

East Topeka North SORT Planning Committee

Meeting 2

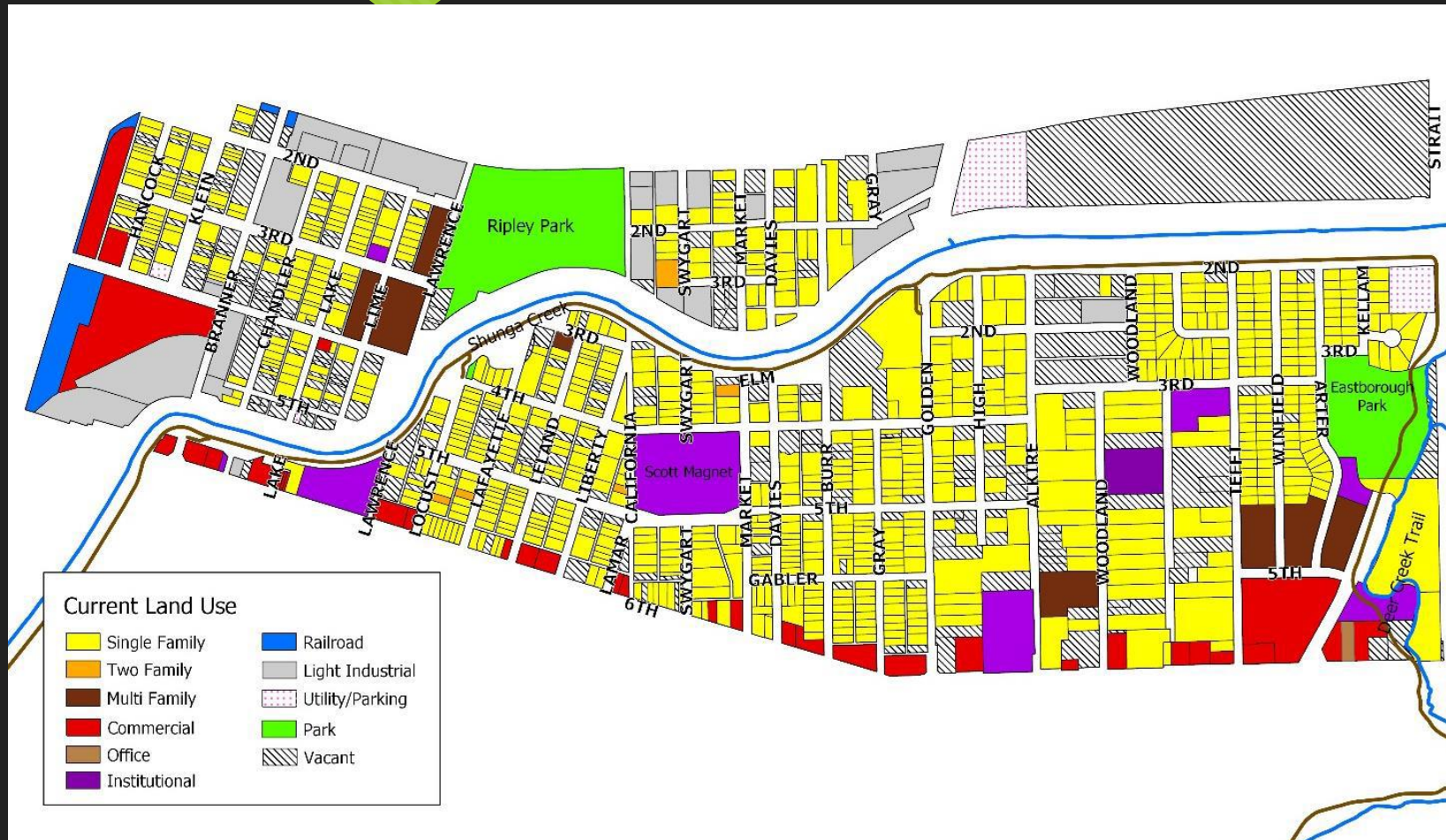
Agenda

- Don't Forget to provide feedback on the Vision Statement and Goals and Guiding Principles to brisley@Topeka.org
- Vision Statement Proposal (We still want your feedback!)
- Land Use
- Housing Design Guidelines

