

# DOWNTOWN

## MASTER PLAN





# Current Gen



# Next Gen




# Many Boats...

- 2019 Downtown Market Strategy
- Dynamic Core TIF District
- Convention/Hotel Site Study
- TMTA Relocation Study
- Fieldhouse Site Study
- Docking Building Study
- Mayors Institute on City Design
- Downtown Parking Study
- D1/D3 Building Design & Sign Standards
- Momentum 2022
- Pappan's Ferry Charrette Plan/NPS
- NOTO Arts District Master Plan / LaMotte
- Historic District Design Guidelines
- Historic North Topeka East Neighborhood Plan
- Kansas Avenue Design
- Riverfront Master Plan
- Polk-Quincy Viaduct design
- Trails and Greenways Plan
- 2000 Downtown Topeka Redevelopment Plan

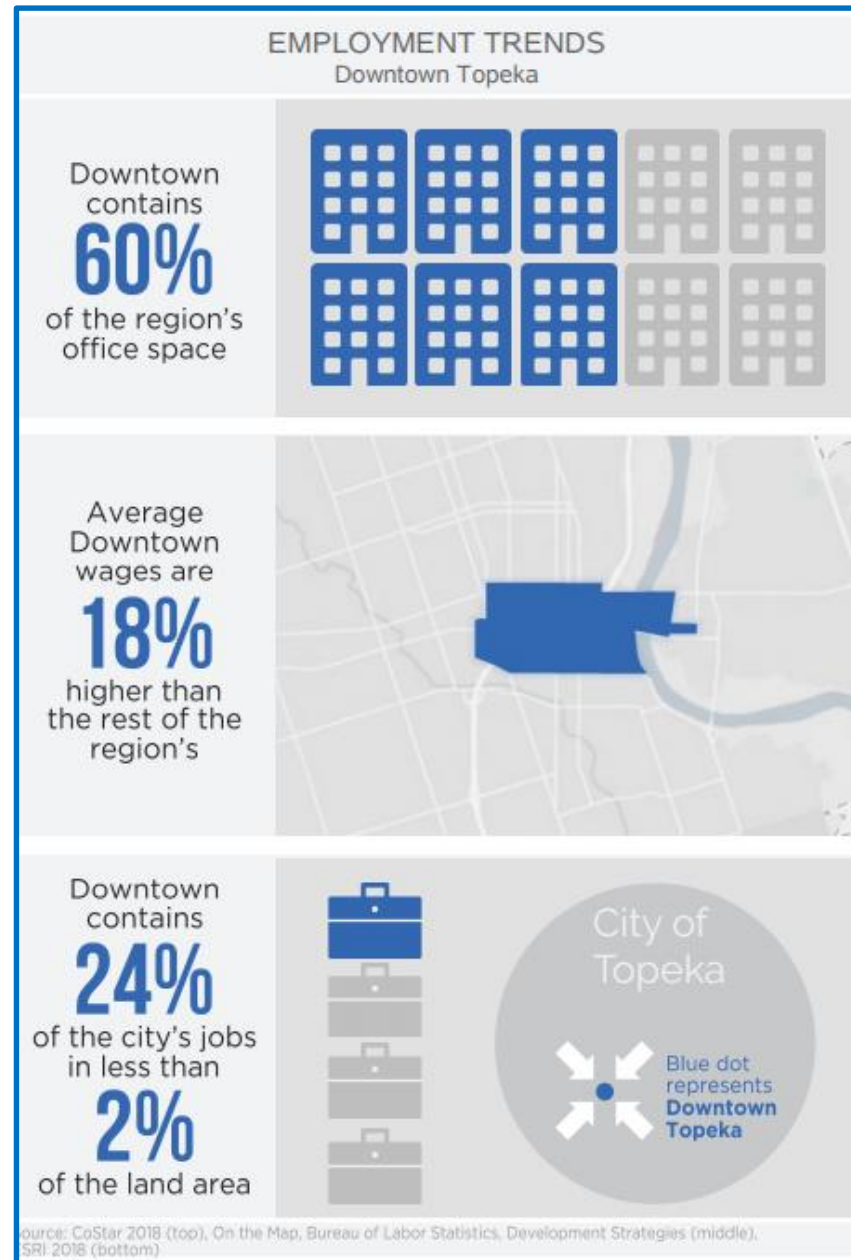
# What is it?

1

- Physical Development/Land Use Guide
- Market-Based (<10 yrs)
- Aspirational (>10 yrs)
- Aligns **10** districts together (“plans within a plan”)

- 
- **Welcome**
    - Civic pride, high aesthetic, authentic
  - **Activate**
    - Living, workspace, co-work, 3<sup>rd</sup> spaces
  - **Compliment**
    - Mix of uses, extend stay
  - **Connect**
    - Walkable







## PEOPLE

YOUNG PROFESSIONALS	
<b>Target Demo (s)</b> Singles Couples	<b>Peak Activity Hours</b> Evening/Late Evening Weekends
<b>Income</b> \$35,000-\$45,000	<b>Product Types</b> Apartments - New and Rehabbed
<b>Tenure</b> 80% Renter	<b>Level Of Support</b> High

MID-CAREER & EMPTY NESTERS	
<b>Target Demo (s)</b> Empty Nesters Professional Couples	<b>Peak Activity Hours</b> Early Evening Weekends
<b>Income</b> \$70,000-\$75,000	<b>Product Types</b> Townhomes and Condo Apartments
<b>Tenure</b> 20% Renter	<b>Level Of Support</b> Moderate

STUDENTS	
<b>Target Demo (s)</b> Graduates Undergraduates	<b>Peak Activity Hours</b> Evening Weekends
<b>Income</b> \$20,000-\$25,000	<b>Product Types</b> Apartments
<b>Tenure</b> 100% Renter	<b>Level Of Support</b> Low

