

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

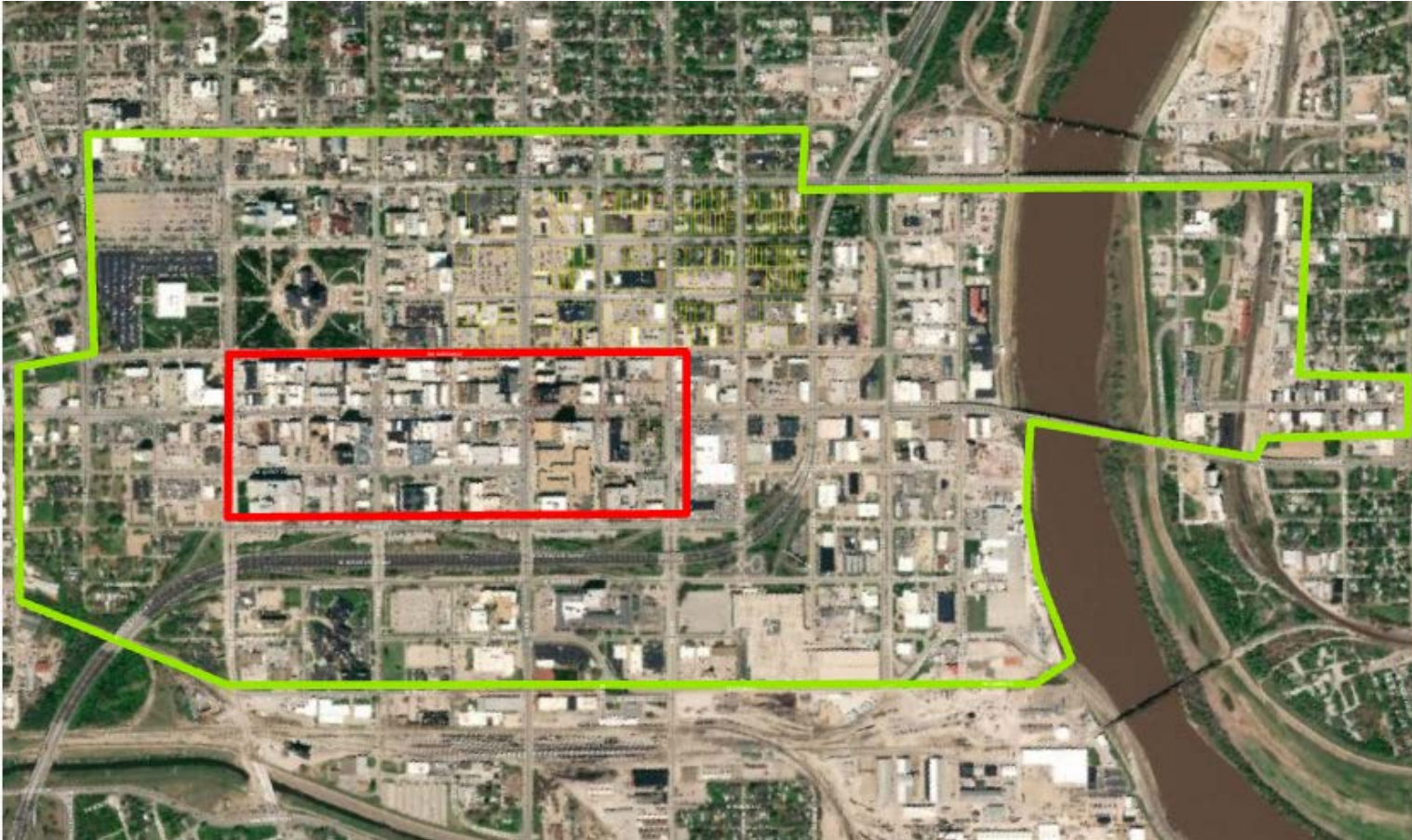
- Pappan's Ferry Charrette Plan/NPS
- NOTO Arts District Master Plan / LaMotte
- Historic District Design Guidelines
- Historic North Topeka East Neighborhood Plan
- Kansas Avenue Design
- Riverfront Master Plan
- Polk-Quincy Viaduct design
- Trails and Greenways Plan
- 2000 Downtown Topeka Redevelopment 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”)

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

An aerial photograph of a city, likely Los Angeles, showing a mix of urban development, including a large stadium (SoFi Stadium) and surrounding commercial and residential areas. A semi-transparent blue rectangle is overlaid on the left side of the image, containing white text. The background image is in grayscale.

