

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

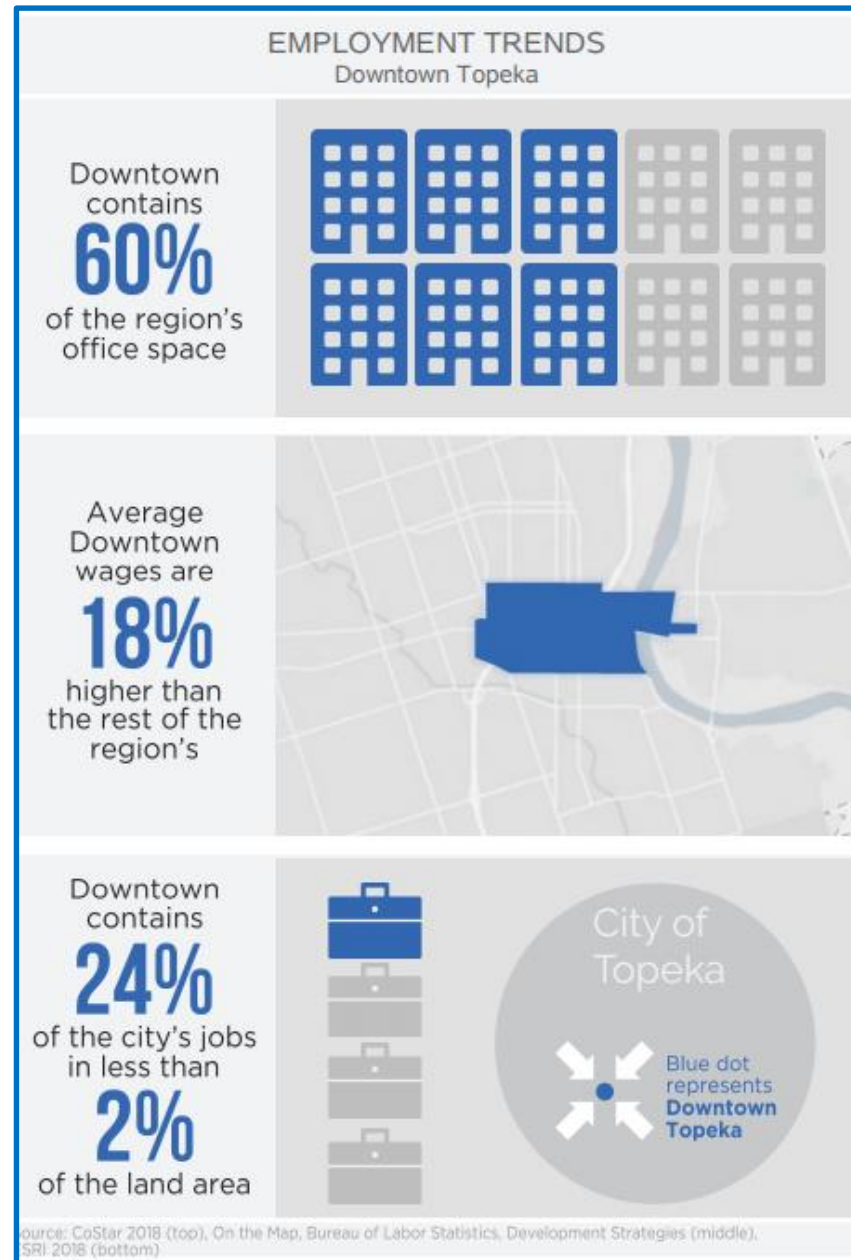
What is it?

