



Topeka, KS  
December 5, 2019

# River South

## AREAWIDE PLAN



# Brownfield Grants and Area Wide Planning



## EPA Brownfield Assessment Grant

- Used for sites impacted by petroleum or hazardous substances
- Environmental site assessment and cleanup/reuse planning
- To support property sale or redevelopment activities
- Areawide Planning is an approved activity of the grant

Brownfield Grants and Area Wide Planning

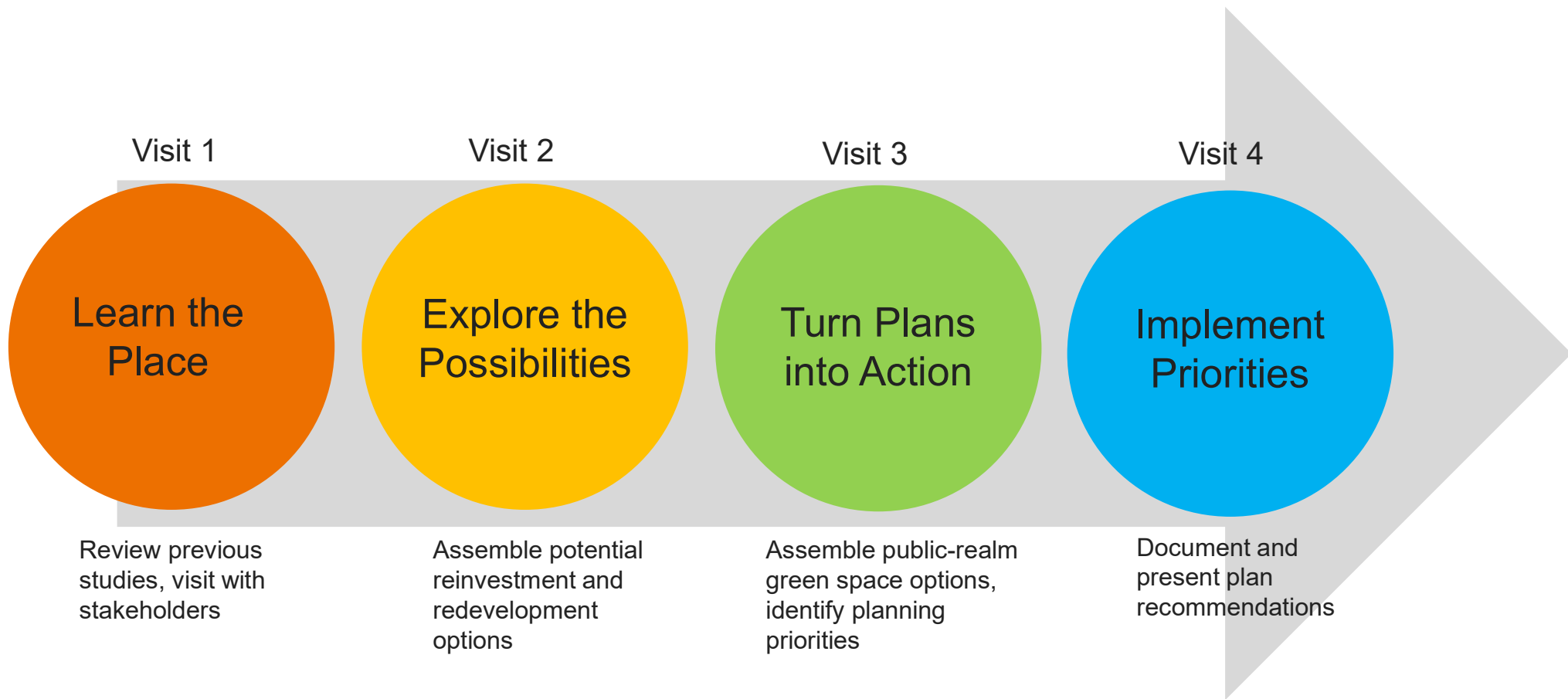




## Project Goals & Desired Outcomes

- Focus on sites with greatest redevelopment potential
- Encourage site reuse projects (infill development)
- Transform underutilized properties into community assets
- Restore the environment and protect human health

