

East Topeka North

Topeka, Kansas



Neighborhood Plan

An Element of the

Topeka Comprehensive Plan

A Cooperative Effort By:

The East Topeka North Neighborhood Improvement Association

&

Topeka Planning Division

ADOPTED:

Topeka Planning Commission, December 21, 2020

Topeka Governing Body, January 19, 2021



ACKNOWLEDGEMENTS

East Topeka North Neighborhood Improvement Association

John Moyer – President
Tony Galvan – Vice President
Rita Moyer – Secretary
Foster Chisholm – Treasurer

City of Topeka Mayor

Michelle De La Isla

Topeka City Council

Karen Hiller	Christina Valdivia-Alcalá	Sylvia Ortiz
Tony Emerson	Michael Padilla	Hannah Naeger
Neil Dobler	Spencer Duncan	Michael Lesser

Topeka Planning Commission

Brian Armstrong	Corey Dehn
Marc Fried	Wiley Kannarr
James Kaup	Corliss Lawson
Ariane Messina	Katrina Ringler
Matthew Werner	

Topeka Planning Department

Bill Fiander, AICP, Director
Dan Warner, AICP, Planning Division Director, Bryson Risley, Planner I

Table of Contents

Contents

Introduction and Purpose	6
Neighborhood Profile.....	10
Location and Character	10
Existing Conditions	13
Socio-Economic Trends.....	27
Profile Summary	29
Vision and Goals	31
Vision Statement.....	31
Goals and Guiding Principles	31
Future Land Use.....	36
Land Use Plan Categories	37
Revitalization Strategies.....	42
Themes.....	43
Target Area Strategies.....	44
Neighborhood-Wide Strategies.....	50
Community Building and Initiatives	50
Housing	54
Neighborhood Character	59
Image.....	61
Circulation and Infrastructure.....	64
Parks and Open Space.....	73
Implementation.....	75
Key Action Priorities.....	76

Maps and Tables

Map 1: Current Land Use.....	16
Map 2: Current Zoning.....	17
Map 3: Household Conditions.....	18
Map 4: Owner Occupancy.....	20
Map 5: Infrastructure Conditions.....	21
Map 6: Crime.....	24
Map 7: Floodplain.....	25
Map 8: Building Permits.....	26
Map 9: Future Land Use.....	36
Map 10: Target Area Selection.....	48
Map 11: Target Area Concept Map.....	49
Map 12: Pavement Conditions.....	67
Map 13: Sidewalk Conditions.....	69
Map 14: Bus and Bike Routes.....	72
Map 15: Priority Projects.....	80
Map 16: SORT Leveraged Projects.....	81
Map 17: Remaining Neighborhood Projects.....	82
Map 18: Proposed Zoning Map.....	83
Table 1: Land Use.....	13
Table 2: Housing Density.....	14
Table 3: Property Values.....	14
Table 4: Population Demographics.....	27
Table 5: Households.....	28
Table 6: Income.....	28
Table 7: Priority Projects.....	78
Table 8: SORT Leveraged Projects.....	78
Table 9: Remaining Neighborhood Projects.....	79
Table 10: SORT Housing Projects.....	79

CHAPTER 1

INTRODUCTION AND PURPOSE

Introduction and Purpose

Background

In July of 2000, the Topeka City Council and Shawnee County Board of Commissioners adopted the Neighborhood Element of the Topeka-Shawnee County Metropolitan Comprehensive Plan 2025. The plan identified the majority of East Topeka as a “**high priority**” area for planning assistance and reinvestment. Following this decision, planning staff identified East Topeka North and East Topeka South for the development of the East Topeka Neighborhood Revitalization Plan. Following adoption of the East Topeka Neighborhood Revitalization Plan by the Topeka City Council and the Shawnee County Commission, much of the neighborhood was rezoned to reflect the existing land uses.

In 2017, the health rating for the entire East Topeka North neighborhood improved from “Intensive Care” to “At Risk”. Then, in fall of 2019, the East Topeka North Neighborhood Improvement Association (NIA), in partnership with the Bread of Life Church, applied for and was awarded the 2020 Stages of Resource Targeting (SORT) program. Through the 2020 SORT process, the 2020 East Topeka North Neighborhood Plan was created to identify strengths and weaknesses of the neighborhood, current and future land uses, target areas, and action steps to stabilize and improve blocks within the neighborhood. The 2020 East Topeka North Neighborhood Plan intends to evaluate East Topeka North and build upon the 2002 Neighborhood Revitalization Plan.

Purpose

The City of Topeka SORT funding will provide planning assistance and targeted implementation funding.

Through the spring and fall of 2020, the East Topeka North NIA, SORT Planning Committee, and City planning staff collaborated to finalize a neighborhood plan that comprehensively addresses land use, housing, safety, infrastructure, neighborhood character, and provide an overarching vision and goals for East Topeka North. The intent of this document is to build upon the 2002 East Topeka Neighborhood Revitalization Plan by analyzing neighborhood trends and provide long-range guidance and direction to City agencies, residents, and other organizations for future revitalization and investment in the neighborhood. The Plan is intended to be comprehensive, cohesive, and a coordinated approach to address issues found in East Topeka North.

Recommendations for infrastructure, housing, and park improvements all involve major City and County expenditures that are constrained by the amount of tax revenues that are collected. Other neighborhood plans compete for such allocations. Reliance on non-City and County funding sources will also determine the pace of implementation. Another purpose of this plan is to provide guidance for prioritization of projects, given the limited resources. Through the SORT program, East Topeka North residents seek to continue efforts to reach a “Healthy” neighborhood status.

Relation to Other Plans

The East Topeka North Neighborhood Plan constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. It is intended to balance neighborhood needs with citywide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including downtown, transportation, economic development, and trail elements. This plan also aligns with other City of Topeka plans, such as the Bikeways Plan, Pedestrian Plan Futures 2040, and the Land Use and Growth Management Plan.

Process

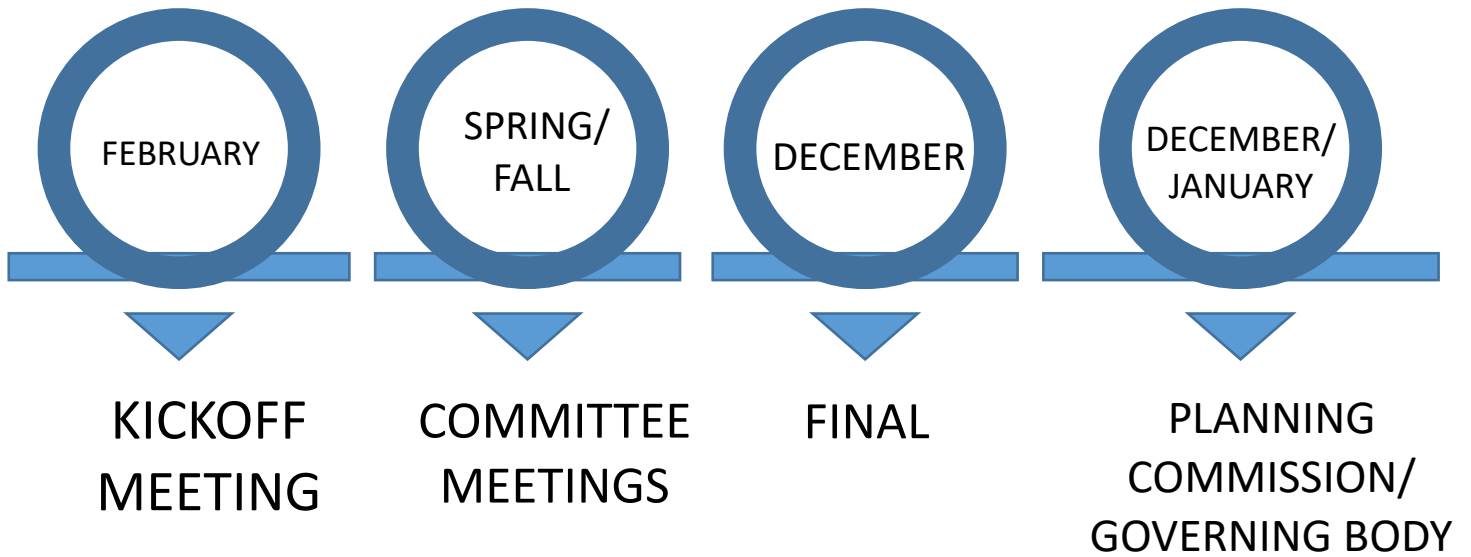
In fall 2019, The East Topeka North NIA applied for and was awarded as the 2020 neighborhood SORT recipient. Following the selection, planning staff conducted a property-by-property land use, housing, infrastructure, and crime survey of the neighborhood, as well as, collected pertinent demographic data.

The “state-of-the-neighborhood” information was shared during the kickoff meeting, which took place on February 6th, 2020. The East Topeka North Planning Steering Committee, comprised of neighborhood volunteers, met five times between March and October. They looked in-depth at issues related to land use, zoning, circulation, parks, and infrastructure and developed goals, guiding principles, and SORT target areas.

Due to COVID-19, in-person meetings were canceled and replaced with Zoom conference calls. To supplement the Planning Steering Committee meetings, four surveys were distributed to the neighborhood to provide additional information to City staff and committee members. Along with surveys, stakeholder interviews were conducted with business owners in the community and a Storymap was developed to facilitate input from the neighborhood at-large.

A summary of the final plan was presented to the community at the final neighborhood-wide meeting, held December 9th and 10th 2020 via Zoom video conference call. A work session was held with the City of Topeka Planning Commission on November 16th, 2020, to provide an introduction and update to the neighborhood planning process.

Planning Process - Timeline



Planning Process - Steps

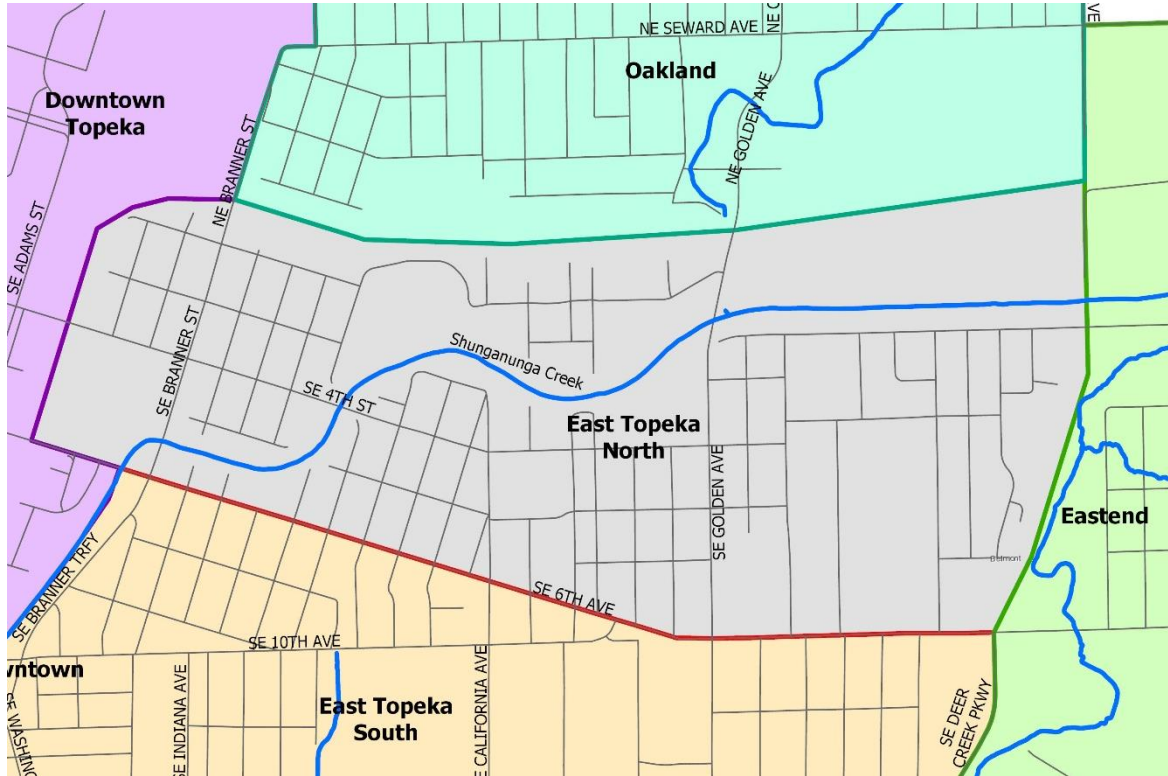


CHAPTER 2

Neighborhood Profile

Neighborhood Profile

Location and Character



The East Topeka North neighborhood is located just east of Downtown Topeka, Kansas. East Topeka North is bounded to the south by SE 6th Avenue, to the east by Deer Creek Trail, and the north and west by Burlington Northern Santa Fe Railway tracks. The neighborhood consists primarily of residential uses, but includes commercial and industrial uses along SE 6th Avenue and the northern edge of the neighborhood.

The neighborhood's topography is dictated by the Shunganunga Creek, which cuts through the neighborhood. Much of the neighborhood south of the Shunganunga Creek falls within the 100-year flood boundary.

History

Early in Topeka's history, "East" Topeka did not exist but was simply the part of Downtown Topeka. Downtown Topeka was anchored along the river by railroad depots, with most of Topeka's residents living in East Topeka. Many of the first residents of this area were immigrants, primarily from Germany and Russia, who worked in the neighboring rail yards.



1913 Sanborn Maps show the impact of the railyards on East Topeka North.

Topeka, which has long been known for its anti-slavery stance during the days before statehood, continued to promote its message of freedom and welcomed new settlers to Topeka. East 6th Avenue, which during this period of time was the only entrance to Topeka besides river or rail, was known as the Liberty Highway and followed the historic route of the Oregon Trail. Because of this, America's westward expansion during the latter days of the 19th Century paraded down 6th Avenue, which acted as a commercial corridor lined with stores offering services, products, restaurants, and hotels.

Eventually, 6th Avenue became US Highway 40, which resulted in an increase in automobile traffic. The additional traffic created new commerce in an already vibrant corridor for the residents of Topeka.

However, the role of 6th Avenue as the primary entrance to the City did not last. This area of Topeka has declined in its prominence during the latter half of the 20th Century, as the City expanded west. Several factors contributed to the decline, beginning with the flood of 1951. This flood, described by some as the "flood of the Century," inundated much of Topeka. During this flood, the Kansas River covered nearly all of North Topeka but the lesser known Shunganunga Creek also left its banks, flooding much of the area north of SE 10th Street between the Shunga and SE Golden Street. The losses and prospects for recovery were too great for many residents of the area, who chose to relocate to other areas of Topeka.

As a direct result of the flood of 1951, the Army Corps of Engineers created a levee along the banks of the Shunganunga Creek. This project channelized and maximized the flow of water through the creek, but also left the area with only a few streets to connect to the neighborhoods on either side of the creek. This action began a process of isolating East Topeka from Downtown and areas further west.

In the early 1960's US Highway 40 was diverted away from E 6th Avenue with the construction of the Interstate Highway System. Completed in 1963, the construction of I-70 split East Topeka in two. What had been a single residential neighborhood now became two, each separate and isolated from each other. In addition, the path of I-70 through Downtown Topeka forced the displacement and relocation of one of Topeka's poorest neighborhoods. Most of these families were located in East Topeka, further distressing the neighborhood.

Then on June 8, 1966 a tornado tore through Topeka. The path of the tornado tore through Downtown, across Branner Street, and over Ripley Park before continuing to the Oakland neighborhood. Much of this area in the path of the tornado has never fully recovered from this devastation.

While East Topeka North's history has led to isolation and disinvestment, many of the landmarks which have helped define East Topeka North still stand and offer a connection to the City's history. Furthermore, in 1996, Topeka Public Schools invested \$7 Million dollars in the neighborhood for the development of Scott Magnet Elementary School for Computer and Technology, which has become a major source of pride and stability for the neighborhood attracting students from throughout Topeka. Lastly, the area is once again a destination for new immigrant populations, as residents from Mexico and other Latin American countries are establishing homes and investing in new businesses in the neighborhood. These grassroots efforts act as key drivers for continued revitalization of East Topeka North.

Character

The character of East Topeka North has changed very little. The western area of the neighborhood features primarily single-family homes built on smaller lots around 1900. To the east, the homes tend to be smaller and built around 1960. However, events such as the flood of 1951, the 1966 tornado, isolation, permissive zoning, and urban decay have led to disinvestment throughout the neighborhood. In order to combat these negative trends, the neighborhood should capitalize on its proximity to 6th Avenue and encourage rehabilitation of properties such as Eastboro Shopping Center, Timberlee Apartments, and Deer Creek Apartments. Rehabilitation of these properties with a high level of design can create activity nodes throughout the neighborhood.

Existing Conditions

Health

The Neighborhood Element of the Comprehensive Plan establishes a health rating for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. The health ratings are based upon the existing conditions of property values, crimes per capita, homeownership rates, the number of vacant or boarded homes, and the percent of people living below the poverty level. According to the 2017 updated Neighborhood Element, the East Topeka North area is comprised of three primary health ratings, all of which are designated as “At-Risk”. While “At-Risk” is generally classified as emerging negative conditions, this is the first time since the initial 2000 health rating, no segment of the neighborhood has been classified as “Intensive Care”, indicating a gradual improvement throughout the neighborhood.

Land Use

East Topeka North consists primarily of housing with nearly 71 percent of parcels devoted to residential land uses. Nearly all of the residential uses are single-family detached parcels which make up 42.2 percent of the land area. Vacant parcels are the second most prevalent land use making up 21 percent of the total parcels and 14.2 percent of the total land area. The remaining eight percent of parcels are made up of higher density housing, commercial, open space, institutional, parking and utility, industrial, and farming uses. Higher intensity uses are predominately located along SE 6th Avenue, with industrial uses also being located along the northern boundary of the neighborhood.

Category	Parcels	Total parcels	Parcel %	Total Acre
Residential - Single Family	768	1103	69.63%	175.00
Residential - Two Family	5	1103	0.45%	1.20
Residential - Multi Family	9	1103	0.82%	14.00
Commercial	37	1103	3.35%	29.00
Open Space	7	1103	0.63%	30.00
Institutional	9	1103	0.82%	21.00
Parking/Utility	9	1103	0.82%	9.00
Vacant Total	231	1103	20.94%	59.00
Industrial	27	1103	2.45%	35.50
Farming	1	1103	0.09%	39.00
Total with ROW	1103	1103	100%	520

Zoning

The majority of East Topeka North was rezoned following the 2002 East Topeka Neighborhood Revitalization Plan. Most of SE 6th Avenue was rezoned to X1 (Mixed Use) to accommodate the variety of commercial and residential uses along the corridor. West of SE Golden Avenue was rezoned to R2 (Single-Family Residential), providing less restrictive zoning standards to much of the neighborhood. East of SE Golden Avenue remains R1 (Single-Family Residential). There are pockets of I1 (Light Industrial) and I2 (Heavy Industrial) found to the north of Shunga Creek.

Housing Diversity

East Topeka North averages just above two residential units per acre due to the mix of multi-family and single-family residential units. Single-family housing provides the highest quantity of units (768) within East Topeka North and has a housing density of 4.4 units per acre. The few existing multiple-family parcels in East Topeka provide 336 housing units with an average of 24 units per acre. Single-family property values vary throughout the neighborhood, and the average value has increased nearly \$5,000 since 2002 from \$16,753 to \$21,708, an increase of almost 30 percent. Multiple-family housing has an average property value of \$809,888.

