

# Historic Holliday Park

Topeka, Kansas



## Neighborhood Plan

An Element of the

Topeka Comprehensive Plan

A Cooperative Effort By:

The Historic Holliday Park Neighborhood Improvement Association

&

The Topeka Planning Division

ADOPTED:

Topeka Planning Commission: December 18, 2023

Topeka Governing Body: January 16, 2024

## **ACKNOWLEDGEMENTS**

### **Historic Holliday Park Neighborhood Improvement Association**

**President** – Wayne Roberts

**Vice President** – Sharri Black

**Secretary** – Kathy Lee

**Treasurer** – Nikki Daniels

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Michael Padilla

#### **Topeka City Council**

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William Naeger

Katy Nelson

Donna Rae Pearson

James Tobaben

#### **Topeka Planning Division**

Rhiannon Friedman, Director of Development and Economic Growth

Dan Warner, AICP, Planning Division Director

Michael Hall, AICP, Land Use Planning Manager

Bryson Risley, Neighborhood Planner & Planning Analyst

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## CHAPTER 1

# Introduction and Purpose

## Background

In 2020, the Health Rating for the Historic Holliday Park neighborhood was a mixture of Out Patient, Intensive Care, and a small pocket of At-Risk (see Map 1). This reflected a decline for one block group making up part of the neighborhood which dropped from At-Risk to Intensive Care. In November of 2022, the Historic Holliday Park Neighborhood Improvement Association (NIA), applied for and was awarded the 2023 DREAMS I program. Through the 2023 DREAMS I neighborhood planning process, the Historic Holliday Park Neighborhood Plan was updated, the first time since 2008. The Plan was updated to identify the strengths, weaknesses, and opportunities facing the neighborhood, current and future land uses, target areas, and goals and guiding principles to stabilize and improve the blocks within the neighborhood. The Historic Holliday Park Neighborhood Plan is intended to be the guiding document to improve the Health Scores.

## Purpose

Beginning in March of 2023, the Historic Holliday Park NIA, DREAMS Planning Committee, and City Staff began collaborating to develop a neighborhood plan that comprehensively addresses land use, housing, safety, infrastructure, neighborhood character, and provide an overarching vision and goals for the neighborhood. The Neighborhood Plan analyzes neighborhood trends and provides long-range guidance and direction to City agencies, residents, and other organizations for future revitalization and investment in the neighborhood. The Plan is intended to be comprehensive, cohesive, and a coordinated approach to address issues found in Historic Holliday Park, while providing the stepping stones needed for NIA leadership to build a strong neighborhood fabric.

Recommendations for infrastructure, housing, and park improvements all involve major City and County expenditures that are constrained by the amount of tax revenues that are collected. Other neighborhoods compete for such allocations. Reliance on non-City and non-County funding sources will also determine the pace of implementation. Another purpose of this plan is to provide guidance and prioritization of projects, given the limited resources.

## Relation to Other Plans

The Historic Holliday Park Neighborhood Plan update constitutes an amendment to the Comprehensive Plan. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including the downtown, transportation, economic development, and trail elements. This plan also aligns with other City plans, such as the Bikeways Plan, Pedestrian Plan Futures 2040, Land Use and Growth Management Plan 2040, Shawnee County Parks Master Plan, and Downtown Master Plan.

