

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

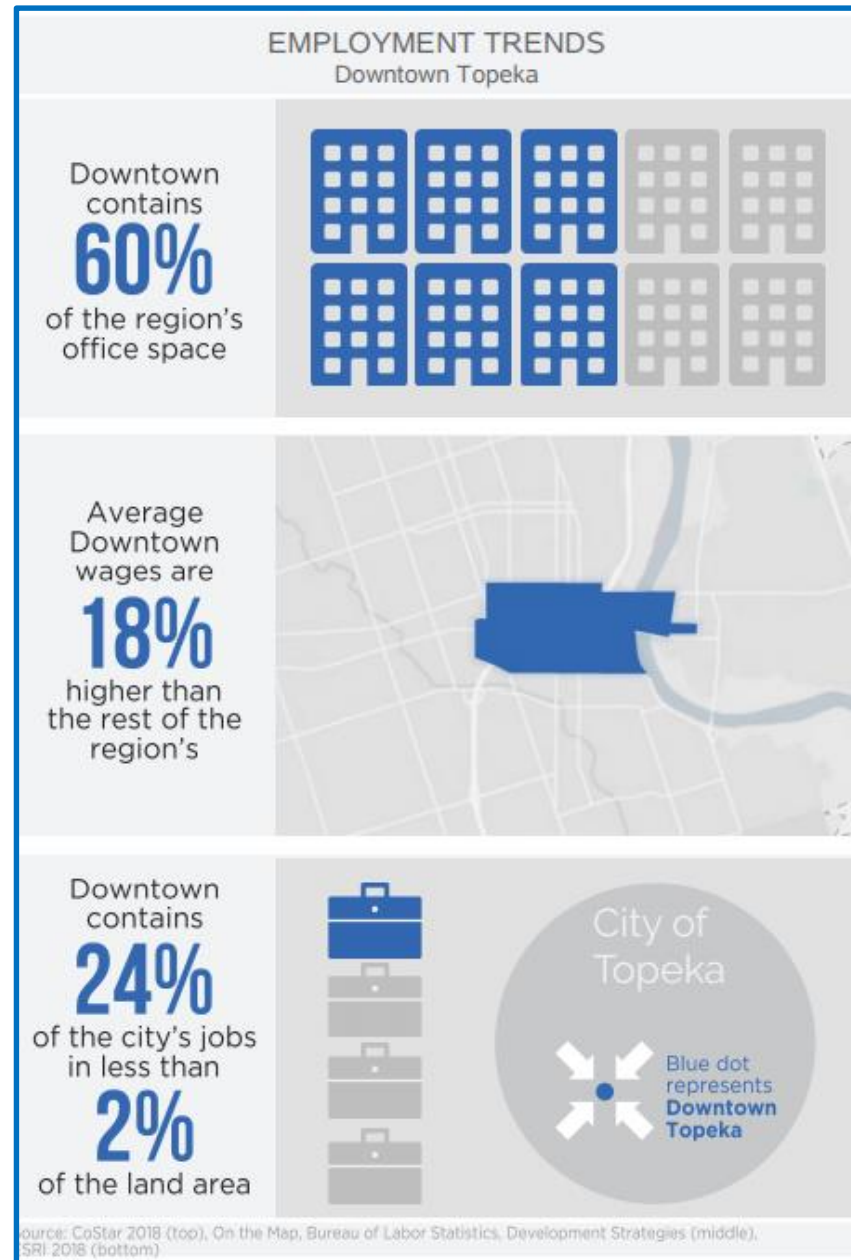
What is it?