## PRODUCTS

NEW CONSTRUCTION	
<b>Avg. Rent Per Month</b> \$850-\$1,200	<b>Demand</b> ± 350
<b>Unit Sizes (Sq. Ft.)</b> 600-950	<b>Target Market</b> Young Professionals Mid-Career Professionals Students
<b>Avg. Rent Per Sq. Ft.</b> \$1.25-\$1.50	

TOWNHOMES	
<b>Avg. Rent Per Month</b> \$1,000-\$1,650	<b>Demand</b> ± 100
<b>Unit Sizes (Sq. Ft.)</b> 1,100-1,850	<b>Target Market</b> Empty Nesters Mid-Career Professionals
<b>Avg. Rent Per Sq. Ft.</b> \$0.90-\$1.10	

REHABBED APARTMENTS	
<b>Avg. Rent Per Month</b> \$750-\$1,200	<b>Demand</b> ± 175
<b>Unit Sizes (Sq. Ft.)</b> 700-1,100	<b>Target Market</b> Young Professionals Mid-Career Professionals
<b>Avg. Rent Per Sq. Ft.</b> \$1.00-\$1.25	

FOR-SALE	
<b>Avg. Sale Price</b> \$200K-\$350K+	<b>Demand</b> ± 250
<b>Unit Sizes (Sq. Ft.)</b> 1,500-2,500	<b>Target Market</b> Empty Nesters Mid-Career Professionals
<b>Price Per Sq. Ft.</b> \$120-\$150+	