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

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





PEOPLE



YOUNG PROFESSIONALS

Target Demo (s)

Singles
Couples

Peak Activity Hours

Evening/Late Evening
Weekends

Income

\$35,000-\$45,000

Product Types


Apartments - New and Rehabbed

Tenure

80% Renter

Level Of Support

High



MID-CAREER & EMPTY NESTERS

Target Demo (s)

Empty Nesters
Professional Couples

Peak Activity Hours

Early Evening
Weekends

Income

\$70,000-\$75,000

Product Types


Townhomes and Condo Apartments

Tenure

20% Renter

Level Of Support

Moderate



STUDENTS

Target Demo (s)

Graduates
Undergraduates

Peak Activity Hours

Evening
Weekends

Income

\$20,000-\$25,000

Product Types

Apartments


Tenure

100% Renter

Level Of Support

Low

PRODUCTS



NEW CONSTRUCTION

Avg. Rent Per Month

\$850-\$1,200

Demand

± 350

Unit Sizes (Sq. Ft.)

600-950

Target Market


Young Professionals

Mid-Career Professionals

Students

Avg. Rent Per Sq. Ft.

\$1.25-\$1.50



TOWNHOMES

Avg. Rent Per Month

\$1,000-\$1,650

Demand

± 100

Unit Sizes (Sq. Ft.)

1,100-1,850


Target Market

Empty Nesters

Mid-Career Professionals

Avg. Rent Per Sq. Ft.

\$0.90-\$1.10



REHABBED APARTMENTS

Avg. Rent Per Month

\$750-\$1,200

Demand

± 175

Unit Sizes (Sq. Ft.)

700-1,100


Target Market

Young Professionals

Mid-Career Professionals

Avg. Rent Per Sq. Ft.

\$1.00-\$1.25



FOR-SALE

Avg. Sale Price

\$200K-\$350K+

Demand

± 250

Unit Sizes (Sq. Ft.)

1,500-2,500

Target Market

Empty Nesters

Mid-Career Professionals

Price Per Sq. Ft.