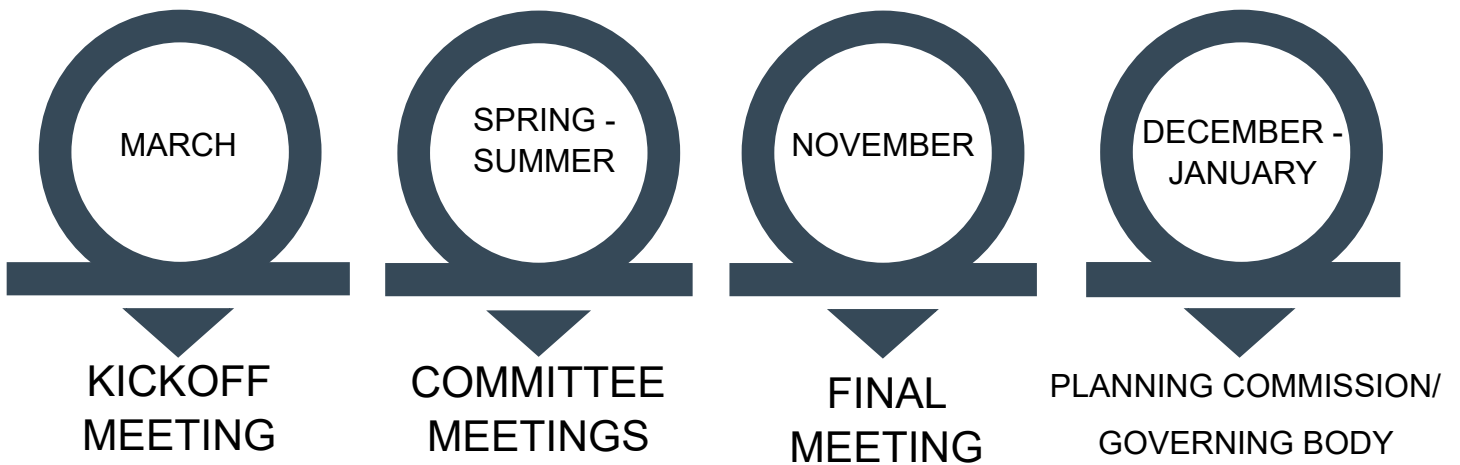
## Process

In November of 2022, the Historic Holliday Park NIA applied for and was awarded DREAMS I. Following the selection, planning staff conducted a property-by-property evaluation of land use, housing, infrastructure, and crime survey of the neighborhood. During the same period of time, pertinent demographic data was gathered from the 2020 Census and the 2021 American Community Survey (ACS).

A kickoff meeting was held on March 8<sup>th</sup>, 2023 to present the existing conditions of the neighborhood and allow residents to voice their thoughts and concerns regarding the neighborhood. The Historic Holliday Park DREAMS I Planning Committee, comprised of neighborhood volunteers, met ten times between March and November. These meetings covered issues related to land use, zoning, circulation, parks, and infrastructure. Along with these topics, the DREAMS I Planning Committee helped to develop goals and guiding principles, target areas, and develop infrastructure projects.

A work session was held with the City of Topeka Planning Commission on September 17<sup>th</sup> to provide an introduction and update to the process. A summary of the final plan was presented to the community at the final neighborhood-wide meeting on November 29<sup>th</sup>, 2023.

## Planning Process – Timeline



# Planning Process – Steps

Step  
1

Where is the neighborhood at?

Housing Conditions, Demographics, Homeownership, Crime, History, Infrastructure, and More

Products: Neighborhood Profile

Step  
2

Where do you want the neighborhood to be?

Stakeholder Interview, Survey, and Guiding Principles

Products: Vision and Goals

Step  
3

How do we get there?

Strategies to Achieve Vision, Goals, and Guiding Principles

Products: Land Use Plan and Revitalization Strategy

Step  
4

What do we do first and when?

Priorities, Actions, Programs, Costs, etc. to Implement the Plan

Products: Implementation Plan

Step  
5

How are we doing?