	Units	Percent	Acres	Units/Acre
Single Family	768	69%	175.00	4.4
Two Family	10	1%	1.20	8.3
Multiple Family	336	30%	14.00	24.0
Net Density - Residential	1114	100%	190.20	5.9
Net Density All	1114	100%	415.00	2.7
Gross Density w/ROW	1114	100%	520.00	2.1

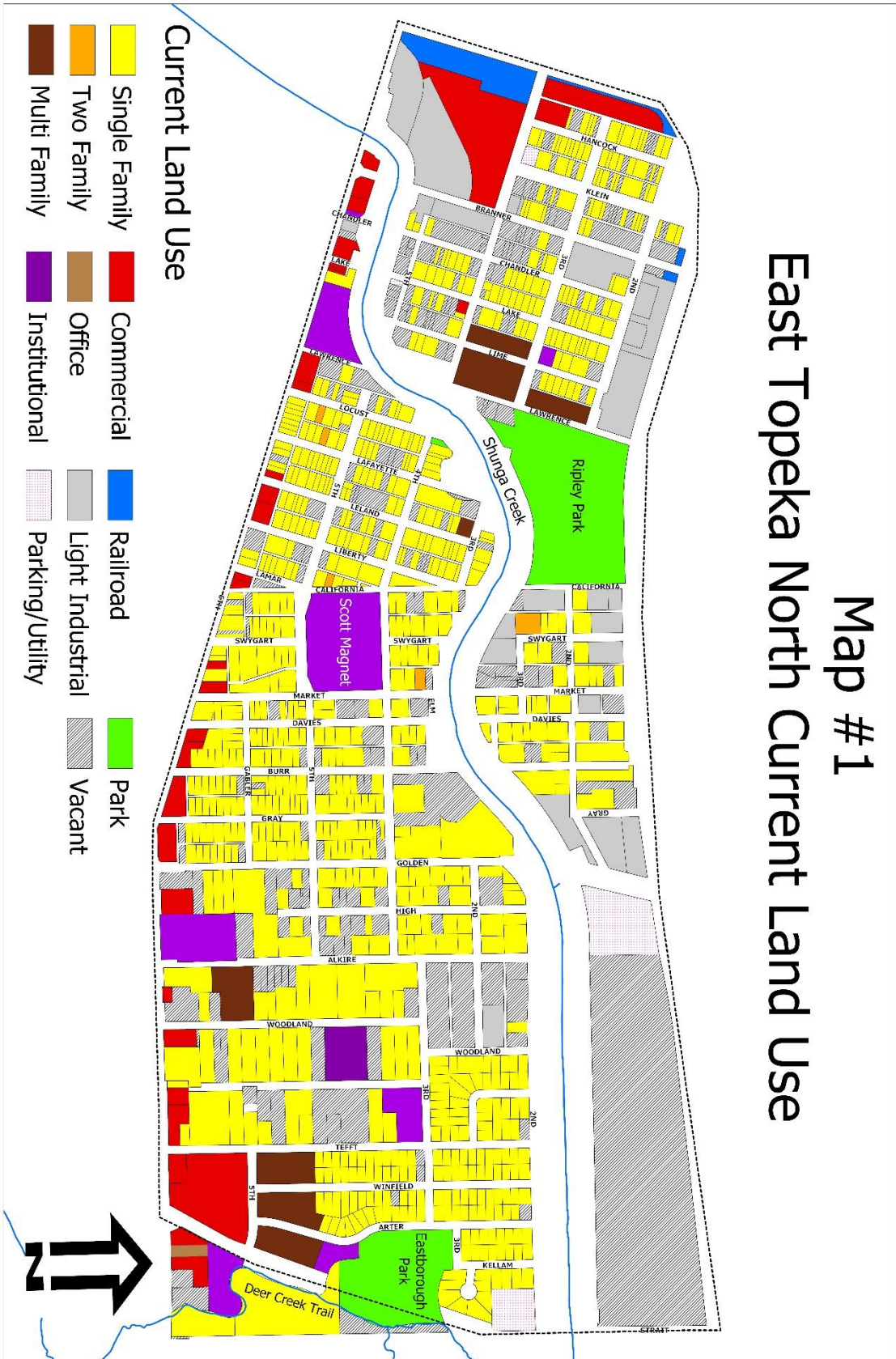
	Median	Mean	Minimum	Maximum
Single Family	\$ 20,700	\$ 21,708	\$ 150	\$ 134,550
Two Family	\$ 24,410	\$ 28,280	\$ 22,760	\$ 37,780
Multiple Family	\$ 739,695	\$ 809,889	\$ 7,160	\$1,884,970
Vacant	\$ 510	\$ 679	\$0	\$ 12,580

Housing Conditions

A housing assessment was conducted in East Topeka North to evaluate individual housing conditions, as well as create a block-by-block housing conditions map. There were almost 3,000 deficiencies found in the single-family housing stock (Table found in Appendix C). Of the housing stock surveyed, 33 percent were found to be in a deteriorating condition. While this number seems large over 90 percent of the deficiencies found were minor or intermediate, with only eight percent being major deficiencies. This likely indicates that deficiencies are evenly distributed throughout the neighborhood and affect a large number of properties.

The blocks that exhibit the worst housing conditions are generally located north of Shunga Creek and east of SE Golden Avenue. These two areas are very different in context, with the areas north of Shunga Creek being isolated with higher density housing and smaller lots. The area east of SE Golden Avenue with deteriorating housing scores is located along SE Alkire Street, SE Woodland Avenue and SE Tefft Street between SE 6th Avenue and SE 3rd Street. Throughout the neighborhood there are other blocks that feature high rates of housing deterioration and can be found south of SE 5th Street between SE California Avenue and SE Golden Avenue.

Map #1 East Topeka North Current Land Use



Map #3 East Topeka North Housing Conditions



Tenure (Owner / Renter)

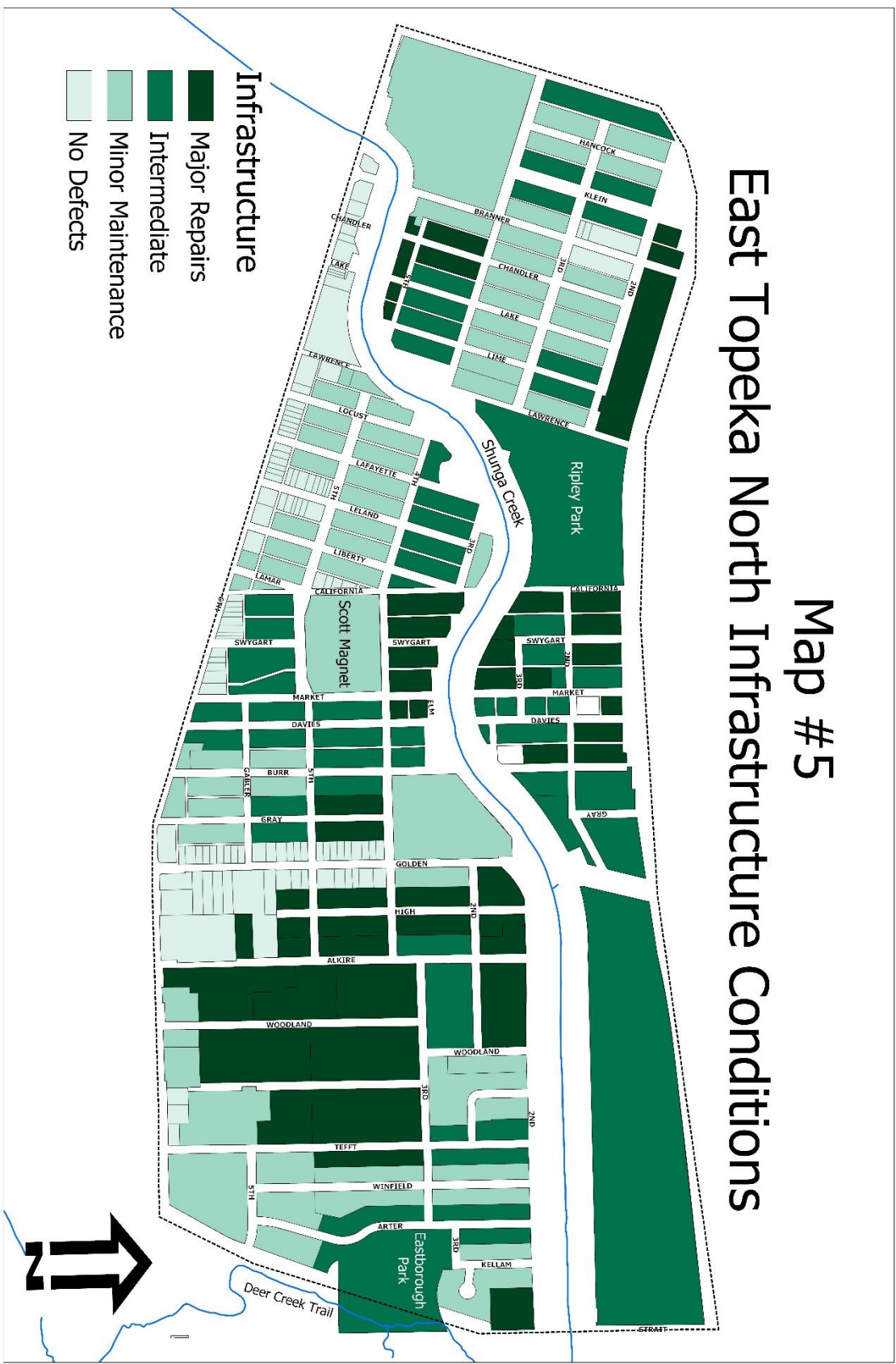
Of single-family housing, 50 percent of parcels are owner-occupied, with the remaining homes being renter-occupied. East Topeka North also has pockets of high density residential uses, with nearly all of these units also being renter occupied. Low levels of owner occupancy in single family structures can lead to disinvestment in neighborhoods, leading to higher levels of housing deficiencies.

As illustrated in Map #4, blocks with low levels of owner-occupants can be found scattered throughout the neighborhood, with little to no discernable pattern of blocks of high ownership. Since 2000, rates of homeownership have increased throughout the neighborhood from 38 percent to the current level of 47 percent. While this improvement is a positive for the neighborhood, it should be considered that housing deficiencies seem to overlap blocks with low rates of owner occupancy.

Infrastructure

Infrastructure includes pavement, sidewalk, alleyway, and curb and gutter conditions. Within East Topeka North, mill and overlay projects have been completed to improve pavement conditions in the northwest portion of the neighborhood. Sidewalk projects have been implemented through the Safe Routes to School Program, primarily focused on sidewalk infill surrounding Scott Magnet Dual Language Elementary School. However, much of the neighborhood lacks sufficient sidewalk infrastructure with 64% of the parcels having cracked, broken, or no sidewalks. Nearly 25 percent of the parcels in East Topeka North have no curb and gutter in place. These parcels, generally, are located to the east of SE Golden Avenue. Map #5 shows that infrastructure deficiencies are concentrated north of Shunga Creek and east of SE Golden Avenue.

Map #5 East Topeka North Infrastructure Conditions



Public Safety

Map #6 illustrates the number of reported major crimes committed by block during the year 2019, according to crime statistics provided by the Topeka Police Department. The blocks with the largest crime totals are generally located near concentrations of multi-family housing and commercial uses along SE 6th Avenue. Criminal activity is only a symptom of a neighborhood's overall poor health and livability. The revitalization of East Topeka North neighborhood will only be successful if comprehensive strategies are undertaken to care for the whole neighborhood, rather than simply treating the symptoms. Major crimes are defined as Part 1 Crimes, including murder, rape, robbery, aggravated assault, burglary, and theft. Surveys conducted throughout the planning process indicate that residents feel crime is one of the largest concerns within the neighborhood. Further communication between neighborhood leaders and the City of Topeka Police Department could help address these concerns of the community.

Flood Hazard Area

The Shunganunga Creek splits the East Topeka North NIA into two different segments. The northern section is protected by the Oakland Levee, and much of the southern section falls in the 100 year floodplain as defined by the Federal Emergency Management Agency (FEMA). Structures within this boundary have a 1 percent chance to flood in any given year, and therefore considered high-risk and subject to additional restrictions set forth by the City of Topeka and the Federal Government. Due to the 100 year floodplain, roughly 48% of homes in East Topeka North are ineligible to receive federal rehabilitation funding. The East Topeka North Floodplain impacts is illustrated in Map #7.

Building Activity

From 2010 to 2019 there has been little development activity within the neighborhood. During that time there have been 37 building permits and 24 demolition permits issued, made up of both residential and commercial permits. Several other properties have been condemned, but are currently waiting for demolition.

Circulation

As identified by the Futures 2040 Topeka Regional Transportation Plan, the neighborhood is bound to the south by minor arterial SE 6th Avenue. Within the neighborhood, SE Branner Traffic-way (minor arterial) and SE Golden Avenue (major collector) run north to south through the neighborhood, and SE 4th Street (major collector) runs east to west through the neighborhood. Two bus routes run in East Topeka North. The number three bus route runs along SE 6th Avenue and the number one bus route runs along SE Branner Traffic-way connecting the neighborhood to Oakland and North Topeka neighborhoods. Numerous bikeways run through or along

the neighborhood with newly placed bike lanes on SE 6th Avenue helping connect East Topeka North residents to Downtown Topeka.

Public Facilities

East Topeka North features the 19 acre Ripley Park, the 10 acre Eastborough Park, and Scott Magnet Dual Language Elementary School. These facilities provide playground equipment, park benches, basketball courts, and a pavilion.

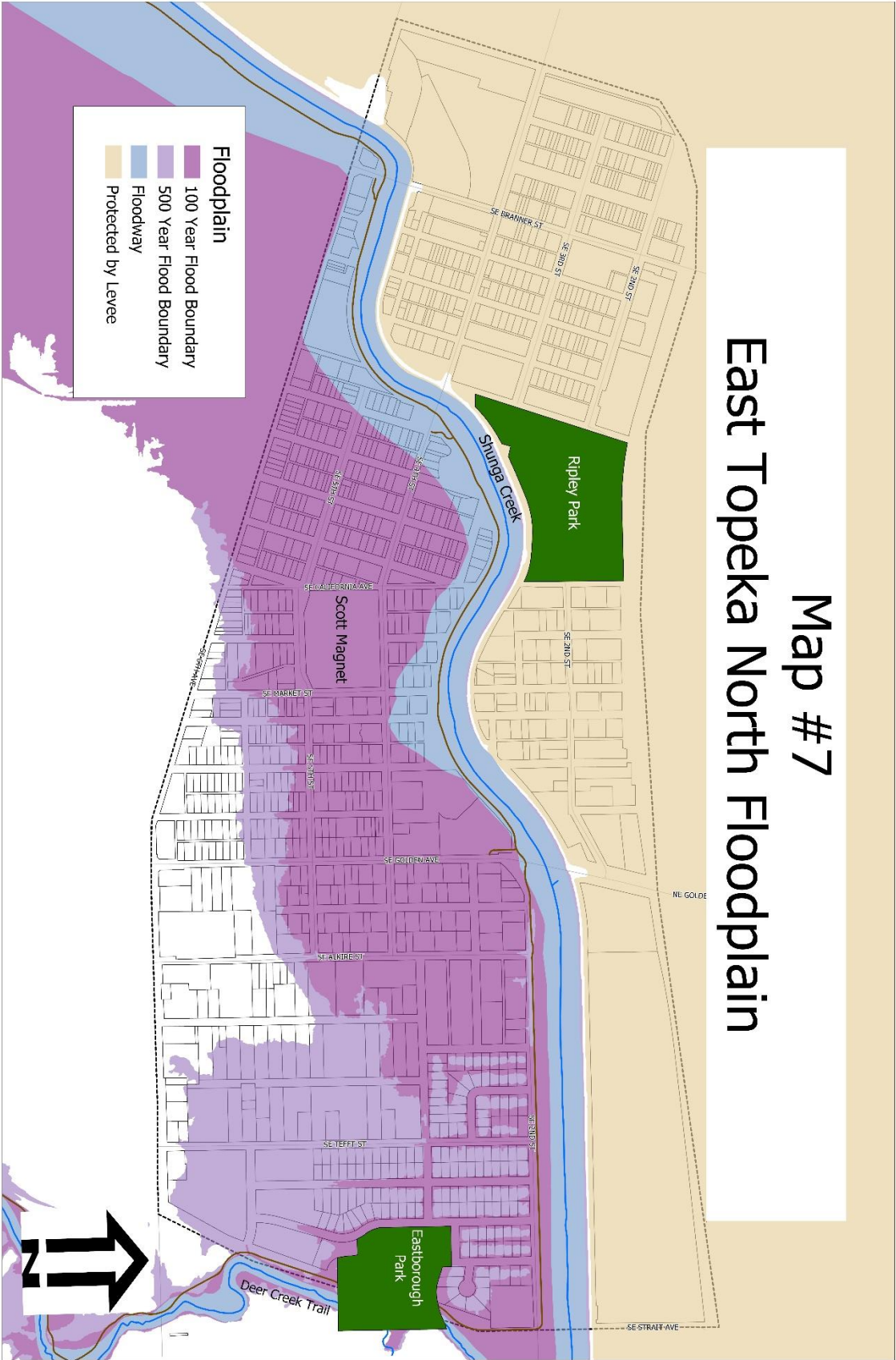


Scott Magnet Dual Language Elementary School

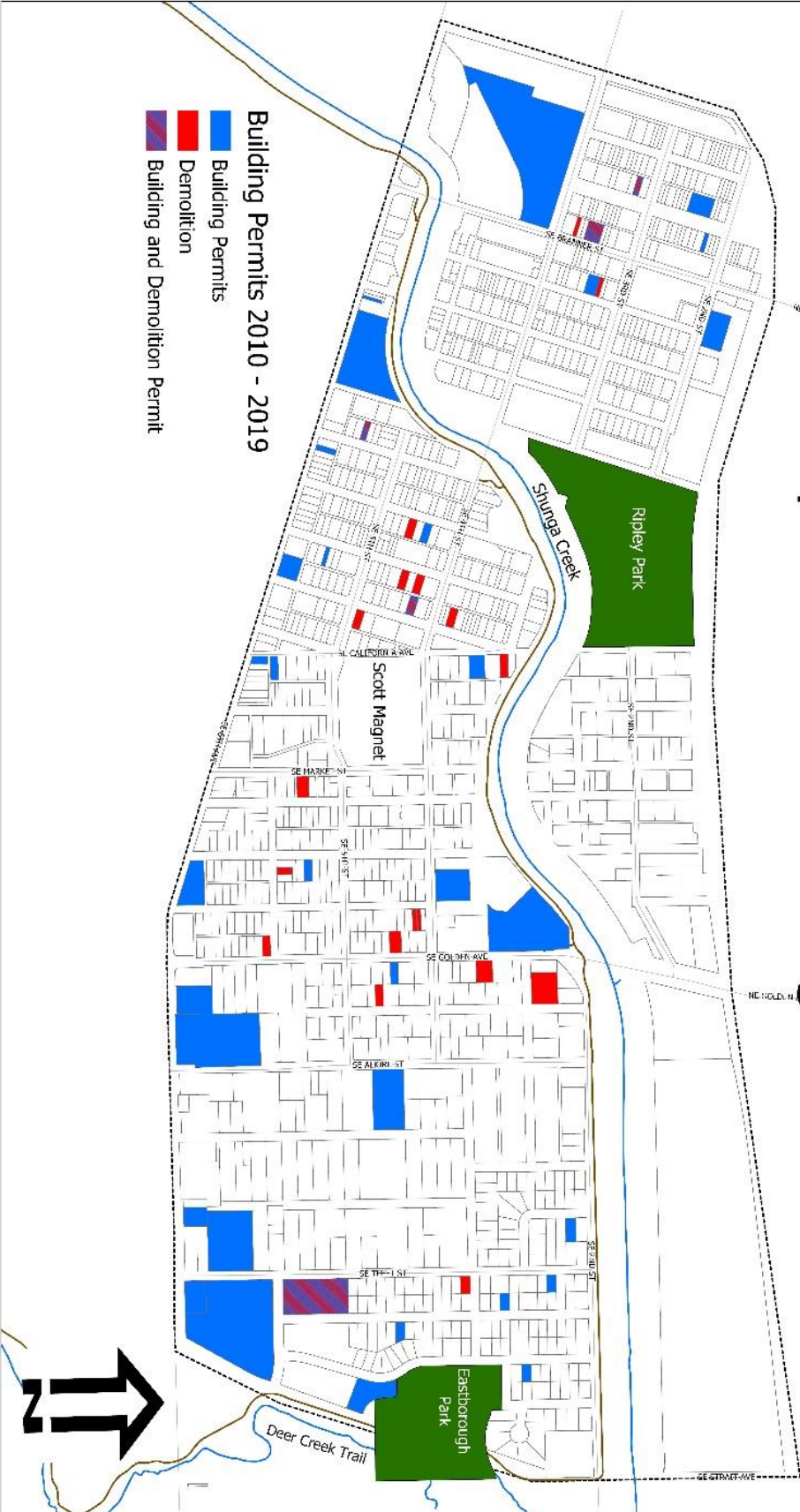
Map #6 East Topeka North Crime



Map #7 East Topeka North Floodplain



Map #8 East Topeka North Building Permits



Socio-Economic Trends

East Topeka North is located within parts of Census Tract Block Groups 11:1, 11:2, 11:3, and 4:1. Since the census tracts do not match the boundary of the neighborhood uniformly, socioeconomic statistics for the neighborhood are gained using Maptitude, A GIS mapping system that assists in breaking down partial census tract data. Table 4 shows that population grew 7.9 percent from 1990 to 2000 but slowed to a rate of five percent from 2000 to 2010. Since 1990, East Topeka North has seen a continued growth in population under the age of ten, and a downward trend for those over the age of 55.