\$120-\$150+

DowntownTopeka Master Plan

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MARKET CONCLUSIONS

HOUSING

900

New Housing
Units

RETAIL

690K

Supportable
SF

OFFICE

300K

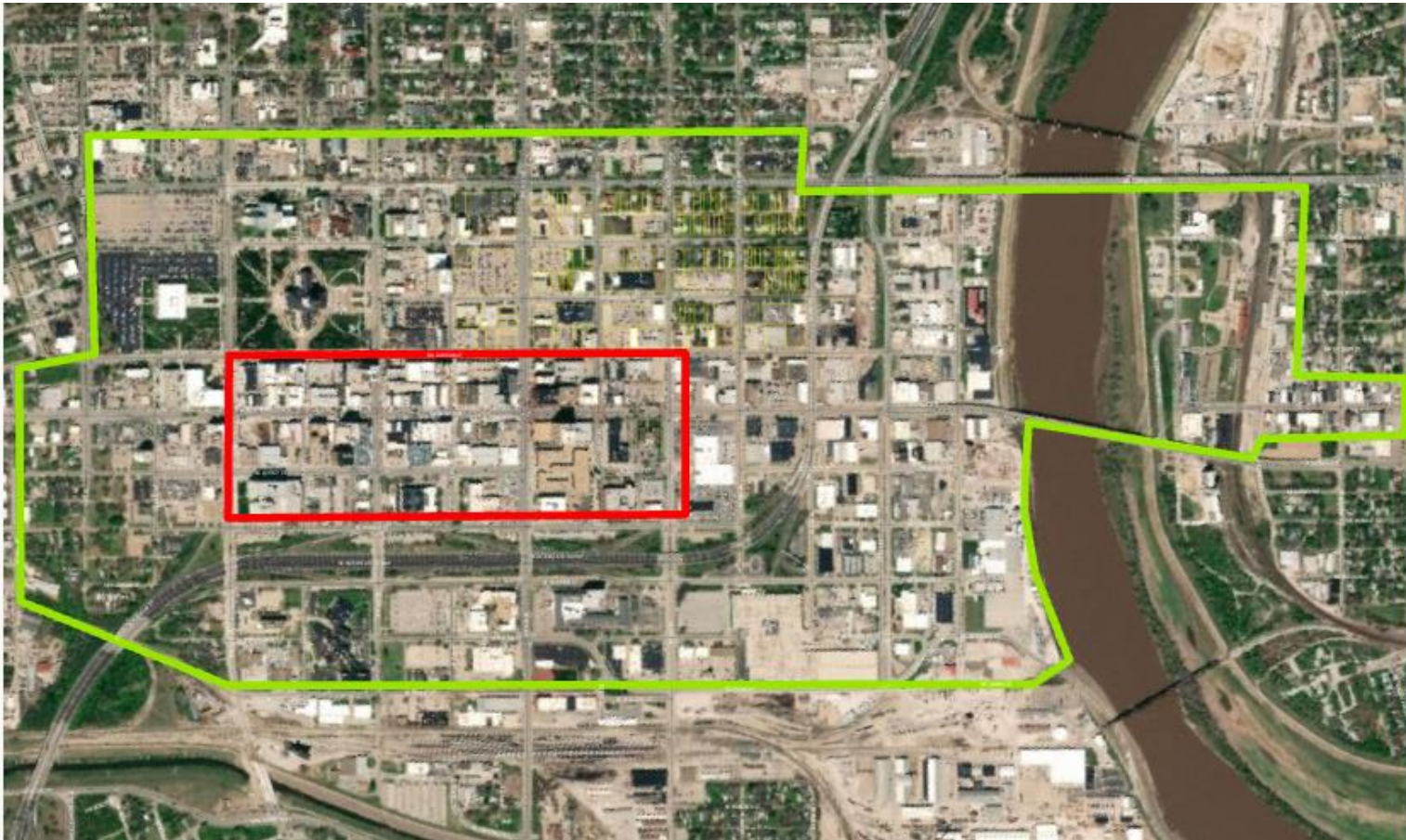
New/Rehabbed
SF

HOSPITALITY