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, 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+	



MARKET CONCLUSIONS

HOUSING

900

New Housing
Units

RETAIL

690K

Supportable
SF

OFFICE

300K

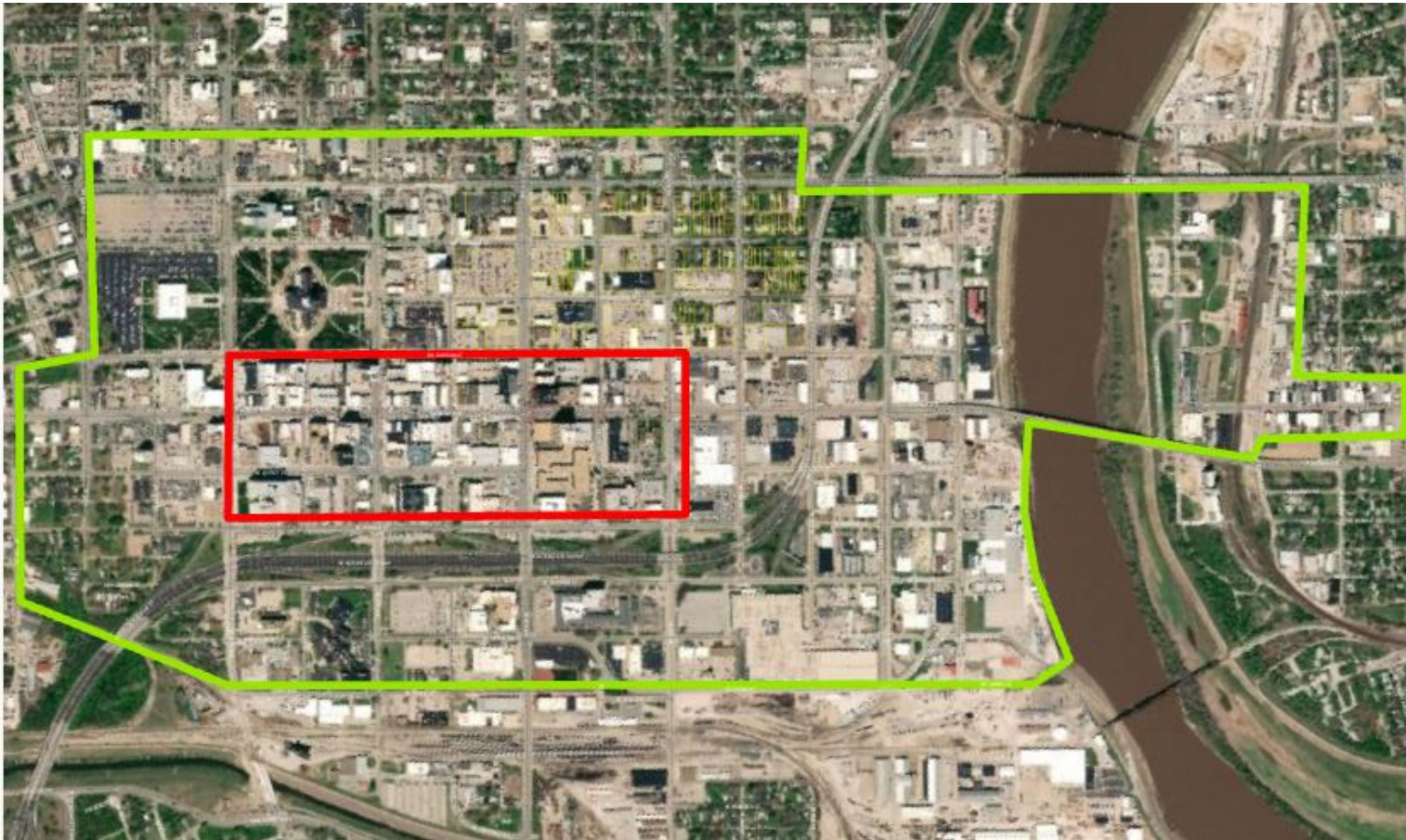
New/Rehabbed
SF

