

East Topeka North Neighborhood Plan

CITY OF TOPEKA PLANNING DEPARTMENT

FEBRUARY 06, 2020



Answering the Following

Where have we been?

- ▶ 2002 East Topeka Revitalization Plan

Where are we now?

- ▶ Current Conditions Analysis

Where are we going?

- ▶ 2020 East Topeka North Neighborhood Plan

SORT

- ▶ City program to provide intentionally targeted infrastructure and housing investment.
 - ▶ Infrastructure: \$1.7M
 - ▶ Housing: \$330,000

Process:

- ▶ Year 1 - update neighborhood plan, determine priorities and projects
- ▶ Year 2 - Project design
- ▶ Year 3 - Implementation

Planning Process



FEBRUARY

KICKOFF
MEETING

SPRING/
SUMMER

COMMITTEE
MEETINGS

AUGUST

FINAL
MEETING

SEPTEMBER/
OCTOBER

PLANNING
COMMISSION/
GOVERNING
BODY

ELEMENTS OF A NEIGHBORHOOD PLAN

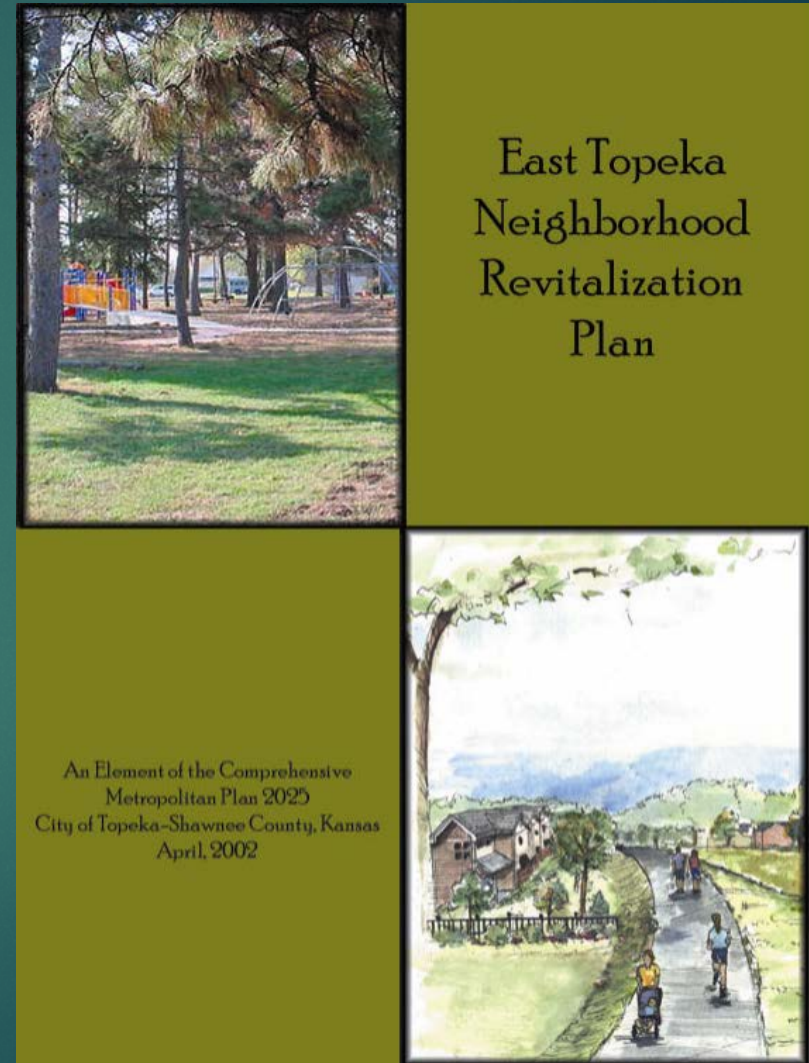
- ▶ Neighborhood Profile
 - ▶ History, Existing Conditions, Demographics, and Trends
- ▶ Vision and Goals
- ▶ Future Land Use Plan
- ▶ Revitalization Strategy
 - ▶ Target Area Strategies
 - ▶ Neighborhood-Wide Strategies
 - ▶ Parks and Open Space
 - ▶ Community Building/Organizing
- ▶ Implementation



If interested please
sign up for the
Planning Committee

2002 East Topeka Revitalization Plan

- ▶ Target Areas
- ▶ Plan Highlights
- ▶ Accomplishments



2002 Target Areas



Plan Highlights

- ▶ Increase demand and density of East Topeka
- ▶ Create a gateway from 6th Street to Scott Magnet
- ▶ Fortify mixed-use development along 6th Street and improve its image