# Brownfield Grants and Area Wide Planning



# Study Process

Existing Conditions



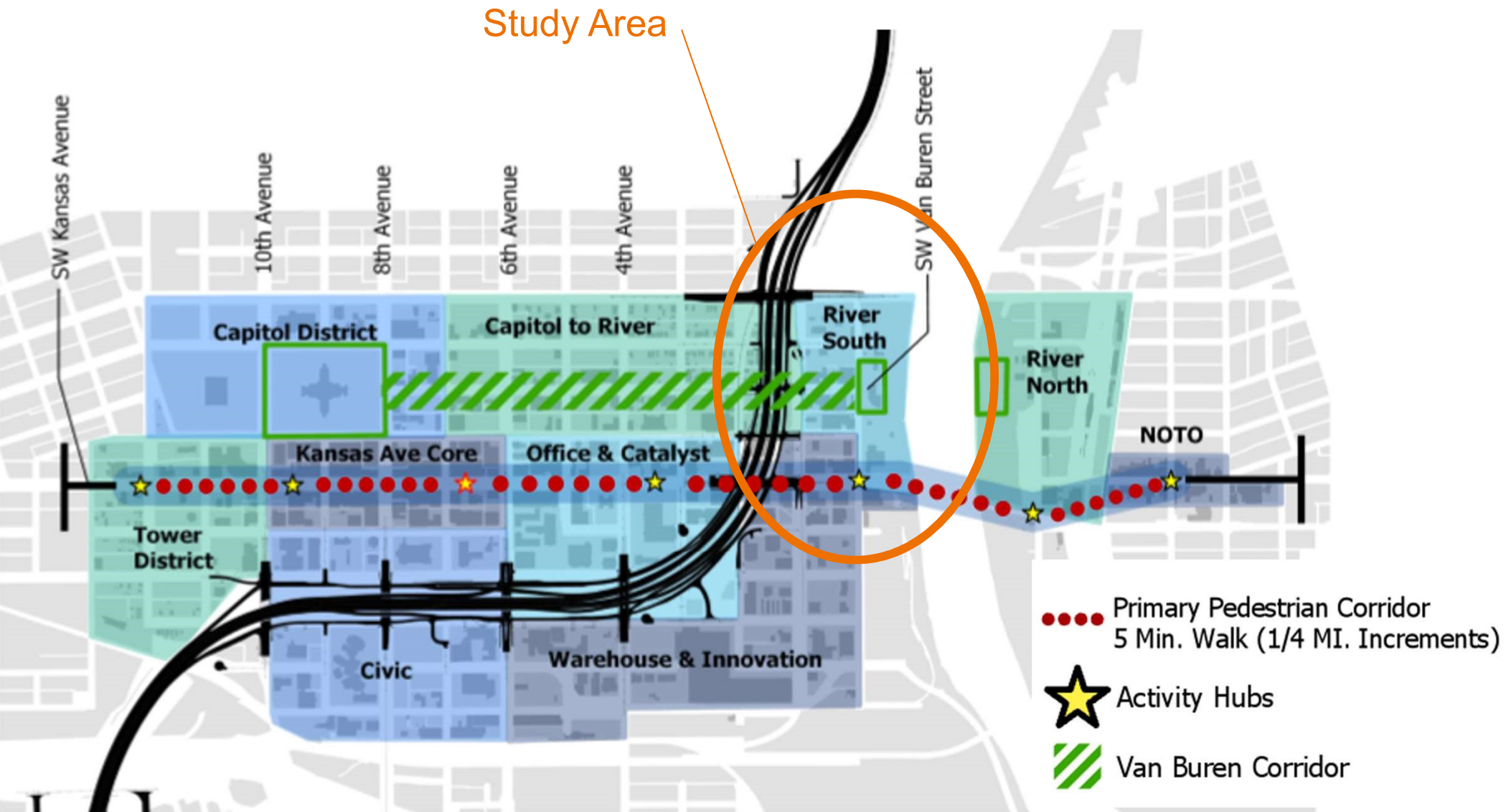
# River South Study Area



Downtown Zoning	
	OS1 - Open Space
	M3 - Multiple-Family
	C4 - Commercial
	D3 - Downtown
	I1 - Light Industrial
	I2 - Heavy Industrial
	OI2 - Office and Institutional
	Study Area
	Quincy Polk Viaduct