Draft Vision Statement

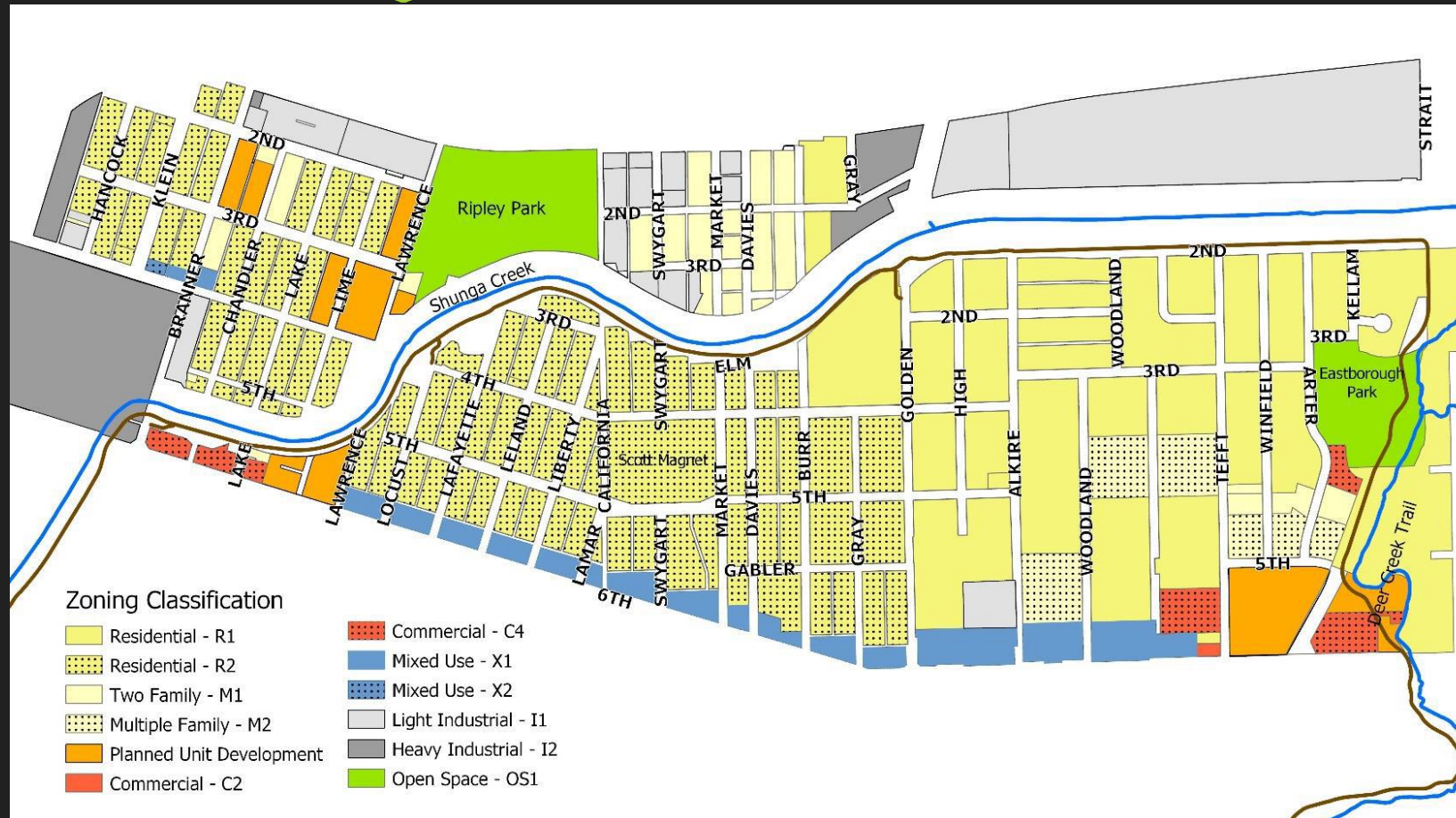
It has been a wonderful 10 years. Among the important things that happened, was the certification of the southern Shunga Creek Levy, which helped continue the boom in reinvestment of East Topeka North. Developers identified underutilized land and began to fill the neighborhood with high quality housing, space for small business startups, and helped provide the money needed to improve the image of 6th street. The increase in high quality housing, for all income levels, attracted young working class families who continue to add to the diversity of the neighborhood. Neighbors all know each other, whether it be from the walks they take throughout their neighborhood to their visits to 6th Street, where families can pick up all of their necessities from small “mom and pop” businesses. Eastobro 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 and kids can regularly be seen playing pickup games of basketball and soccer. Partnerships with 6th Street businesses allow for the park to hold large community events that draw people of all ages. On a warm summer evening you can see families taking a stroll along the Shunga Creek Trail to cap off their day.