Accomplishments of the 2002 East Topeka Neighborhood Plan

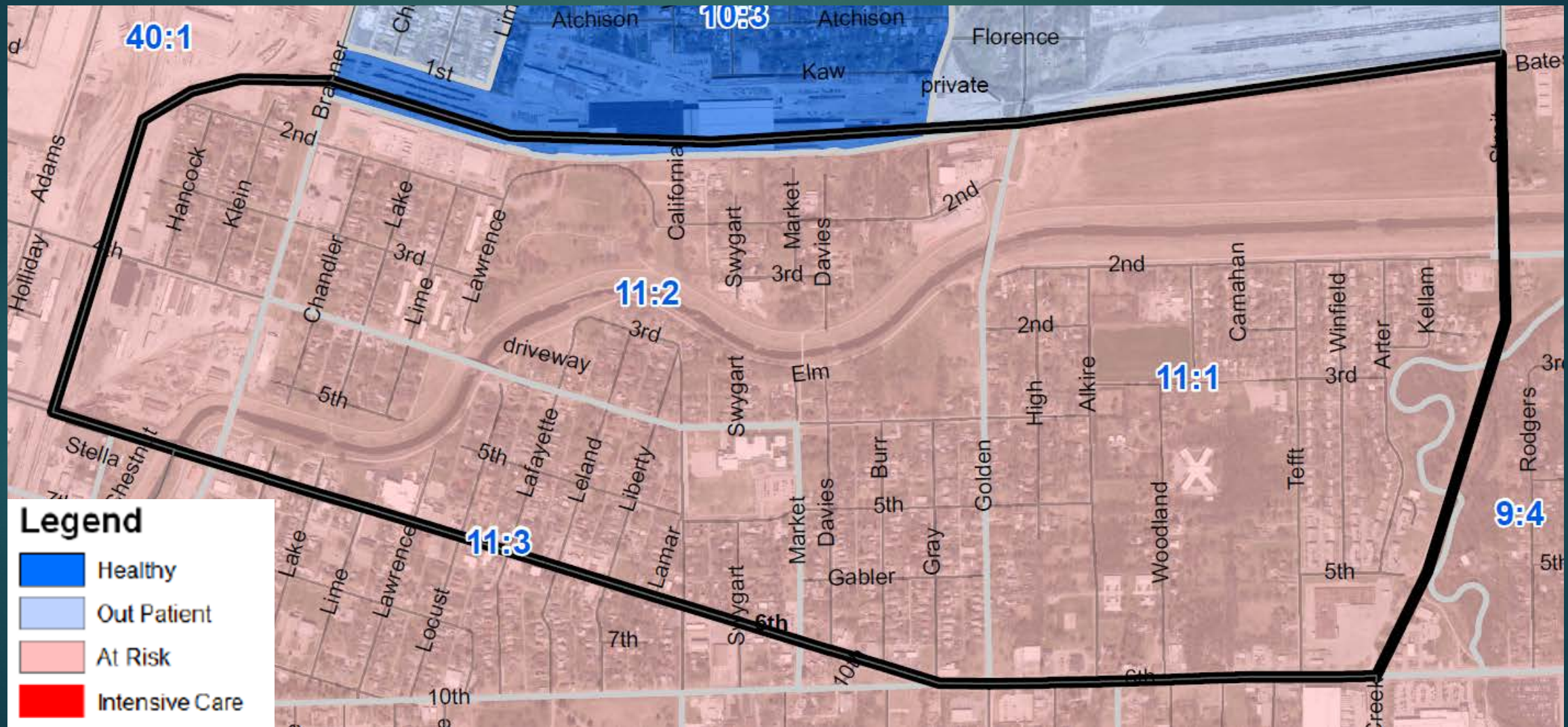
- ▶ East/West sidewalk linkage to Scott Magnet
- ▶ Eastborough Park Improvements
- ▶ Installation of bike lanes on 6th Street
- ▶ Shunga Creek and Deer Creek Trail expansions
- ▶ Revitalization along 6th street



Intro to Existing Conditions

- ▶ Neighborhood Health
- ▶ Zoning
 - ▶ What is the current zoning?
- ▶ Land Use
 - ▶ What is the property being used for?
- ▶ Housing Conditions
- ▶ Crime
- ▶ Owner Occupancy
- ▶ Infrastructure