200

New Rooms

Downtown Topeka



□ Downtown Topeka – 740 acres

□ Downtown Lawrence – 100 acres

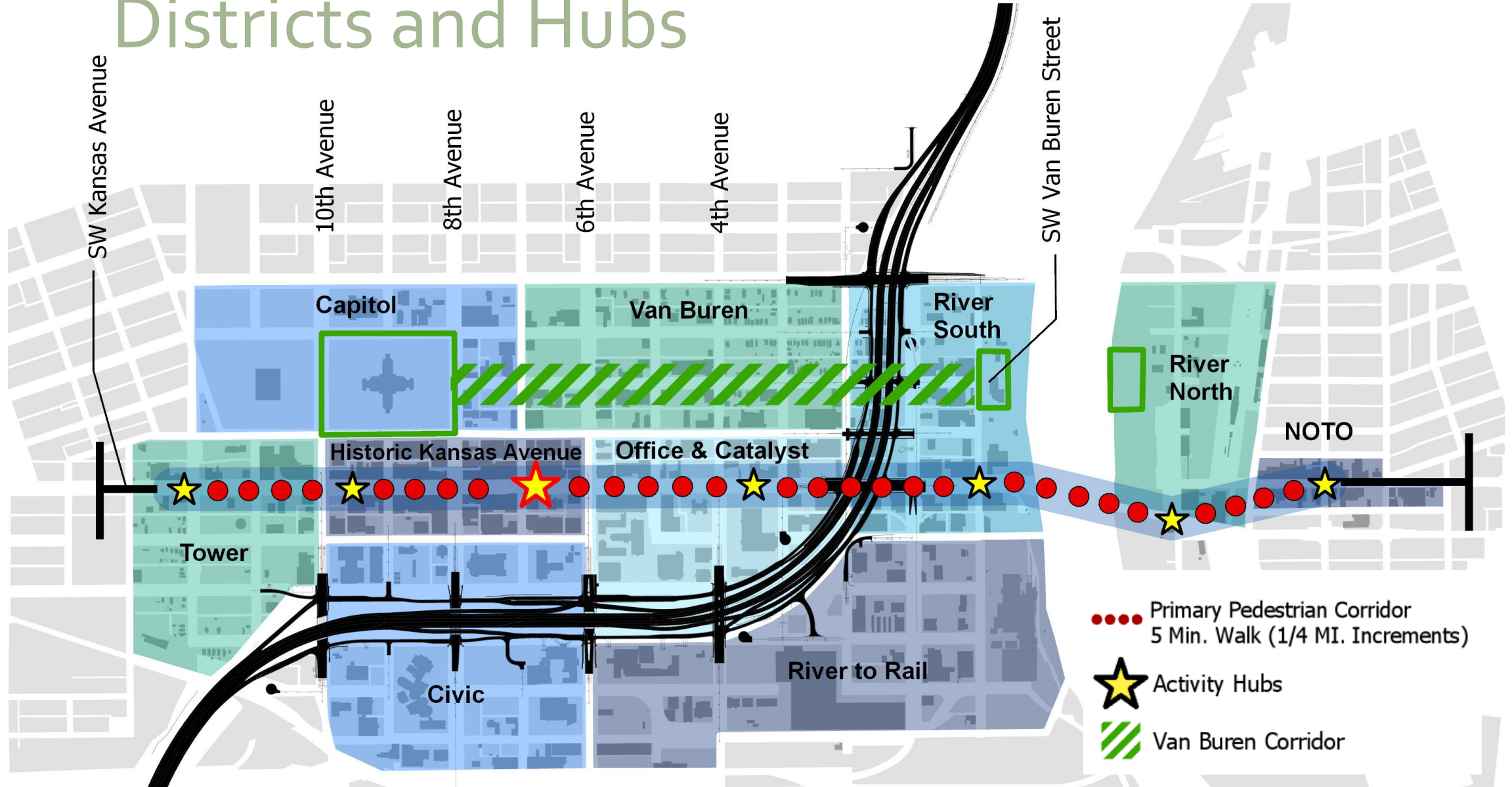
“There is not enough development opportunity to reinvest in all areas of downtown that need reinvestment today”