MARKET CONCLUSIONS

HOUSING

900

New Housing
Units

RETAIL

690K

Supportable
SF

OFFICE


300K

New/Rehabbed
SF

HOSPITALITY

200

New Rooms

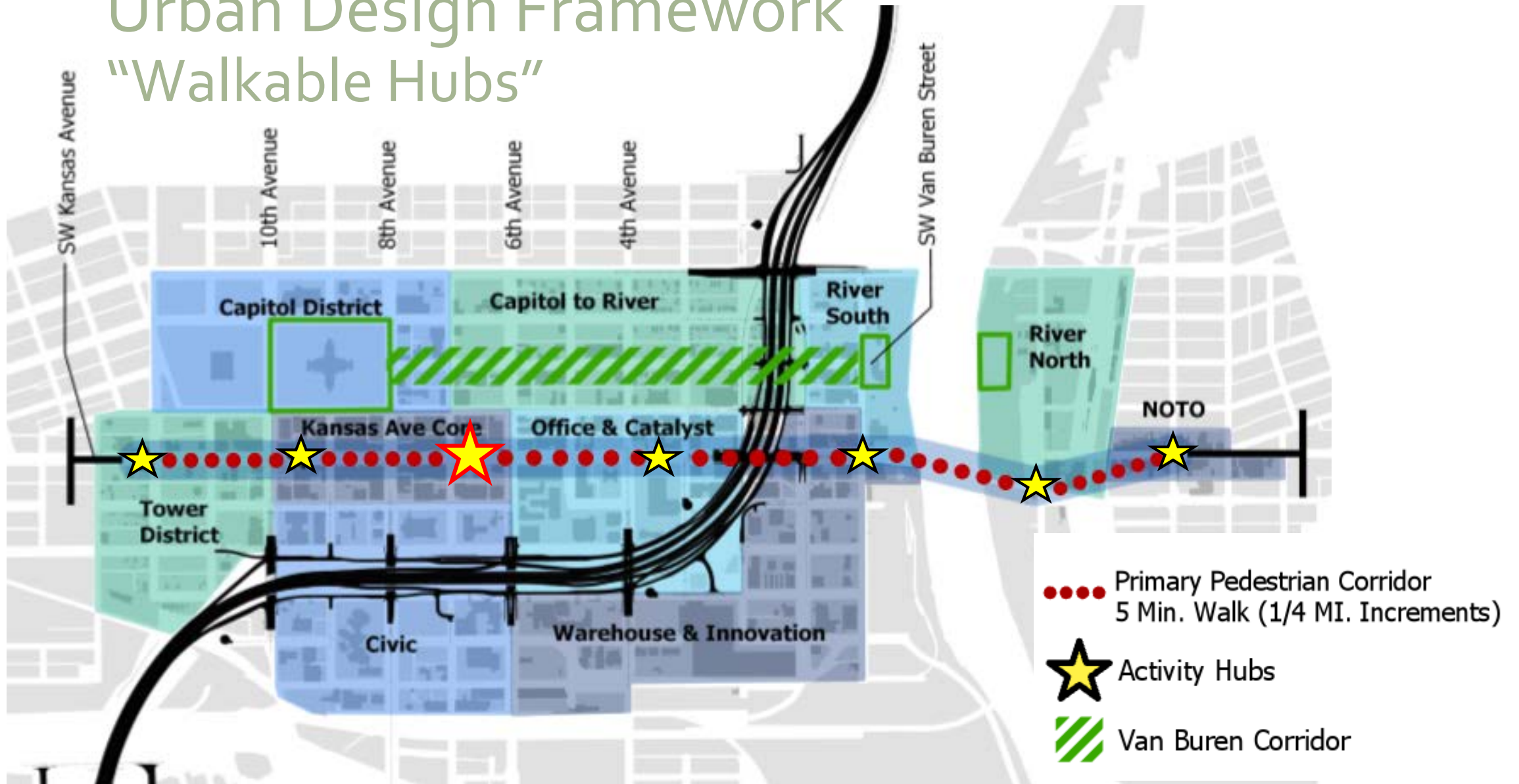
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- Welcome
 - Civic pride, high aesthetic, authentic
 - Activate
 - Living, workspace, co-work, 3rd spaces
 - Extend
 - Mixed use, extend stay
 - Connect
 - Walkable/mobile