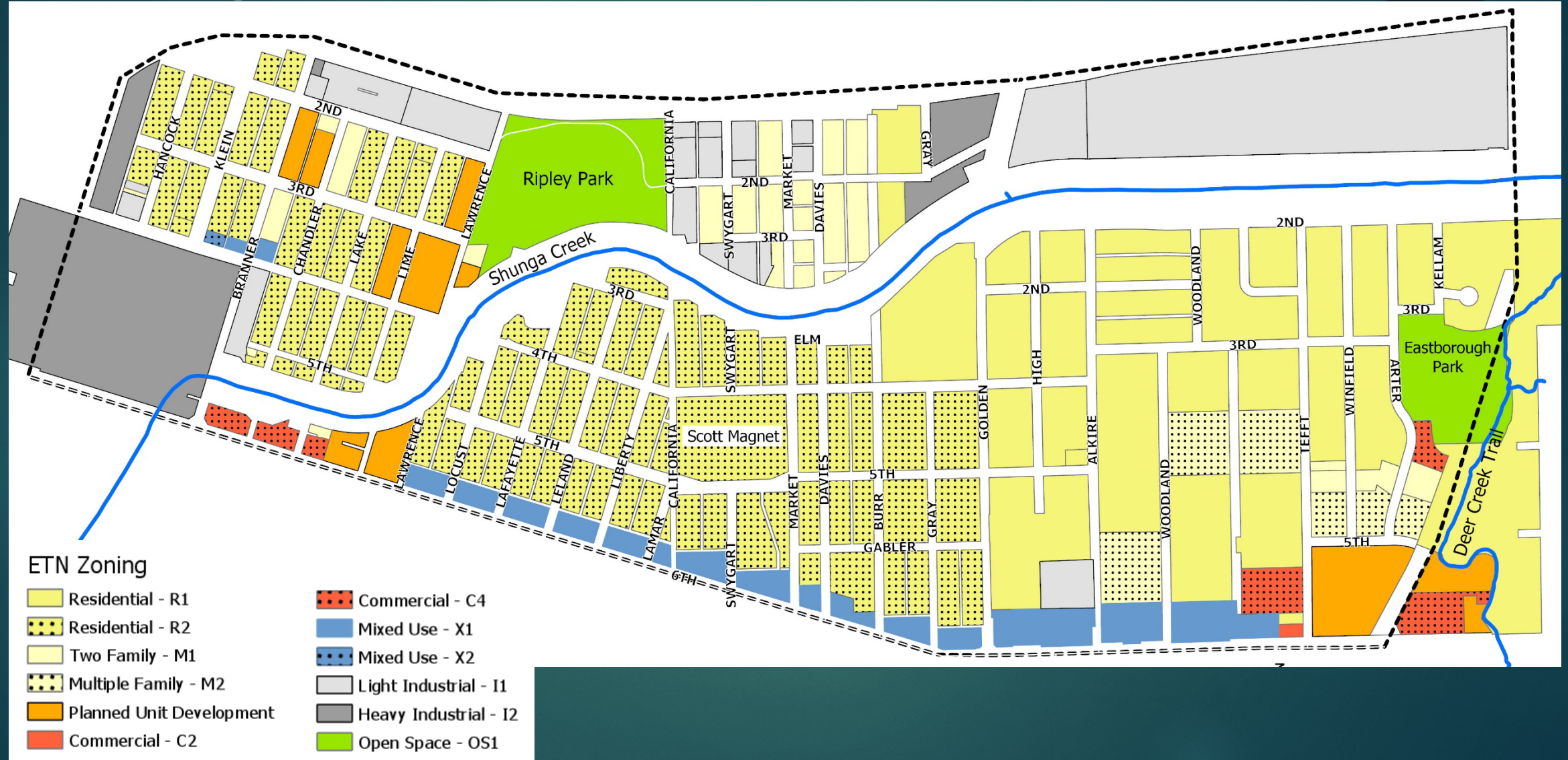
East Topeka North Health Map



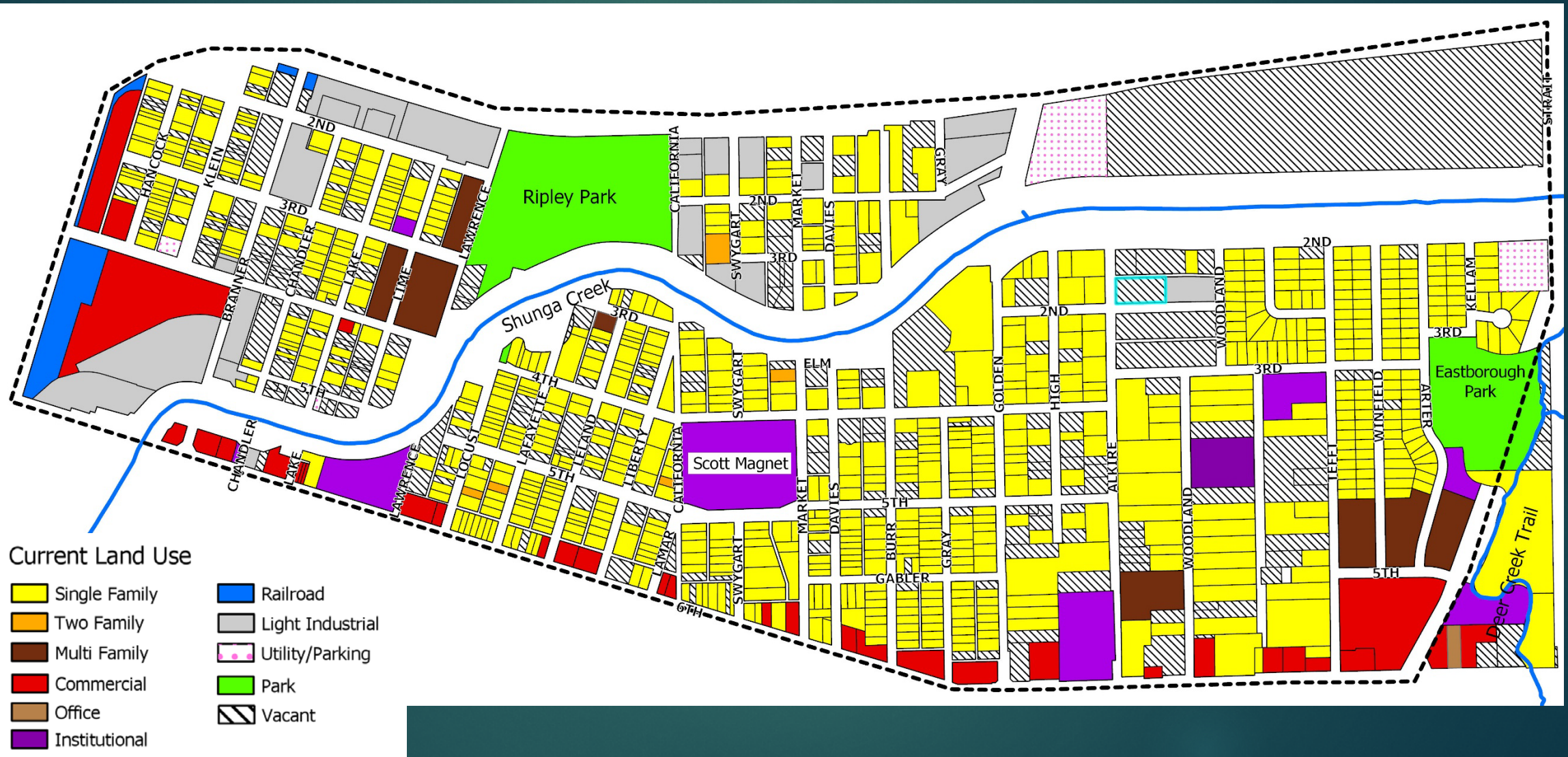
East Topeka North Health Map

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

Zoning



Land Use



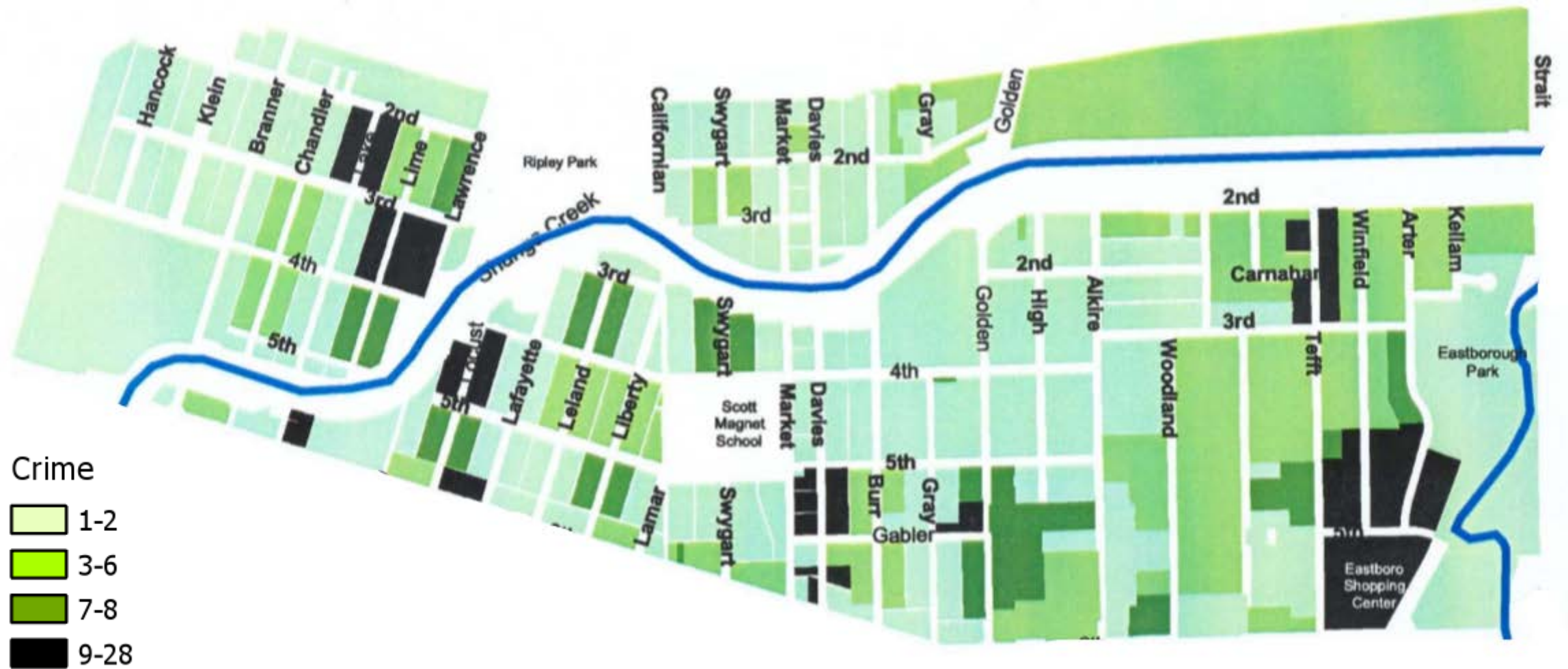
Housing Conditions - 2002



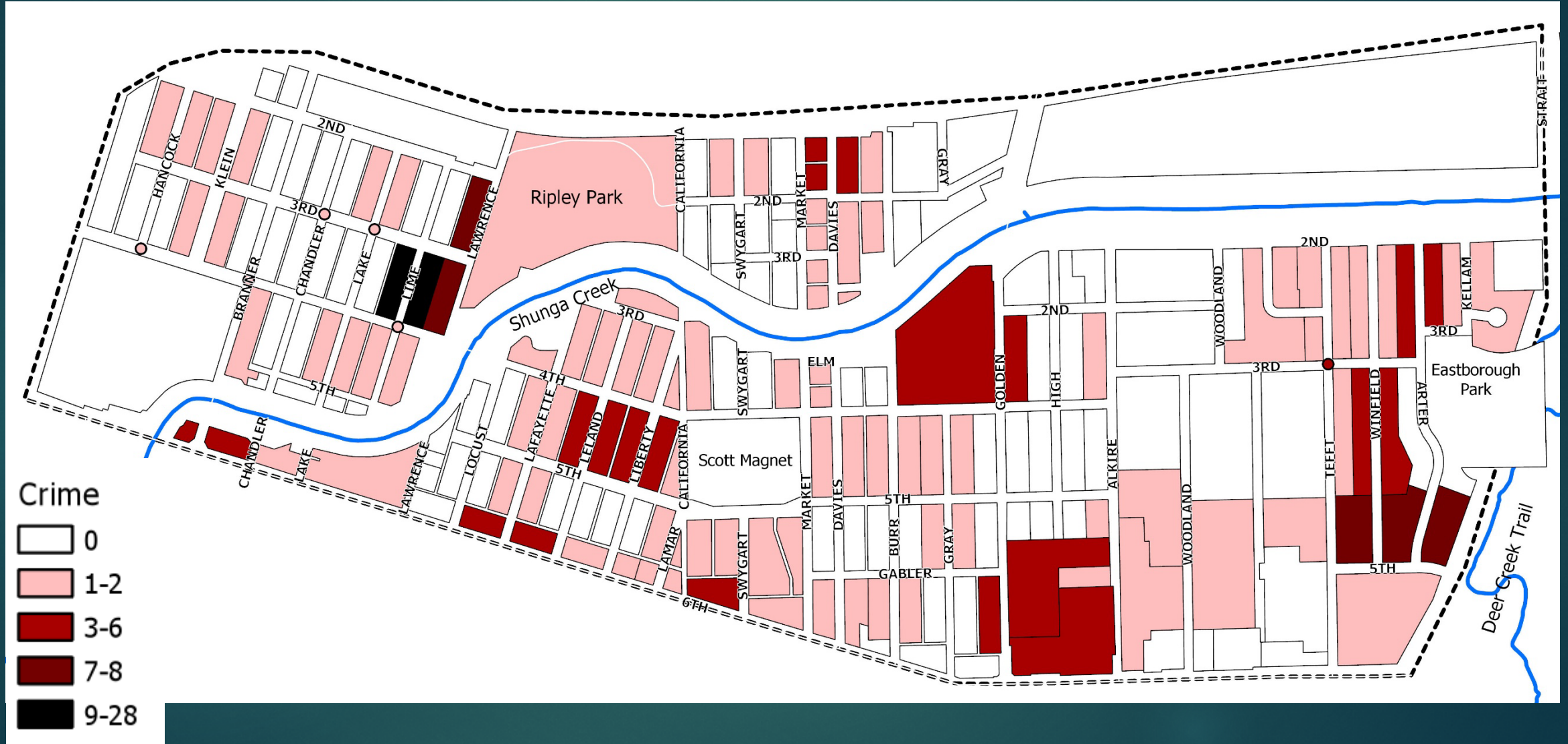
Housing Conditions - 2020



Crime - 2002



Crime - 2020