	East Topeka North						Topeka	
	1990		2000		2010		2010	
Population	2,483	100.0%	2,678	100.0%	2,812	100.0%	127,473	100.0%
Male	1,265	50.9%	1,389	51.9%	1,416	50.4%	66,532	52.2%
Female	1,218	49.1%	1,289	48.1%	1,396	49.6%	60,941	47.8%
Black	639	25.7%	592	22.1%	640	22.8%	17,918	14.1%
White	1,596	64.3%	1,302	48.6%	1,496	53.2%	102,698	80.6%
Other	247	9.9%	784	29.3%	676	24.0%	13,732	10.8%
Hispanic Origin	527	21.2%	1,017	38.0%	1,364	48.5%	17,023	13.4%
Under 5 years	172	6.9%	286	10.7%	366	13.0%	9,505	7.5%
5 to 9 years	194	7.8%	267	10.0%	323	11.5%	8,948	7.0%
10 to 14 years	158	6.4%	231	8.6%	208	7.4%	7,877	6.2%
15 to 19 years	150	6.0%	200	7.5%	211	7.5%	8,050	6.3%
20 to 24 years	194	7.8%	186	6.9%	316	11.2%	9,200	7.2%
25 to 34 years	419	16.9%	440	16.4%	443	15.8%	18,601	14.6%
35 to 44 years	405	16.3%	289	10.8%	233	8.3%	14,714	11.5%
45 to 54 years	154	6.2%	302	11.3%	247	8.8%	17,080	13.4%
55 to 64 years	213	8.6%	174	6.5%	188	6.7%	15,312	12.0%
65 and over	424	17.1%	305	11.4%	277	9.9%	18,183	14.3%
Median Age	N/A		31		21		36	

Since 2000, East Topeka North has seen a steady decline in the number of households, a loss of one percent. Over the same period of time, family households grew 11 percent. As family households grew, female head of households and female head of households with children under the age of 18 both saw a significant increase with over half of family household being female lead and a 300 percent increase in female head of households with children under the age of 18.

The household median income in East Topeka North is less than half of the city-wide household median income. As of 2010, 56 percent of family household fell below the poverty line, which is an increase of 30 percent from the year 2000. 77 percent of the

families below the poverty level had children in the household under the age of 18. Trends outlined in Table 6 show a trend of growing poverty within East Topeka North.

Table 5 Households									
East Topeka North								Topeka	
	1990		2000		2010		2010		
Households	966	100.0%	953	100.0%	940	100.0%	53,943	100.0%	
Families	653	67.6%	610	64.0%	677	72.0%	30,707	24.1%	
Female Head of Household	N/A	N/A	209	21.9%	365	38.8%	7,661	6.0%	
With Children <18	N/A	N/A	135	14.2%	541	57.6%	4,760	3.7%	
Person per Household	2.6	N/A	2.8	N/A	3.0	N/A	2.0	N/A	
Persons per Family	3.8	N/A	4.4	N/A	4.2	N/A	4.6	N/A	

Table 6 Income									
East Topeka North								Topeka	
	1990		2000		2010		2010		
Household Median Income	\$13,668		\$23,163		\$18,269.00		\$40,342		
Family Median Income	\$13,960		\$27,394		\$18,274.00		\$52,483		
Poverty									
Percent of Family Below Poverty Level	N/A		26%		56%		23%		
Female Head of Household with child <18 below Poverty Level	N/A		88%		77%		41%		

Profile Summary

East Topeka North is a neighborhood experiencing change. The neighborhood is roughly 50 percent homeowners, yet single-family home values are stagnant or decreasing. However, there is still potential for the neighborhood to continue to develop into a thriving neighborhood with anchors like Scott Magnet Dual Language School already in place. Significant rehabilitation of Deer Creek Shopping Center could provide the private investment needed for the community to revitalize at an increasing rate.

The neighborhood is made up of a diverse set of land uses with greenspace located throughout the neighborhood. Single-family housing dominates the neighborhood, with commercial and industrial uses found along the edges. The rezonings following the 2002 revitalization plan helped to accommodate the uses along SE 6th Avenue and reflect the single-family nature of the neighborhood.

The current conditions found in the neighborhood present unique opportunities and constraints moving forward.

Needs and Constraints

- High occurrence of individual property maintenance violations and concerns
- Deteriorating housing stock
- Poor and incomplete infrastructure, specifically east of SE Golden Avenue
- Moderate homeowner rates
- Neighborhood is divided by the Shunga Creek
- Existing floodplain makes new development difficult

Strengths and Opportunities

- Ripley Park, Eastborough Park, Scott Magnet Dual Language Elementary School, and SE 6th Avenue act as anchors for the neighborhood.
- Eastboro Shopping Center is prime for redevelopment helping push the recovery of the neighborhood.
- Areas north of Shunga Creek are protected by the Oakland Levee.

CHAPTER 3

Vision and Goals

Vision and Goals

Vision Statement

Following the certification of the southern Shunga Creek Levee, East Topeka North experienced a boom of reinvestment. Developers began to identify underutilized land and began to fill the neighborhood with high quality housing for families of all income levels. The increase in high quality housing attracted young, working class families who continue to add to the diverse population in the neighborhood. Neighbors all know each other, whether it be from the walks they take throughout their neighborhood, or from their visits to 6th Avenue, where families can pick up all of their necessities from small “mom and pop” businesses. Eastboro Shopping Center, once again, is thriving being a destination for all residents of East Topeka. The improvements to Ripley Park and Eastborough Park act as hubs for the community. Partnerships with 6th Avenue businesses allow for the park to hold large community events that draw people of all ages. Families take advantage of the Shunga Creek Trail to move throughout the neighborhood during cool fall evenings.

Goals and Guiding Principles

Land Use:

Goal – Preserve the viability of single-family residential blocks, while increasing infill housing, all while allowing healthy commercial service development and improving accessibility of open space for residents.

Guiding Principles:

- Locate commercial development along the SE 6th Avenue; allow for “mom and pop” shops within the interior of the neighborhood.
- Locate higher density residential land uses near commercial nodes, or in areas that compliment commercial uses.
- Enhance neighborhood public park space so that it is more functional for residents, youth, and civic/cultural events.
- Prohibit the expansion of industrial uses into viable residential blocks.
- Fortify mixed-use development along 6th Avenue corridor and improve its image.
- Encourage community gardens on vacant private land in advance of their development.

Housing:

Goal – Increase density of population by substantially upgrading the quantity and quality of the housing stock to attract new homeowners/residents of all incomes.

Guiding Principles:

- Increase homeownership levels in all blocks by placing a high priority on assisting blocks to achieve greater than 50% owner occupancy.
- Place a high priority on the continued rehabilitation and infill of single-family homes throughout the neighborhood.
- Ensure that new affordable infill housing maintains high quality standards that compliments existing or preferred design character of the neighborhood.
- Encourage the rehabilitation of existing apartment complexes.
- Increase the quality and quantity of affordable senior housing options.

Economic Development:

Goal – Increase opportunities within East Topeka North for employment and wealth generation.

Guiding Principles:

- Support and promote local entrepreneurship within the context of the plan.
- Recruit businesses to the area that can utilize or enhance the skills and abilities of the existing workforce.
- Support redevelopment/rehabilitation of commercial/industrial areas to facilitate larger commercial/mixed use developments in key areas.
- Increase opportunities within the study area for workforce training for the unemployed and the underemployed.

Infrastructure and Public Facilities:

Goal – Ensure modern infrastructure and public facilities are in place, to support increased infill housing, commercial, and institutional development.

Guiding Principles:

- Target infrastructure and public facility improvements to support areas planned for housing improvements.
- Ensure sidewalk infrastructure is in place to allow for safe pedestrian mobility throughout the neighborhood.
- Encourage the certification of the south Shunga Creek Levee to provide flood protection for current and future residents of the neighborhood.
- Continue to enhance the functionality of SE 6th Avenue as a “Complete Street” that promotes multi-modal connections between East Topeka and Downtown Topeka.
- Increase the safety and accessibility of neighborhood parks and open spaces.
- Discourage heavy truck traffic from residential streets.

Image:

Goal – Communicate an image for East Topeka North that reflects and promotes the positive, inviting, and growing nature of the neighborhood.

Guiding Principles:

- Create more opportunities to take pride in their neighborhood. (e.g. banners, murals, neighborhood events.)
- Work to counter any negative press about the neighborhood with news of positive actions and events.
- Influence local government and Topeka leadership by presenting a unified voice that represent the diverse interests of East Topeka North stakeholders.
- Establish SE 6th Avenue, SE Branner Traffic way, and SE Golden Ave as the [gateways](#) and corridors that reflect a positive first impression of East Topeka North.
- Strive for high standards for new development/rehabilitation that will enhance property values in the neighborhood.

Youth and Education:

Goal – East Topeka North should be “kid-friendly”, desirous for parents to raise their children, and a place where children want to be.

Guiding Principles:

- Work with local institutions to develop after-school, mentoring, and work programs that enable youth to enhance their academic and leadership skills.
- Increase the variety, quality, and accessibility of recreational amenities for the youth.
- Ensure safe and accessible child care is available to those in need e.g. daycare facility.
- Assess the feasibility of a community center space within the neighborhood.

Safety and Environment:

Goal - Create a safe and clean environment for everyone in East Topeka North to live, learn, work and play.

Guiding Principles:

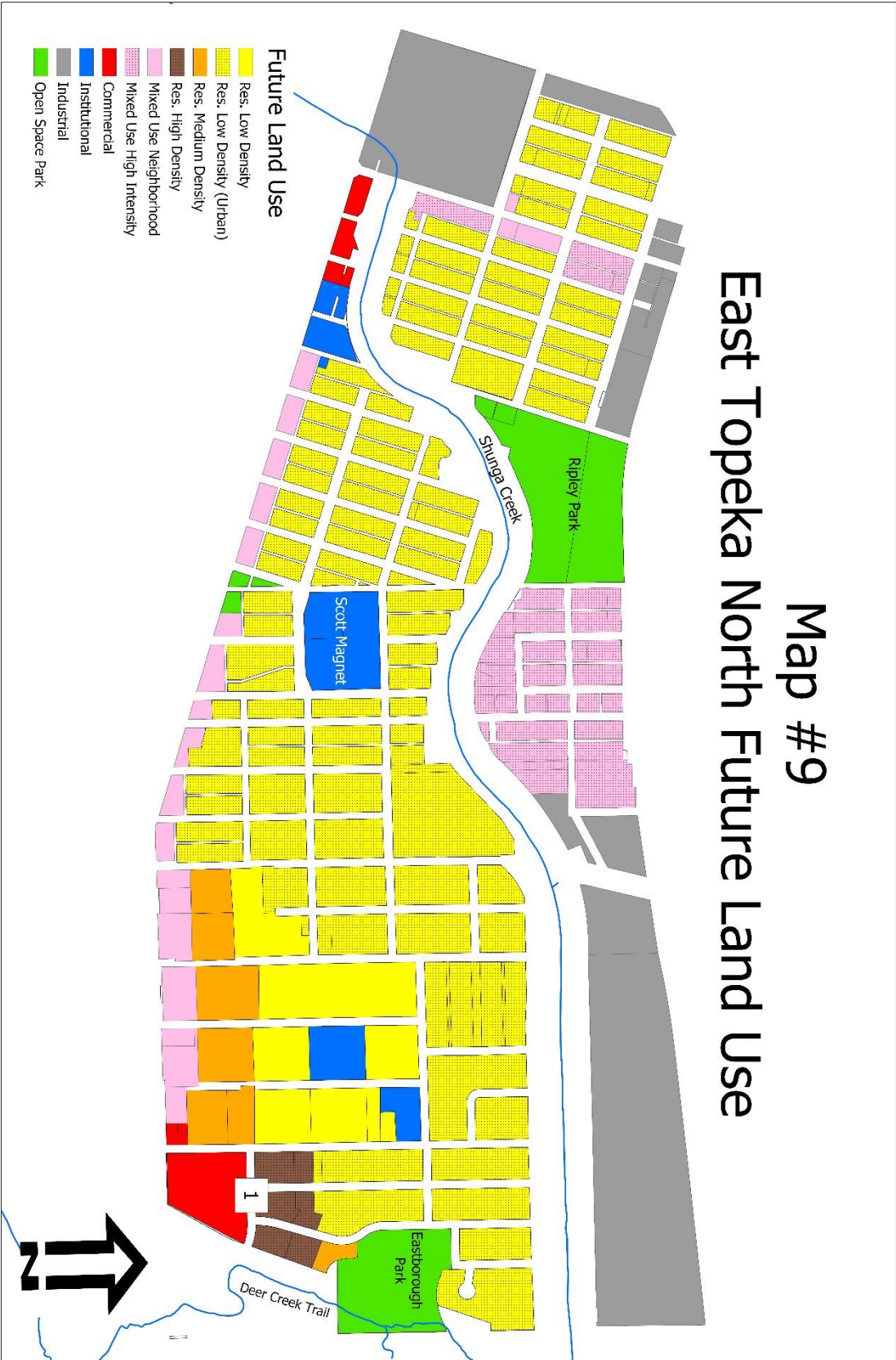
- Organize volunteers to take a more organized and proactive role in safety/environmental prevention.
- [Improve neighborhood lighting for increased feeling of safety.](#)

- Create volunteer “neighbor to neighbor” programs that can address smaller housing maintenance issues like painting, porches, gutters, etc. Environmental programs like this prolong the life of the existing housing stock and prevent the “broken window” cycle.
- Work with Topeka Police Department to educate residents on “what to look for” in detecting and preventing crime, and ensure instances of crime are being reported.
- Improve pedestrian linkages, especially in areas where children must walk or ride bicycles.

CHAPTER 4

Future Land Use

Map #9 East Topeka North Future Land Use



Future Land Use

The East Topeka North planning area contains a diverse mix of land uses, including single-family, multi-family, mixed use, commercial, institutional, and open space. The East Topeka North Future Land Use Plan (Map #8) graphically illustrates a conceptual guide for land use development of the neighborhood that embodies the vision and goals presented in **Chapter 3**. The map is conceptual and should not be used to determine precise zoning boundaries. The following land uses, zoning districts, and densities are the “maximum recommended” and assumes less intensive land uses, zoning districts, or densities are appropriate.

Land Use Plan Categories

The following recommended land uses, zoning districts, and densities are proposed as the “maximum allowed” and does not preclude lower intensity land uses, zoning districts, or densities from being appropriate. The recommended densities are defined for “gross areas” and not on a per lot basis.

Residential – Low Density

This category reserves lower density non-urbanized areas of East Topeka that primarily front “local” low volume streets where larger lot single-family uses exist. These areas originally developed less compact due to infrastructure or topographical constraints and exhibit rural-like characteristics (e.g. deep road-side ditches, narrow roads, very low density). These areas have significant infrastructure needs that must be addressed before they can be developed into a **Residential – Low Density (Urban)** category. They are not expected to develop into urban densities over the 10-year horizon of this plan. New development in this area should be compatible with the existing single-family character, which could include such uses as churches, daycares, and institutional uses.

Primary Uses: Single-family dwellings

Zoning Districts: R-2 (Single Family)

Density: 1-4 units/acre (net)

Residential – Low Density (Urban)

This category reserves lower density, yet urbanized, areas of East Topeka that primarily front “local” low volume streets where the highest concentrations of single-family uses exist without a significant mixing of two- and multiple-family uses. These areas originally developed as more compact single-family areas than the rest of East Topeka since they have a more urbanized road and utility infrastructure. New development in this area should be compatible with the existing single-family character, which could include such uses as churches and small-scale daycares. Density levels in these areas reflect a higher density than the **Residential - Low Density** areas, but with the same use characteristics.

Primary Uses: *Single-family dwellings*

Zoning Districts: *R-2 (Single Family)*

Density: *5-7 units/acre (net)*

Residential – Medium Density

This category is applied exclusively to residential blocks that are either transitioning from a higher intensity land use to a lower density single-family area or where viable two to four-unit complexes already exist. This category is applied to the area north of SE 6th Avenue and east of SE Golden Avenue (2-4 unit complexes may also be appropriate in the **Mixed Use** categories). These uses are characterized by their medium densities, affordability and proximity to public transportation lines. The purpose of this category is to allow medium density residential uses while protecting against the spread of higher density development into the single-family areas.

Primary Uses: *Two to four unit dwellings*

Zoning Districts: *“M-1A” (Limited Multiple-“Family), “PUD” (M-2 Multiple-Family)*

Density/Intensity: *8-14 dwelling units/acre (net)*

Residential – High Density

This category is applied to exclusive multi-family residential blocks that are comprised of existing or potential apartment complex developments. Sites best suited for high density residential include those areas closest to activity zones such as major thoroughfares with public transportation and employment and shopping areas. Blocks on the interior of predominantly single-family areas are not ideal and should not be promoted for high density use in the future, (e.g., Timberlee Apartments) nor should any new sites on the edges of East Topeka (see Land Use Guiding Principles).