Existing Land Use



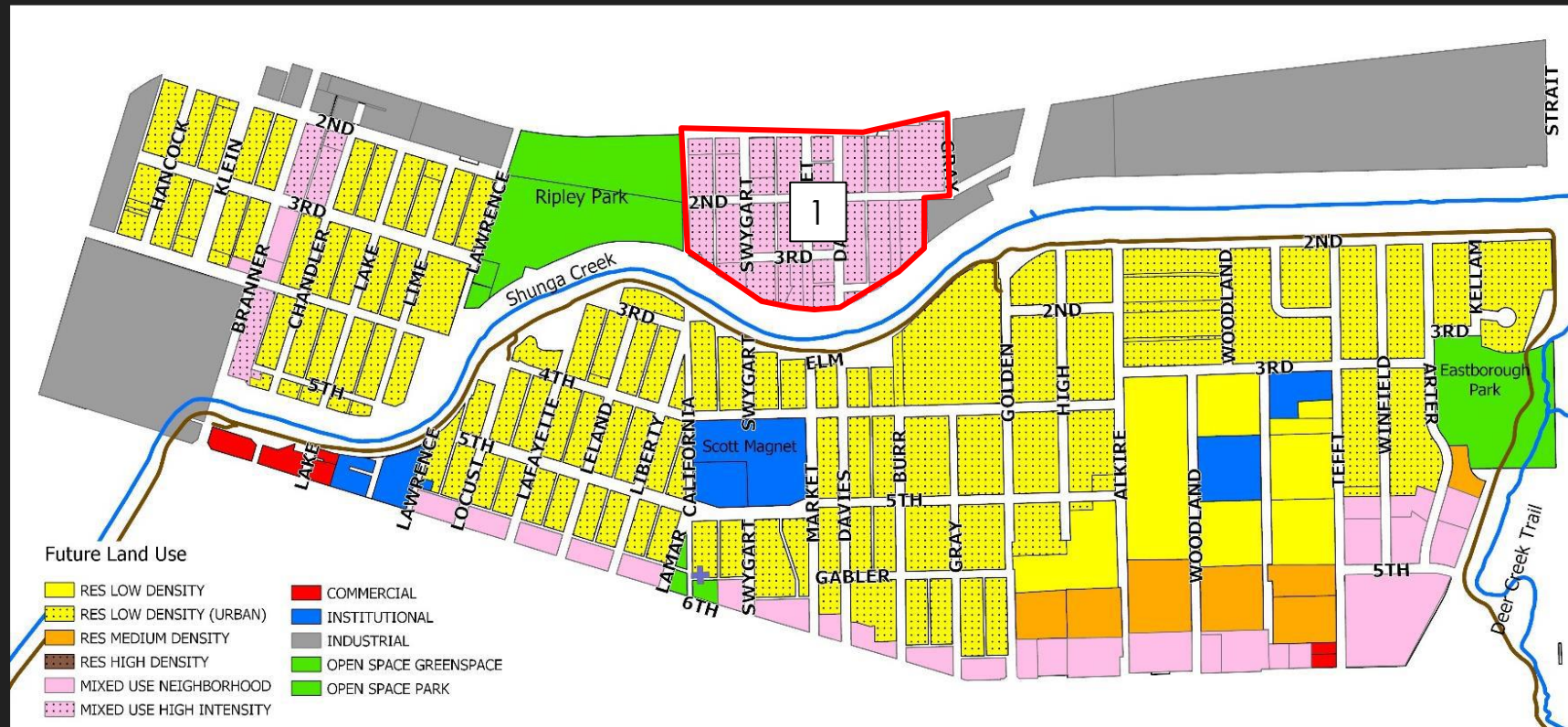
- Predominately single family neighborhood.
- Commercial and industrial uses along the edge.
- Still some two family uses in the R-2 zoned area.
- Change in zoning to mixed-use along 6th street allowed for an accommodation of uses.
- Large quantity of vacant parcels.