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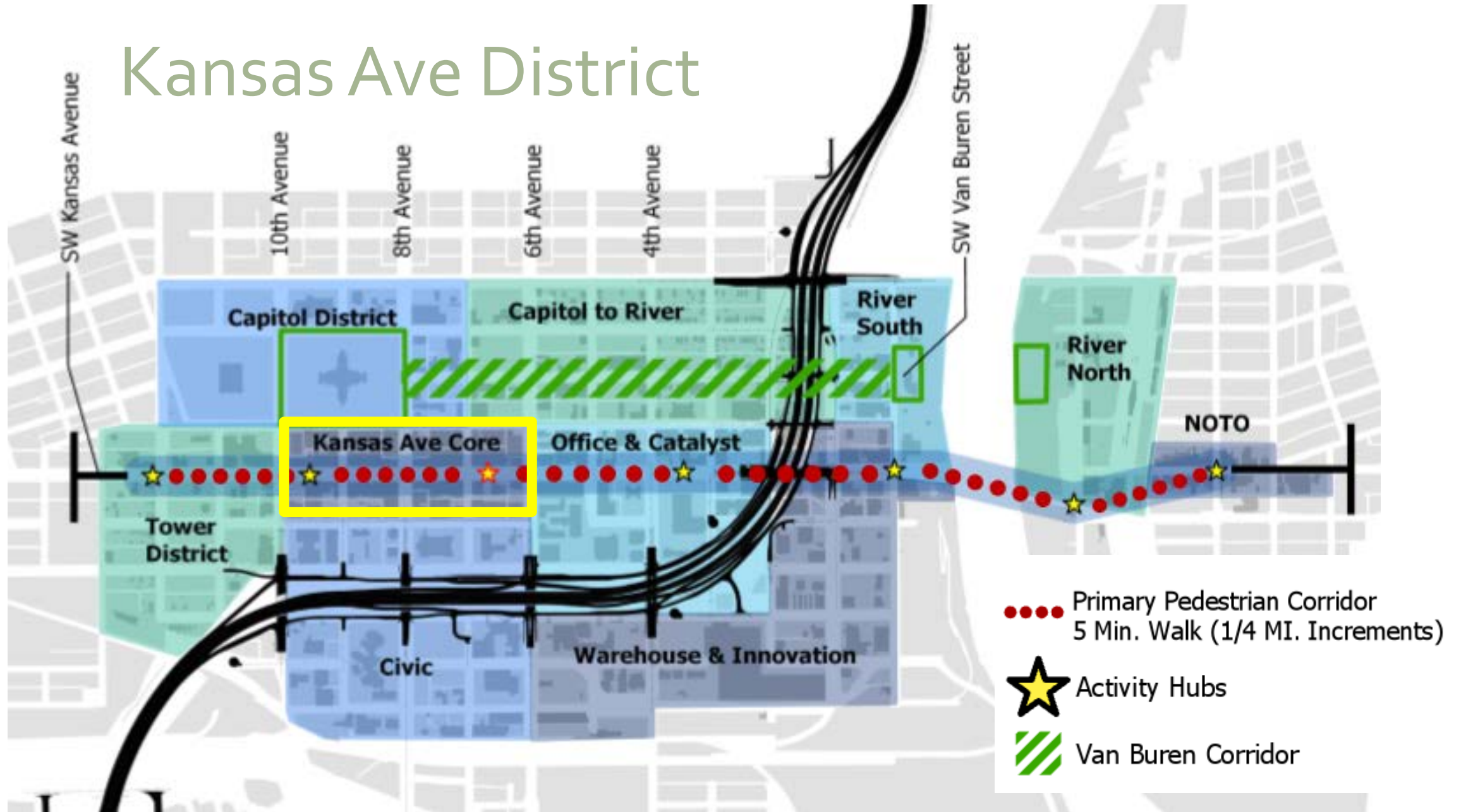
TALENT

JOBS

Urban Design Framework “Walkable Hubs”