Primary Uses: *Multi-family dwellings (5+ units)*

Zoning Districts: *“M-2” (Multiple-Family)*

Density/Intensity: *15-29 dwelling units/acre (net)*



Deer Creek Apartments are an example of High Density Residential within East Topeka North.

Mixed Use – Neighborhood

This category promotes the integration of neighborhood commercial uses with medium density residential uses on blocks that front minor and major arterials generally at neighborhood edges. Neighborhood-scaled office, institutional, and commercial retail and service uses could be designed to accommodate residential uses within the same structure or on adjacent property. Residential standards should accommodate “zero-lot line” designs. High density residential (5+ units/lot) may be appropriate based upon its compatibility to the site and quality of design.

Since all of these blocks front major image streets (6th Avenue and Branner Traffic way), parking lots should be effectively screened from street frontages or placed at the site or rear of properties. Quality of design should be emphasized by orienting buildings close to the street, making sites pedestrian friendly, softening views where possible, restricting large pole signage, ensuring visual integrity, minimizing points of access, and buffering physical impacts from adjacent residential blocks. Adaptive re-use of residential buildings should be highly encouraged. The purpose of this classification is to provide for healthy mixed-use development and redevelopment along an aesthetically pleasing urban corridor.

Primary Uses: *single to four unit dwellings; neighborhood commercial*

Zoning Districts: *X-1 (Mixed Use); C-2 (Commercial)*

Density/Intensity: *8-22 dwelling units/acre (net)*

Mixed Use – High Intensity

This designation is recommended for those areas that currently display an industrial presence within a residential environment, have large tracts of open or vacant land, and/or that are transitioning from heavier industrial –type areas. This area includes a portion of land between Ripley Park and SW Golden Avenue. The objective of this designation is to promote development or redevelopment of these areas as employment areas while mitigating site-related impacts that affect more viable, cohesive and stable residential use districts. It is not the intent of this designation to blanket reclassify an area for industrial usage that allows piecemeal industrial development. Instead, it is the desire of this designation to promote a healthy balance of residential, institutional, commercial, and light industrial that blends together within a unified plan of development. **New heavy industrial uses are prohibited.**

Primary Uses: *light industrial, commercial, high density residential*

Zoning District: *X-2 (Mixed Use)*

Intensity: *High*

Commercial

The purpose of this category is to define concentrated commercial districts, or nodes, that will support commercial retail or entertainment development. Higher intensity nodes are located intermittently at high traffic intersections along 6th Avenue and Branner

Traffic way. Smaller neighborhood commercial nodes are typically located at corner intersections. These areas should be reserved for larger-scale shopping needs of the community that attract customers from outside the immediate area. These areas are more appropriate to support higher intensity shopping and entertainment needs since they are either already within existing commercial developments, and they are reasonably separated from more sensitive single-family residential blocks. High quality site design should also be emphasized since these areas front a major image corridor.

Primary Uses: *Commercial retail and entertainment*

Zoning Districts: *C-2 (Commercial); C-4 (Commercial); X-3 (Mixed Use)*

Density/Intensity: *Medium to high*

Industrial

This designation recognizes both light and heavy industrial use areas located within proximity to Interstate entrance and exits and/or rail lines without encroachment upon the residential interior of the neighborhood. This includes existing and future industrial expansion areas. Attention needs to be paid to site buffering, and traffic calming will be needed for those existing industrial areas adjacent to single-family residential blocks.

Primary Uses: *Heavy and Light Industrial*

Zoning Districts: *I-1 (Light Industrial); I-2 (Heavy Industrial)*

Intensity: *High*

Institutional

This designation recognizes existing schools, churches, non-profit service agencies, medical services, and utilities. Major expansion of existing institutional sites should be reflected on the map. Anticipated expansion is within very low-density residential areas and should not pose any negative impacts on surrounding blocks.

Primary Uses: *Schools, churches, etc.*

Zoning Districts: *Primarily R-2 (Single-Family)*

Intensity: *Medium (limited occurrences)*

Open Space – Parks

This designation represents those **active** open space areas with elements such as playgrounds, athletic fields, or other recreational or cultural enhancements. Current parks in East Topeka North include Ripley Park and Eastborough Park. Additionally, the Shunga Creek Trail and Deer Creek Trail run throughout East Topeka North, creating additional open space. It recognizes that the development of these sites are reserved for public recreational space and should not be developed for non-park uses.

Primary Use: *Parks*

Zoning District: *OS (Open Space)*

Intensity: Low

Open Space – Green Space

This designation represents those **passive** open space areas without structural or recreational elements. These areas provide visual respite and are either in a naturally occurring state or maintained in a more formal setting with landscaping, trees and ground cover. They are most commonly formed as greenways, gateways, and wooded areas. Future greenspaces should include portions of the Deer Creek Trail and a triangle gateway at the intersection of SE 6th Avenue and SE California. Under this category, greenspace is publicly-owned and maintained as right-of-way for street or drainage purposes. It recognizes that the development of these sites are reserved for public purposes and shall not be developed

Primary Use: Greenspace

Zoning District: OS (Open Space)

Intensity: Low

1* Ideally, these properties would redevelop concurrently, creating one cohesive mixed use development. Opportunities through grant programs, like HUD's Choice Neighborhoods, would encourage redevelopment of the commercial and high density residential properties.

CHAPTER 5

Revitalization Strategy

Revitalization Themes

Themes

Make Homeownership the Choice

East Topeka North is roughly 50 percent renters. While diversity of renters and owners is welcomed, increased homeownership rates could help stabilize the neighborhood's housing conditions and improve property values. Returning more units to homeownership and marketing the neighborhood for homeownership is essential to long-term success.

Put Out the Welcome Mat

East Topeka North is bounded to the south by SE 6th Avenue and has several primary "image" streets (e.g. SE Golden Avenue and SE Branner Traffic way) that link local and regional interests. The plan recommends that these corridors be given special consideration in their streetscape, land use character, and building design to create a strong urban street frontage. The implementation of gateways into the neighborhood present a unique opportunity to welcome pedestrians using visually appealing design with pedestrian friendly approaches.

Community and Neighborhood Building

A strong neighborhood is built of strong relationships between neighbors. East Topeka North needs to cultivate these ties so that residents can help support one another as they work to improve the neighborhood. Many organizations are targeting their efforts to help empower residents by going door to door and helping them acquire the tools they need, as they do throughout many neighborhoods in Topeka. Habitat for Humanity, the City of Topeka and a variety of non-profit agencies are all working to improve the quality of life for East Topeka North residents. Connecting key stakeholders with these agencies can help align the neighborhood's interests to achieve the goals outlined in Chapter 3.

Supply and Demand

Image plays a large role in the success of a neighborhood. The image of East Topeka North must be strong enough to change the perception of the neighborhood. While the City of Topeka Health Map shows that East Topeka North is an "At Risk", improvements to key areas, such as Eastboro Shopping Center, Ripley Park, Timberlee Apartments, and Deer Creek Apartments could increase the demand to live within the neighborhood. Furthermore, single-family housing infill could provide needed high quality housing to increasing supply while driving up demand.

Incremental Improvement

Solving all of the problems within East Topeka North can seem like an overwhelming task, and recommendations found in the plan cannot be achieved overnight. However, continued activity throughout the neighborhood can make the goals outlined in the plan not only more manageable, but more achievable as well.

Target Area Strategies

Target Area Concepts and Principles

Neighborhoods make up the fabric of a city, but blocks make up the fabric of a neighborhood. When the fabric is strong, the city or neighborhood is strong. If the fabric becomes frayed, wears down and tears, the city or neighborhood is susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repair and reinvestment in the neighborhood fabric. To do this, a neighborhood revitalization strategy must protect key assets or anchors, isolate weaknesses, and reposition them as strengths. The Target Area Concept Map (Map #11) depicts these current features in East Topeka North as defined below.

Anchors

These are the rigid points of support that give a neighborhood its identity. They are long-term community investments that draw people to them as destinations, thereby lending stability to the area and making them desirable for residential investment (e.g., schools, churches, parks, community centers, etc.).

Strength and Potential

These are areas comprised of relatively strong blocks of a neighborhood that exhibit staying power and/or recent investment. These can also be underachieving areas that have potential to become strengths or anchors provided appropriate investment.

Weakness

Weaknesses are areas that have the highest concentrations of negative conditions (e.g. low homeownership, vacant and boarded houses, poverty, substandard infrastructure, and high crime). The higher the concentration of these conditions, the greater social problems occur and the more entrenched they become. Diluting their concentration gives surrounding areas a greater chance to revitalize on their own.

Spatial relationships play a dynamic role in the overall concept. Spread too thin, and anchors or areas of strength will fail to influence beyond their natural reach, leaving poorly performing areas little hope of revitalization on their own. Conversely, much like a shopping mall where the stores between two anchors will benefit from greater pedestrian traffic, weaker blocks isolated between two closely placed areas of strength will be prone to more investment because they are “attaching” themselves to something more stable and desirable. Using this thought, new investment “public dollars” should be centered on strengths and anchors maximizing the impact and transformation of the

neighborhood. Spreading out dollars throughout a neighborhood dilutes its effectiveness and impact. Combining the same amount of dollars for infrastructure and housing investments into targeted three to five block areas will give that area a much better chance to transform itself and become a strength upon which to build. The more areas of strength or fewer areas of weakness for a neighborhood, the better it will be.

The SORT Program targets a few select blocks, the most “in need” blocks, with the theory that intensive investment in this small geographic area will act as a catalyst and create a blooming effect on the surrounding area. Blocks between major anchors are built up using this investment, and ideally the selected area is near high-traffic areas so that passersby see the investment being made in the area. The following four strategies are consistent with how this has been implemented in the past and explain the intent behind them. The targeted area will have an even greater chance to succeed if it can:

- Attach itself to an anchor and/or area of strength (protects existing assets)
- Address a significant need or weakness (transform)
- Provide a benefit to the greatest number of people possible (can include image)
- Leverage private investment to the greatest extent possible (sustainable)

The idea behind targeting is to focus a critical mass of improvements in a concentrated number of blocks so that it stimulates additional investment by adjacent property owners, increases property values, and leaves behind a visible transformation of the area. If the improvements are not visible enough, then the stabilization of that area is marginalized, and investments to the area will not be leveraged. Each Target Area may require a different set of strategies for improvement. Ultimately, public funding is limited for improvement and some of the strategies outlined for these areas will not be made in a sufficiently timed manner for the improvements necessary.

Target Area Selection

From minor infrastructure upgrades to major housing rehabilitation projects, it was determined that some of the needs of East Topeka North could be met with SORT funds. However, the finite amount of funding allocated to each neighborhood required the SORT Plan Review Committee to step back and look objectively at the entire neighborhood to see which blocks were most in need and had the most potential. Four rating factors were used to evaluate each block to see which area was most in need:

- Housing Conditions
- Home Ownership
- Major Part 1 Crimes
- Infrastructure Conditions

These rating factors were each mapped at the beginning of the planning process with the results averaged per block. Maps were then overlaid to see which blocks consistently scored low (Map #9). This method allows a pattern to emerge for areas that

were in need, and based upon their proximity to Anchor Areas and Strength and Potential Areas had the highest potential for responding to public investment (Map #10).

When looking at East Topeka North and comparing the four health maps (housing conditions, owner occupancy, crime and infrastructure) a few blocks in the neighborhood begin to stand out. Specifically, blocks surrounding Scott Magnet and blocks east of SE Golden Avenue.

With an overall goal to ensure quality, impactful finished projects within the target areas, (see Implementation Section for potential projects) a discussion was held with the SORT Plan Review Committee to select a primary target area that would produce the best ripple effect throughout the neighborhood. The SORT Plan Review Committee determined that the highest priority area should be the central target area, with SORT funds expanding to the eastern target area, if available. Building conditions in these blocks range from “most need” to “average”. The target areas are surrounded by local streets, however, portions of both target areas are visible from SE 6th Avenue. Blocks within both of these areas feature homes that could benefit from housing rehabilitation and infrastructure repairs associated with SORT in order to create a new strength for the entire neighborhood.

Infrastructure projects and housing rehabilitation will occur in the primary and secondary target areas accordingly. Property owners outside of the 100 year floodplain in these areas will be the first to be notified of available funding assistance. If housing rehabilitation funds remain after these property owners have had the opportunity to apply, additional property owners in surrounding blocks will be notified until either all housing funding is spent or all property owners have had the opportunity to apply.

Primary Target Area: Central

These blocks, to the south and east of Scott Magnet, consist of the 400 and 500 blocks of Market Street, Davies Street, Burr Street, and Gray Street, as well as, the 500 block of California Avenue and Swygart Street have been identified as the primary target area. These blocks exhibit minor to significant levels of housing deterioration, moderate levels of homeownership, minor to major infrastructure conditions, and relatively lower levels of crime. This area is primarily visible from interior local streets, but is also visible from 6th Avenue.

Infrastructure Projects

- Roadway repair and replacement
- Sidewalk infill and new construction

Housing

- Housing improvement strategies should include a combination of the following:
 - Interior and exterior rehabilitation of existing owner-occupied homes
 - Exterior rehabilitation of some renter-occupied homes

Secondary Target Area: East

This area consists of the 200 blocks of Woodland Ave, Carnahan Place, Tefft Street, Winfield, and Arter Avenue, as well as the 300 to 500 blocks of Tefft Street Winfield Ave, and the west side of Arter Avenue. This area has been identified as the secondary target area. These blocks were selected due to their lower levels of owner-occupancy, higher instances of crime, need for urban infrastructure, and sound housing conditions.

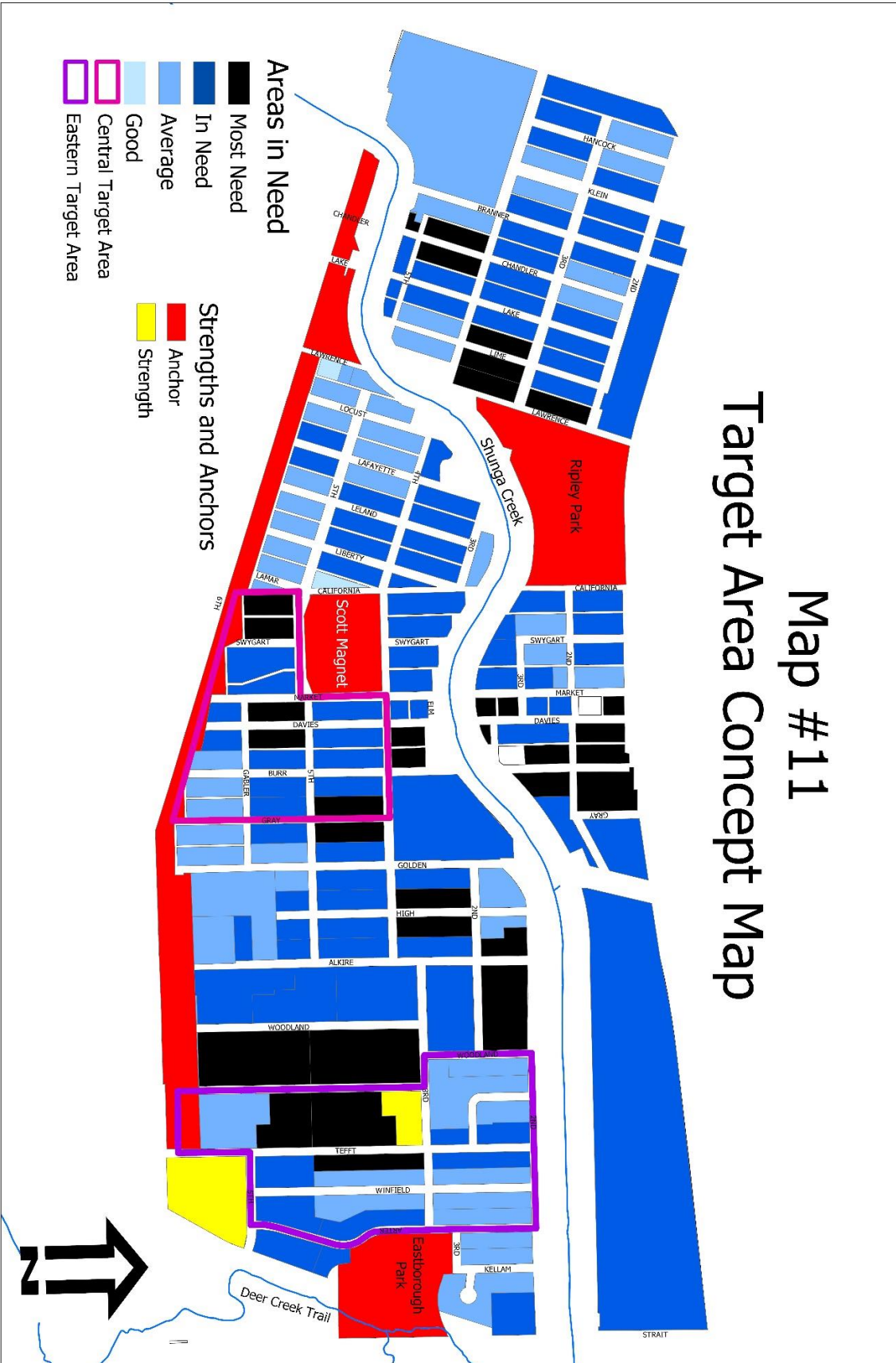
Infrastructure Projects

- Roadway repair and replacement
- Sidewalk infill and new construction

Housing

- Housing improvement strategies should include a combination of the following:
- Interior and exterior rehabilitation of existing owner-occupied homes
 - Exterior rehabilitation of some renter-occupied homes

Map #11 Target Area Concept Map



Neighborhood-Wide Strategies

Improving livability within East Topeka North will increase the desire for residents to stay and encourage new residents to move into the neighborhood, both of which, will lead to higher rates of homeownership. To improve livability the East Topeka North NIA, with help from the city of Topeka's Department of Neighborhood Relations, developed the East Topeka North Community Building Plan. The Community Building Plan outlines a neighborhood vision, assets, potential partnerships, goals, and objectives. The goals and objectives focus on:

- Creating a safe community
- Improving education opportunities
- Reducing vacant and neglected properties
- And Increased home and business ownership.

The following sections look to build upon these goals by identifying actions, programs, and opportunities to address and improve livability within East Topeka North.

Community Building and Initiatives

Community building is a key part of a neighborhood revitalization strategy because of its focus on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions within a neighborhood with the notion that they can foster change that impacts the neighborhood in a positive manner is one of the goals of community building. Three aspects that make up community building – public safety, organizing, and capacity building – are explored below in greater detail to help create a better sense of community.

Public Safety

Crime is a multifaceted issue. There is no single solution that will erase the occurrence or perception of crime within the community. Implementing the revitalization strategies described previously will go a long way towards making East Topeka North safer for residents. The following will provide a few programs and activities that citizens can undertake to reverse the perception of crime within their neighborhood.

Neighborhood Clean Ups

The NIA should consider starting a neighborhood and alley clean-up program and start an annual “trim-up” campaign. These clean-ups, led by the NIA, can be vital to avoiding or eliminating environmental code problems, as well as deterring crime by showing that residents care about the appearance of their neighborhood. Another program could be a “most improved” yard clean up or neighborhood landscape contest. The neighborhood should also encourage youth the help with neighborhood clean-ups, particularly in areas around Ripley and Eastborough Park. These activities connect youth with other segments of the population and help build relationships.