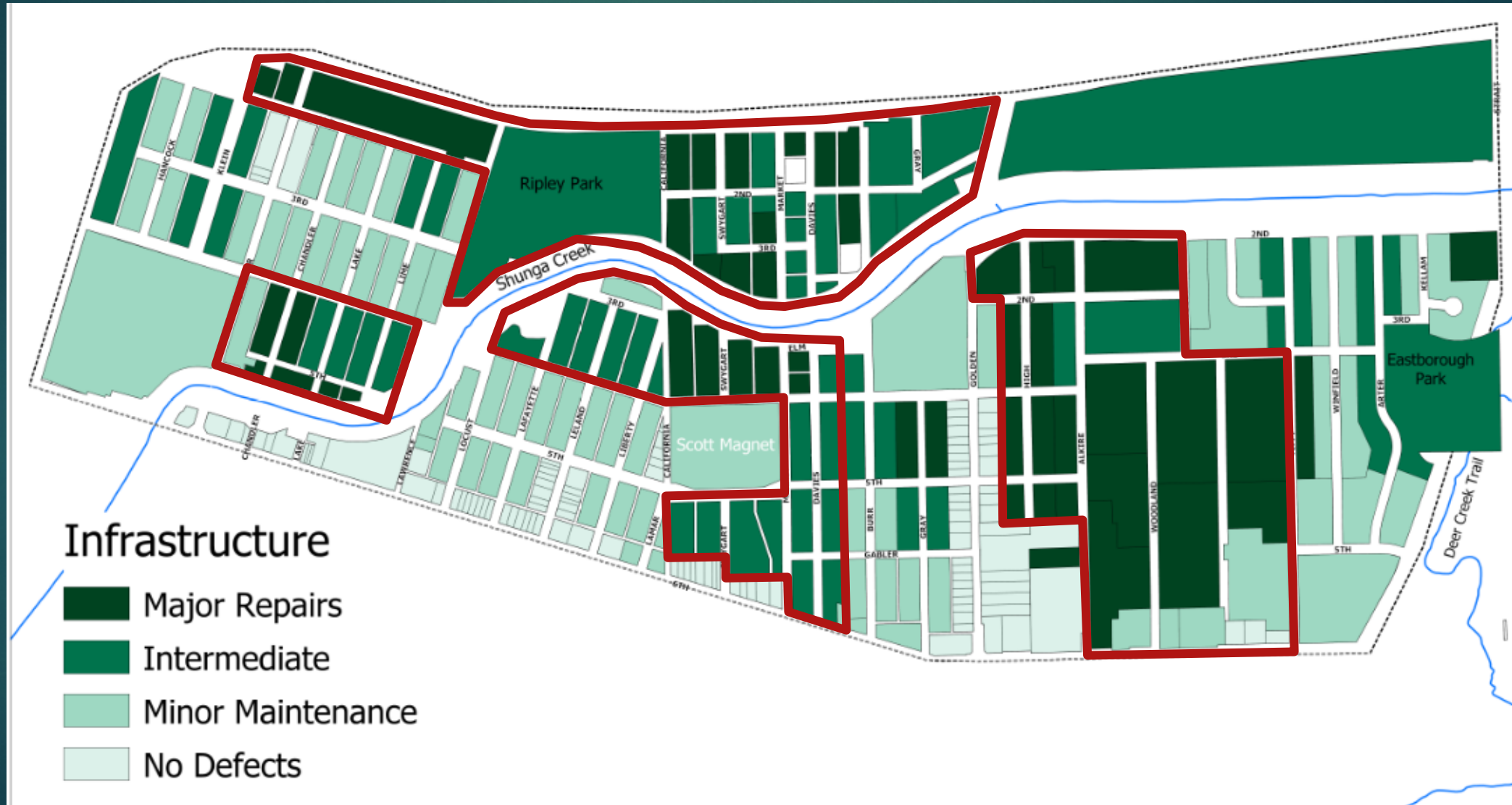


Owner Occupancy - 2002

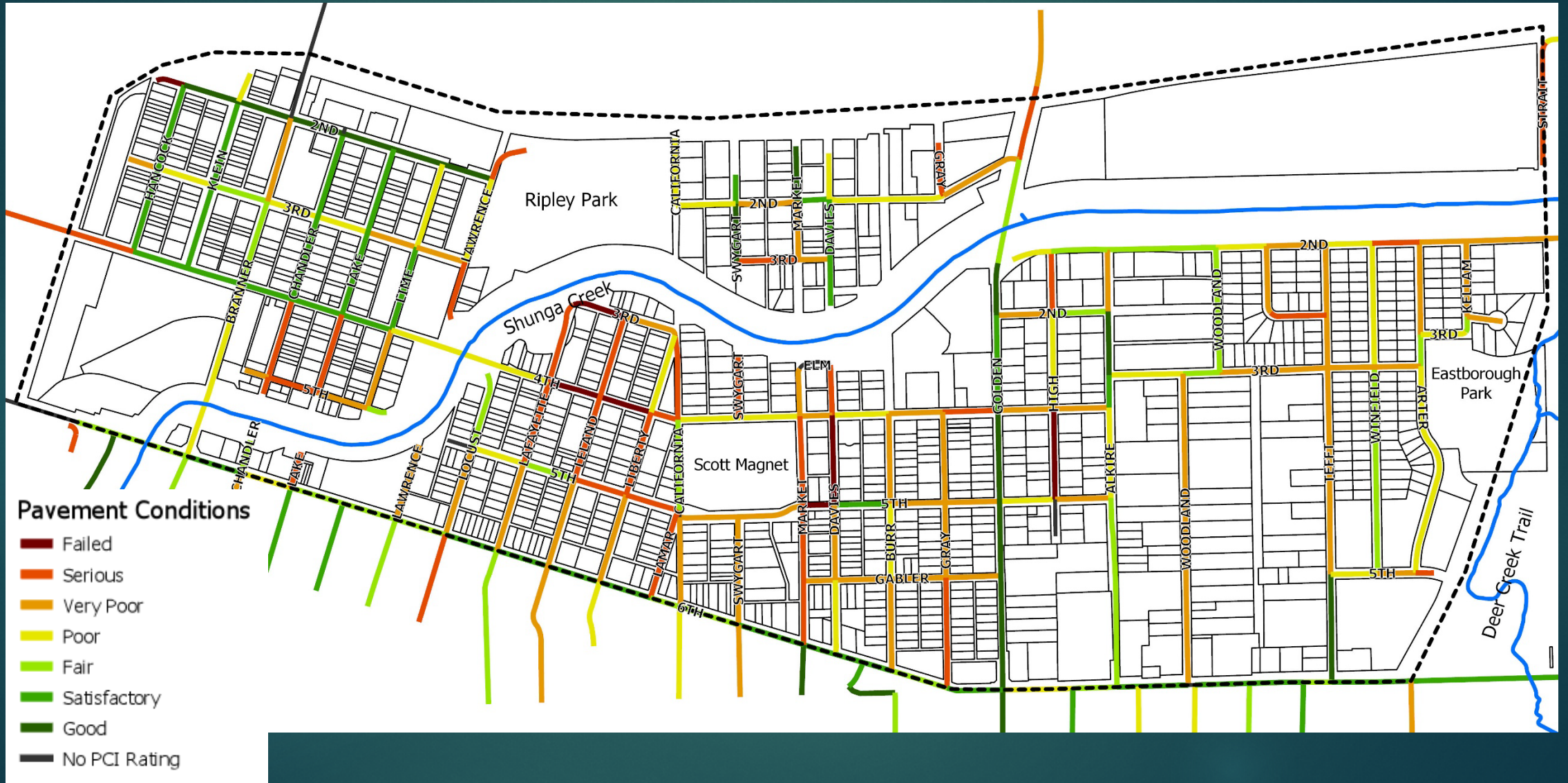




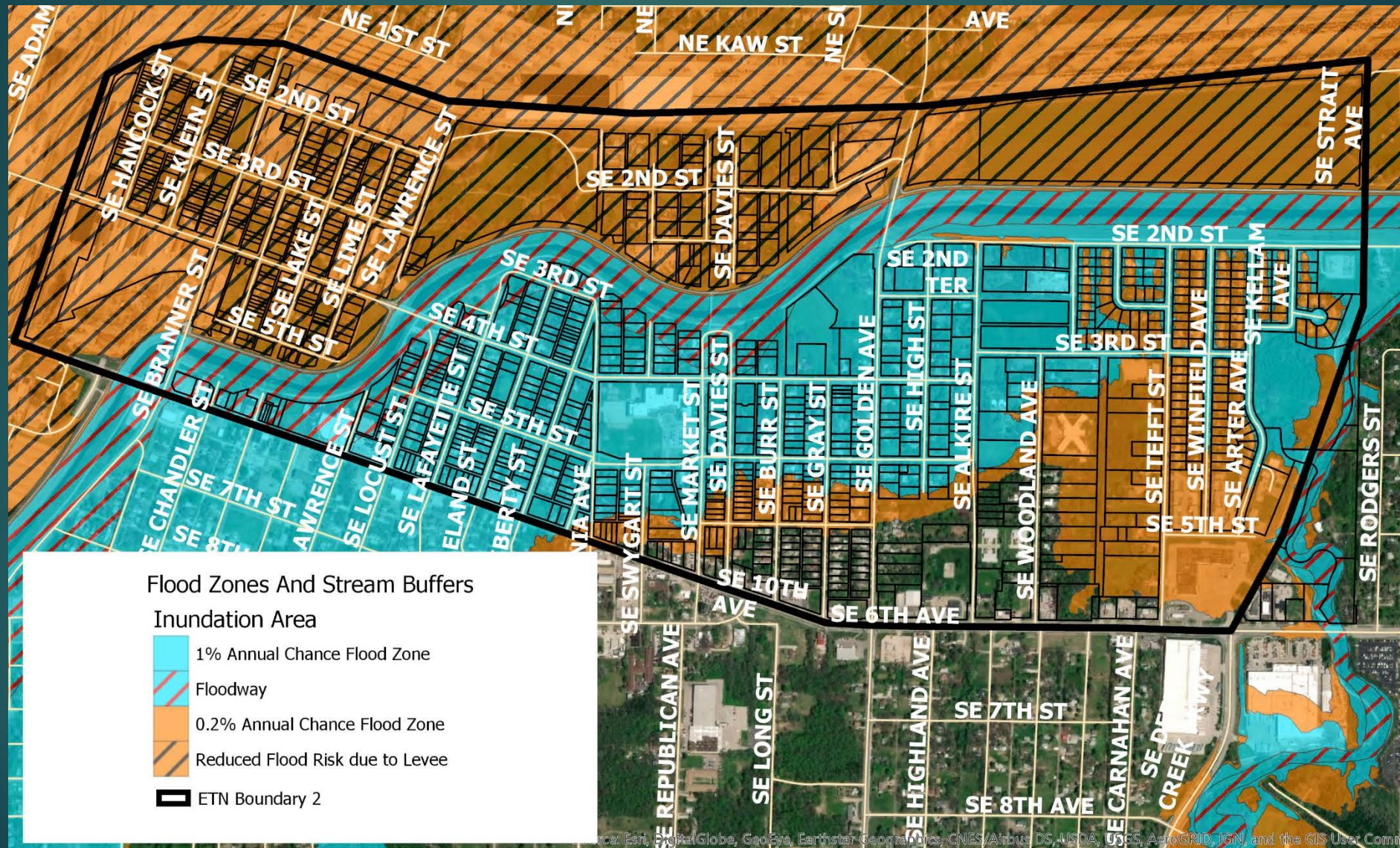
Infrastructure - 2020



Pavement Conditions - 2020



Flood Zone



Brainstorming Session

- ▶ 3 idea sessions
 - ▶ 5 minutes each
 - ▶ Call out one sentence
 - ▶ Everyone provide their ideas
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- ▶ There is a page attached to