Kansas Ave District



District Branding

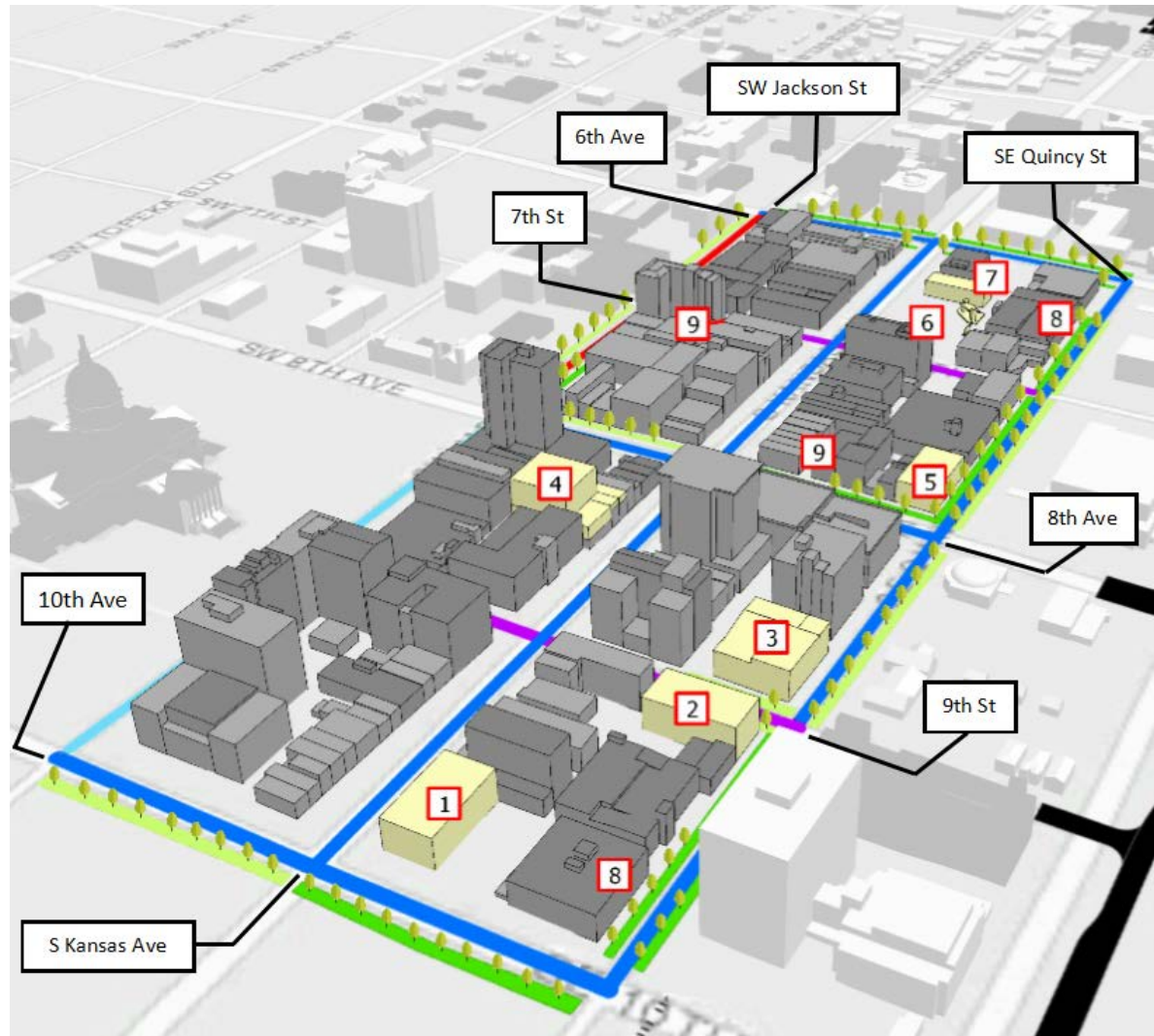


Kansas Avenue Historic Mixed-Use Centerpiece

The stock of historic commercial buildings on South Kansas Avenue is unparalleled in the City of Topeka and this burgeoning mixed-use district that will continue to evolve as the centerpiece of Downtown. As more residents and workers are drawn to the area, the quality of commercial