

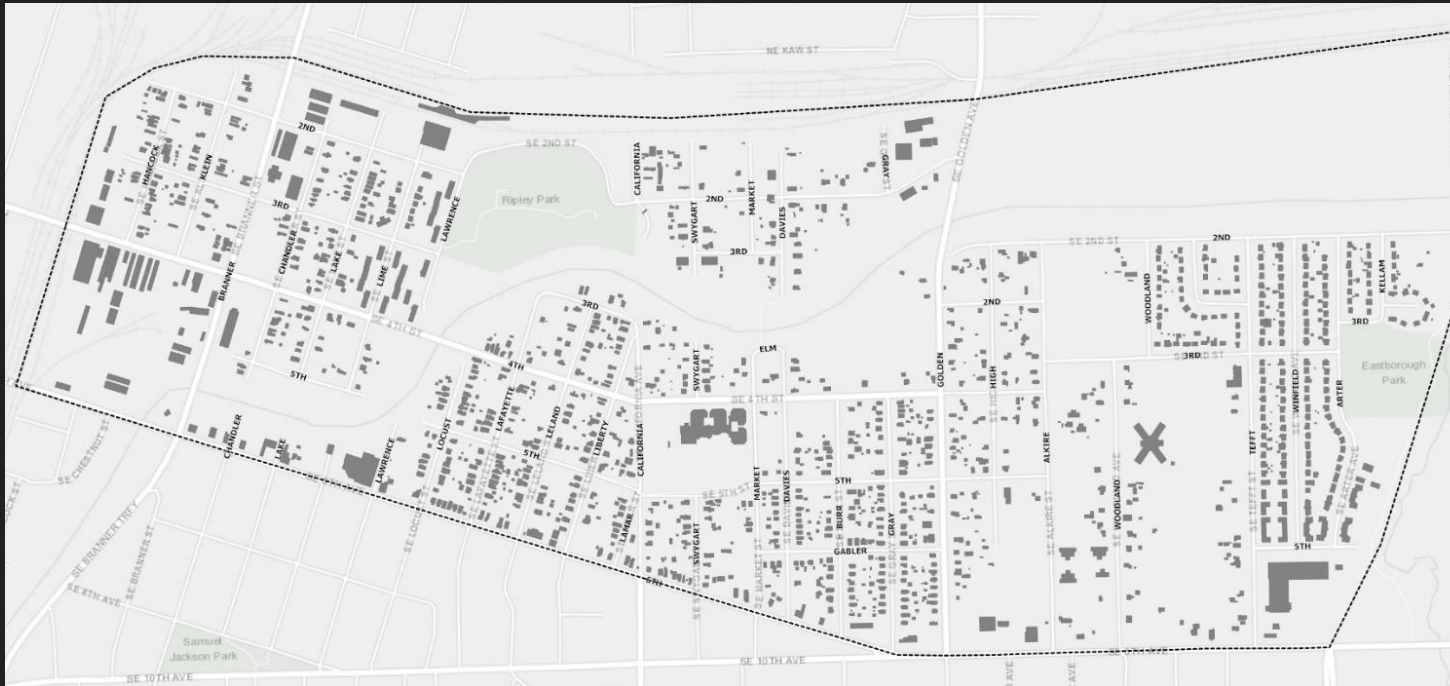
East Topeka North SORT Planning Committee

Meeting 1

Agenda

- Neighborhood Boundary
- Housing
- Vision Exercise
- Goals and Guiding Principles

Neighborhood Boundary



- SE 6th Avenue acts as the southern boundary.
- The BNSF rail lines act as the west and north boundary.
- Generally, the Eastborough Trail acts as the east boundary.

Housing - Conditions



- From December 2019 to February 2020 planning staff assessed housing conditions for the neighborhood.
- Generally, the darker the color the lower the housing condition score.
- Housing conditions are assessed on single-family dwellings.
- Each house is assessed individually and then averaged to create a block rating.

Housing Continued

- Through the SORT Program, eligible owner occupied homes can receive \$30,000 for housing rehabilitation.
- Owners of Rental properties may be eligible to receive \$15,000 towards rehabilitation. Rehabilitation dollars towards rental properties can only be used on the exterior of the home (i.e. roof, HVAC)
- Because this money comes from HUD (Housing and Urban Development) there are specific income criteria in place.
- For owner-occupied households that receive rehabilitation dollars a soft second mortgage is placed on the home with 50% of the value forgiven after 7 years.
- Renter occupied homes that receive rehabilitation dollars have a soft second mortgage place on the home with 60% of the value forgiven after 7 years.

Vision Exercise

- The following page is the Vision Statement from the 2002 East Topeka Neighborhood Revitalization Plan.
- The goal of this exercise is to look at the previous vision and then provide feedback on what you want the new vision statement to be.