Implement Plan, Review Accomplishments, Reaffirm Goals, and Adjust Bi-Annually

Ongoing

**CHAPTER 2**

**Neighborhood  
Profile**

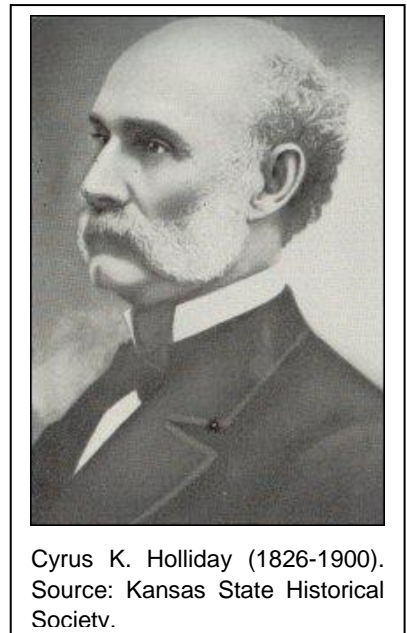
# Location and Character

## History

The Historic Holliday Park neighborhood is the 110-acre area bounded by SW 10<sup>th</sup> Street to the north, SW 13<sup>th</sup> Street to the south, SW Topeka Blvd to the east, and SW Clay Street to the west. Two additional arterial streets bisect the neighborhood – SW Huntoon Street and SW 12<sup>th</sup> Street. Within the neighborhood areas south of Huntoon and west of SW Polk Street are generally residential in character while the areas bordering SW Topeka Boulevard and SW 10<sup>th</sup> Street are predominantly office and professional uses with drugstore located at the intersection of SW 10<sup>th</sup> Street and SW Topeka Boulevard.

Named after Cyrus K. Holliday, who was one of the founders of Topeka and the Santa Fe Railroad company, the Historic Holliday Park neighborhood is centered around the 1.25-acre triangular park at the intersection SW 12<sup>th</sup> Street and SW Western Avenue and SW Huntoon Street and SW Western Ave. An error on the first plat of the original town site led to its distinctive street layout, which was eventually corrected as the area was built using federal survey lines. Where the original town site and later subdivision meet, there is a bend in the street pattern that created left-over spaces such as the area that would become known as “Holliday Park.”

Beginning in the late 1880s, housing construction began in earnest in the area, which was on the outskirts of the City limits at the time and still rural in character. Responding to rapid growth, nearby residents formed the Holliday Park Association in 1895 to beautify the triangular plot which soon became the City’s fourth public park.



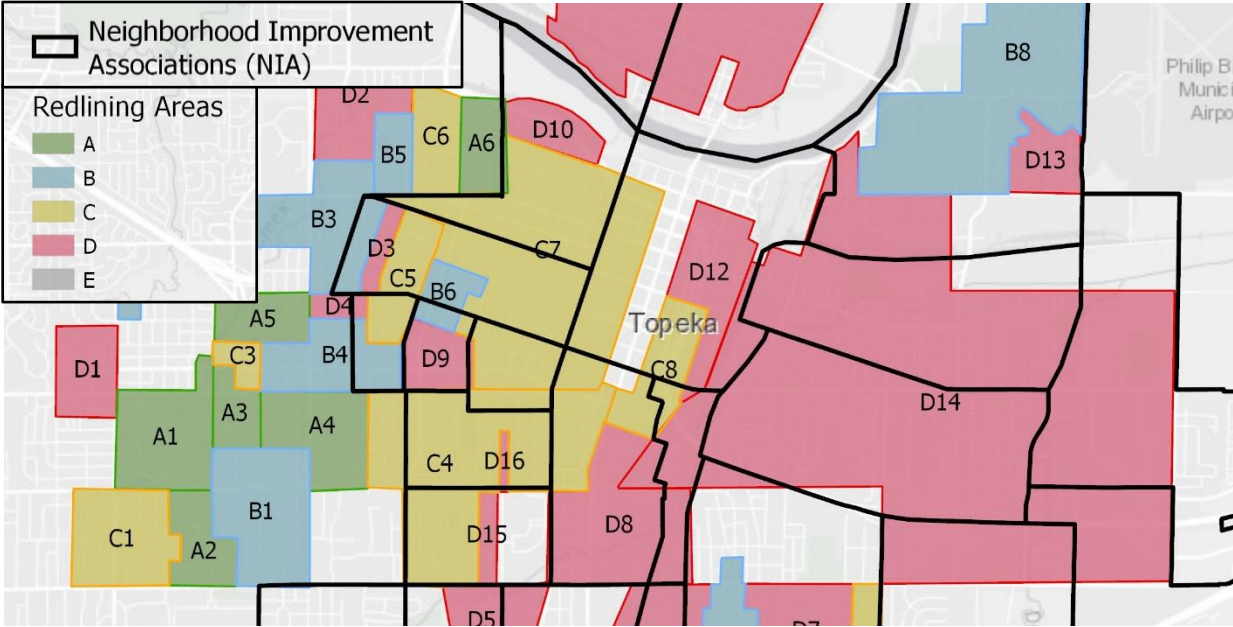
Despite the unique architectural and cultural heritage of the neighborhood, the area has been negatively impacted by a number of trends and events over the last century or so, the repercussion of which are only now being fully realized. During the 1920’s the City experienced a period of significant rural to urban migration and with very few homeownership opportunities. As a result, many of the homes in the neighborhood were stripped of their intended single-family use and architectural integrity when they were converted into apartment-style dwelling to accommodate the demand for rental units in an attractive setting near the central business district. In 1940, this was identified as a concern for the city within the Topeka-Shawnee County Comprehensive Plan.