spaces will continue to improve. Independent shops and restaurants will benefit from being clustered together in this special district, which will be the prime spot for people watching and outdoor dining.

- Mixed-Use
- Destination
- Independent restaurants
- Historic
- Active street life
- Outdoor dining
- Upper-floor residential

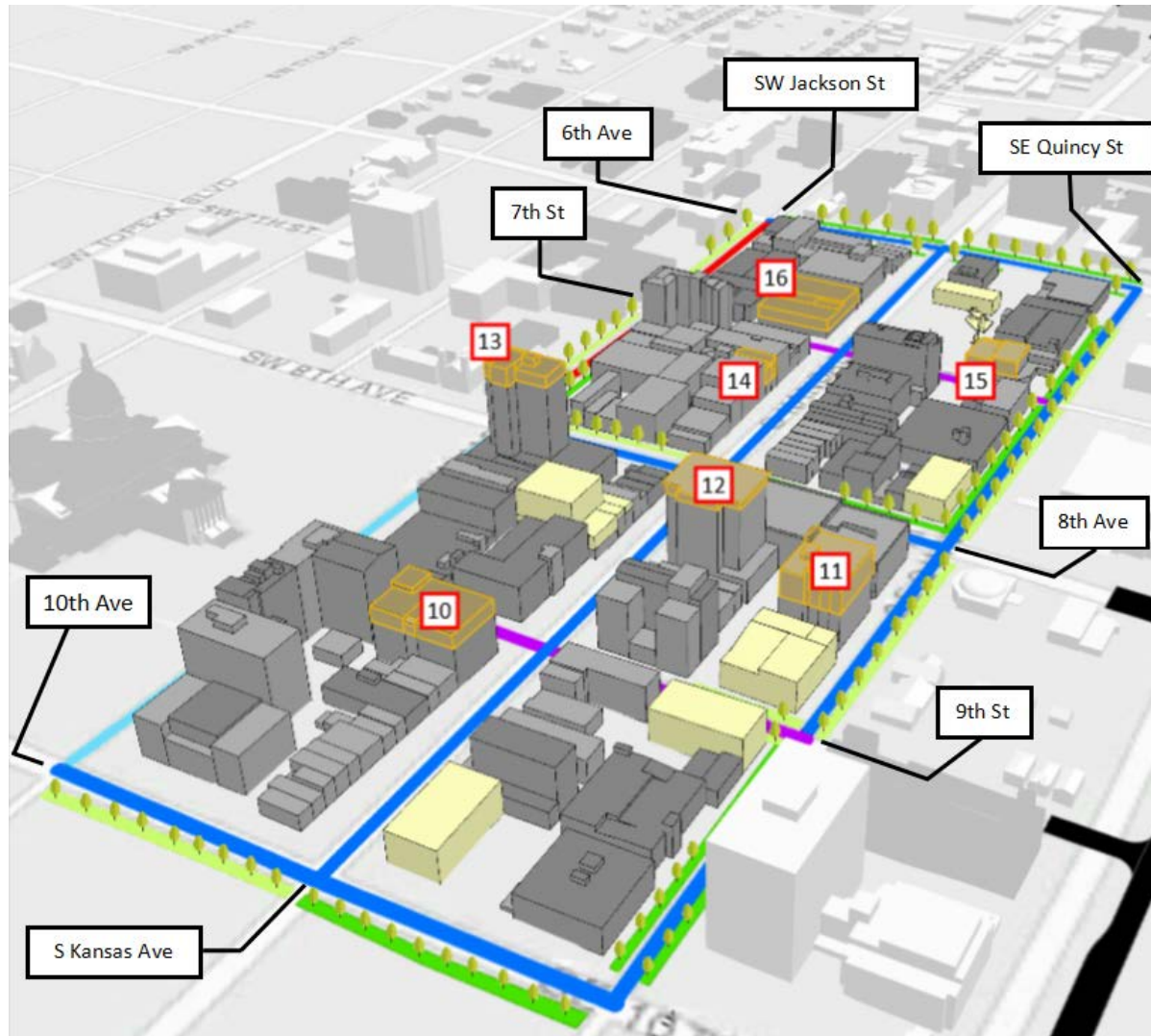
Kansas Avenue - Potential New Development