Zoning



- Most of the area was rezoned following the 2002 plan. Designed to keep majority of the neighborhood residential.
- Significant rezoning along SE 6th Avenue. Again this was to accommodate the existing land uses.
- The R2 zoning that is found west of SE Golden Ave is designed to have less stringent lot requirements for single-family homes.

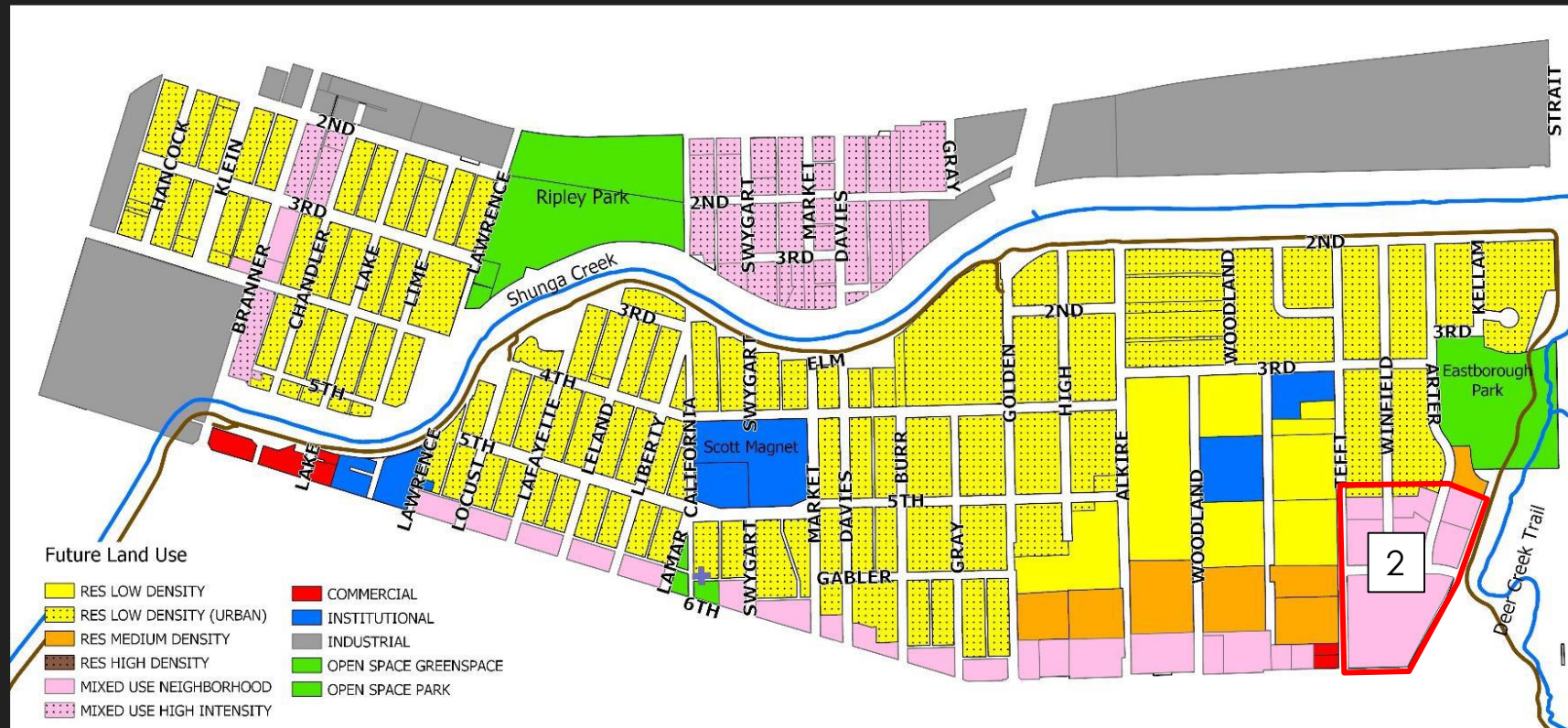
Future Land Use



1. We think this area has potential to develop into a higher intensity mixed use area with some commercial mixed in with the existing industrial uses that features improved housing.