## MARKET CONCLUSIONS

### HOUSING

**900**

New Housing  
Units

### RETAIL

**690K**

Supportable  
SF

### OFFICE

**300K**

New/Rehabbed  
SF

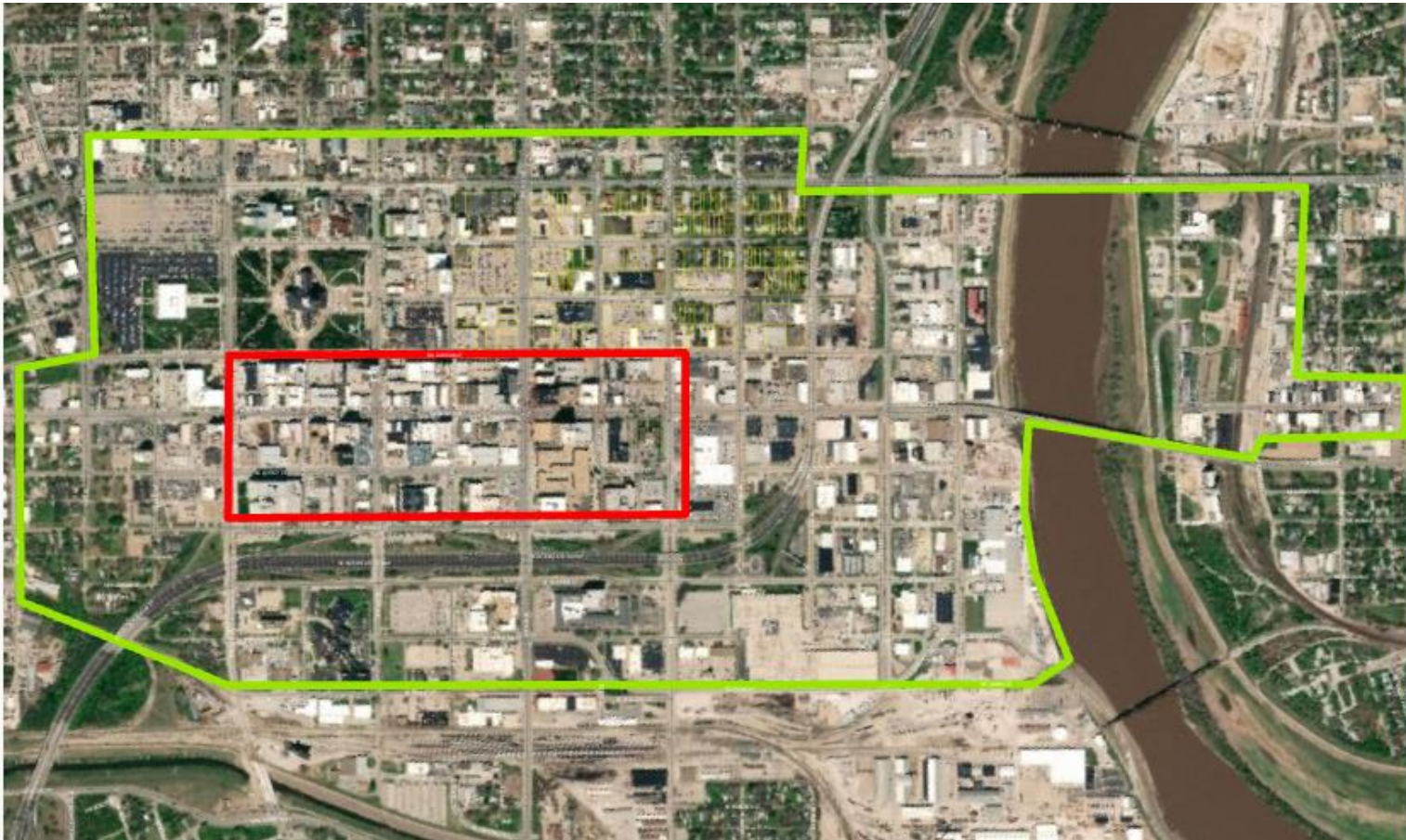
### HOSPITALITY

**200**

New Rooms



# Downtown Topeka



□ Downtown Topeka – 740 acres

□ Downtown Lawrence – 100 acres

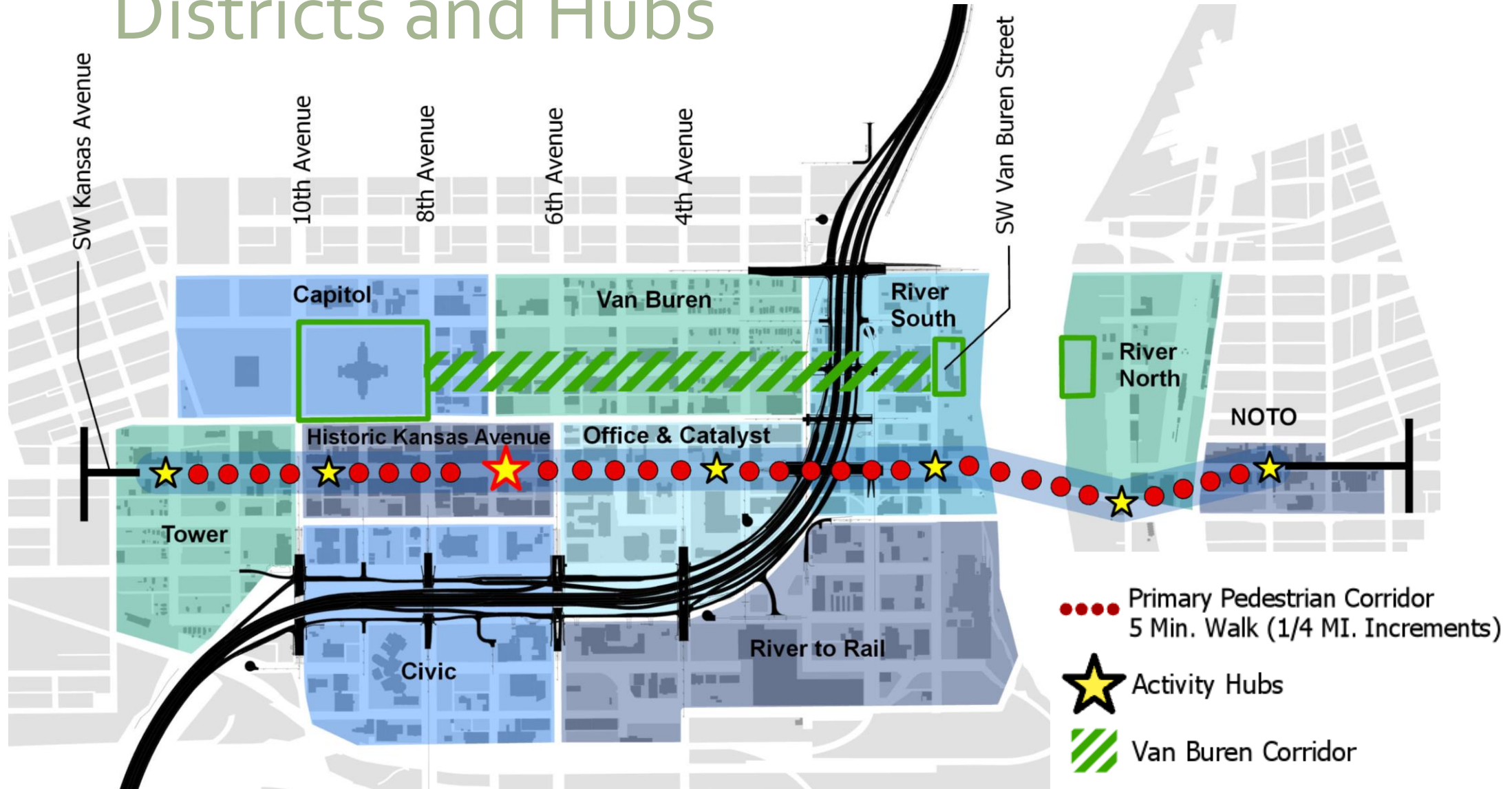
“There is not enough development opportunity to reinvest in all areas of downtown that need reinvestment today”

-Downtown Market Strategy Topeka, KS  
Development Strategies (2019)