Youth

Youth are critical for the ongoing revitalization of the neighborhood. As these children grow up and are forced with choices about where to live, they are going to be more inclined to stay in the neighborhood if they had good experiences growing up. By providing a positive environment, East Topeka North can continue to be recognized as “kid friendly.” A neighborhood that is “kid friendly”, will have the benefit of attracting and retaining families in the short term, leading to long term community benefit and growth.

Public Involvement

By increasing the awareness of various community programs and groups, residents of East Topeka North can become more involved in their community. Picnics, block parties, community events, church events, children’s sporting events, and neighborhood festivals provide an opportunity for people to get out, socialize, and feel connected with their fellow neighbors. Additionally, there are many young adult groups that ask their members to perform community services. Honor societies, KEY Club, Boy and Girl Scouts, and 4-H all stress to their members the importance of involvement in their community. These groups could be contacted to help elderly residents or work on specific community projects.

Combat the Image of Crime

East Topeka North is sometimes associated with crime. Regardless of the reason, the negative reports overshadow the benefits of living in East Topeka North. Marketing East Topeka North as a safe place to live involves countering any negative and potentially untrue perceptions of the neighborhood.

Neighborhood Patrols

While the neighborhood has not created a formal neighborhood watch program, neighbors are vigilant about crime and potential crime. Neighborhood programs such as Stroll Patrol should be a consideration for East Topeka North. Stroll Patrols put people out walking the neighborhood, discouraging criminal activity.

Community Policing

This vital program must be continued by the Topeka Police Department to combat crime in the neighborhood. The individual contacts made by police officers and relationships made with the community are essential to the cooperation needed to ensure residents’ safety. This program can be extended by actively reaching out and engaging members of the community by promoting safe habits.

Crime Prevention Through Environmental Design (CPTED)

Safe Streets and the Topeka Police Department can help the neighborhood determine which property configurations encourage crime. There are ways to design properties to discourage criminal activity. For example, the “5 and 2” rule states that trees should be

trimmed to at least five feet high and bushes should be trimmed so that they are no taller than two feet.

Using CPTED to Reinforce Ownership and Increase Safety

These methods follow four basic principles: access control, surveillance, territorial reinforcement, and maintenance.

Natural Surveillance	The design and placement of physical features in such a way to maximize visibility.
Access Control	This involves designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate transitions from the public environment to the semi-private and private areas
Surveillance	Design principle that maximizes the visibility of people, parking areas, vehicles, and site activities. Strategies involve the strategic placement of windows, doors, walkways, parking lots, and vehicular routes.
Territorial Reinforcement	Sidewalks, landscaping, and porches help distinguish between public and private areas. It uses physical attributes to express pride and ownership and limits large spaces that serve no specific purpose.
Maintenance	This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees, landscaping, picking up trash, repairing broken windows and light fixtures, and painting over graffiti). It helps signal that a location or facility is well cared for and therefore would be inhospitable to a criminal and also signals that an owner, manager, or neighbor is watching out for the property and could spot illegal behavior.

Lighting

While lighting by no means guarantees improved safety, it can be a strong step towards making an area uncomfortable for criminal activity. This fulfills CPTED guidelines as well as provides a sense of safety to someone driving through the neighborhood. Working to ensure existing street lights are free of tree branches that can block light would be the first step. To accomplish this, the City’s forestry department can help evaluate if trimming is needed.

During the East Topeka North Kick-Off meeting, numerous members of the community brought up the need for additional lighting in the neighborhood. In May of 2019, the City of Topeka Transportation Operations Division revised the Street Lighting Policy. Under the existing policy, City-provided lighting can only be provided at intersections. While there may be special cases, a public process must be followed before making decisions to install new street lighting. This process is implemented through the City’s Public Works

Department and its Lighting Policy. Another approach to improve street lighting is for home owners to rent lights from Westar or install lights on their private property. Increased neighborhood organization could assist in identifying areas that may need additional lighting.

Organizing

Successful organizations have the wherewithal to succeed. A neighborhood’s ability to complete competitive grant applications, run successful meetings open to all residents, and complete projects in a timely manner demonstrates to decision makers and funding organizations that the neighborhood is serious about getting things done. Ideally, the neighborhood should function similar to a business.

Neighborhood Empowerment Initiative	Support may be given to a variety of neighborhood designed and based public facility projects by the City of Topeka. Grants are limited and encourage a match by the neighborhood organization or a match generated by the neighborhood organization in the form of volunteer labor. NIAs that are currently receiving target area assistance may not be eligible for this program. The final allocations of these project funds are made by the City Council.
Education and Training	Neighborhood leaders should attend seminars and conferences that deal with community building, neighborhood revitalization and other community issues. As an example, the City of Topeka hosts organizations like NeighborWorks Training Institute who participates in local trainings. It is recommended that the NIA and City explore ways to encourage neighborhood attendance.
Strength in Numbers	When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a larger number of people. A phone tree, e-mail group list, and social media presence should be developed to rally supporters when needed.
Collaborate to Form Partnerships	Building community requires work by all sectors – local residents, community-based organizations, businesses, schools, religious institutions, and health and social service agencies – in an atmosphere of trust cooperation and respect. It will take time and committed work to develop these partnerships.
Marketing	The targeting of East Topeka North for Federal and municipal investment during the 2020-2022 presents a unique opportunity to market and advertise the successes and future potential of the neighborhood. The East Topeka North NIA should examine the feasibility of a public relations campaign to attract new owner-occupants and private development. If implemented, a public

	relations campaign could leverage local media and social media platforms.
--	---

Capacity Building

NIA as Community Builders	East Topeka North should pursue a 501(C)3 status. This Non-profit status would allow the NIA to pursue additional funding sources, such as public and private grants. These grants can allow the NIA to acquire properties, demolish or rehabilitate sub-standard units, and even build new housing. Further stipulations apply with the use of City funds.
Micro Business Development	There are a number of small businesses along SE 6 th Avenue that add to the quality of life for residents. However, several commercial properties have fallen into disrepair or have less than neighborhood-friendly uses. One such idea to help develop quality small business ventures involves the rehabilitation of the Eastboro Shopping Center at Tefft and SE 6 th Avenue. This location could potentially help develop quality small business ventures. Key improvements, such as rehabilitating the existing structure to modern design standards, would increase the property's value and enhance the neighborhood's image while providing opportunities to small business start-ups.

Housing

Housing Rehabilitation

When City funds are used, priority investments into housing rehabilitation should be focused in the areas outlined in the Target Area Strategies section previously recommended in the Plan. Upgrading houses in a randomly dispersed pattern only dilutes the impact upon the neighborhood and will not lead to any spin-off effect in nearby blocks. Where feasible, the following programs and recommendations can be used throughout the neighborhood.

Major Rehabilitation	This program is primarily intended for owner-occupied properties in need of interior and exterior repairs within the selected target areas. Eligible properties can receive up to \$30,000 for housing rehabilitation. With SORT rehabilitation funds, the property must meet established housing standards. Rehabilitation dollars can be spent on roofing, gutters, downspouts, windows, doors, electrical
----------------------	--

	service, plumbing, mechanical equipment, insulation, radon, and lead based paint issues. Households that are eligible for major rehabilitation must be at or below 80 percent of the identified median income.
Exterior Rehabilitation	This program is primarily intended for renter-occupied properties with low to moderate income tenants within the selected target areas in need of significant exterior repair. Eligible properties can receive up to \$15,000 and retain tenants who are at or below 80 percent of the identified median income. Rehabilitation dollars can be spent on exterior repairs, such as, roofing, guttering, siding, windows, doors, and HVAC.

Technical Assistance/Rehab Manual

A technical assistance/rehab manual could be a useful tool that helps new or inexperienced homeowners navigate small home repairs. For example, some old home renovations replace original sash cord windows with smaller windows, never thinking that they could save money through sash cord replacement. Other small projects like weather stripping, glazing, and insulation around window frames are all do-it-yourself jobs that homeowners may be unsure of how to complete.

Residential Façade Improvement Program

As an added financial incentive, a program could potentially be created that matches dollar for dollar exterior renovations of older homes to be consistent with the City’s adopted design guidelines. This program would be patterned after the City’s commercial storefront façade program. Free design assistance could be combined with rehab match grants of up to \$5,000 to encourage an owner to go the extra step towards sensitive design.

Housing Infill

A priority of this Plan is to support and encourage new housing to be built throughout East Topeka North, with emphasis on replacing dilapidated housing on vacant lots. The existing housing stock in East Topeka North represents a variety of architectural styles from the early 20th Century to Mid Century housing.

New housing should fit the architectural character of the neighborhood. While there is not one specific character that defines the neighborhood, generally speaking the neighborhood can be split into two different character types. East of SE Golden Avenue features homes that were built after 1940. These homes are often ranch styles with attached garages. West of SW Golden Avenue features a wide array of housing types, but much of the housing stock was built before 1940 with multiple levels and detached garages.

Existing housing providers like Habitat for Humanity and Cornerstone of Topeka Inc. are good candidates for partnerships to establish new housing in East Topeka North. This plan recommends that options beyond current program offerings be explored in order to expand opportunities for new housing in the neighborhood.

City Sponsored Programs

TOTO-II – The City of Topeka in cooperation with Housing and Credit Counselling, Inc. (HCCI) and participating lenders offer the program to new homeowners. Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80% of median income. While the program is available Citywide, it is structured to encourage home purchases in At-Risk and Intensive Care areas. Other rehabilitation incentives offered to income eligible homeowners by the City's Department of Neighborhood Relations include forgivable loans for major rehabilitation, emergency repair, and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

Emergency Repairs

Emergency home repair assistance includes primarily repairs that are of an immediate health or safety nature and can be provided for owner-occupants throughout the neighborhood, whose incomes are at or below 60% of the median. This assistance is intended for higher cost, major emergency repairs. Minor maintenance and repairs remain the primarily responsibility of the homeowner.

Accessibility Modifications

This assistance is available to persons with disabilities throughout the City with incomes at or below 80% of median, whether they are owner-occupants or tenants. This assistance is intended to provide access into and out of the home. The priority is to build exterior ramps, widen doorways, and provide thresholds.

Other Potential Housing Programs

There are housing programs in other communities that may be worth exploring for Topeka. About Dollar Homes is a HUD initiative that allows low-income individuals the opportunity to purchase qualified HUD-owned homes. There is also a \$1 home program in Kansas City, Missouri. Finally, the Good Neighborhood Next Door is a HUD program that offers home purchase discounts to qualified law enforcement, teachers, firefighters and emergency medical technicians.

The Choice Neighborhoods Grant program, provided by HUD, is a holistic neighborhood revitalization program designed to influence housing, people, and neighborhoods. While there are no public housing developments within the neighborhood, segments of East Topeka North could be included in a grant proposal. While the floodplain is one limitation, the vacant properties and 6th Avenue presence make East Topeka North a potential candidate neighborhood for the grant.

Rental Registration

A rental property licensing and inspection program could help address the concerns about maintenance and the condition of the rental units. This can be modeled after other successful programs in neighboring cities, such as the program in Lawrence, Kansas. A rental registration would allow City staff to identify potential vacant landlords, who do not play an active role in maintenance and care of the rental property. This Plan supports a rental registration program with annual inspections for habitability and the safety of occupants. However, at this time, State legislation limits the ability of cities to inspect rental properties. If legislation changes, rental inspections should be pursued.

Voluntary Demolition

Assistance may be provided for the demolition of substantially deteriorated, vacant structures primarily located within At-Risk and Intensive Care areas. The intent is to remove blighted structures that are beyond feasible repair. For those structures that are privately owned, the City may institute a method of repayment for the demolition services provided. The City would not gain ownership of the property in question.

Lot Expansion

If the City demolishes unoccupied and substandard lots, the vacant land should be offered to adjoining property owners. Considering much of East Topeka North is located within the 100 year floodplain, lot expansion would help remove vacant and blighted homes that reside on small lots and have very little potential of being successfully inhabited for the long-term.

Non-Profits

Non-profit agencies such as Cornerstone of Topeka, Inc., operate a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low to moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a couple of years to eventually become homeowners. Cornerstone funds the rehabilitation of the property and manages it until they are ready. Furthermore, the East Topeka North NIA could pursue a 501(c)3 organization status. Non-profits can help to provide emergency and long-term housing for low to moderate-income residents.

Tenant to Homeowners

Where possible, a Rental Conversion Program can be used to acquire, rehabilitate, and convert vacant rental properties into renovated homes, which will then be offered to current renters. Rent to own programs present an opportunity for renters to build credit, with potential to purchase a property at the end of a lease. A program, modeled after Community Resources Council's Tenant to Homeowner Program, would encourage and promote single-family homeownership within the neighborhood. Renters who know they want to become homeowners may lead to higher levels of maintenance and investment

in their home, while reducing code violations and the negative impact of absentee landlords.

Neighborhood Revitalization Program

The City offers tax rebates for home improvements that increase the value of residential property by 10% and commercial by 20%. Improvements must be consistent with the adopted design guidelines for the neighborhood. The City's Planning and Development Services Department administers the program.

Institutional Partners

East Topeka North features several prominent institutions within the neighborhood. Strategies to partner with these institutions for the benefit of improving the housing stock in the neighborhood include:

- Churches in the neighborhood discuss the importance of home maintenance at weekly church services. This type of peer encouragement could convince people to improve or keep up their properties. Individuals who have a better understanding of property maintenance could teach others in the neighborhood the skills needed to better maintain their property
- Schools, churches and organizations across the city require their students or members to complete a set number of community service hours. The neighborhood could reach out to these organizations to help elderly or disabled residents repair their homes.

Neighbor to Neighbor

The “broken windows” theory explains that little things such as a broken window or an unkempt porch at one property can leech out to other properties as people begin to feel that no one cares about what is going on. The problem will continue to grow block-by-block, street-by-street, until it “tips” and the whole neighborhood is suffering from decline. This “tipping point” can be avoided if attention is paid to the details.

Alternatively, neighbors who see properties being properly maintained may take additional steps to make cosmetic improvements to their own property, increasing the appearance of a block. “Neighbor to Neighbor” programs can address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong the life of the existing housing stock and prevent the “broken window” cycle. These simpler, yet critical, home improvement needs can be easily met by a dedicated group of volunteers. It is recommended that the NIA seek sponsorship to help organize volunteer rehab “parties” each year that will assist 2-3 homes in the neighborhood. Outside

organizations such as the City's developing volunteer network and Habitat for Humanity could also partner in this effort.

Neighborhood Coordination

The NIA members have a good opportunity to take an active role in assisting homeowners and other members of the community in maintaining their houses. This would require a dedicated commitment from people to organize volunteers and identify those in need of help, but this would be a great grassroots approach to revitalizing the housing of East Topeka North.

Accessory Dwelling Units

Many of Topeka's older neighborhoods were developed at a time in which an accessory dwelling unit could be located on a property along with the home. These accessory dwelling units, also known as garlows or granny flats, originated in the early 20th Century. Some were living quarters for family waiting for the main house to be built. Many were used as apartment units for family members or used to provide additional income by renting them out. The additional income potential could make properties more affordable for potential homeowners in East Topeka North who could use that income to help pay a mortgage or property maintenance.

Accessory dwelling units can be located within the main house, such as a basement, or above a garage.

Although an accepted practice in years past, accessory dwelling units are not allowed under today's zoning code in Topeka. Just as accessory dwelling units provided a benefit to homeowners in years past, they should be allowed to do the same today. This plan recommends the City consider including a provision for accessory dwelling units in a future code update.

Neighborhood Character

Housing Infill

New housing can create a positive impact within its given block. With this in mind, infill housing is a focus of this plan. While East Topeka North does not have one singular housing character, the neighborhood is traditional in the sense that houses are lined up uniformly along blocks and generally have consistent massing. Care should be taken to ensure new housing is built in a manner that is consistent with the existing character of the neighborhood.

BEFORE



AFTER



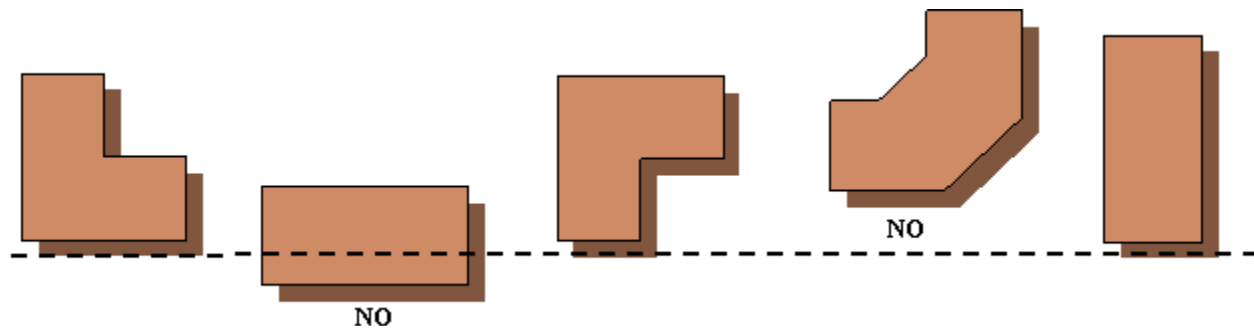
Example of infill housing.

Design Guidelines

The purpose of the following design guidelines is to ensure that new infill housing developments blend with the existing character of East Topeka North. Design guidelines are important to ensure that new houses in a given neighborhood are complimentary to existing houses in size, form, scale, and design. The goal is to make these new homes blend seamlessly into their environs. New houses should not clash or overwhelm the neighborhood, which can take away from an area’s unique identity. Incompatible infill housing will undermine the effectiveness of the revitalization strategy, making it more important to integrate the new buildings into the neighborhood.

Massing and Form

Massing generally refers to how a given amount of space is reflected in a building’s design. For example, the space could be a rectangular box with no front porch and a flat roof, or two small boxes of uneven length with a covered front porch and a front gable roof. The form determines how the building is positioned on a lot. This is typically dictated by lot design and setbacks from property lines.



Example of housing setbacks.

It is recommended that all new infill housing be designed in a manner that reflects the architectural character of the neighborhood and traditional neighborhood design

elements. In order to retain the area's character, several guidelines should be followed in East Topeka North related to massing and form.

Characteristics of new infill housing generally follow these guidelines:

- Where applicable, a front-facing, proportional, covered, and functional front porch. The finish should match the trim package of the house (e.g. if the trim on the house is painted white, the porch should be painted white).
- Proportionate window and wall space
- At least one front-gable roof pitch.
- Consistent setbacks based upon the existing front yard setbacks of other homes within the block.
- Garages (attached or detached depending upon lot size and block character) should be placed to the rear of the house and should be clearly subordinate to the principal structure.
- Where alleys are present, it is recommended that garage access be taken from the rear of the lot or from a side street if it is a corner lot.
- New driveways for the properties with alley access are discouraged.
- Vinyl siding is acceptable, however it should be considerate of the surrounding materials.

Image

Image and perception of a neighborhood can be crucial for success. As people travel on the boundary and throughout the neighborhood, they make judgments in regard to the whole neighborhood based upon, what they see and the impressions they get. The quality of the visual environment is vital to reinforce a positive image of the area, and send a message that East Topeka North is a safe and welcoming place with a strong identity.

6th Avenue

SE 6th Avenue is the gateway not only to East Topeka North, but Downtown Topeka as well. This mixed use corridor consists primarily of commercial uses and single-family homes. To enhance the vibrancy of this corridor, there is a need for property beautification.