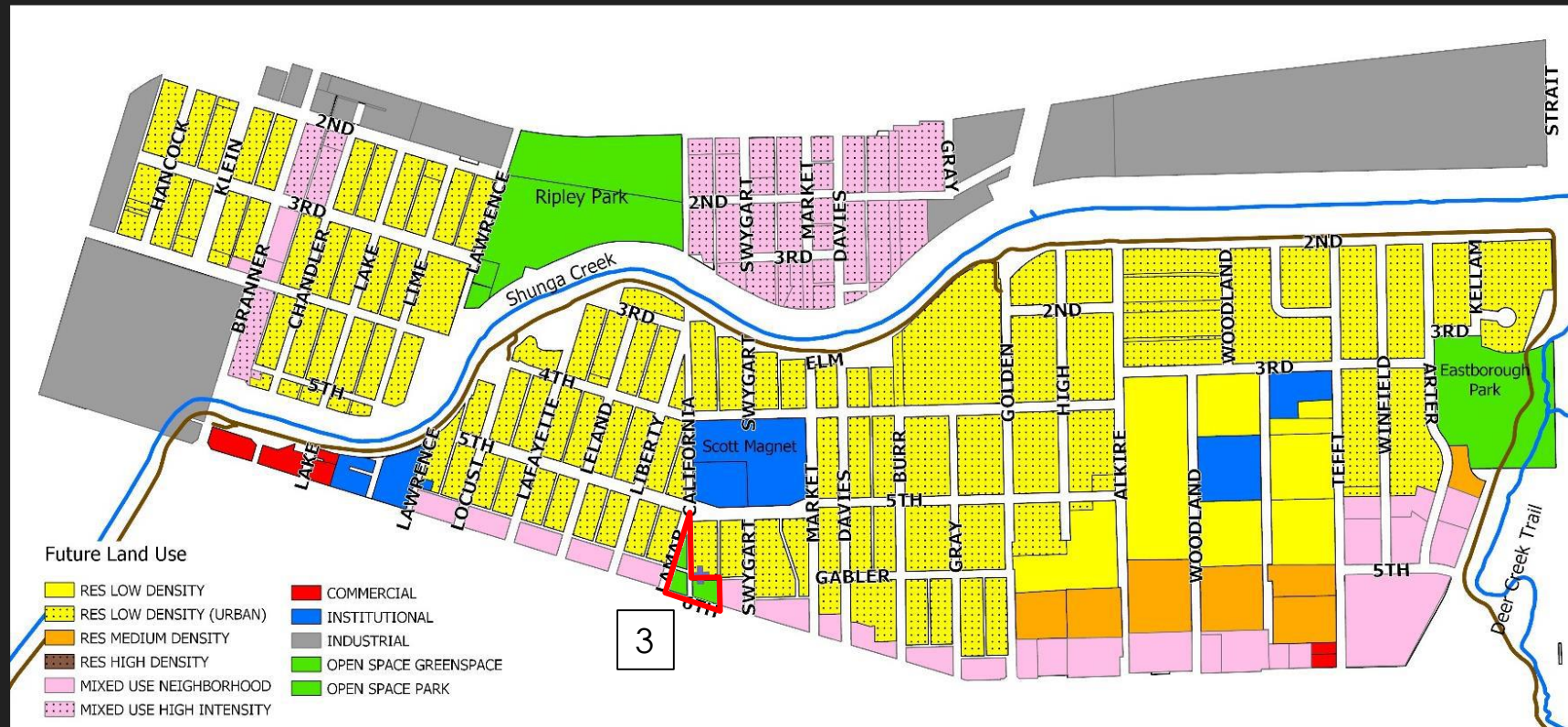
Mixing in commercial and additional industrial uses will allow this area to compliment the adjacent industrial uses and BNSF rail lines.