*Takeaway:*

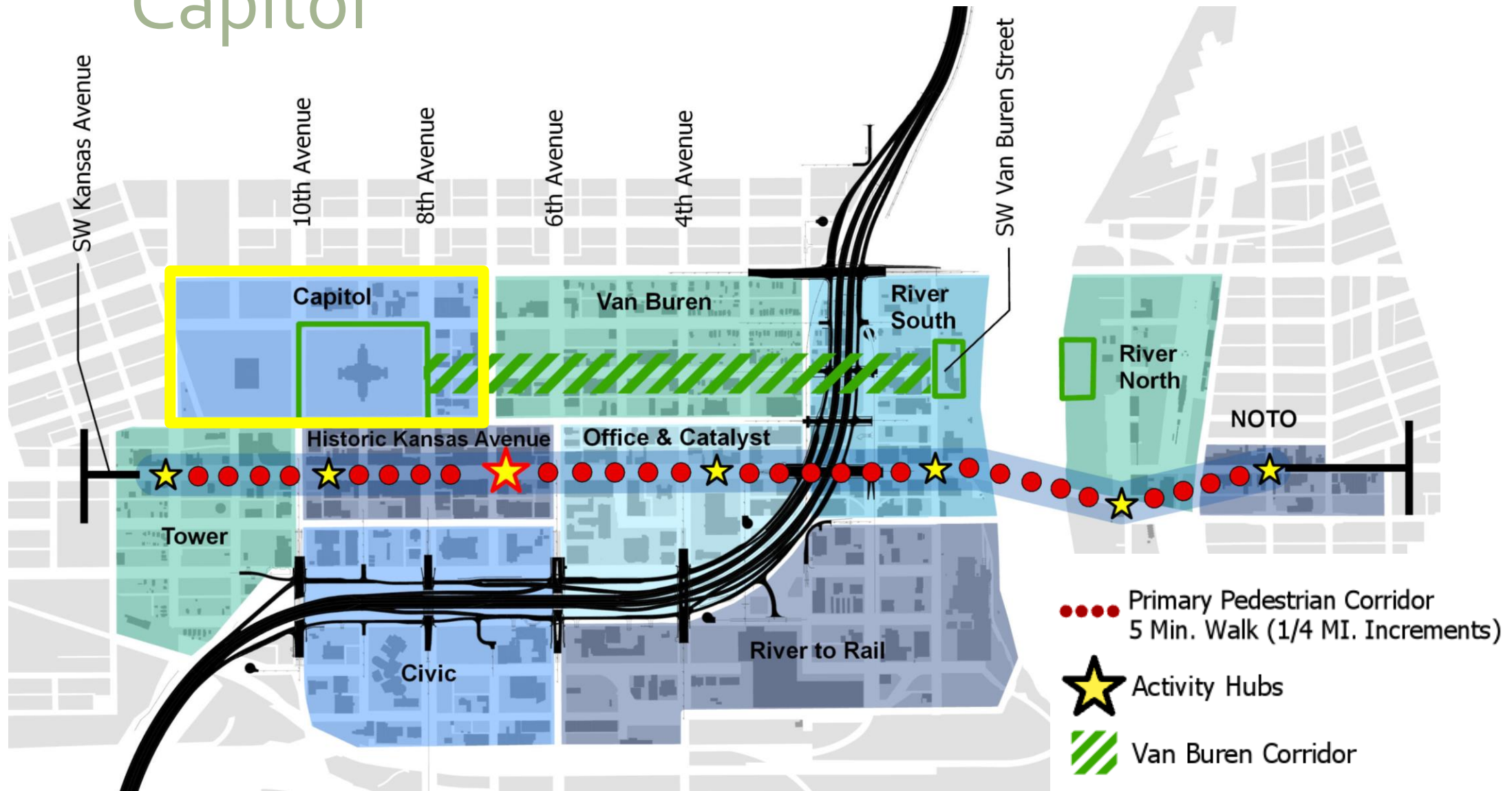
*Make investments that are carefully targeted and optimally located for increasing chances of success*

# Districts and Hubs





# Capitol



# District Brand



## Capitol Government Green Space

The Capitol building is the heart of this district, which is dominated by government uses. This area will remain as one of the major employment centers downtown and would be a great place for a new museum or cultural destination. In an area with little other green space, the Capitol Grounds can act as an oasis for downtown residents – a great place to read a book under a tree, meet with friends or eat lunch outside.

- Government
- Infill office space
- Dual purpose open space
- Enhanced streetscape
- New construction residential/structured parking
- Parking lot reuse
- Cultural destination
- Tree canopy