2002 Vision Statement

In the year 2016, a Payless Shoe information technology executive bikes home one summer evening after a hard day at the office. Prior to taking the rustic Deer Creek Trail connection to the Shunga Trail, she stops by the Eastboro Walgreens drug store to pick-up her grandmother's prescription. The store is a-buzz with talk of her 20-year Scott Magnet School class reunion being held at the new hotel and conference center down the street off of I-70 and Deer Creek. She hops back on her bike and follows the Shunga Trail till it reaches her new townhouse that overlooks the Shunga Trail greenway with a view of the Jayhawk Hotel sign and Capitol dome out her back window. She says hello to her new neighbors who just moved here from Lawrence and "hola" to her old neighbors who own one of the many Mexican-run businesses on 6th Street. On her way to her grandparents, she drives down 6th Street enjoying how beautiful it is now that the Bradford pear trees are in full bloom on the landscaped medians. As she stops at Abbott Community Center to see if her son is back from summer camp, she gazes out to see him taking a turn in the water park spray. She calls out to him to meet her over at his great-grandparents' apartment in the historically renovated East Topeka Jr. High Senior Living Center. As she walks over to the apartment she signs-up to volunteer in this year's Housing Rehab-A-Thon. Her grandparents remind the young executive of the sacrifices that were made to bring East Topeka back and they share a moment of satisfaction as grandpa gets ready to go catch some carp at the East Topeka Fishing Lake.

Vision Exercise

- Please provide YOUR vision statement for East Topeka North or ideas, concepts, or key words you want included in the future statement.

Goals and Guiding Principles

- The following slides provide the goals and guiding principles from the 2002 Neighborhood Revitalization Plan. Please look these over and provide any feedback from the existing goals and guiding principles **OR** provide specific goals you would like to see included in the plan.

Goals and Guiding Principles – Land Use

Goal - *Preserve the viability of single-family residential blocks from higher intensity and / or incompatible land uses, allow for healthy commercial service development, and improve accessibility / use of public open space for residents.*

Guiding Principles

- Locate commercial development nodes on perimeter of neighborhood near heavy traffic thoroughfares; allow for “mom and pop” stores within interior of neighborhood.
- Locate higher density residential land uses near commercial nodes.
- Enhance neighborhood public park space so that it is more central and functional for residents, youth, and civic/cultural events.
- Prohibit expansion of industrial uses into viable residential blocks.
- Fortify mixed-use development along 6th Street corridor and improve its image.
- Support community gardens on vacant land in advance of their development.

Goals and Guiding Principles – Housing

Goal - *Increase density of population by substantially upgrading amount of quality housing stock that attracts 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.
- Make a priority any housing improvements where... they are targeted to make the most visible impact, sound infrastructure is in place, they build off of an existing community asset or anchor, and they prevent the spread of blighting influences into stable residential blocks.
- Target rehabilitation efforts around new in-fill housing.
- Ensure that new affordable in-fill housing maintains high quality standards that compliments existing or preferred design character of the neighborhood.
- Encourage mixed-income development/rehabilitation of apartment complexes.
- Increase quality elderly housing options that are affordable.

Goals and Guiding Principles – Economic Development

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

Guiding Principles

- Support local entrepreneurship within context of the plan.
- Recruit businesses to the area that can utilize the skills and abilities of the existing workforce.
- Provide land in sufficient quantities for the location of larger commercial and industrial developments in targeted locations within the area.
- Increase opportunities within the area for workforce training for the unemployed and the underemployed.

Goals and Guiding Principles – Infrastructure and Public Facilities

Goal - *Make available modern infrastructure and public facilities to support increased infill housing, commercial, and institutional development.*

Guiding Principles

- Target infrastructure and public facility improvements to support areas planned for infill housing starts and to connect neighborhood anchors.
- Recognize increased capacity demands placed on infrastructure and public facilities in areas targeted for business and employment growth.
- Enhance the functionality of SE 6th Street as the primary link between the Oakland Expressway and Downtown Topeka.
- Increase the safety and accessibility of neighborhood parks and open spaces.
- Discourage heavy truck traffic from residential streets.

Goals and Guiding Principles – Image

Goal - *Communicate “images” for East Topeka that reflect positively on the people who live and do business there.*

Guiding Principles

- Create more opportunities for residents to take pride in their neighborhood.
- Work to counter any negative press about the neighborhood with news of positive actions and happenings.
- Better influence local government and Topeka leadership by presenting a unified voice that represents the broad interests of East Topeka stakeholders.
- Establish gateways, corridors, and edges that reflect a positive first impression of East Topeka.
- Strive for high standards in new development that will enhance property values in the neighborhood.
- Mobilize residents to take a more active role in influencing the decisions that affect the neighborhood.
- Protect and promote remaining historical assets.

Goals and Guiding Principles – 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

- Develop challenging after-school, mentoring, and work programs that enable youth to enhance their academic and leadership skills.
- Include youth, to the greatest extent possible, in the decision-making process of the neighborhood.
- Increase the variety, quality, and accessibility of recreational amenities for youth.
- Expand community center space.

Goals and Guiding Principles – Safety and Environment

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

Guiding Principles

- Organize volunteer resident resources to take a more organized and proactive role in safety/environmental prevention.
- Improve pedestrian lighting for better feeling of safety.
- Create volunteer "neighbor to neighbor" programs that can address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong life of existing housing stock and prevent the "broken window" cycle.
- Promote educational efforts to know "what to look for" in detecting/preventing crime.
- Enhance safety of all pedestrian linkages, especially in areas where children must walk or ride bicycles.

Please Remain Involved!!!

Thank you for viewing this presentation. If you have and questions or comments please contact **Bryson Risley** at Brisley@Topeka.org or **785-368-3005** .

Please take our survey related to East Topeka North at
<https://www.surveymonkey.com/r/HHYW6CZ>