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

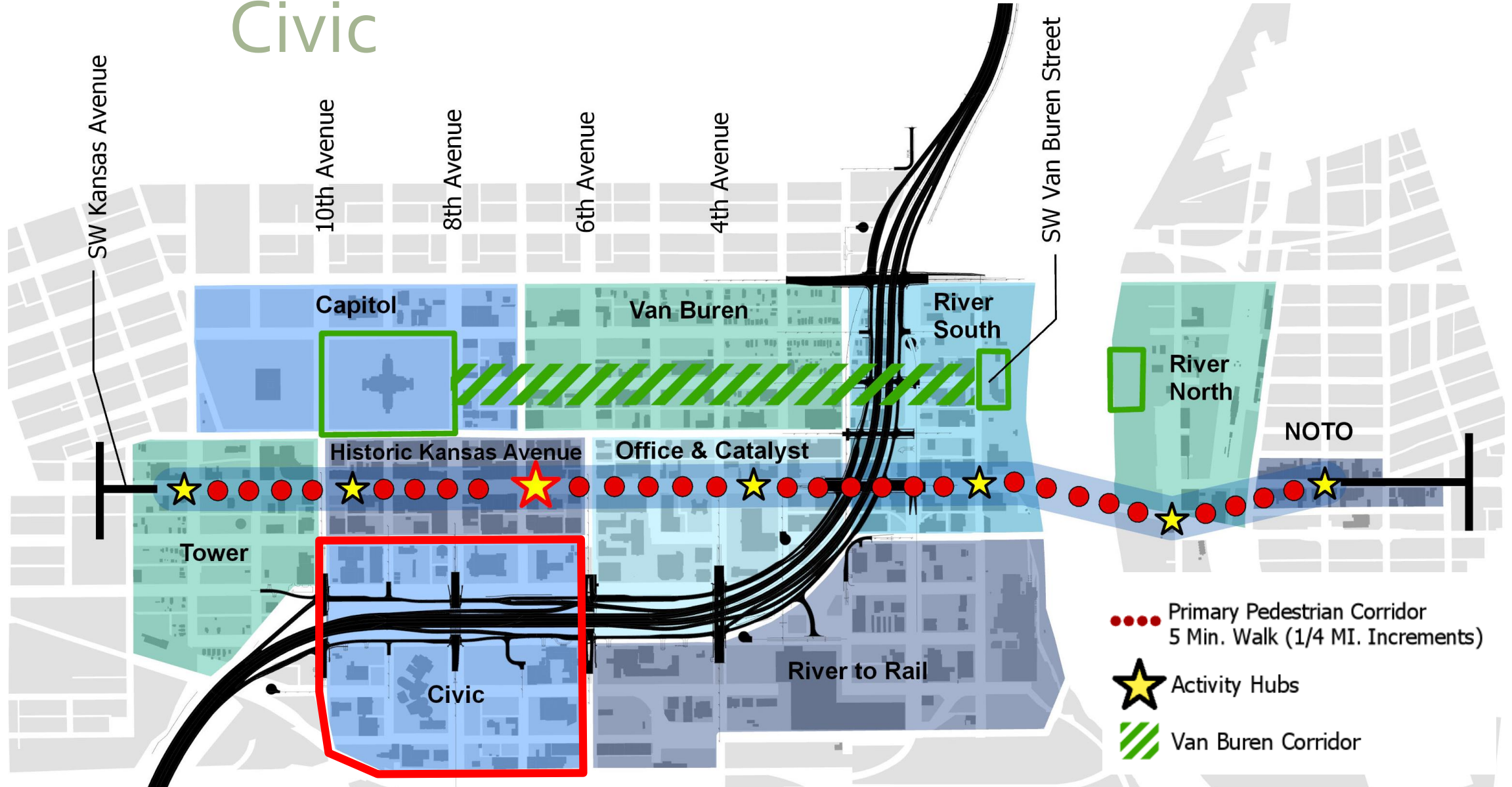
Takeaway:

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

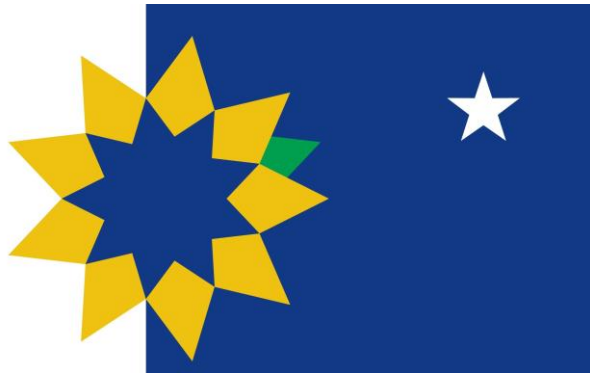
Districts and Hubs



Civic



District Brand

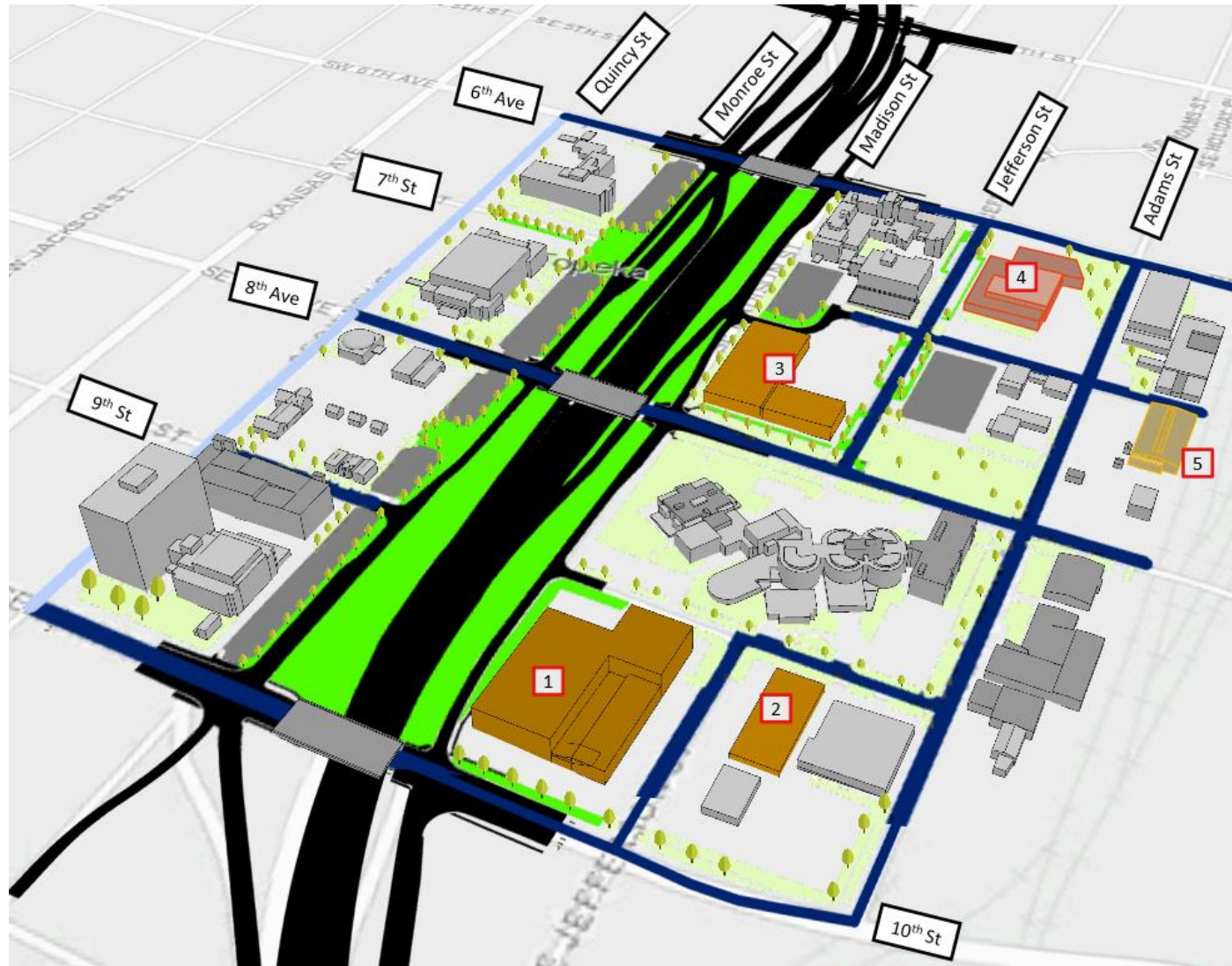


Civic Local Government Hub

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
- Public safety

Civic (relocation scenario)



- 1 Justice Center
- 2 Fleet Building
- 3 Topeka Metro Transit Authority
- 4 Other Government
- 5 Entertainment Venue