1942

7th

12th



Topeka

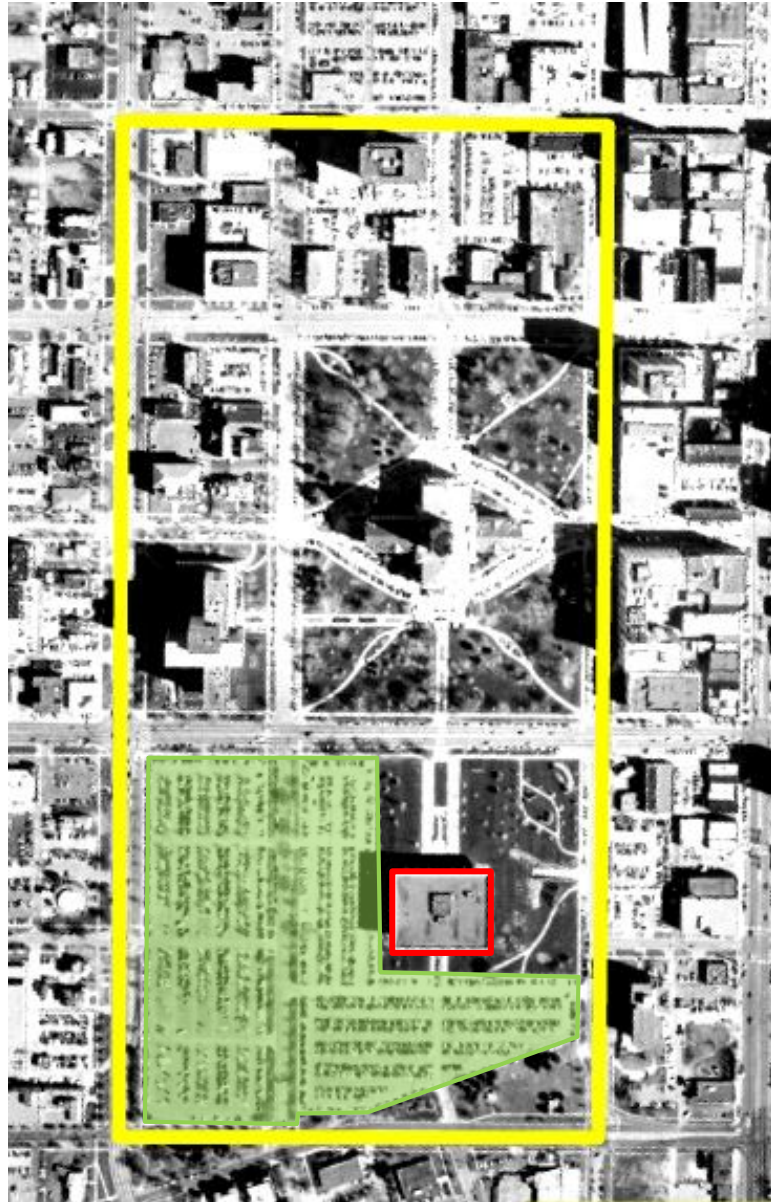
Jackson

1966

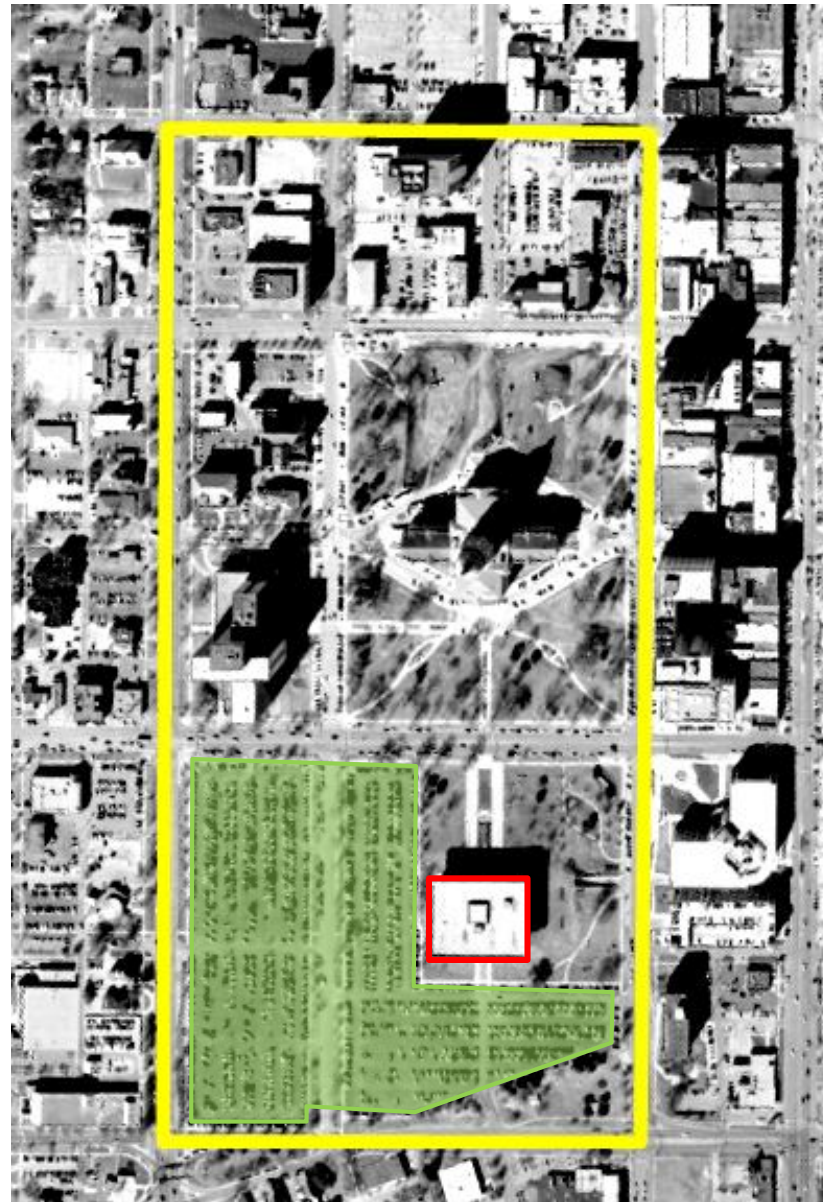




1994



2002

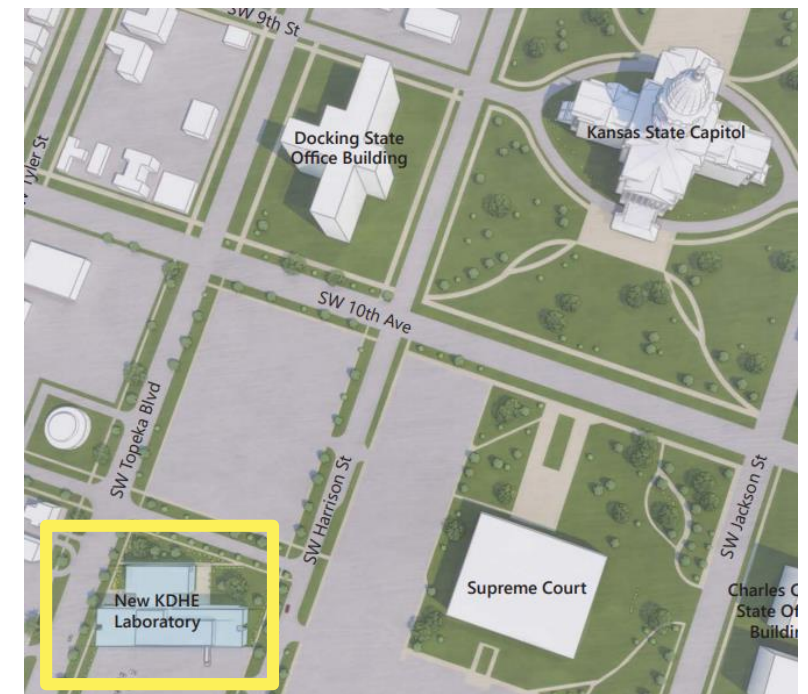


2018





# Docking Building



# Capitol District- Potential New Development



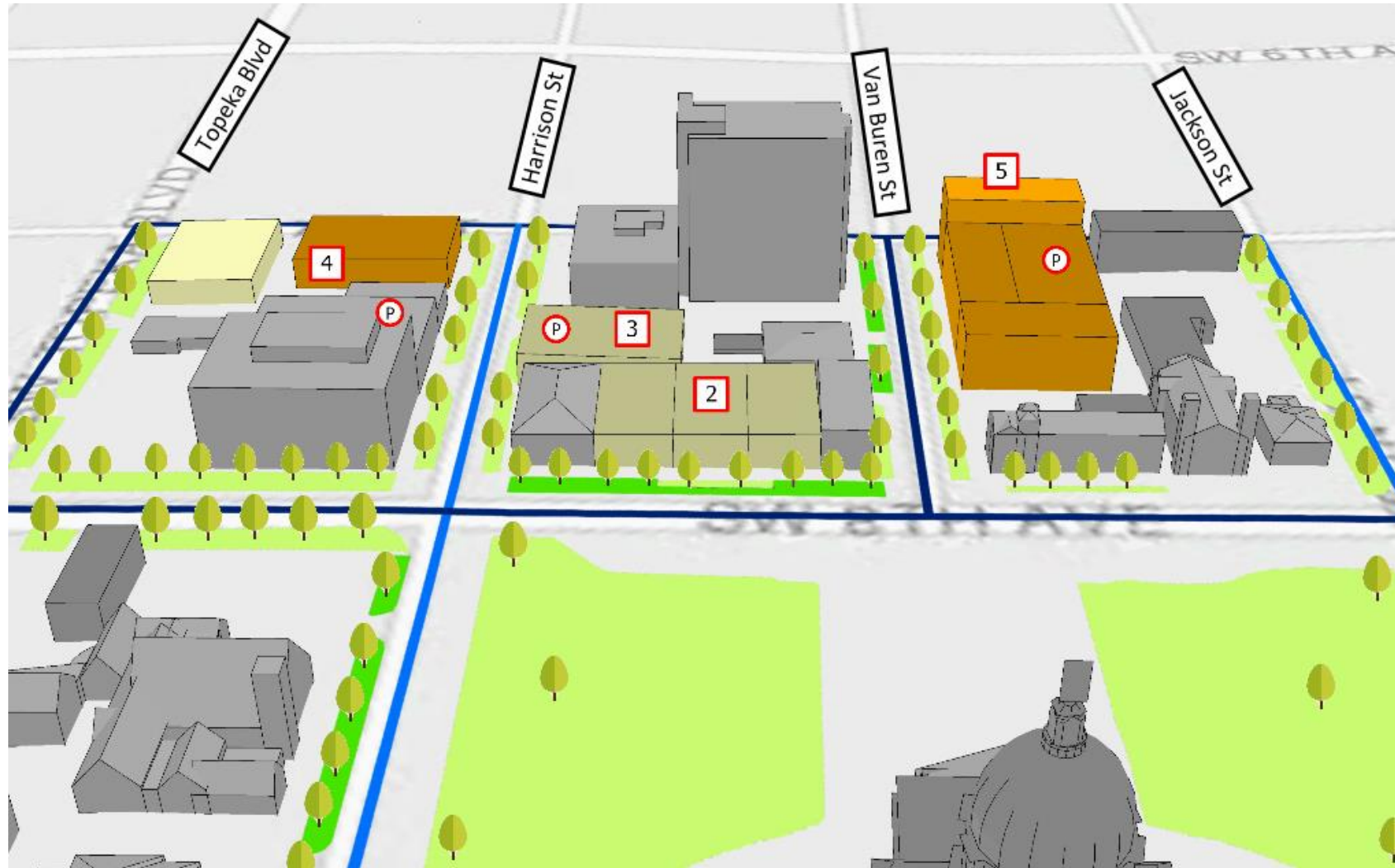
- 1 New State Office
- 2 Mixed Use
- 3 Parking Garage
- 4 Office
- 5 Residential w/ Parking Garage
- 6 Potential Office Rehab

- Development
- 1 - 10 Years
  - 10 Years +
  - Conversion
  - Office Conversion
  - Existing
  - Public Parking
  - Private Parking

- Road Type
- No Change
  - Conversion
  - Lane Reallocation
- Greenspace
- Existing
  - Proposed