*“this district contains multiple dwellings that resulted from the conversion of older, single-family homes. Practically no new apartment building have been provided in this*

more outlying district. This results in an unwarranted depreciating effect upon the remaining single-family homes.” – **Harland Bartholomew and Associates (1940-1942)**

In 1926, the City of Topeka, working with the Home Owners’ Loan Corporation produced a redlining map of the City. Historic Holliday Park fell within an area defined as “C” or “Definitely Declining” which was characterized by “obsolesce and infiltration of lower grade population. Good mortgage lenders are more conservative in third grade or “C” areas and hold commitments under the lending ratio for “A” and “B” areas.” The following text was identified from the text representing Historic Holliday Park:

*“This is the old part of the city which includes a large variety of houses that have been turned into rooming houses, apartments, etc. It is occupied, however, by a substantial class of people, and the presence therein of the state Capitol building and fine new high school helps to stabilize values.”* – **Realty Map of Topeka, Kansas 1926**



The lack of investment within the neighborhood due to these maps likely contributed to the decline in the community.



By the 1950s, tremendous city growth made *brand* new suburban areas available to a burgeoning homeowner population, which made many central Topeka neighborhoods less attractive to own a home. As a result of this flight from central Topeka areas, typical urban decay began to appear in parts of the neighborhood. On June 8, 1966, a tornado sliced through Topeka and left an indelible impression that drastically altered the character of many core neighborhoods of the City. While only the southeast corner of the neighborhood was damaged by the storm, the ensuing blight that occurred in surrounding areas has had a serious impact on the overall quality of life for residents in the area that is still being felt to this day.



1227 SW Western Avenue in 1934 before and after its conversion from a single-family house to a six-unit apartment in order to increase its rental income from \$30-40 per month to \$250 per month.

From 1968 to 1970 several blocks within the neighborhood containing single-family homes and converted single-family homes were demolished and replaced with higher intensity uses. New apartment buildings, multiple multi-story office buildings, and associated parking lots were constructed throughout the 1970s removing dozens of residential buildings further changing the character of the neighborhood. Throughout the following decades additional homes were removed to accommodate the parking needed for these professional office uses.

## Character

Historic Holliday Park is located in the heart of the City of Topeka, Kansas, just southwest of the Capitol Plaza and Downtown Topeka. Early twentieth century architecture defines the character of the neighborhood and reflects the distinctive styles from all periods including Queen Anne, Colonial revival, Craftsman, Bungalow, Prairie, Homestead, and Tudor homes. Within the boundaries of the neighborhood there are four individual structures listed as National Historic Place (page 87) as well as two different National Historic Districts that encompass 152 acres of the neighborhood and 110 other contributing and non-contributing structures.

Much of the original single-family character of the neighborhood has been lost over the last century. What remains is a mixture of single-family homes, multi-family conversions,

and a multifamily development. Much of this is due to the location, age, and size of the residences built within the neighborhood. The neighborhood's age leads to a relatively dense development density. The vacant parcels found throughout the neighborhood would allow for new single-family development to occur within the neighborhood.