- | | |
|-----------------------------|--------------------------------|
| 1 Mixed Use | 6 Evergy Plaza |
| 2 Mixed Use | 7 Plaza Mixed Use |
| 3 Parking Garage | 8 Parking Garage Façade |
| 4 Mixed Use Addition | 9 Alley "Activation" |
| 5 Mixed Use | |

- | | |
|-----------------|---|
| Type A Road | New Development |
| Type B Road | Potential Housing Conversion 10 + Units |
| Type C Road | KS Avenue District |
| Type D Road | Quincy/Polk Viaduct |
| Type E Road | Existing Trees |
| Public Parking | Proposed Greening |
| Private Parking | |
| Downtown Topeka | |

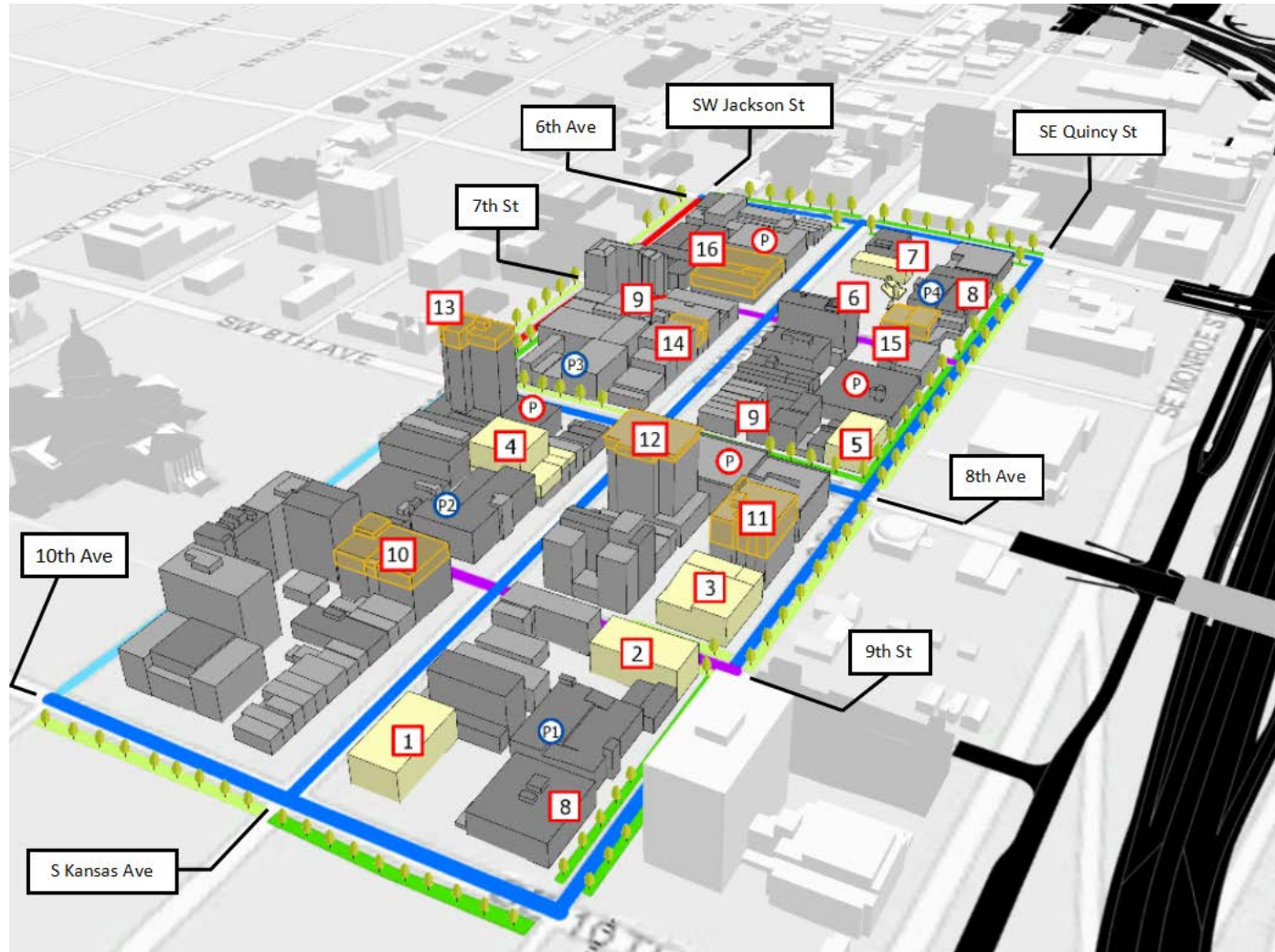
Kansas Avenue - Potential Housing



- 10** 901 S. Kansas Ave (20-30 units)
- 11** 823 SE Quincy St (35-50 units)
- 12** 818 S. Kansas Ave (20-30 units)
- 13** 800 SW Jackson St (15-25 units)
- 14** 709 S Kansas Ave (10-20 units)
- 15** 112-118 SE 7th & 629 SE Quincy (20-35 units)
- 16** 627 - 635 S Kansas Ave (15-25 units)

- | | |
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Kansas Avenue

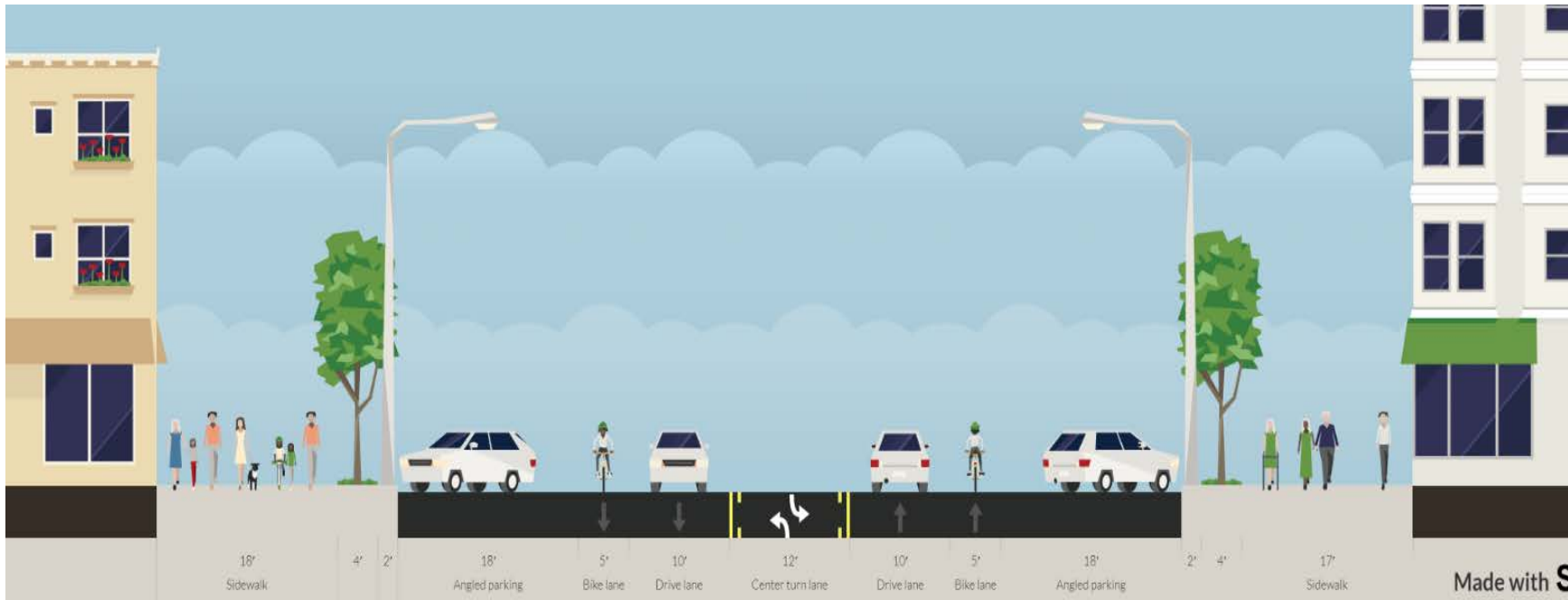


- Type A Road
- Type B Road
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- Proposed Trees