6th Avenue features several automotive uses, which often have cars in multiple states of disrepair, leading to a cluttered appearance. Furthermore, several homes in the area are currently vacant and in need of substantial rehabilitation. These properties do not provide a positive impression of the neighborhood and contributes to the broken window theory. Interviews with business stakeholders showed an interest in raising design standards for commercial properties, with a hope this promotes an atmosphere that is more conducive to attracting quality businesses and more residents. Housing

rehabilitations should keep the character of the existing structure and reflect the character of its surroundings.

Neighborhood Signage

Monuments and signage present one opportunity for East Topeka North residents to show pride in their neighborhood. Key entryways into the neighborhood and on major street edges should be targeted as the appropriate locations (e.g. SE Branner Traffic way, SE Golden Avenue, and SE 4th Street). The NIA should pursue funding to install neighborhood signage and monuments that represent the neighborhood's lineage. A neighborhood design contest could be used to bring community members together and open discussions for how East Topeka North should be branded.

Neighborhood Banners and Flags

In addition to signage, banners and flags could be incorporated to promote the neighborhood along major streets within the neighborhood (SE 6th Avenue, SE Branner Traffic way, SE 4th Street and SE Golden Avenue). Where possible, banners should be placed on light poles, given permission must be obtained from the owner of the pole before a banner can be placed on it. Banners should be prioritized near intersections, with remaining banners distributed evenly along the roadway.

Gateways

The 2002 East Topeka Neighborhood Revitalization Plan identified the triangular-shaped parcels located north of SE 6th Avenue between SE Lamar Street and SE California Avenue as a potential gateway. This ground is currently divided into three parcels but could be acquired and converted into a public greenspace or gateway to Scott Magnet and the East Topeka North neighborhood. The concept of a gateway in this location is to open up the view from SE 6th Avenue and present a clean and inviting image for the neighborhood. Potentially, the gateway could feature a monument sign surrounded by landscaping that invite people into the neighborhood.

Additionally, while not specifically in the East Topeka North neighborhood, a vacant City owned parcel exists along the SE 6th Avenue corridor. This parcel is a remnant from the realignment of SE 10th Avenue to SE 6th Avenue. This may offer another alternative that could act as a gateway to East Topeka. Gateway treatment for this property could include signage and landscaping enhancements.

Tree Trimming

Overgrowth of trees and lawn vegetation contributes to an untidy appearance that detracts from the value of housing, blocks light, and can prevent grass from growing in certain areas. If nothing else, trimming back trees and vegetation would make considerable difference in appeal and safety. Until a larger contingent of owner-occupied properties exist, it will be necessary to work with the City arborist and property owners to undertake major neighborhood "trim-ups" on a yearly basis.

Code Enforcement

Enforcement of housing, zoning, and environmental codes is an ongoing city-wide program that is used to assure a minimum level of maintenance and compatible uses of properties occur. Code enforcement, when combined with programs that encourage routine property maintenance, can be an effective tool to bring homes up to minimum standards.

Anti-Blight Activities and Nuisance Prevention

The programs include the following:

- The Low to Moderate Income (LMI) area neighborhood clean-up dumpster program.
- The Kansas Department of Correction public infrastructure clean-up program in which crews will clean right-of-ways, curbs and gutters, sidewalks, trim trees, brush, and weeds and grass in LMI areas.

Marketing the Neighborhood

The keys to successfully marketing of a neighborhood's assets lie with getting the word out about these assets or potential assets so the neighborhood may show them off. East Topeka North should focus on increasing homeownership to help improve the stability of the neighborhood. The following strategies can help accomplish this through:

Community Events	Utilizing amenities like Ripley Park, Eastborough Park, Scott Magnet, and the Salvation Army, the East Topeka North NIA can host barbecues, community building exercises, and neighborhood forums. These events allow the community to show off their neighborhood pride in fun and engaging ways while allowing the NIA to inform members of the community, collect feedback, and increase activity/participation. Public events help to market the neighborhood and build a community oriented perception.
Resident Recognition & Appreciation	There should be an outreach committee formed by the NIA to welcome new residents (homeowners and renters) and get them involved in East Topeka North from the beginning. Not only will this increase engagement in various community activities, but it will also make them feel a greater sense of pride and ownership about their new community. Buy in from renters in the neighborhood may encourage property up keep and keep residence invested.
Block Captains	The NIA should identify "Block Captains" to serve as a point of contact for NIA information and community activities. Each Captain could be in charge of a few blocks and help involve and engage the residents in

	community activities. Neighbors could come by to talk to them about problems, volunteer to help other neighbors, or learn about what the NIA is working on. This would be more informal than the NIA meetings but would provide another option for people to be involved in the East Topeka North community. Block Captains would be active, community-oriented citizens who want to reach out to other neighbors and help revitalize the neighborhood.
Welcome New Neighbors!	A good way to welcome new residents to East Topeka North is to develop a welcoming committee. This could consist of the Block Captains or a group of volunteers. Either way, by talking with new people in the neighborhood, it will serve multiple functions: getting to know your new neighbors and their families encourages a sense of community, helps them learn more about East Topeka North, and promotes getting involved in Neighborhood activities. One of the best benefits to this kind of welcome is that its casual and informal – you can talk to people outside in the nice weather while the kids play in the yard and make them feel a part of the neighborhood.
Home Tours	Proud homeowners throughout the neighborhood can open their homes for scheduled home tours. This will highlight the variety of architectural styles found throughout East Topeka North and inspire others to pursue rehabilitation projects throughout the neighborhood.

Circulation and Infrastructure

Streets

Map #12 shows pavement conditions throughout East Topeka North. Based on these conditions and other factors, engineering has recommended a complete reconstruction of several streets within the neighborhood. Several other streets have been recommended for a one inch mill and overlay. Streets and alleys that run through or adjacent to the primary and secondary target areas should receive priority. Recognizing that there is not enough funding to repair all of the roads within the neighborhood, road work should be done strategically with the goal of maximizing benefits to the neighborhood.

Reconstruction/Repaving

5th Street – A proposed new roadway between SE California Avenue and SE Market Street. This local street runs east/west through the interior of the neighborhood. Due to its location, just south of Scott Magnet, the roadway loads up with traffic during peak hours for child drop off and pick up. The lack of curb and gutters along this stretch of roadway has led to grass along neighboring properties to erode.

Market Street – A proposed new roadway between SE 4th Street and SE 5th Street. This local street runs north/south immediately to the east of Scott Magnet. This segment features many of the same defects as SE 5th Street. Improving this segment of roadway will improve the image around Scott Magnet.

Tefft – A proposed new roadway is between SE 5th Street to SE 2nd Street. This local runs north/south immediately to the west of Eastboro Shopping Center bringing residents to the eastern portion of the neighborhood. North of SE 5th Street the street is narrow and lacks curb and gutters. SE Tefft Street was identified by residents of East Topeka North as a street in need of repair.

Mill and Overlay

Swygart – Between SE 3rd Street and SE 4th Street.

Elm/Davies – Between SE 3rd Street and SE 5th Street.

Market Street – Between SE 5th Street and SE 6th Avenue.

Gray Street – Between SE Gabler Street and SE 6th Avenue.

5th Street – Between SE Market Street and SE Davies Street.

Chandler – Between SE 4th Street and SE 5th Street.

Lake – Between SE 4th Street and SE 5th Street.

Woodland – Between SE 4th Street and SE 2nd Street.

Carnahan – Between SE 2nd Street and SE Tefft Street.

2nd Street – Between SE Carnahan Street and SE Tefft Street.

Curbing

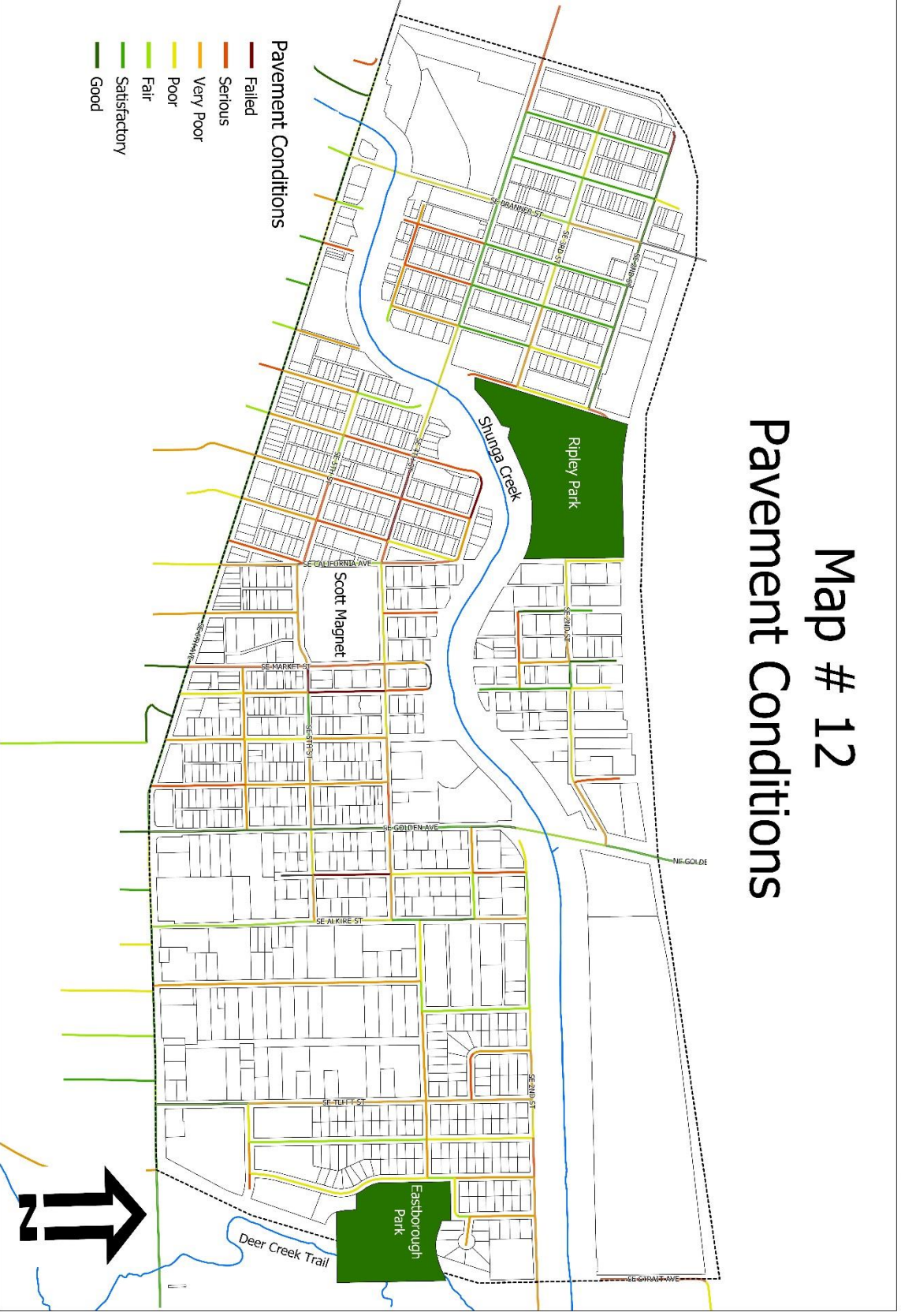
Throughout much of the neighborhood there are segments of roadway that have no curb and gutter or highly deteriorated curbing. Four street projects identify curb and gutter for installation, but beyond those projects, replacement should begin in the primary target area and expand outward to the secondary target area.

Alleys

Many of the alleys exist in the neighborhood to the west of SW Golden Avenue. These alleys are generally not paved and in very poor condition. These alleys are often uneven and feature ruts and holes that lead to additional drainage issues. Alleys should be re-done in and around target areas. Improvements to alleys should be evaluated based upon existing material, with one potential improvement being grading with new gravel being laid. Overall, improving alleys will improve circulation and image throughout East Topeka North.

Some alleys within the neighborhood were not platted as alleys, and thus do not have any formal easement or right-of-way dedication. To be formally recognized and maintained by the City, property owners would need to dedicate this segment of their property to formalize the existing use.

Map # 12 Pavement Conditions



Urban Infrastructure

Planning for People Not Cars

Looking at East Topeka North from a public health standpoint, as well as an economic standpoint, it is important to ensure that planning for pedestrian improvements occurs alongside planning for roadway infrastructure. Not everyone in East Topeka North has access to a vehicle. This leads residents of East Topeka North to rely on walking, biking, or forms of public transportation. The following section includes infrastructure recommendations to create a walkable, bikeable neighborhood that promotes the goals of the Topeka Bikeways Master Plan and the Topeka Pedestrian Plan.

Sidewalks

Improving sidewalks is crucial for any neighborhood. Complete sidewalk infrastructure is something most people take for granted, but is essential for neighborhood connectivity, ownership, safety, and a necessity to improve access for those without cars.

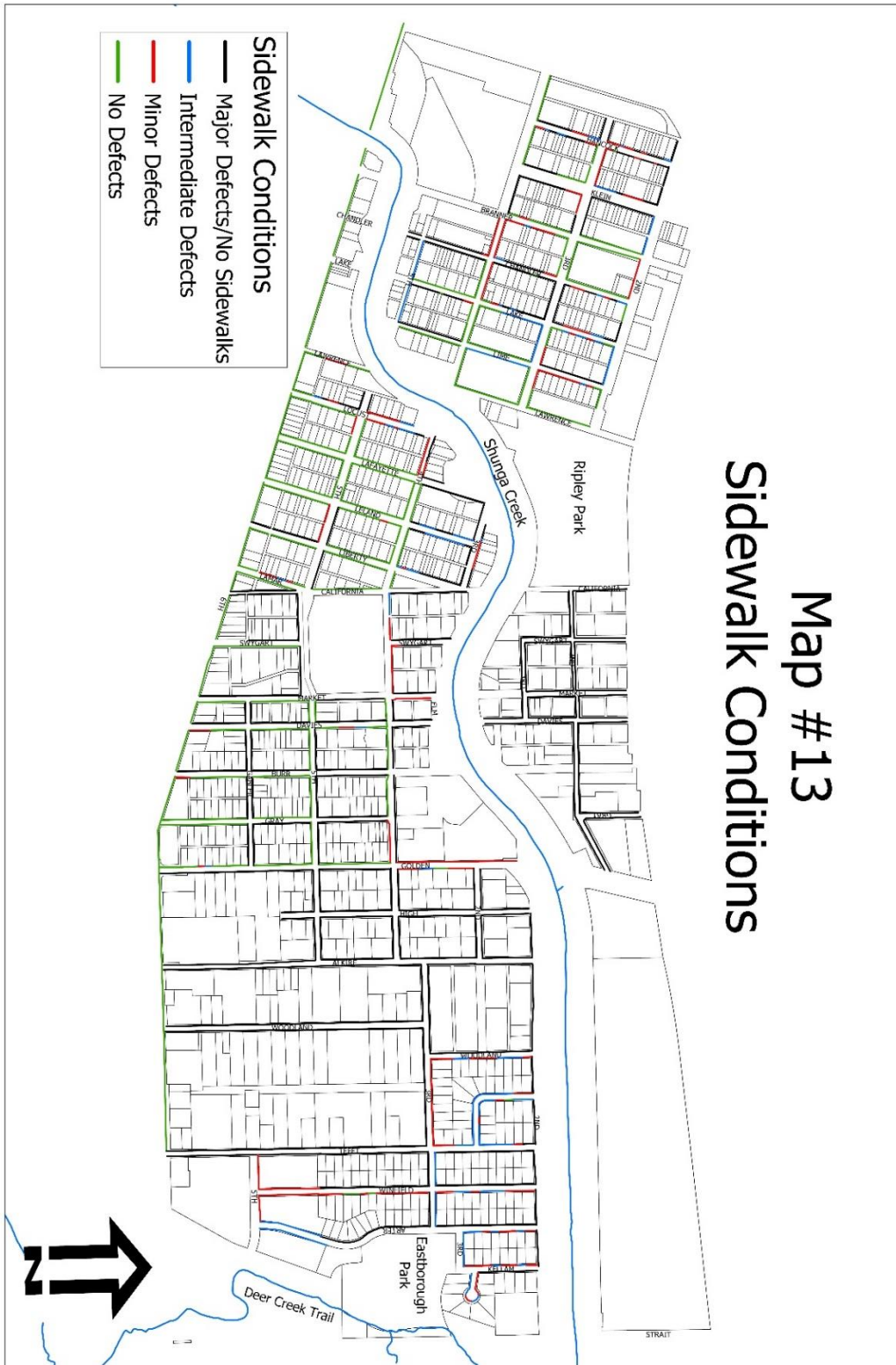
Large segments of sidewalk have been replaced or installed in accordance with Topeka's Safe Routes to School. However, there are still segments that feature deteriorated sidewalk infrastructure or lack of sidewalks all together. In alignment with the Topeka Pedestrian Master Plan, future sidewalk projects in East Topeka North should focus on infill. Starting with the primary target area, sidewalk projects should focus on replacement of poor quality segments and focus on completing sidewalk connectivity to Scott Magnet Dual Language Elementary School. All sidewalk infill and replacement should match existing sidewalk width.

Potential sidewalk infill projects are located throughout the neighborhood. The SORT Planning Steering Committee identified the central target area as the primary target area and the eastern target area as the secondary target area. Sidewalk projects should follow this prioritization with sidewalk infill occurring in the primary target area, followed by the secondary target area, and finally neighborhood wide. The neighborhood recommends that new sidewalk projects should be prioritized based upon blocks that feature no sidewalk, with blocks that have sidewalks on one side being considered secondarily for new infill.

There are segments west of SE Branner Traffic Way that feature brick sidewalk. Generally speaking, if a brick sidewalk is in a level and maintained condition, it should be preserved. It may be appropriate to replace a brick sidewalk with concrete if it is not level or is not being maintained by the property owner. Brick sidewalk conditions in East Topeka North vary greatly, with large segments being poorly maintained. Brick sidewalks should be preserved where:

1. At least 60 percent or more of one block side is brick AND
2. Properly maintained and level.

However, during neighborhood meetings, community members prioritized concrete sidewalks over brick.



Bike and Bus Routes

Map #14 shows current and future bike routes as well as current bus routes through the East Topeka North neighborhood.

The City completed its Bikeways Master Plan in 2012 and was selected to be part of KDOT's Transportation Alternatives (TA) Program for Phases I and II of the implementation. City-wide, Phase I was granted \$1,400,000 and Phase II was granted \$223,075.

Bike Route 1: East-West Bikeway

Major east-west route, using 6th, 8th, and 10th Streets as principal routes with bike lanes on 6th Avenue. Connects East Topeka North to Downtown Topeka, Gage Park, the Wanamaker Corridor and the northwest part of the city.

Bike Route 5: Shunga Trail/ Oakland-Potwin Bikeway

East-west route that follows the Shunga Creek and bends to follow Deer Creek on the eastern border of the neighborhood.

Bike Route 14: Golden Bikeway

North-south route on the east side of Topeka linking Oakland to the Shunga Trail and Dornwood Park. This section features an off-road trail connection along SE Golden Avenue to the Shunga Trail.

Bike Route 15: 4th Avenue Bikeway

East-west connection the east side of Topeka to central Topeka. Bike route starts at SE Golden Avenue, passing Scott Magnet, Ripley Park leading to Downtown Topeka and ends at Willow Park.