your agenda packet to answer these questions if you do not want to answer in the group setting.

What is one thing you would fix or change about ETN? (Weakness)

Get rid of grocery store mess – Shopping Center	Lack of a local grocery store/pharmacy – food desert
Sidewalks in poor condition	Weatherization program to help lower utility bills
Street lighting – Alkire - 5 th to 6 th – mid-block, 6 th & Locust,	Beautify businesses on 6 th Street
Trash in wooded area – illegal dumping on vacant lots	Lack of funding/organization for training, education,
Teft Street – 4 th – 2 nd – street needs to be fixed (gutter, pavement)	Vacant, run down houses
Arter Street drainage issues	Infrastructure needs around the school, streets, sidewalks, curb, gutter – 5 th Street
Code compliance issues	More bus shelters
Missing stop signs at intersections	No pool for kids in neighborhood

What is one thing you want to preserve about ETN? (Strengths)

Great neighbors	School
6 th Street businesses	Fire Department
Ripley Park and Eastborough Park	Close to downtown
Law enforcement	Ma and Pa shops – locally owned -
Code Compliance	Good place to raise children
Diversity	
Gateway corridor – into city	

How do you see ETN in 15 Years? (Opportunity)

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

Remember

- ▶ **Be part of the discussion** – sign up to be a part of the steering committee to help write the plan
 - ▶ You can either attend the steering committee meetings in person or submit comments via email on the different topics
- ▶ See what we will be reviewing at:
<https://www.topeka.org/planning/cpa20-01-east-topeka-north-neighborhood-plan/>