# Capitol District – North End



## Development

- 1 - 10 Years
- 10 Years +
- Conversion
- Office Conversion
- Existing

 Public Parking

 Private Parking

## Road Type

- No Change
- Conversion
- Lane Reallocation

## Greenspace

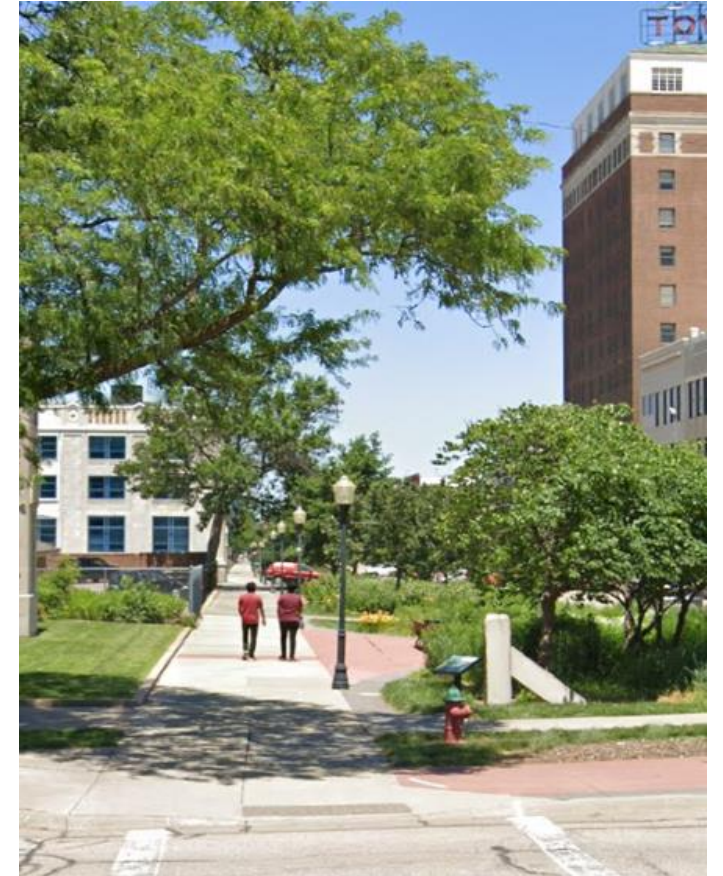
- Existing
- Proposed

# Open Space & Residences



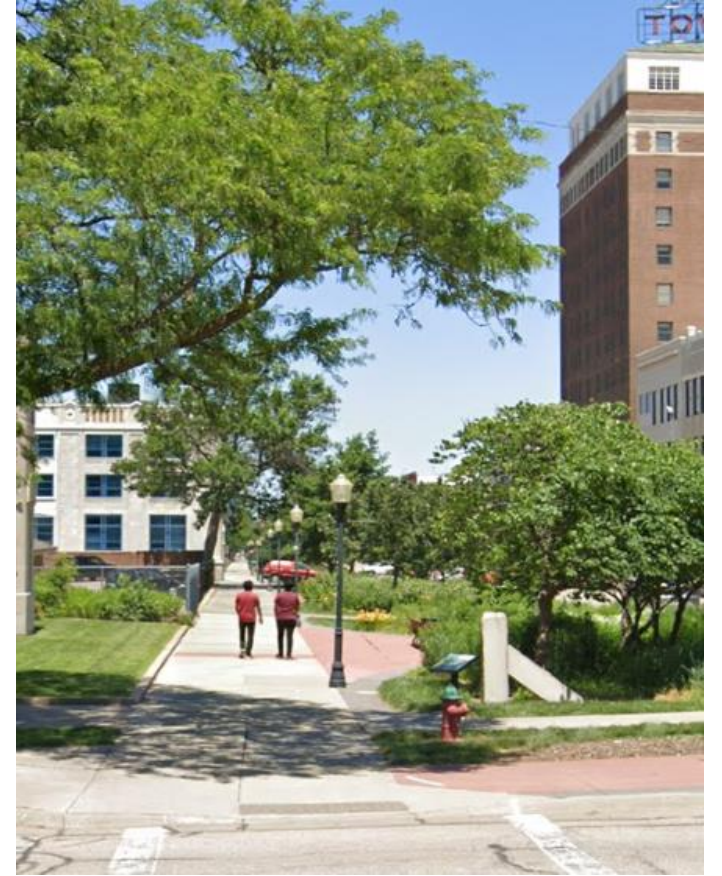


# SW Jackson St (7<sup>th</sup> to 8<sup>th</sup>)

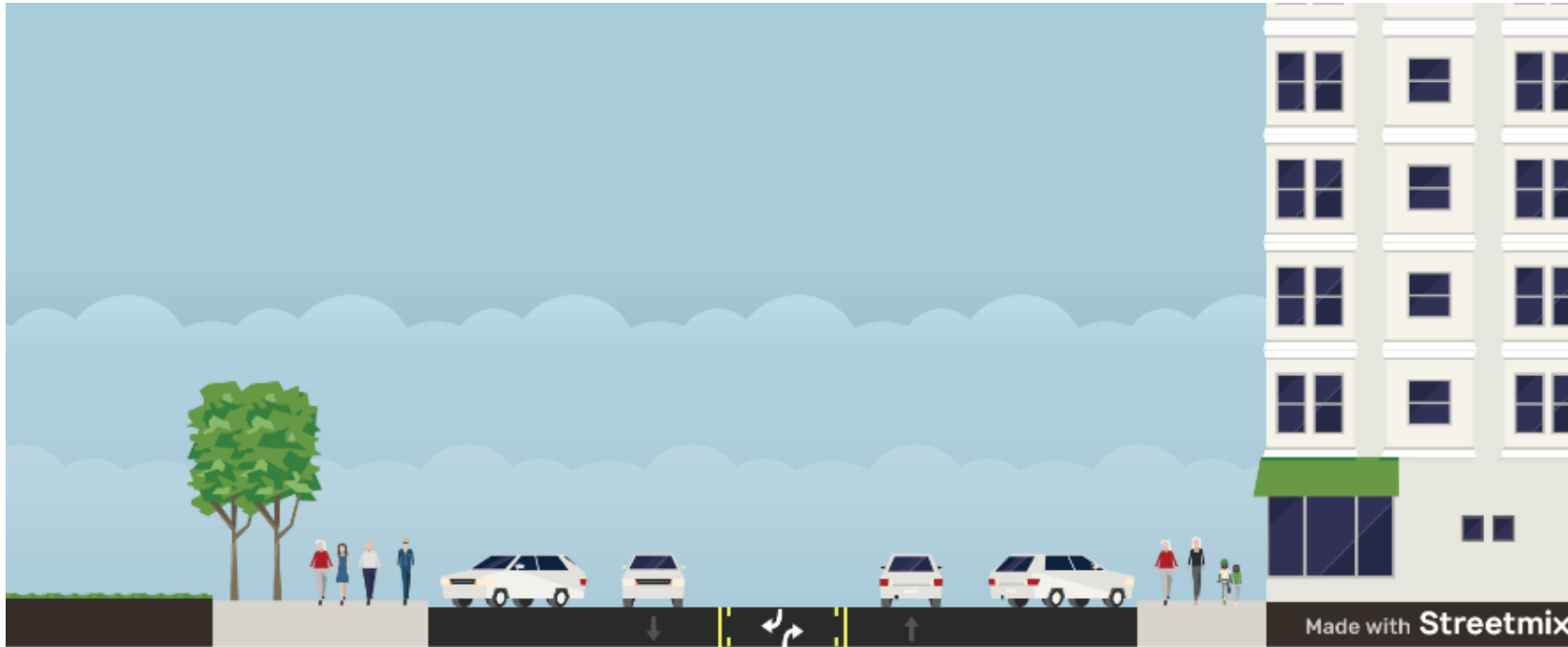




# SW Harrison St (7<sup>th</sup> to 8<sup>th</sup>)



# Conversion







- SW Jackson St
- SW Harrison St

Lanes:	2 (12 feet) and turn lane (12 feet)
Ped/Bike:	Crosswalk bump outs; Generous sidewalk widths (8-15 feet)
Parking:	Angled Parking 15 to 20 ft. depth
Transit:	Topeka Boulevard, 12 <sup>th</sup> , 10 <sup>th</sup> , 8 <sup>th</sup>
Notes:	Conversion to two-way traffic along SW Jackson St and SW Harrison St