In 2015, the Topeka Metro redesigned their routes based on a consultant's study. Many of the changes seem to have taken routes out of the interior of neighborhoods to avoid narrow roads, sharp corners, and other points of conflict inherent to residential areas. The routes are now located along major roads alongside neighborhoods

Route 1: Oakland

This route begins at the Quincy Street Station before heading east. The route travels along SE 6th Avenue and heads north at SE Branner Traffic way before traveling through the Oakland neighborhood. Dillons North is the end destination.

Route 1 Bus Stops in East Topeka North

Outbound:

Branner at 4th Street

Inbound:

Branner at 3rd Street

Branner at 3rd Street

Branner at 4th Street

Branner at 6th Avenue

Route 3: East 6th

This route connects the Quincy Street Station to SE Croco Road. The route generally follows SE 6th Avenue, but travels south into East Topeka South following SE Golden Avenue and SE 10th Street.

Route 3 Bus Stops in East Topeka North

Outbound:

6th at Branner

6th at Lawrence

6th at Leland

6th at Swygart (shelter)

6th at Golden

6th at Deer Creek (Reser's) (Shelter)

Inbound:

6th at Deer Creek (Reser's) (Shelter)

6th at Woodland

6th at Golden

6th at Swygart

6th at Liberty

6th at Lawrence (Salvation Army)

6th at Chandler

Route 4: California

This route connects the Quincy Street Station to Walmart East and ends at 33rd and Adams. This route generally does not impact East Topeka North, but briefly runs along Se 6th Avenue.

Route 4 Bus Stops in East Topeka North

Outbound:

6th at Branner

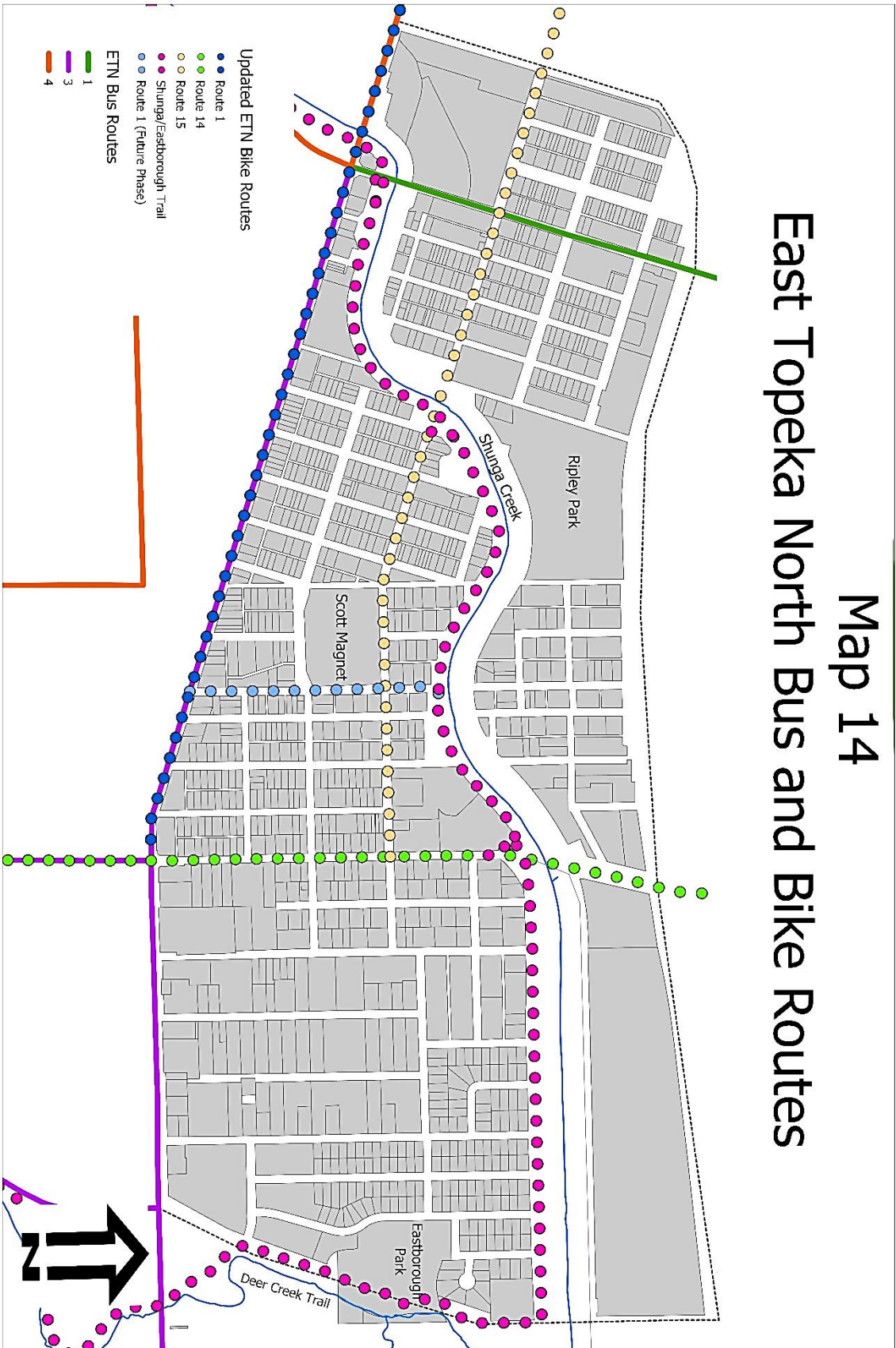
Inbound:

Branner at Branner

Priorities and Recommendations

- Promote East Topeka North as a bike-friendly neighborhood through coordination with the Bikeways Master Plan implementation, signage, and pavement markings.
- Advocate for continued public transportation, as elderly and low-income residents are less likely to have personal vehicles. Access to public transportation should be convenient, safe, and with bus shelters in place at more in-demand locations.

Map 14 East Topeka North Bus and Bike Routes



Parks and Open Space

Ripley Park

Ripley Park is a 19.06 acre community park in East Topeka North that experienced damage during the 1966 Topeka tornado. At one time Ripley Park had a community center and pool, but now the pool has been filled in and the community center demolished.

Ripley Park now has clusters of play equipment and sport courts that are largely in disrepair. Much of the existing facility amenities are in bad shape, with the shelter in need of a new roof and fresh paint and the picnic tables in need of repair. The remote location of the park and poor lighting may be contributing factors to vandalism in the area.

Surveys conducted throughout summer and fall provided insight into the level of park activity as well as what may encourage more visitors to the park. Of survey respondents, only 30 percent said they visited Ripley Park. Much of this due to crime in the area and a lack of playground equipment and activities. Respondents recommended that new and improved playground equipment, repaired basketball courts, and pavilion and picnic table repairs would bring more members of the community into the park. Another recommendation would be adding soccer goals to the open fields to allow for additional sports to be played.

Eastborough Park

Eastborough Park is a 10.5 acre neighborhood park that has good open space and mature shade trees. The majority of the park is wooded with a clearly defined play area that features new equipment. The Deer Creek Trail runs along the east edge of the park. Currently, the park has no off street parking, and requires walking up from the neighborhood to access.

Surveys conducted throughout summer and fall provided insight into the level of park activity as well as what may encourage more visitors to Eastborough Park. Of survey respondents, only 8 percent said they visited Eastborough Park. Respondents indicated the location and access to the park is one of the biggest barriers to visiting the park.

Shunga Trail

Owned and maintained by Shawnee County, the Shunga trail, a 7.63 mile long bicycle and pedestrian-friendly path, runs through the entirety of East Topeka North. Though bikes, skateboards, and rollerblades are welcome, walkers have the right-of-way on the trail.

The trail begins in the southwest area of the neighborhood near SE 6th Avenue and SE Branner Street. After passing under SE 6th Avenue, the trail curves to the north and east, splitting the neighborhood into two separate segments. Once the trail reaches SE

Golden Avenue it generally continues east along SE 2nd Street. The trail ends as it bends to the south at the start of the Deer Creek Trail. The Shunga Trail has access points off SE Branner Street, East of the SE 4th Street Bridge, SE Elm Street and SE Golden Avenue, with a proposed new trail access located off of California Street.

Deer Creek Trail

Owned and maintained by Shawnee County, the Deer Creek Trail, a two mile concrete path runs north/south through East Topeka North. The trail begins east of SE Kellam Ave, where the Shunga Trail and Deer Creek Trail merge. The trail follows Deer Creek and passes Eastborough Park and the Eastoboro Shopping Center before continuing under SE 6th Avenue.

Adopt-A-Park

Adopt-a-park programs are a good way neighborhoods, school, groups, churches, businesses, etc. can assist local governments with the ongoing maintenance of park facilities. The local government gets the benefit of volunteer labor and the sponsoring group gets the benefit of “ownership” and publicity of sponsoring a community resource. The neighborhood should work with the Shawnee County Parks and Recreation Department and other neighborhood groups to form adopt-a-park programs.

Community Gardens

Community gardens provide a huge opportunity to a neighborhood. Not only can vacant land be put to a use, but residents will have access to locally grown healthy food. These gardens can be placed on privately owned land and can help build community spirit. The neighborhood should work with Topeka Common Ground, an all-volunteer organization that coordinates community garden resources, to develop community gardens within East Topeka North.

CHAPTER 6

Implementation

Revitalization Themes

After completing the planning process, action and implementation are essential. Subsequent to identifying goals and target areas, the next logical step is taking action to achieve those goals. The implementation section of a plan identifies specific steps to be taken and by whom and places a timeline on completing these steps. This allows for progress of the community’s vision to be tracked and evaluated. This section should be used by all stakeholders to guide their decision-making in implementing the priorities of the Plan.

Key Action Priorities

Meetings with the East Topeka North NIA and Steering Committee and stakeholder interviews identified actions for implementing specific strategies. Throughout the planning process the Steering Committee selected projects for Implementation and identified non-SORT related potential projects.

SORT Infrastructure Projects

East Topeka North infrastructure projects were focused primarily on improving pavement conditions and sidewalk infill. Projects were prioritized based upon their location within the primary and secondary target areas, with support from members of the East Topeka North SORT Planning Committee. To maximize SORT monies, City staff proposed eight projects within the two target areas that would address pavement and sidewalks along Scott Magnet and SE Tefft Street (Table 7). Staff proposed the remaining funds be used for “match” projects throughout the neighborhood, with a focus on projects within and connecting the target areas.

The remaining funds will be used to pursue additional roadway and sidewalk infill projects, with the intent to return to the neighborhood for additional project selection, if funds remain. At the December 9th and December 10th neighborhood meeting, members of the community voted to allow the remaining \$565,000 in funds to be used for “match” projects. In the event “match” projects become unavailable, projects from Table 8 should be pursued in the order they are listed.

Housing

Homeowner and renter rehabilitation has been identified as the top priority for this neighborhood.

Tables

The tables below show the cost and timing of infrastructure improvements for the proposed target areas and other infrastructure recommendations of the plan. By combining several major actions within a concentrated area of a neighborhood, a

greater cumulative impact can be realized than if they were dispersed throughout the larger planning area. In this manner, it is intended that multiple target areas can be worked on in various stages of completion. Once the first area is “finished”, the majority of the public investment can then be shifted to the second area, etc.

Important Note

The priorities and cost estimates for infrastructure and housing rehabilitation projects in the neighborhood are provided for **information purposes only** and should be relied upon for future costs or as actual bids for future projects. Increases in material costs, overhead and labor can change greatly in a short period of time. Funding is subject to availability as provided by Federal grants and the governing body, and allocation change annually. The housing costs in the following tables represent subsidies from the City Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure reflect City of Topeka capital costs from sources typically found within the City’s Capital Improvement Program (CIP), unless otherwise indicated.

Table 7: Priority Projects

1. Priority Projects - Selection of these projects align with Target Area priorities established by the SORT Planning Committee. Some projects are implemented as part of a funding match allowing additional projects to be implemented.						
Project #	Street	From	To	Improvement	Cost + Contingency	Target Area
1	5th	California	Market	new Roadway PLUS	\$467,133.33	Central
2	Market	4th	5th	new Roadway	\$233,002.78	Central
3	Market	5th	6th	1" M - 2" O	\$38,683.33	Central
4	Burr	4th	Gabler	Sidewalk East	\$65,000.00	Central
5	Gray	4th	5th	Sidewalk West	\$32,500.00	Central
6	Gray	Gabler	6th	1" M - 2" O	\$50,416.67	Central
7*	Tefft	3rd	6th	Sidewalk East	\$123,437.50	Eastern
8*	Tefft	3rd	6th	C&G East	\$103,687.50	Eastern
*Projects 7 and 8 are intended as 1/2 cent sales tax match projects.					Priority Project Total	\$1,113,861.11
Projects 9-12	This line item is used to show the remaining funds after Priority Project Implementation. Proposal to set remaining funds aside to be used as a match to leverage more funds				Eastern Target Area Match Funding	\$565,388.89

Table 8: SORT Leveraged Projects

2. SORT Leveraged Projects through matching funds - The \$565,000 allocated as a match fund would allow the following projects to implemented with little impact on the SORT budget. In the event that funds are not matched or grants received, projects should be implemented in the order they are listed (e.g. 9,10,11, then 12)						
Project #	Street	From	To	Improvement	Match Funded Cost + Contingency	Target Area
9*	Tefft	3rd	5th	New Roadway	\$563,500.00	Eastern
10**	4th /3rd			Sidewalk	\$93,750.00	Connection
11***	Woodland	3rd	6th	One Side Sidewalk	\$118,750.00	Eastern
12***	Alkire St	2nd	6th	One Side Sidewalk	\$162,500.00	Eastern
*Project 9 is leveraged from the match produced by projects 7 and 8.					Total Leveraged through Match Funding	\$938,500
**Project 10 will be pursued through a Safe Routes to School Grant.						
***Projects 11 and 12 are leveraged through a match with KDOT AIC Grant.						

Table 9: Neighborhood Wide Projects

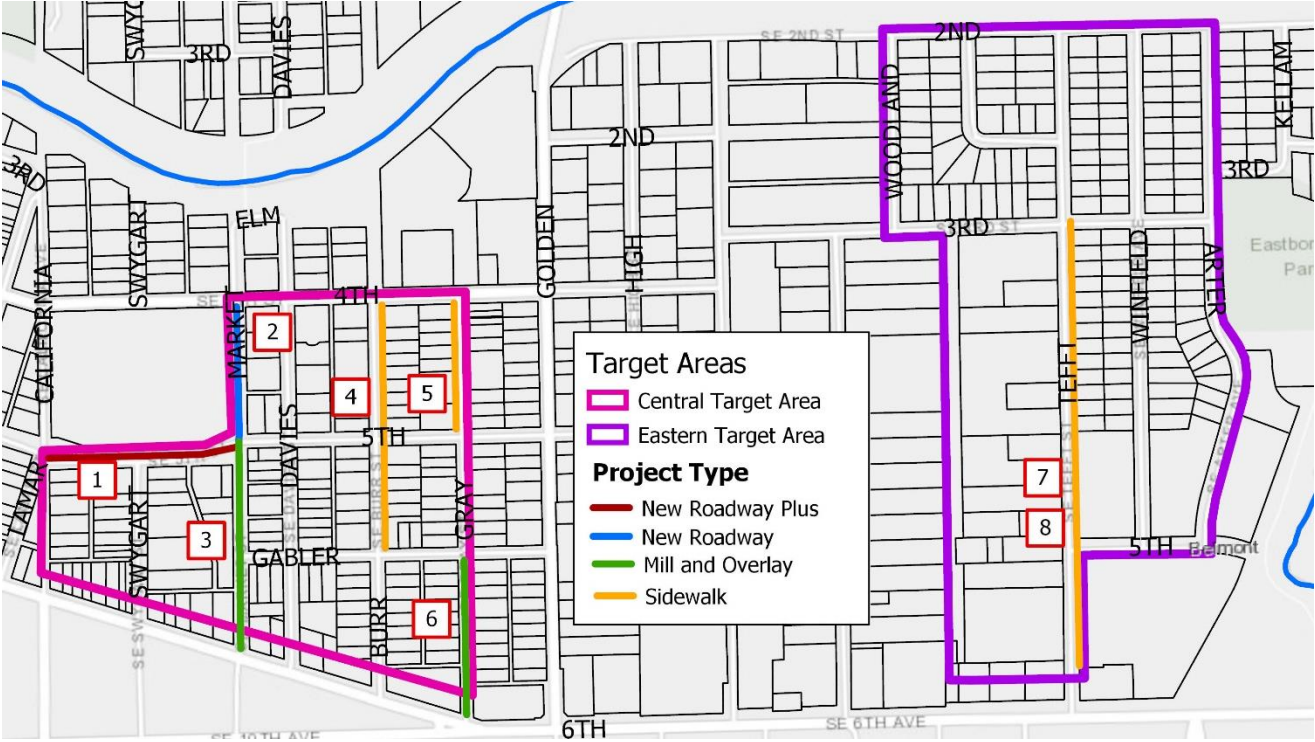
3. A La Cart - If match funding allows for SORT Leveraged Projects through matching funds to be implemented, the remaining SORT budget should be used to select from the following projects.						
Project #	Street	From	To	Improvement	Cost + Contingency	Target Area
13	3rd	Klein	Branner	North Sidewalk	\$18,750.00	N/A
14	4th	Klein	Branner	North Sidewalk	\$18,750.00	N/A
15	Chandler	3rd	5th	West Sidewalk	\$64,062.50	N/A
16	3rd	Chandler	Lake	North Sidewalk	\$18,750.00	N/A
17	Chandler	4th	5th	1" M - 2" O	\$23,008.33	N/A
18	LAKE	4TH	5TH	2" O	\$15,687.50	N/A
19	SE 5th	Leland	California	(one side)	\$42,187.50	Eastern
20	Swygart	3rd	4th	1" M - 2" O	\$15,720.83	Central
21	Elm/Davies	3rd	5th	1" M - 2" O	\$38,866.67	Central
22	5th	Golden	Alkire	South Side	\$42,187.50	N/A
23	Woodland	4th	2nd	1" M - 2" O	\$86,166.67	Eastern
24	Carnahan	2nd	Tefft	1" M - 2" O	\$27,500.00	Eastern
25	2nd	Carnahan	Tefft	1" M - 2" O	\$15,125.00	Eastern
26	Winfield	2nd	5th	Sidewalk West	\$123,437.50	Eastern
27	Arter	2nd	5th	Sidewalk West	\$123,437.50	Eastern
28	4 th	California	Market	1" M - 2" O	\$23,008.33	N/A
29	Lake	4TH	5TH	1" M - 2" O	\$15,687.50	N/A
	Alley	From	To	Improvement	Plus 25%	
30	400 Leland to Liberty	Leland	Liberty	AB-3	\$60,416.67	N/A
31	300 Davies to Burr	Davies	Burr	AB-3	\$39,875.00	Central
32	1100 6th to 7th	6th	7th	AB-3	\$44,104.17	N/A

