do not meet ADA guidelines. Bid documents are being prepare and construction will begin this spring. A public meeting will be held prior to construction.
3. **Will the N Tyler Project include sidewalks and what is the status of the project?**
  - a. This project will include sidewalks on both sides of the street. The design consultant Schmidt, Beck, and Boyd are working on multiple design concepts that will be presented to the public in late spring.
4. **Please provide a list of properties affected by the Polk-Quincy Project.**
  - a. Please see appendix B

### SORT Target Area Analysis

SORT Year	NIA	Target Area	2000	2003	2007	2011	2014	2017	Before SORT	After SORT	% Change
2003	East Topeka South	11:3	1	1.4	1.4	1.8	2.2	2.2	1.2	1.9	58%
		12:1	1.4	2.2	2	2	1.8	2.4	1.8	2.1	14%
2003	Monroe	40:3	1.6	1.4	1.4	1.8	1.4	1.4	1.5	1.5	0%
2003/2017	Tennessee Town	4:1	1.8	1.4	1.8	2	2.4	2.2	1.6	2.1	31%
		5:3	1.4	1.8	2	2.8	2.6	2.2	1.6	2.4	50%
2005/2009	Chesney Park	4:4	1.6	1.6	1.8	2.4	2.4	2	1.6	2.2	34%
2005/2020	East Topeka North	11:2	2	2	2	1.8	1.8	2.2	2.0	2.0	-3%
		11:3	1	1.4	1.4	1.8	2.2	2.2	1.2	1.9	58%
2005/2011/2015	Hi-Crest	29:1	1.4	1	1.4	1.6	1.6	1.8	1.2	1.6	33%
		29:2	1.4	2.2	1.6	1.8	1.8	1.6	1.8	1.7	-6%
		29:4	1.4	1.6	1.4	1.8	1.6	1.2	1.5	1.5	0%
2005	Old Town	5:1	2	2.2	2	2	1.8	2.2	2.1	2.0	-5%
		5:3	2	1.8	2	2.8	2.6	2.2	1.9	2.4	26%
2007/2019	Central Park	4:2	2	2.4	2.2	2.4	2.6	2.4	2.2	2.5	12%
		4:3	2.2	1.6	1.6	2.2	1.8	1.6	1.8	1.9	4%
2008	Historic Holiday Park	5:2	2.2	2.2	2.2	2.4	2.6	2.8	2.2	2.6	18%
2009	Ward Meade	6:1	2	2.2	2.6	2.8	3	2.4	2.3	2.7	21%
		6:3	1.8	2	2	2	2	2	1.9	2.0	3%
2011	Central Highland Park	13:3	2.2	2.6	2.4	2.8	2.6	2.6	2.5	2.6	4%
2013	Historic North Topeka East	8:4	1.8	1.4	1.4	1.4	1.6	1.4	1.5	1.4	-8%
2013	Oakland	10:1	3	3.2	2.8	3.2	3.4	3.2	3.1	3.2	3%
		10:2	3	3	3.2	3	2.8	3	3.0	3.0	0%
		10:3	2.8	3	3.2	2.8	2.8	3.4	2.9	3.4	16%
2015	North Topeka West	7:1	2.6	2.2	2.2	2	2	2.2	2.2	2.2	0%
<b>Total</b>									<b>46.7</b>	<b>52.6</b>	<b>13%</b>

SORT Year
Implementation Year

Intensive Care
At Risk
Out Patient
Healthy



## APPENDIX B

KDOT Polk Quincy Viaduct  
 Properties with ROW/Easement needs between Topeka Blvd and SE 4th Street  
 02/27/2020