HOSPITALITY

200

New Rooms

Downtown Topeka



□ Downtown Topeka – 740 acres

□ Downtown Lawrence – 100 acres

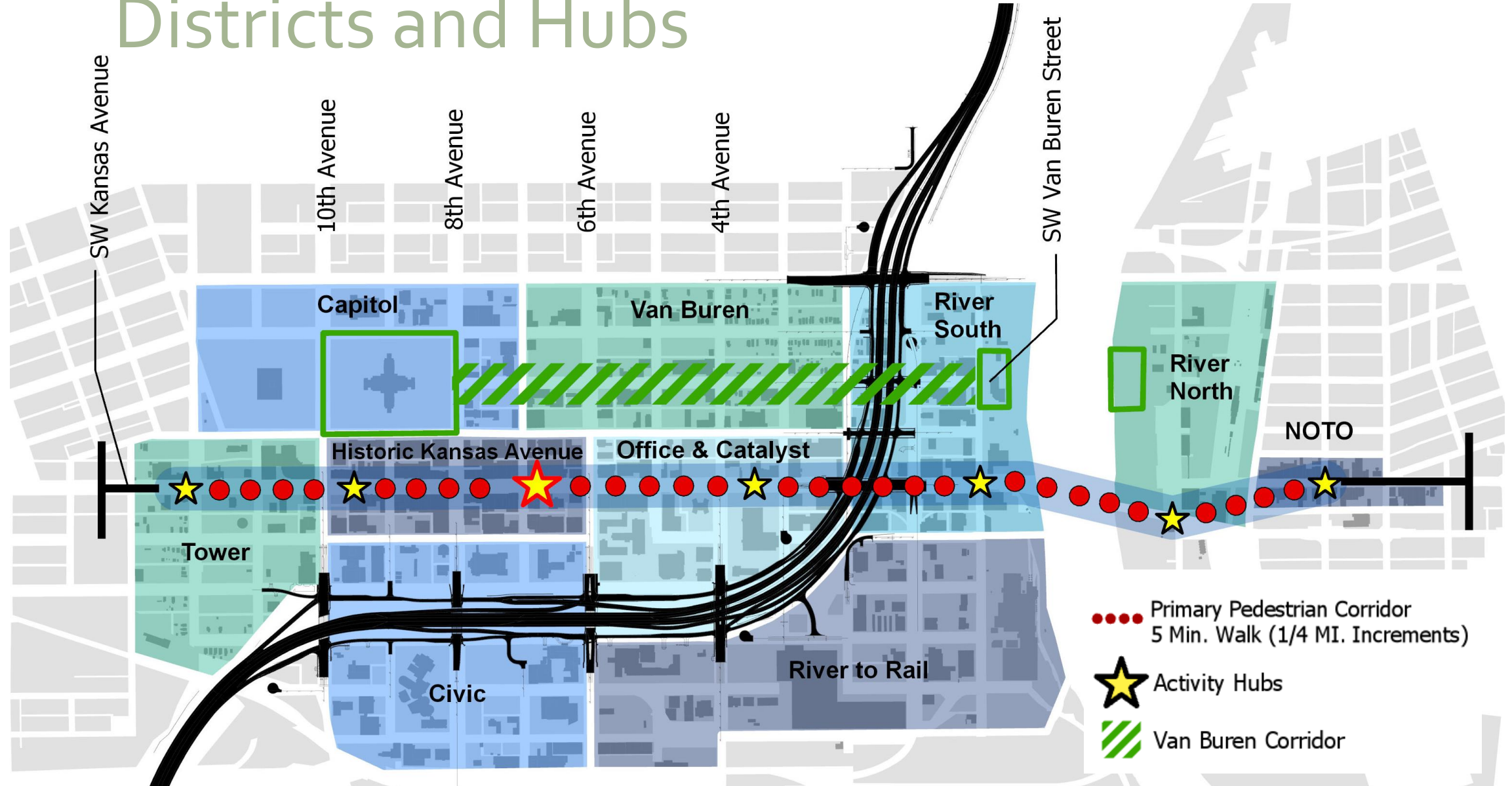
“There is not enough development opportunity to reinvest in all areas of downtown that need reinvestment today”