Development

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

Road Type

- No Change
- Conversion
- Lane Reallocation

Greenspace

- Existing
- Proposed

Justice Center



TMTA

Civic – Entertainment Venue

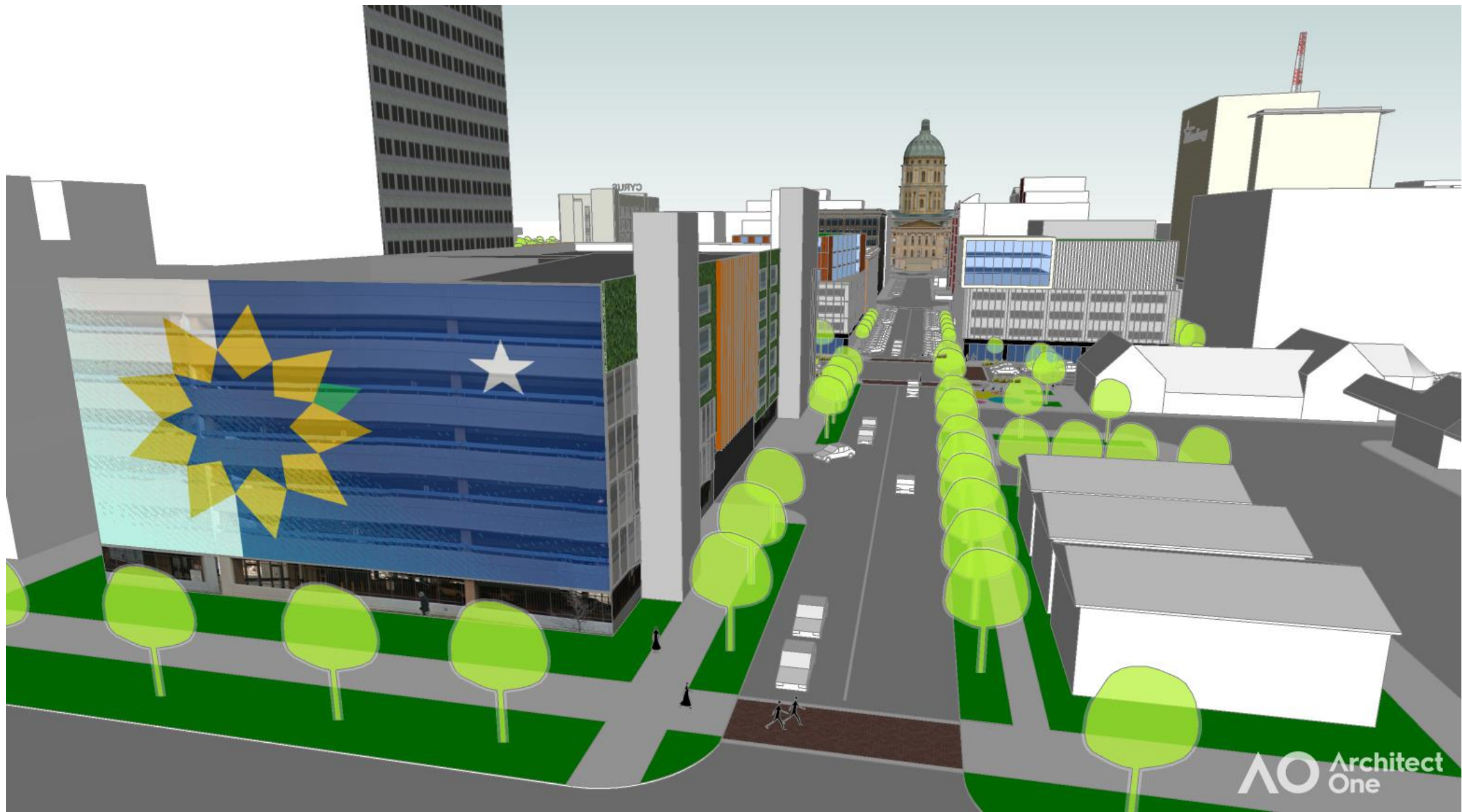


SE Monroe St (south of 6th St.)



Future SE Monroe St (PQV Phase II)





Civic

	Recommendations	Other
Land Use:	Government oriented office/ Industrial	No change
Zoning	D-1, D-3	Align Zoning with existing / proposed land uses
Housing (units):	Existing = 130 ↔ Proposed = 0	No change
Office (sq. ft.):	Existing = 365,000 ↑ Proposed = 250,000	Add 250,000 of government oriented office
Retail/Service (sq. ft.):	Existing = 28,000 ↑ Proposed = 19,600	Rehabbed Entertainment Venue
Hotel (beds):	Existing = 0 ↔ Proposed = 0	No change
Parking:	No minimums required; structured parking encouraged	Phase out surface lots for new government building development
Infrastructure:	Follow complete street types; ped/bike/transit/ friendly	
Building Design Standards	D-1 and D-3 Design Guidelines	

“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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