Quincy



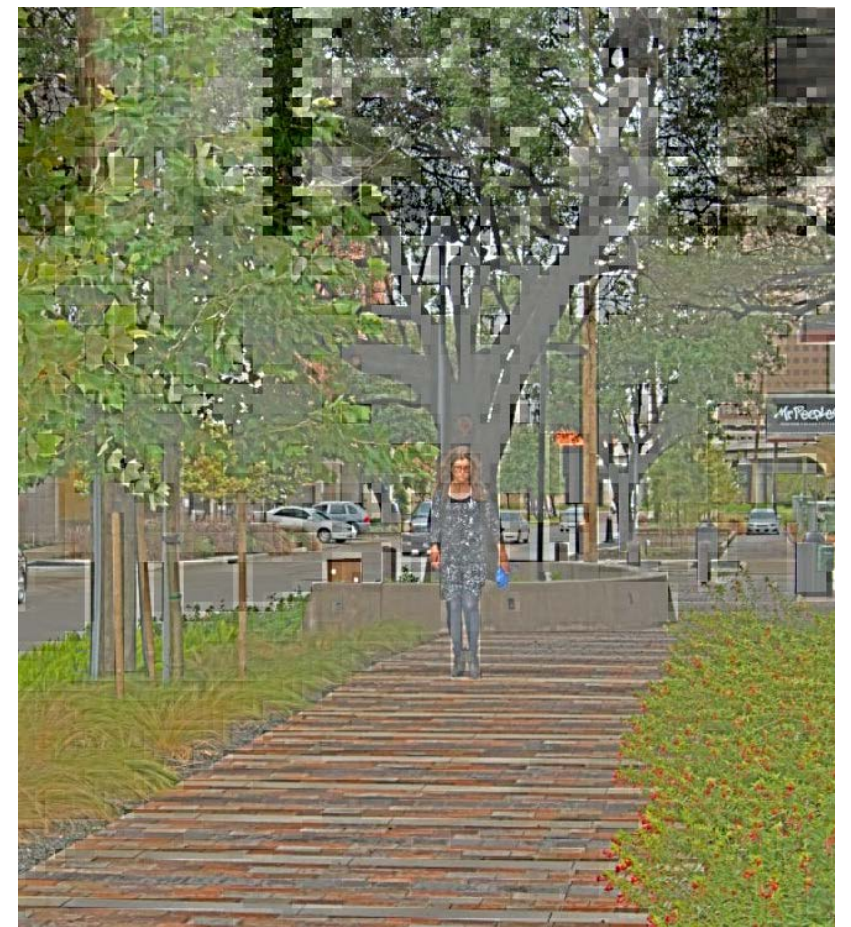
Lane Re-Allocation



- Kansas Avenue (done)
- Quincy St
- 8th Street

Lanes:	3 lanes (11 feet) and 2-way circulation
Ped/Bike:	Crosswalk bump outs; buffered or protected bike lanes; Generous sidewalk widths (12'-20')
Parking:	Angled Parking 15 to 20 ft. depth
Streetscape:	4 ft. designated for street trees; 2 ft. designated for lighting
Transit:	Quincy, 6 th , 8 th , and 10 th
Notes:	Street Type A has already been implemented along Kansas Ave