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

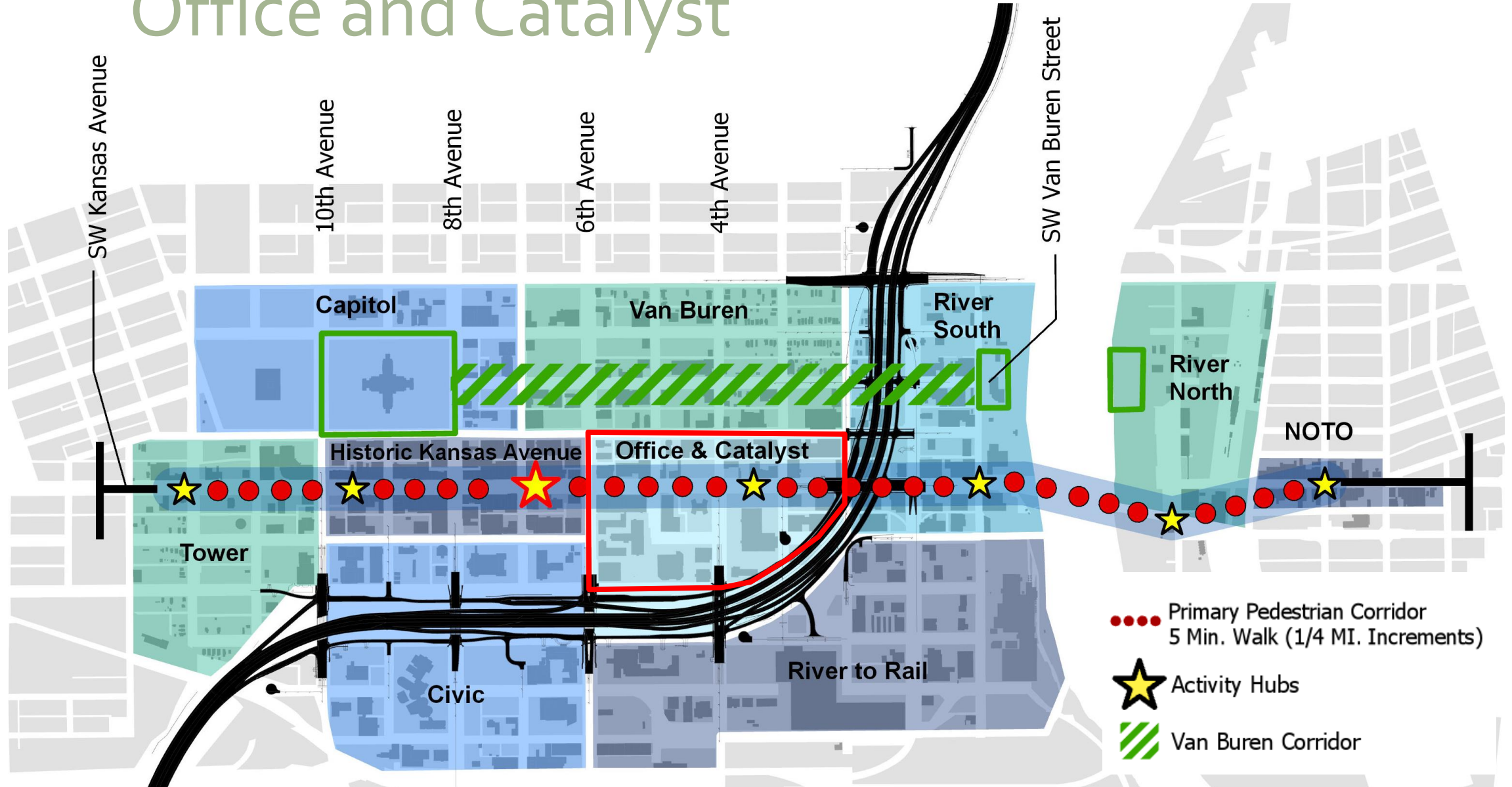
Takeaway:

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

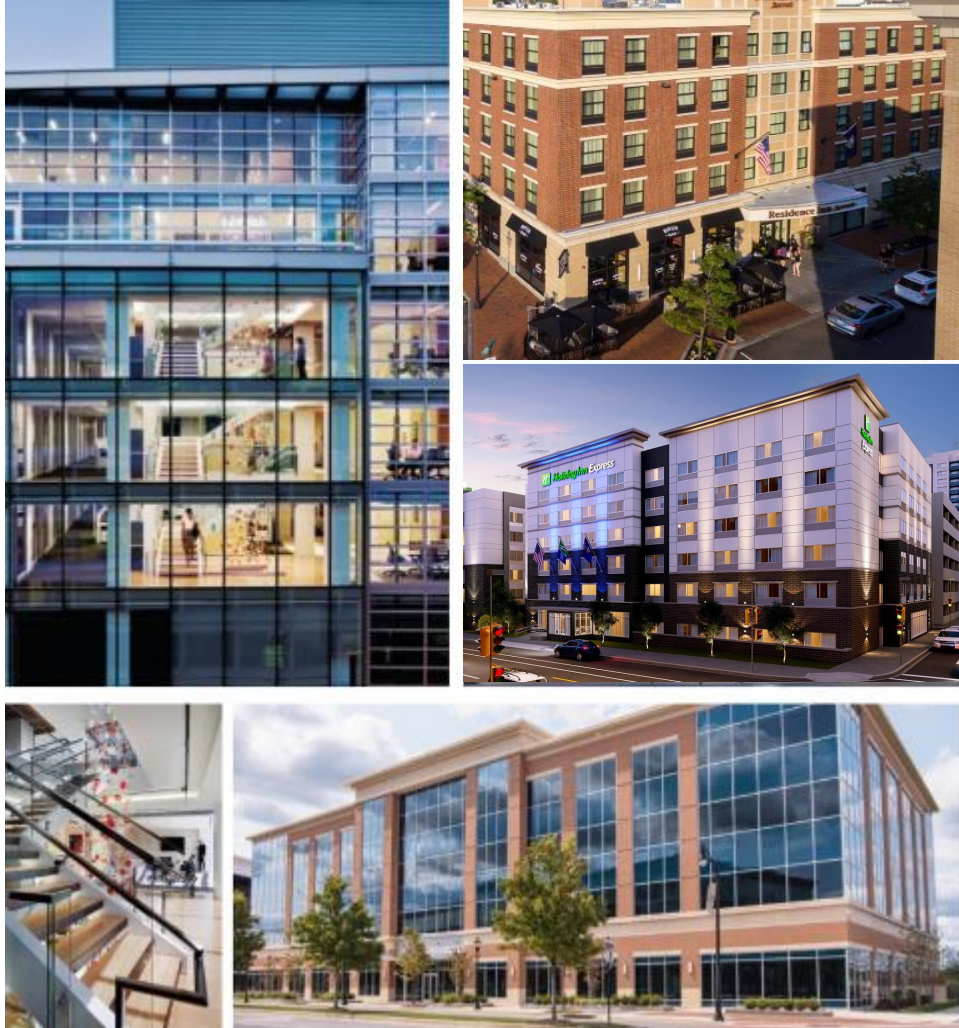
Districts and Hubs



Office and Catalyst



District Brand



Office and Catalyst Convention Center Hub

While government-related users are likely to cluster around the Capitol building, this district has the most potential for upgraded Class A office space and hospitality growth. Many office users are straying away from sterile office parks and seeking out more active places. Adding a major convention center/hotel hub to the mix of office workers will bring 12-hour activity and food/beverage choices within 5 minute walk to Evergy Plaza or riverfront. Potential catalytic projects at 4th and Kansas, Post Office Building, and Townsite Plaza can fortify Kansas Avenue mixed-use spine and become key stepping stone between River South and Historic Kansas Ave.

- Class A office
- Talent attraction
- HQ potential
- Hotel/convention center space
- Food and beverage support
- Polk Quincy influence

Office and Catalyst



- 1 Hotel and Convention Center
- 2 Mixed Use
- 3 Parking Garage
- 4 Mixed Use Development
- 5 Boutique Hotel
- 6 Parking Garage Extension
- 7 Office Development

Development

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

Road Type

- No Change
- Conversion
- Lane Reallocation

Greenspace

- Existing
- Proposed

Office and Catalyst Conversions



- 8 534 S Kansas Ave – 30 to 45 units
- 9 503 S Kansas Ave – 50 to 70 units
- 10 424 S Kansas Ave – Mixed Use
- 11 235 S Kansas Ave – 30 to 50 units
- 12 220 SE 6th Ave – Class A Office