Source: Esri, DigitalGlobe, GeoEye, Earthstar (Earthstar), CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



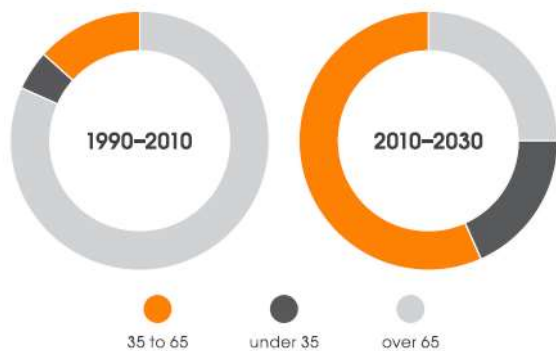


# Downtown Plan Update

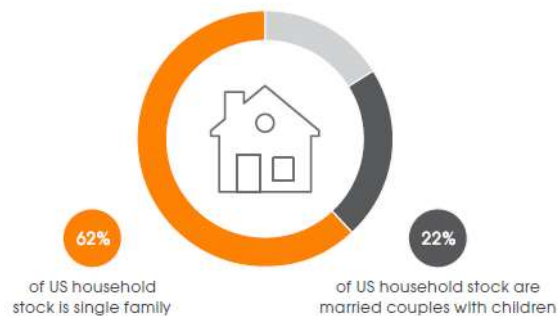


# Planning Considerations



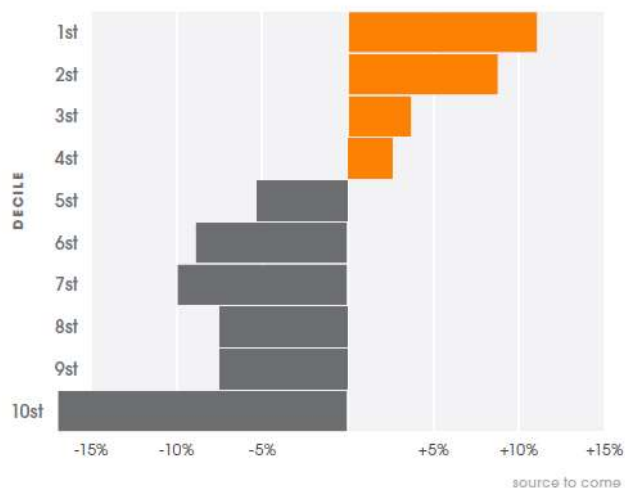


Through the 2000s, the clear majority of newly formed households in North America will comprise individuals or couples groups that strongly prefer urban style multifamily housing.



To satisfy growing demand for housing in urban settings, the US alone will need to create tens of millions of walkable multifamily units by the early 2030s.

#### Affluent Residents Move to the Urban Core



Less than 4 years of college      More than 4 years of college



Knowledge workers want to live in lively urban place, where they cluster jobs and investment follow.

By 2020, advanced economies could have too few college-educated workers and too many workers with secondary degrees.

#### Projected 2020 Labor demand and supply by skill level

millions of workers





# MISSION

Grow downtown as a  
REGIONAL...