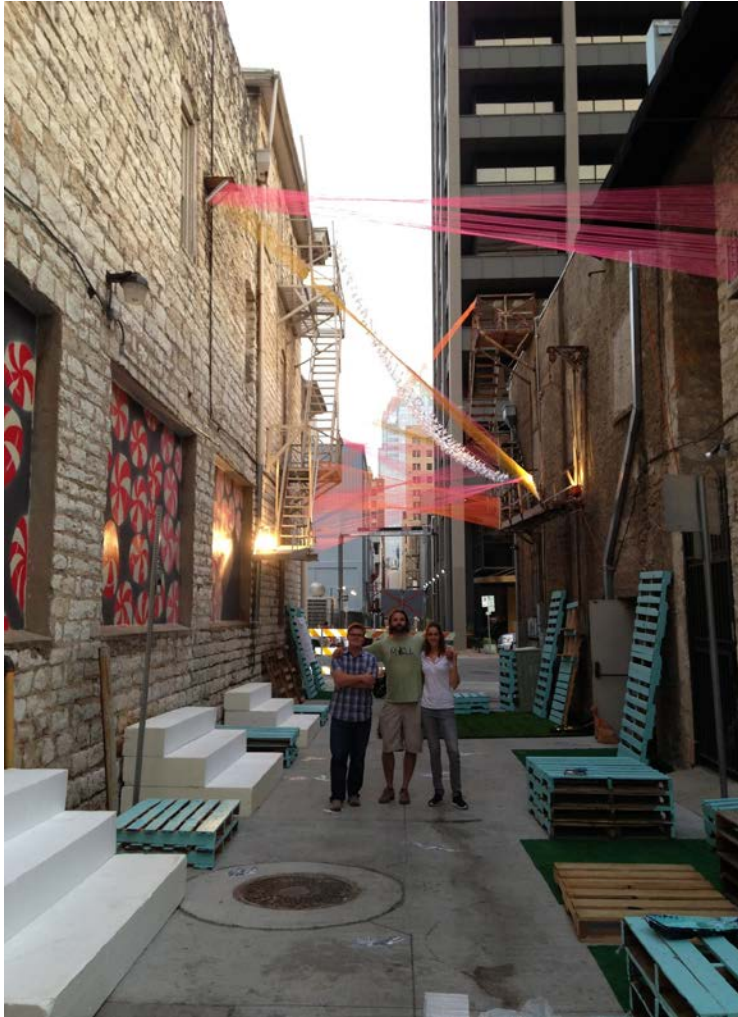
Green Streets



Parking Garage Façades



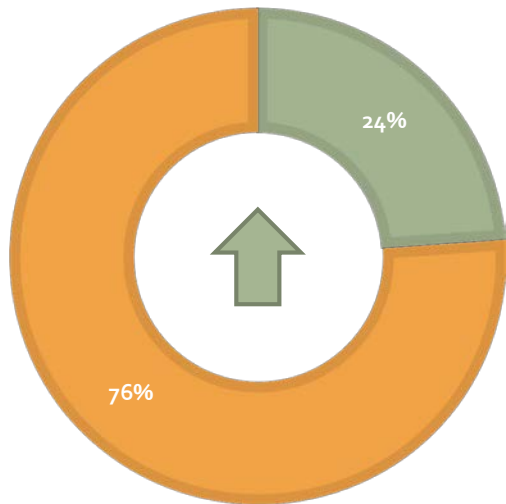
Alley Activation



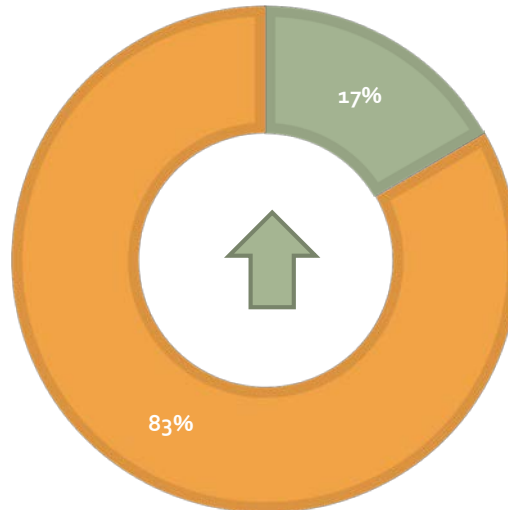
Meeting the Needs – Historic Kansas Ave



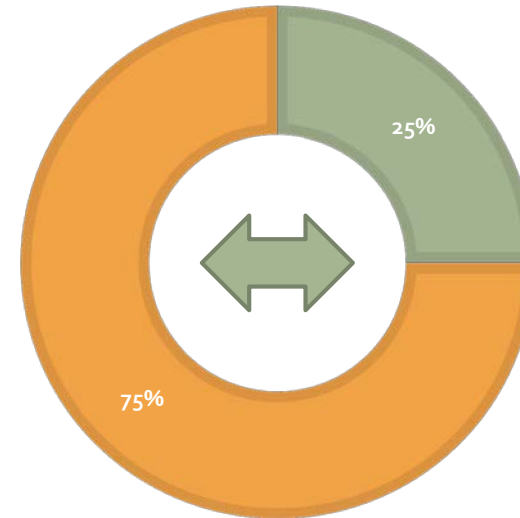
HOUSING



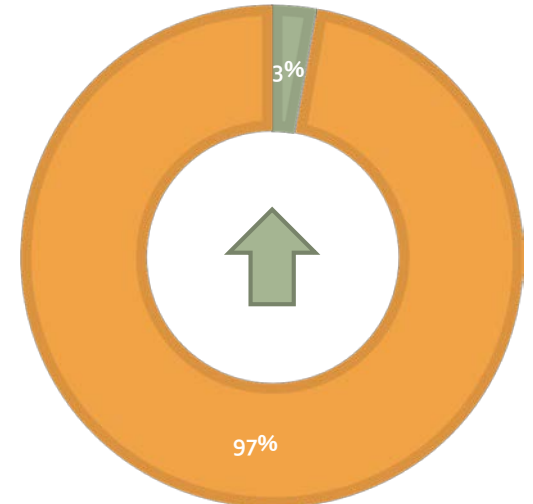
HOTEL ROOMS







OFFICE



RETAIL



Historic Kansas Ave

	Recommendations/Projections	Other
Land Use/Zoning:	Mixed central business district/"D-1"	No change
"Hour" District	16 hour	Varies on residential density
Housing (units):	Existing = 93 Proposed = 135 – 215 	No max density w/ structured parking
Office (sq. ft.):	Existing = 1.8M Proposed = 	includes vacant space
Retail (sq. ft.):	Existing = 290K Proposed = 	Prime retail/dining
Hotel (beds):	Existing = 109 Proposed = 50 - 100 	Unique/boutique on KS Ave
Parking:	No minimums required; structured parking only	Phase out surface lots
Infrastructure:	Follow complete street types; ped/bike/transit/ scooter friendly	Quincy, 6 th , 8 th , 10 th
Building Design Standards	Historic District Guidelines/"D-1" Guidelines	Build to street

DOWNTOWN

MASTER PLAN