Table 10: SORT Housing Projects

SORT Housing		
Type	Source	1-3 Years
Rehab	CDBG, Home	\$330,000
Total		\$330,000

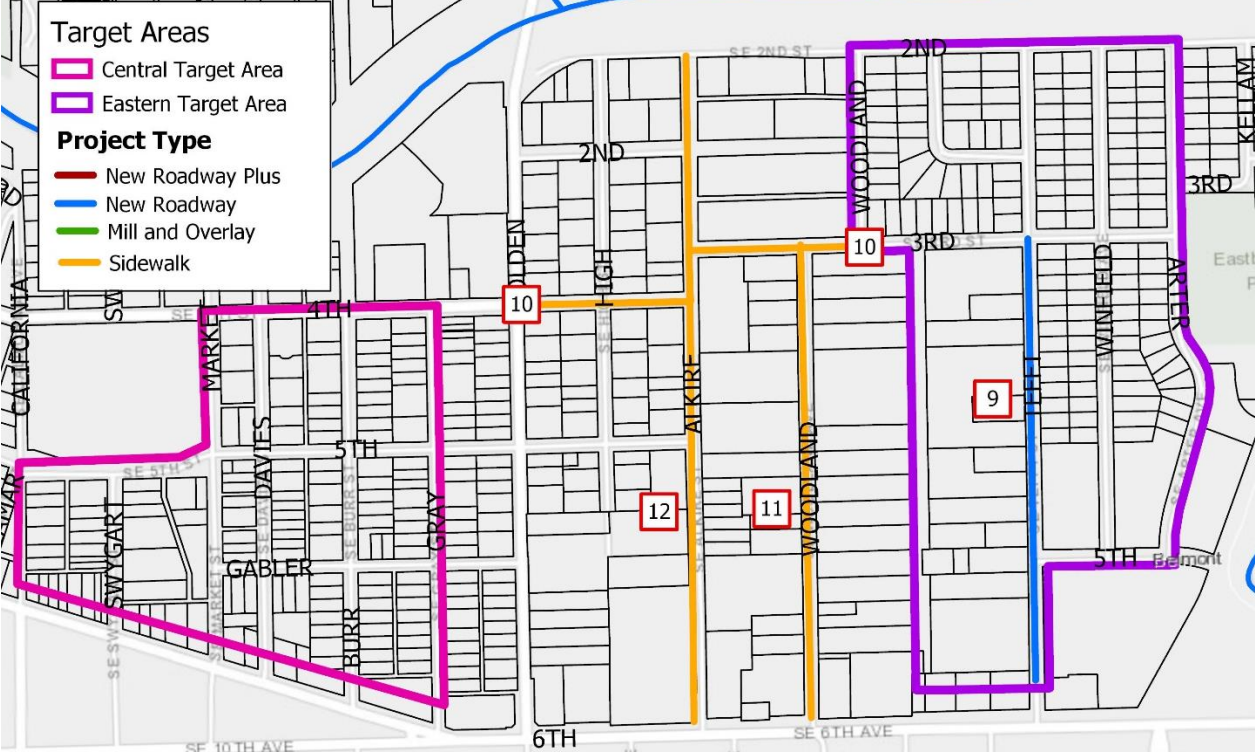
Map 15

East Topeka North Priority Projects



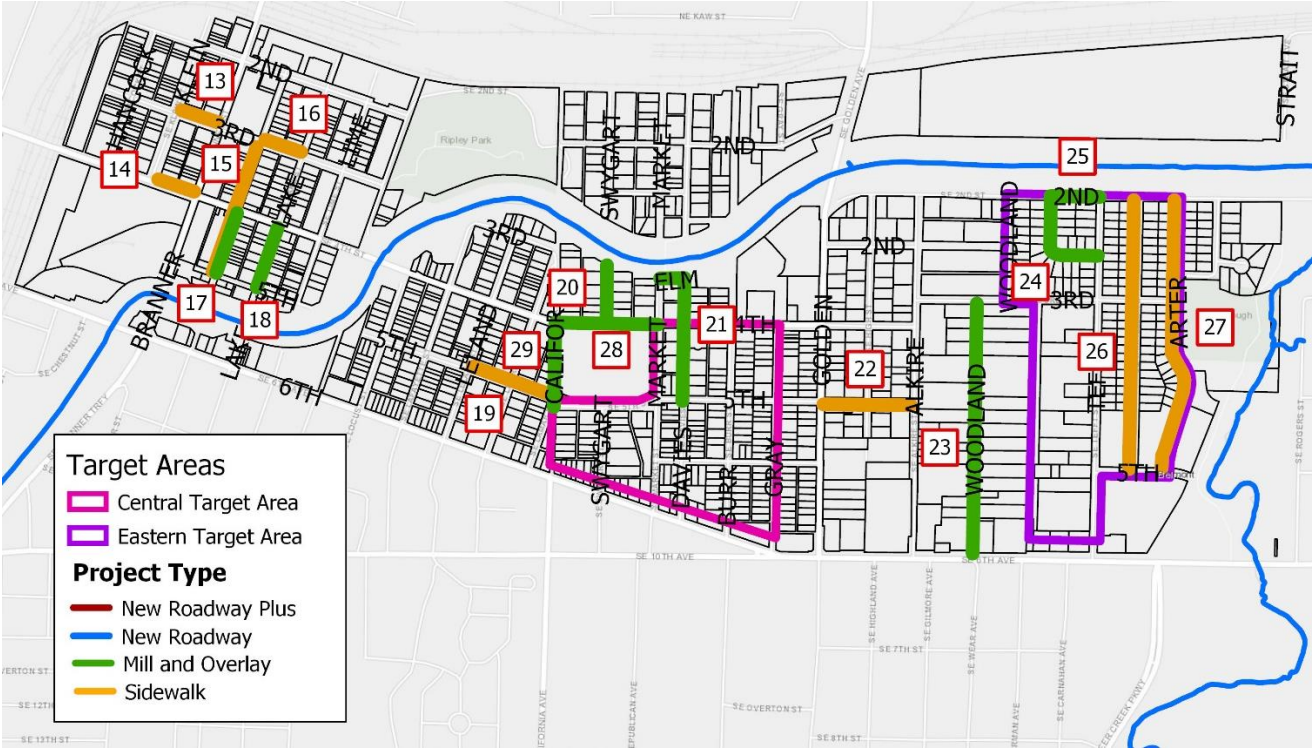
Map 16

East Topeka North SORT Leveraged Projects



Map 17

East Topeka North SORT Neighborhood Wide Projects



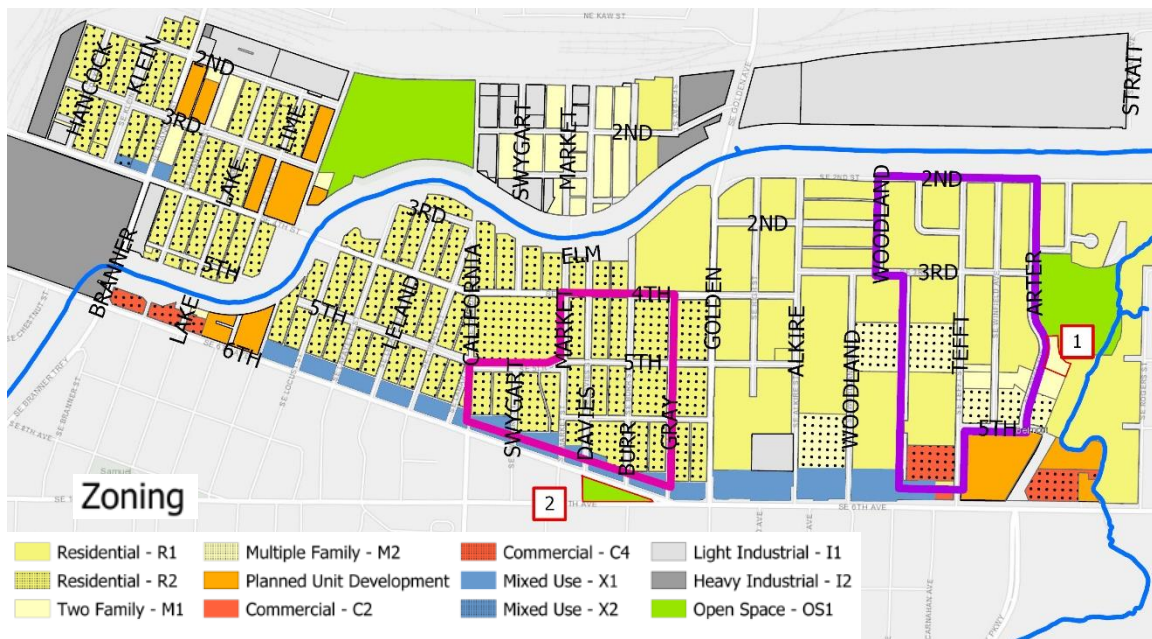
Rezoning

There are a few areas within the East Topeka North neighborhood where current zoning is inconsistent with the Future Land Use Plan. A rezoning should be initiated by the Planning Commission to reflect as such (See Map #17 for the proposed rezoning).

1. The property at 410 SE Arter Avenue is currently zoned for commercial uses. This property should be rezoned to M-1, to fit with the surrounding residential uses.
2. The property at 2401 SE 6th Avenue, while out of the East Topeka North neighborhood, is currently zoned C-4 and not feasible for development. Due to the lack of development opportunity, this property should be rezoned to OS-1.

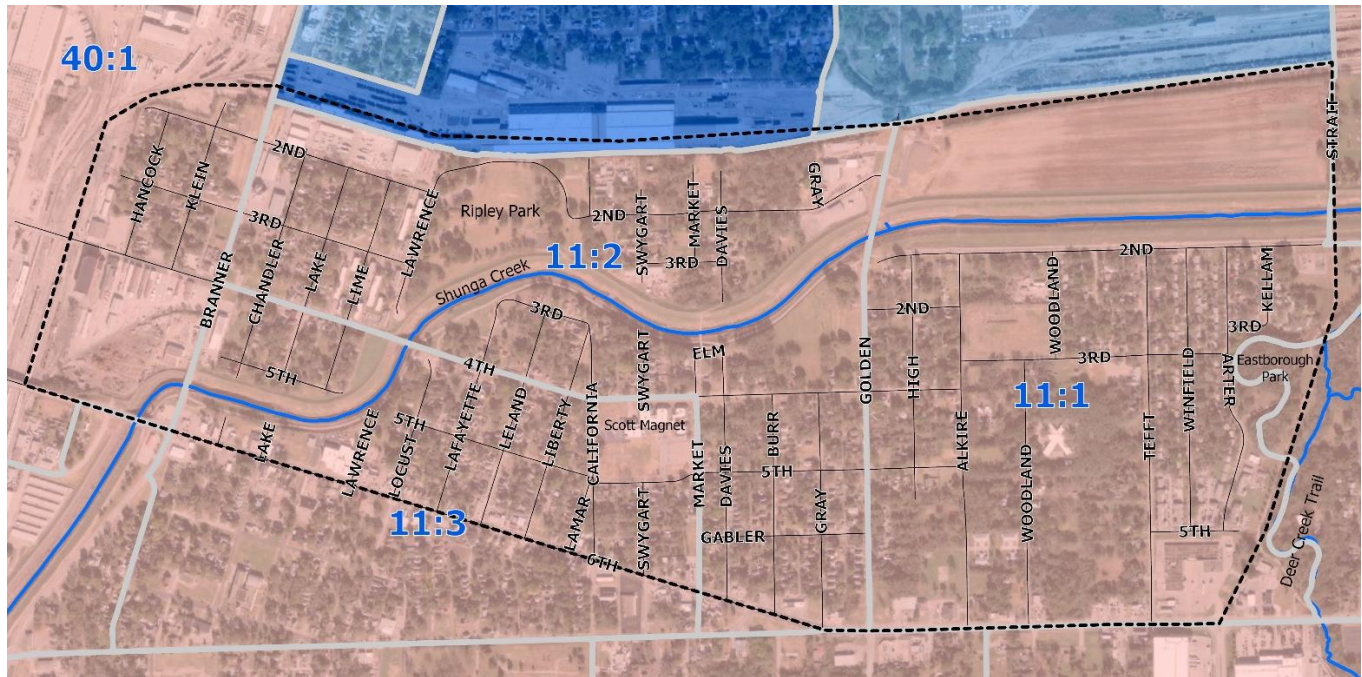
Map 18

East Topeka North Proposed Zoning Map



CHAPTER 7
Appendix

Appendix A: Neighborhood Health Data



Vital Signs	Block Group (Pop. 2010)	2000	2003	2007	2011	2014	2017
1) % Persons Below Poverty	11:1 (1,085)	26%	19%	19%	39%	34%	23%
	11:2 (1,028)	18%	30%	30%	55%	45%	55%
	11:3 (1,277)	29%	27%	27%	60%	40%	23%
2) Public Safety (Part 1 Crimes per 100 People)	11:1	(Intensive Care)	14	14	16	14	13
	11:2	(At Risk)	13	13	18	13	11
	11:3	(Intensive Care)	26	22	15	11	9
3) Average Residential Property Values	11:1	\$23,260	\$22,940	\$28,180	\$39,030	\$38,786	\$35,427
	11:2	\$15,300	\$17,100	\$28,690	\$34,590	\$35,677	\$35,233
	11:3	\$11,950	\$15,250	\$14,030	\$19,175	\$20,216	\$19,498
4) Single Family Home Ownership	11:1	48%	49%	41%	47%	45%	47%
	11:2	34%	45%	36%	46%	44%	44%
	11:3	32%	40%	36%	48%	51%	52%
5) Boarded Houses/Unsafe Structures	11:1	2	1	2	1	0	0.30
	11:2	2	1	1	4	3	0.24
	11:3	6	11	6	4	4	1.82
6) Neighborhood Health Composite (Rating)	11:1	1.6	2.2	2.2	2.0	2.2	2.2
	11:2	2.0	2.0	2.0	1.8	1.8	2.2
	11:3	1.0	1.4	1.4	1.8	2.2	2.2

*Vital Signs are recorded by Census Block Group and do not necessarily conform to recognized neighborhood boundaries.

Appendix B: Kickoff Meeting Summary

During the February 2020 East Topeka North Kickoff Meeting three guiding questions were asked:

- What is one thing you would fix or change about East Topeka North?
- What is one thing you want to preserve about East Topeka North?
- How do you see East Topeka North in 15 years?

The following section will outline the answers provided to these questions.

What is one thing you would fix or change about East Topeka North?

- Increase the visual appeal of the Eastboro Shopping Center
- Sidewalks are in poor condition
- Street lighting is needed from 5th Street to 6th Avenue along Alkire
 - Mid-block lighting is needed
 - Along 6th Avenue
 - Along Locust Street
- Trash/dumping in wooded areas – illegal dumping on vacant lots
- Tefft Street 2nd Street to 4th Street needs improvements to pavement, curb and gutter, and sidewalks
- Arter Street drainage issues
- Code compliance issues
- Missing stop signs at intersections
- Lack of a local grocery store (food desert)
- Lack of pharmacy in the area
- Weatherization program needed to help lower utility bills
- Beautify businesses on 6th Avenue
- Lack of funding/organization for training and education
- Vacant, run down houses
- Infrastructure needs around Scott Magnet Dual Language School needs improvement (pavement, curb and gutter, and sidewalks)
- More bus shelters
- No pool for kids in the neighborhood

What is one thing you want to preserve about East Topeka North?

- Great neighbors
- Businesses along 6th Avenue
- Ripley Park and Eastborough Park
- Law enforcement
- Code compliance
- Diversity
- Gateway corridor – into the City

- Scott Magnet Dual Language School
- Fire Department
- Close to downtown
- Mom and Pop shops (locally owned businesses)
- Good place to raise children

How do you see East Topeka North in 15 years?

- More parks and community gardens
- Grocery store
- Improved Timberlee apartments or new infill
- Operational Car wash
- Swimming pool at Ripley Park
- More amenities in Ripley Park
- Coffee shop
- Community home financing
- New housing on vacant lots
- More restaurants
- Nice new sidewalks
- Good streets
- New lighting
- Movie theater
- Day care center
- Harley Park – tiny homes and community center
- East Topeka has everything we need

Appendix C: housing and Infrastructure surveys

Criteria used to evaluate **housing** structural defects

Minor Defects – deficiencies correct during the course of regular maintenance.

- Missing shrubbery or bare spots on lawn, trash and garbage accumulation.
- Deteriorated or lacking window screens.
- Weathered pain, minor painting needed.
- Wear on or light damage to steps, window and door sills, frames and porches.
- Weathering of mortar and small amounts of loose, missing material between bricks.
- Cracked window panes, loose putty.
- Handrails deteriorated or missing.
- Missing splash blocks at foot of down spouts.
- Lacking porch lights.

Intermediate Defects – deficiencies serious enough to require more extensive repair than required by regular maintenance.

- Gutters or drain spouts rotten or parts missing.
- Sagging, cracked, rotted or missing roofing, overhang or lattice work.
- Foundation or bearing walls cracked or sagging or with loose, missing material.
- Erosion of landscape due to improper drainage, abandoned vehicle, cracked or uneven sidewalks.
- Deteriorated fencing with loose or missing material.
- Rotted, cracked or sagging porches, columns, door frames and stairways.
- Cracked or missing material from chimney.
- Broken or missing window panes and/or rotted window sills.
- Peeling or cracked paint, complete pain job needed.
- Damaged or missing air vents in foundation.

Major Defects – condition of structural components which can be corrected only by major repairs.

- Holes, open cracks, rotted or missing material in foundations, walls, roofing, porches, columns, etc.
- Sagging or leaning of any portion of house indicating insufficient load bearing capacity: foundation, walls, porches, chimneys.

- Defective conditions caused by storms, fires, floods or land settlements.
- Inadequate or poor quality material used in permanent construction.
- Inadequate conversion for use involved.
- Major deteriorated or dilapidated out building or garage.
- Evidence of a lack of, or inadequate indoor plumbing such as no roof vents.

Category	Definition		
	Minor Defects	Intermediate Defects	Major Defects
Building/Properties			
Sound (3 points)	<5	1	0
Fair (2 points)	0	2	0
	1	2	0
	2	2	0
Deteriorating (1 point)	Any	Any	<5
	3	2	0
	Any	3	0
	Any	>2	0
Dilapidated (0 points)	Any	Any	5+

BLOCKS

SOUND

Average 3.0 – 2.3 points per block

MINOR DETERIORATION

Average 2.29 – 2.0 points per block

INTERMEDIATE DETERIORATION

Average 1.99 – 1.7 points per block

SIGNIFICANT DETERIORATION

Average less than 1.7 points per block

East Topeka North		
Deficiency Type	Count	Percent
Minor	1494	51%
Intermediate	1203	41%
Major	239	8%
Total	2936	100%
Housing Rating	Count	Percent
Dilapidated	6	1%
Deteriorating	253	33%
Fair	129	17%
Sound	380	49%

Criteria used to evaluate infrastructure

SIDEWALKS:

3= No defects sidewalk

2= Minor defects- partially overgrown with weeds and grass or broken, cracked (< 25% disrepair/substandard)

1= Intermediate defects- Completely missing segments within that block area, broken and cracked segments, completely overgrown with weeds and grass (> 25% disrepair)

0= Major defects- No sidewalks

CURBS AND GUTTERS:

3= No defects in curbs and gutters

2= Minor defects- Covered up by weeds (< 25 % disrepair/substandard); not draining (standing debris)

1= Intermediate defects- Broken, cracked, missing segments of curbing (> 25 % disrepair)

0= Major defects- None existent; drainage ditches

STREETS:

3= No defects- concrete or asphalt, even, draining

2= Minor defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (<25% disrepair/substandard)

1= Intermediate defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (> 25% disrepair/substandard)

0= Major- gravel or dirt; road incomplete or dead-ends; street one-lane and does not allow cars to pass; or any combination of these.

BLOCK AVERAGES

No defects- 2.71 - 3

Minor repairs/maintenance issues- 2.41 – 2.70

Intermediate repairs- 2.00 – 2.40

Major repairs/total construction or replacement- < 2.00