Development

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

Road Type

- No Change
- Conversion
- Lane Reallocation

Greenspace

- Existing
- Proposed

Historic US Courthouse/Post Office



4th and Kansas



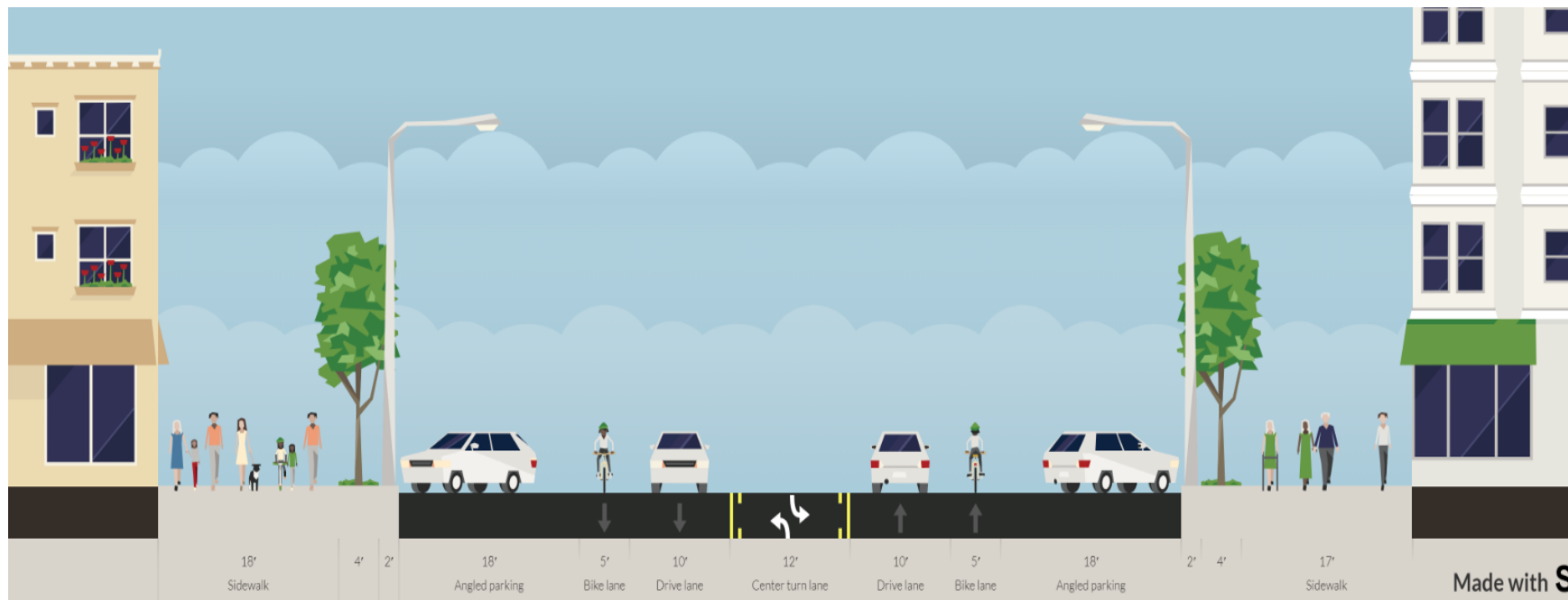
Existing Kansas Avenue (north of 6th St.)



Kansas Avenue (south of 6th St.)



Lane Reallocation – Kansas Avenue



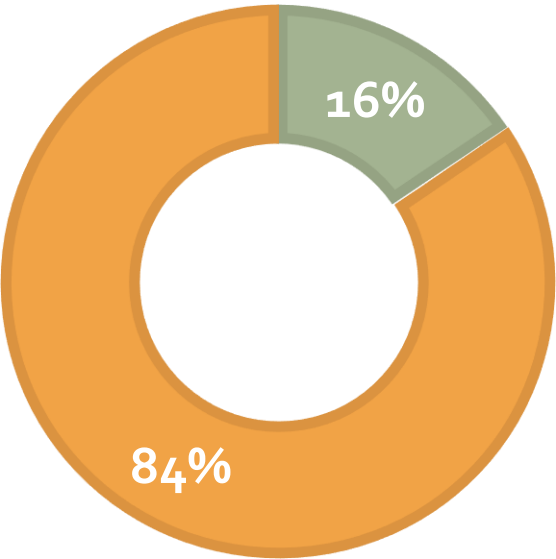
- S Kansas Ave

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:	Bus Routes on 6 th Street and Kansas Avenue
Notes:	Extend lane re-allocation and pocket park concept south of 6 th Street