**Economic engine**—jobs

**Fiscal engine**—tax base

**Amenity engine**—  
housing

**Civic heart**—common  
ground

**Cultural celebration**—  
arts “infrastructure”



**Walkable**



South Bay  
Retrofit, Boston

**Connected**



Brooklyn Village  
Redevelopment,  
Center City  
Charlotte

**Diverse**



Downtown  
Brockton (MA)

**Green**



Calgary  
Downtown  
Riverfront

**Authentic**



Water Street,  
Downtown  
Tampa

# Barriers and Opportunities



The realignment of I-70 within the River South Neighborhood offers an opportunity to include unique pedestrian and community spaces that can be an asset to the neighborhood.

Working from Stantec's current experience on the I-49 viaduct in Lafayette Louisiana, we have assembled a few examples of best practices for design for this type of transportation infrastructure.





## 1. WHAT NOT TO DO

## I-280 – SAN FRANCISCO, CALIFORNIA



## I-110 – BATON ROUGE







## **2. THE REALM OF POSSIBILITIES**

## UNDERPASS PARK, TORONTO

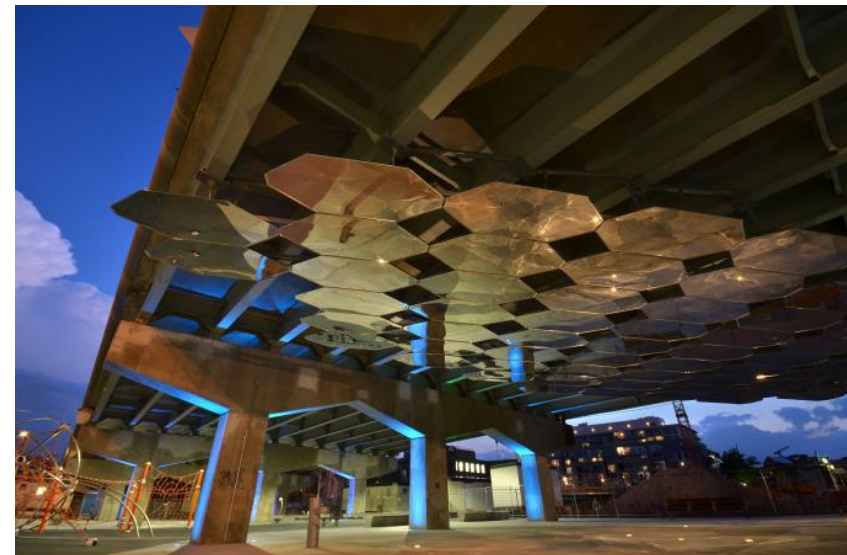
Before



After



## UNDERPASS PARK, TORONTO





## 14<sup>TH</sup> STREET VIADUCT - HOBOKEN

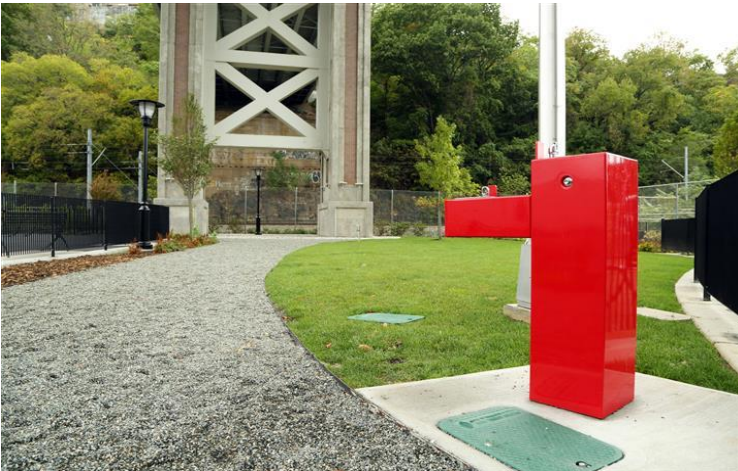




## 14<sup>TH</sup> STREET VIADUCT - HOBOKEN



## 14<sup>TH</sup> STREET VIADUCT - HOBOKEN





## GREENVILLE, SOUTH CAROLINA





## FLEA MARKETS, WALLACE, IDAHO





## FLEA MARKETS, WALLACE, IDAHO





# Comments / Thoughts / Opportunities