Future Land Use



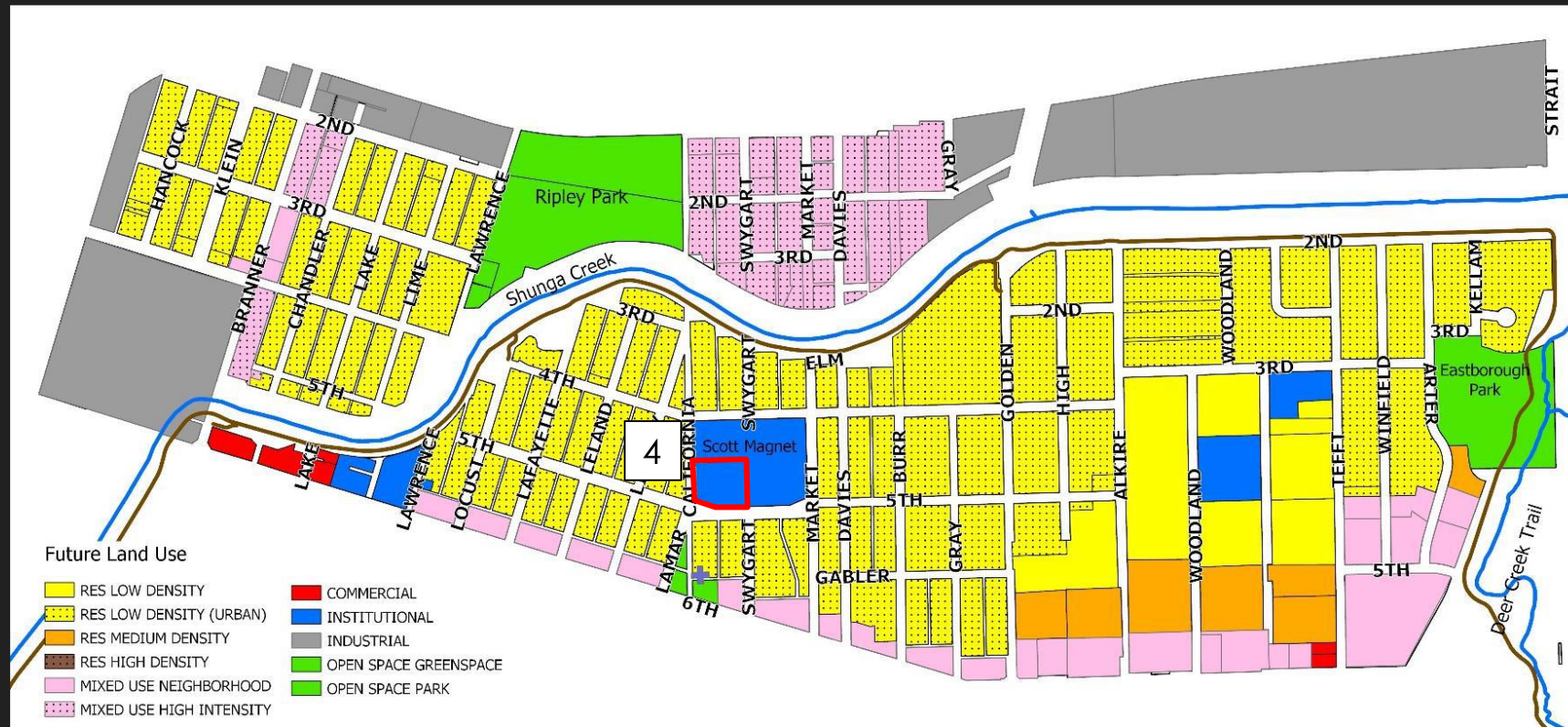
2. A combination of new construction/rehabilitation of the deer creek apartments and the Eastboro Shopping Center could become a staple of the neighborhood. An increase in activity can act as a catalyst for the neighborhood, while providing neighborhood resources and high quality housing options.

Future Land Use



- Gateways were featured heavily in the 2002 neighborhood plan. This concept builds off that idea. A public gateway to the neighborhood would invite people into the neighborhood and act as an passive activity node along SE 6th Avenue.

Future Land Use



4. This segment of Scott Magnet originally was listed as park space. It seems this is still an active portion for children to play. For the intent of this plan this is changed to institutional to clarify this is not a Shawnee County Park space.

Housing - Design Guidelines

Questions to keep in mind

- What is the existing character of the neighborhood?
- Should we identify a character or feel? Or allow new development to follow varying housing styles?
- Do you have preferred housing style?

Housing Styles

Examples of Preferred In-fill Housing Designs*



Most Acceptable



Acceptable



Acceptable



Least Acceptable

Characteristics of infill housing:

- Functional front porch,
- Proportionate window/wall space
- At least one steeper front-gable roof pitch
- Garage that doesn't dominate the front of the house.
- Do we want this to remain? Newer subdivision tend to have attached garages.
- 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.
- One and two story homes are acceptable.

Please Remain Involved!!!

Thank you for viewing this presentation. If you have any 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>