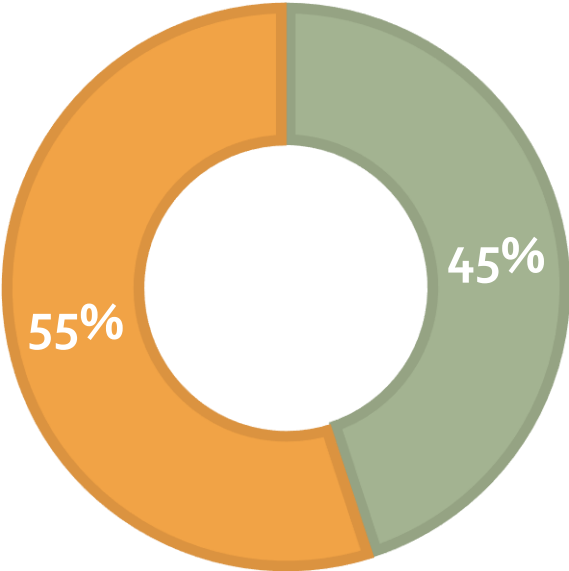
Meeting the Needs



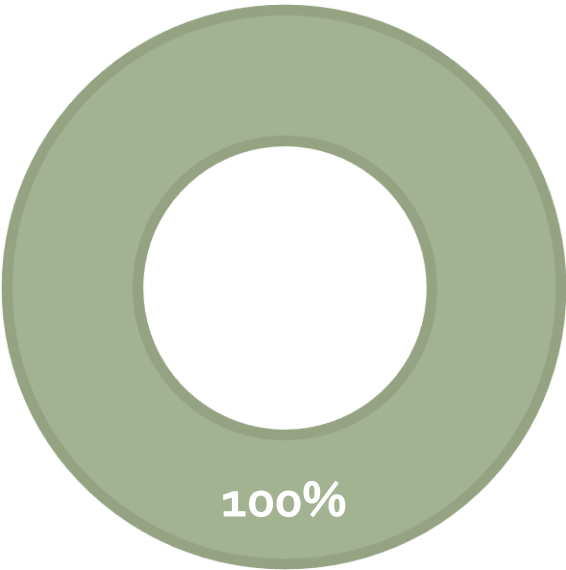
HOUSING



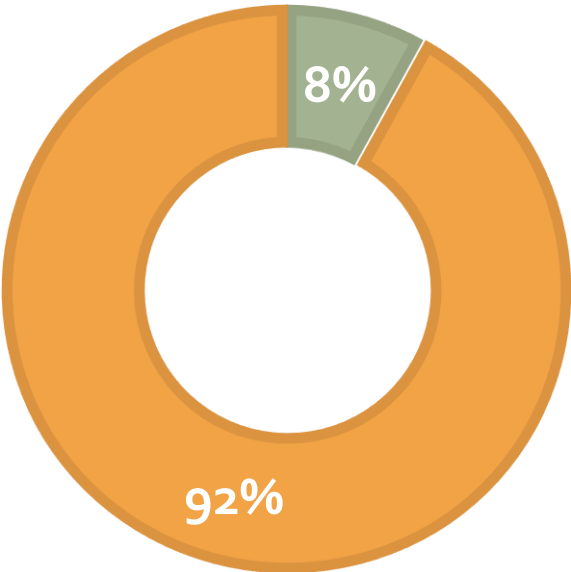
OFFICE



HOTEL ROOMS



RETAIL



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

Takeaway:
We need to have believable vision

DOWNTOWN

MASTER PLAN

