“There is not enough development opportunity to reinvest in all areas of downtown that need reinvestment today”


**Takeaway:**

*Make investments that are carefully targeted and optimally located for increasing chances of success*
MARKET CONCLUSIONS

HOUSING
900
New Housing Units

RETAIL
690K
Supportable SF

OFFICE
300K
New/Rehabbed SF

HOSPITALITY
200
New Rooms
The Civic district will act as the local government “campus” unifying City, County, and Transit headquarters and operations among others. Large surface parking lots provide an opportunity for government office relocation that would enable valuable property along Kansas Avenue and riverfront for catalytic developments. A consolidation of uses would enhance efficient collaboration and partnering among different agencies while providing feasible re-use of marginalized parcels in the shadow of County jail facilities.

- Office and fleet consolidation
- Government Campus
- New construction
- High-quality public building design
- Gateway
- Talent attraction
Justice Center
Topeka Metro Transit Authority
Civic District – Entertainment Venue
Influenced by major industrial footprints such as Hills Pet Nutrition, the former Hallmark building, and BNSF, the River to Rail district is well positioned on Downtown’s levee-protected eastern edge to attract more intermediate manufacturing, warehousing, innovation, and heavy service industries between the riverfront and railyards. Sprinkled within this urban renewal-era landscape are a few industrial heritage buildings with adaptive re-use potential that creative entrepreneurs can take advantage of.

- Railroad roots
- Large-scale industry
- Industrial services
- Truck-friendly circulation and highway access
- Urban renewal era character
- Train station
- Few historic conversions
Polk Quincy Viaduct Future (Current)

Westbound

- **Exits**
  - 10th
  - 6th
  - Kansas Ave

- **Entrances**
  - 4\(^{th}\)
  - Topeka Blvd

- **Access Road**
  - 4\(^{th}\) to Topeka Blvd
Polk Quincy Viaduct Future (Alternate)

Westbound

- Exits
  - 10th
  - 6th
  - 4th
  - Kansas Ave

- Entrances
  - 4th
  - Topeka Blvd
River to Rail – Potential w/ PQV Alternate

1. Mixed Use Rehab
2. Residential Rehab
3. Mixed Use Rehab
4. Mixed Use Rehab
5. Distillery
6. New Office/GOVT Building/Light Industrial

Intersection Rebuild
Adaptive Re-Use
1st Street Median Improvements

Before

After

Or

Or

Or
Meeting the Needs – River to Rail

- **Housing**
  - Added: 27%
  - Needed: 80%

- **Retail**
  - Added: 10%
  - Needed: 90%

- **Hotel Rooms**
  - Added: 0%
  - Needed: 100%

- **Office**
  - Added: 23%
  - Needed: 87%
District Brand

River South
Innovation District

A mix of existing industrial, repurposed buildings, and new buildings along the river within an amenity-rich innovation “campus”. It takes advantage of views to the river, nature, Great Overland Station, and Capitol in a gritty urban walkable setting to accommodate entrepreneurial growth in ag-tech, animal health sciences or other collaborative research. Shared green space, river trail, and bike amenities open up a hidden and important part of Topeka’s history while complimenting the downtown core and NOTO. An updated Polk Quincy Viaduct is a portal for economic development.

- Economic development
- Entrepreneur growth
- River access - overlook and trail
- Eclectic mix of old and new buildings
- Ped friendly with spot housing, food/drink, etc.
- Outdoor events
Innovation District

Retain the existing character of the River South District, while promoting new infill construction that attracts reinvestment and diversity in the local economy through job creation in tech and innovation.

Key Ingredients for an Innovation District

**Economic Assets**
firms, institutions, and organizations that drive, cultivate or support an innovation-rich environment

**Physical Assets**
publicly and privately owned spaces: buildings, open spaces, streets and other infrastructure—designed to stimulate new and higher levels of connectivity, collaboration, and innovation

**Networking Assets**
relationships between individuals, firms and institution that have the potential to generate, sharpen, and/or accelerate the advancement of ideas
PQV space

Vertical Connection from Pedestrian Walk on Bridge to Trail on Levee

Platform extension extends to river allowing views upstream and downstream

Trail Connections from Top of Levee to Lower Pedestrian Areas

Flexible Lawn Panels Allow for a Variety of Use

Iconic Civic Element at Intersection of Two Centerlines

Flood Walls and Gates Utilized to Create Physical and Visual Connection to River and Across the Innovation District

Existing Trail on Levee

Cranes Street

Identity Structure

Visual axis terminates in facade.
PQV space
1st and Kansas
River South

Keep “Gritty” Feel by combining:

- Housing
- Industrial Uses
- Rehabilitation for new technology
- Food/Drink support

www.topeka.org/planning/river-south-district/