Property No.	Owner Name	Property Address	
1	RYDER TRUCK RENTAL INC	631 SW 1ST ST	Topeka, KS 66603
2	RYDER TRUCK RENTAL INC	631 SW 1ST ST	Topeka, KS 66603
3	RYDER TRUCK RENTAL INC	600 SW 2ND ST	Topeka, KS 66603
4	FIRST AVENUE LEASING LLC	125 SW TYLER ST	Topeka, KS 66603
5	CAIRO, MICHAEL D & ROBERT J	120 SW TYLER ST	Topeka, KS 66603
6	SALAS, MARIA	122 SW TYLER ST	Topeka, KS 66603
7	EDSALL, EDWARD J & PATRICIA	128 SW TYLER ST	Topeka, KS 66603
8	MAHNOPLY LLC	SW 2ND ST	Topeka, KS 66603
9	MAHNOPLY LLC	504 SW 2ND ST	Topeka, KS 66603
10	CARVER, CHARLES G	113 SW HARRISON ST	Topeka, KS 66603
11	CGC LLC	125 SW HARRISON ST	Topeka, KS 66603
12	CGC LLC	127 SW HARRISON ST	Topeka, KS 66603
13	CITY OF TOPEKA	100 SW VAN BUREN ST	Topeka, KS 66603
14	SHAWNEE WOODWORK INC	103 SW VAN BUREN ST	Topeka, KS 66603
15	SHAWNEE WOODWORK INC	112 SW HARRISON ST	Topeka, KS 66603
16	HUTTON, CHRIS A & SUSAN D	124 SW HARRISON ST	Topeka, KS 66603
17	CGC LLC	128 SW HARRISON ST	Topeka, KS 66603
18	YOUNG, CHRISTOPHER	130 SW HARRISON ST	Topeka, KS 66603
19	DURST, ROBERT D JR	308 SW 2ND ST	Topeka, KS 66603
20	785 LLC	135 SW VAN BUREN ST	Topeka, KS 66603
21	785 LLC	133 SW VAN BUREN ST	Topeka, KS 66603
22	CITY OF TOPEKA	129 SW VAN BUREN ST	Topeka, KS 66603
23	SHAWNEE WOODWORK INC	127 SW VAN BUREN ST	Topeka, KS 66603
24	SHAWNEE WOODWORK INC	109 SW VAN BUREN ST	Topeka, KS 66603
25	TEAM KANSAS INC	116 S KANSAS AVE	Topeka, KS 66603
26	TFI LLC	129 SE QUINCY ST	Topeka, KS 66603
27	101 S KANSAS REAL ESTATE LLC	101 S KANSAS AVE	Topeka, KS 66603
28	KANSAS POWER & LIGHT CO	100 SW JACKSON ST	Topeka, KS 66603
29	K P L GAS SERVICE	122 SW 2ND ST	Topeka, KS 66603
30	PAUL PROPERTIES LLC	135 S KANSAS AVE	Topeka, KS 66603
31	PAUL PROPERTIES LLC	133 S KANSAS AVE	Topeka, KS 66603
32	PAUL PROPERTIES LLC	131 S KANSAS AVE	Topeka, KS 66603
33	PAUL PROPERTIES LLC	129 S KANSAS AVE	Topeka, KS 66603
34	SMITH GARY D DBA GARY D SMITH CONSTRUCTION	127 S KANSAS AVE	Topeka, KS 66603
35	MOHAN STEVEN J TRUST MOHAN, STEVEN J & KIMBERLY R TRUSTEES	121 S KANSAS AVE	Topeka, KS 66603
36	K P L GAS SERVICE	119 S KANSAS AVE	Topeka, KS 66603
37	PIPING CONTRACTORS OF KANSAS INC	115 SW JACKSON ST	Topeka, KS 66603
38	CITY OF TOPEKA	SW VAN BUREN ST	Topeka, KS 66603
39	GRAVES, ANTHONY L	124 SW VAN BUREN ST	Topeka, KS 66603
40	TESSENDORF, LARRY R	128 SW VAN BUREN ST	Topeka, KS 66603
41	TOPEKA FM COMM INC	135 SW JACKSON ST	Topeka, KS 66603
42	TOPEKA FM COMM INC	129 SW JACKSON ST	Topeka, KS 66603
43	HCFN TITLE HOLDING CORPORATION	215 SE QUINCY ST	Topeka, KS 66603
44	LETS HELP INC	200 S KANSAS AVE	Topeka, KS 66603
45	CATHOLIC CHARITIES OF NORTHEAST KANSAS INC	234 S KANSAS AVE	Topeka, KS 66603
46	CITY OF TOPEKA	320 S KANSAS AVE	Topeka, KS 66603
47	SCOTCH INDUSTRIES INC	200 SE 2ND ST	Topeka, KS 66603
48	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	330 SE 3RD ST	Topeka, KS 66603
49	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE KS	301 SE 2ND ST	Topeka, KS 66603
50	HCFN TITLE HOLDING CORPORATION	220 SE QUINCY ST	Topeka, KS 66603
51	CHAVIRA, URIEL	200 SE 3RD ST	Topeka, KS 66603
52	TFI FAMILY SERVICES INC	308 SE MONROE ST	Topeka, KS 66603