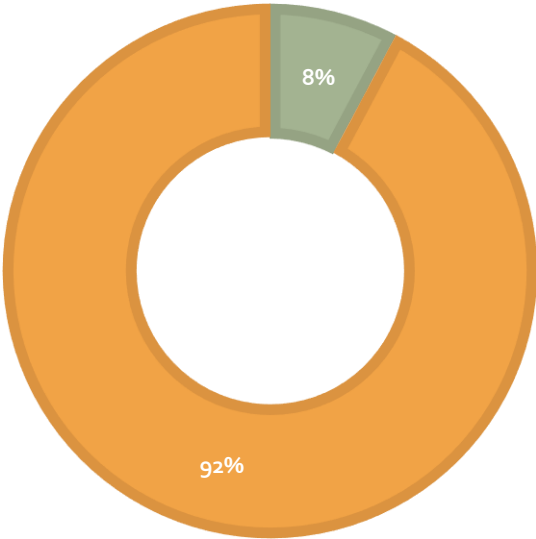
# Capitol District

	Recommendations	Other
Land Use (primary):	Government, office, institutional, multi-family	
Zoning:	"D-1"	Replaces O&I and, C-4
Housing (units):	Existing = 22 Proposed = 55-85 	No max density w/ structured parking
Office (sq. ft.):	Existing = 1 M Proposed = 	includes vacant space; wash w/ any Docking loss?
Retail (sq. ft.):	Existing = 4,000 Proposed = 	Topeka Boulevard
Hotel (beds):	Existing = 0 Proposed = 0 	
Parking:	No minimums required; structured parking only or share existing surface lots	Phase out most surface lots for structured (State)
Infrastructure:	Follow complete street types; ped/bike/transit/friendly	
Building Design Standards	"D-1" Guidelines/Historic District Guidelines	Build to street

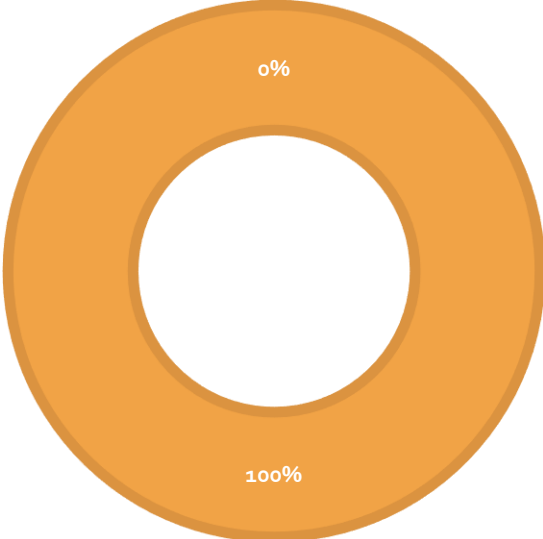
# Meeting the Needs – Capitol District



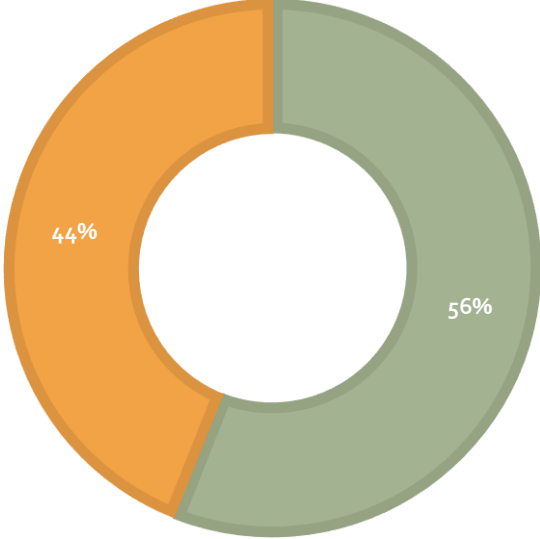
HOUSING



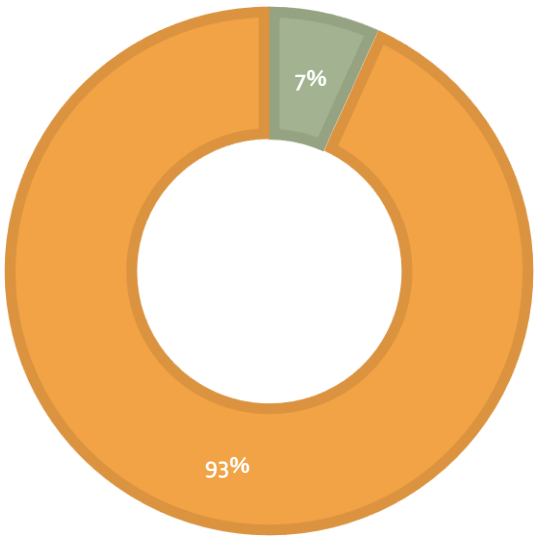
HOTEL ROOMS



OFFICE



RETAIL





“If you don’t see it,  
before you see it,  
you will never see it”  
-Anonymous

*Takeaway:*  
*We need to have believable vision*

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