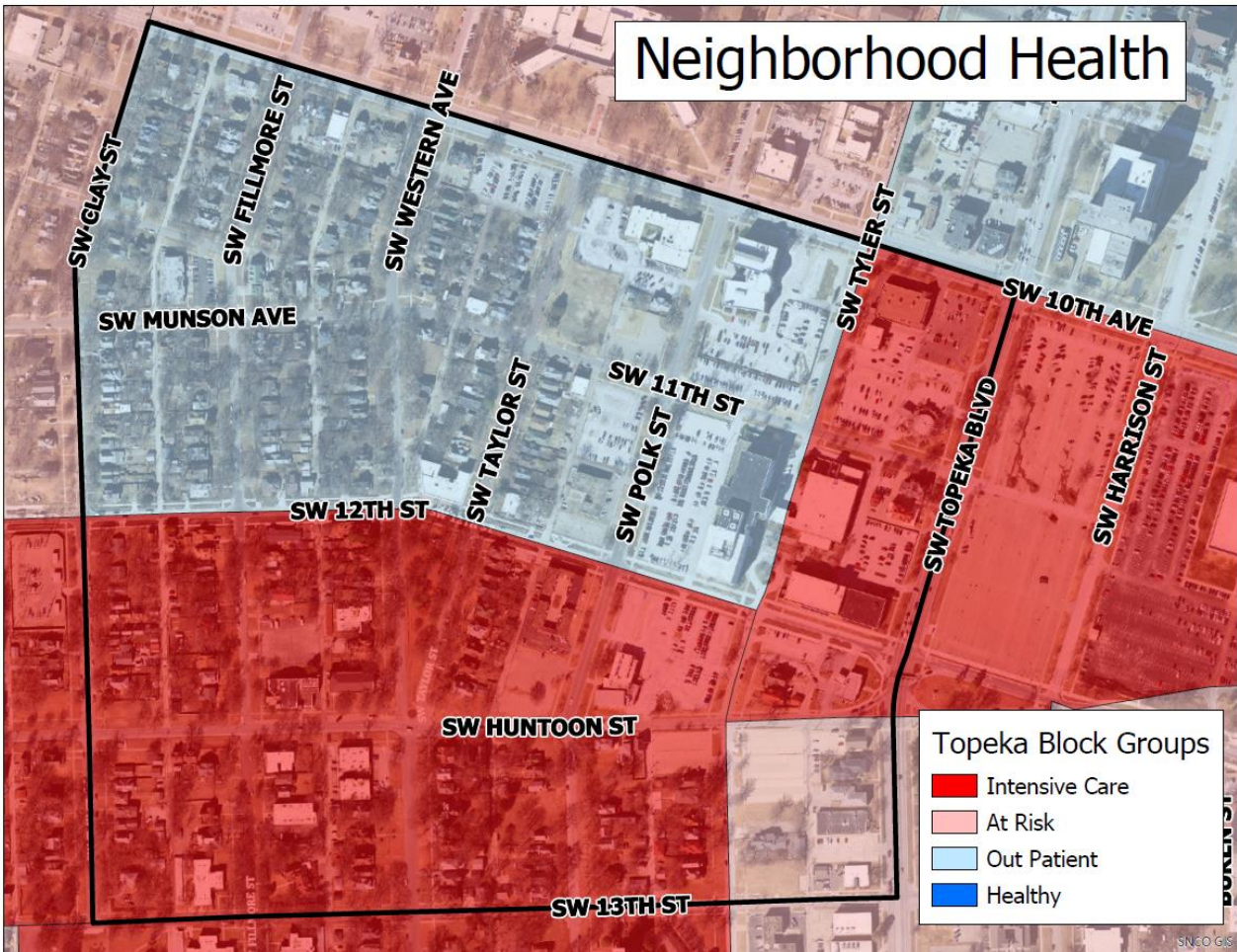
## Existing Conditions

### Neighborhood Health

The Neighborhood Health Element of the Comprehensive Plan establishes a health rating for all neighborhoods in Topeka in order to prioritize planning assistance in regard to property values, crimes per capita, homeownership levels, the number of boarded and unsafe structures, and the percent of people living below the poverty level.

The Historic Holliday Park neighborhood is primarily made up of two census block groups with two additional block groups making up a small portion of the neighborhood east of SW Tyler. Using 2020 Census and American Community Survey (ACS) data, the 2020 Neighborhood Health Element identified the neighborhood as a mixture of Intensive Care, At Risk, and Out Patient.

# Map 1 Neighborhood Health



## Land Use

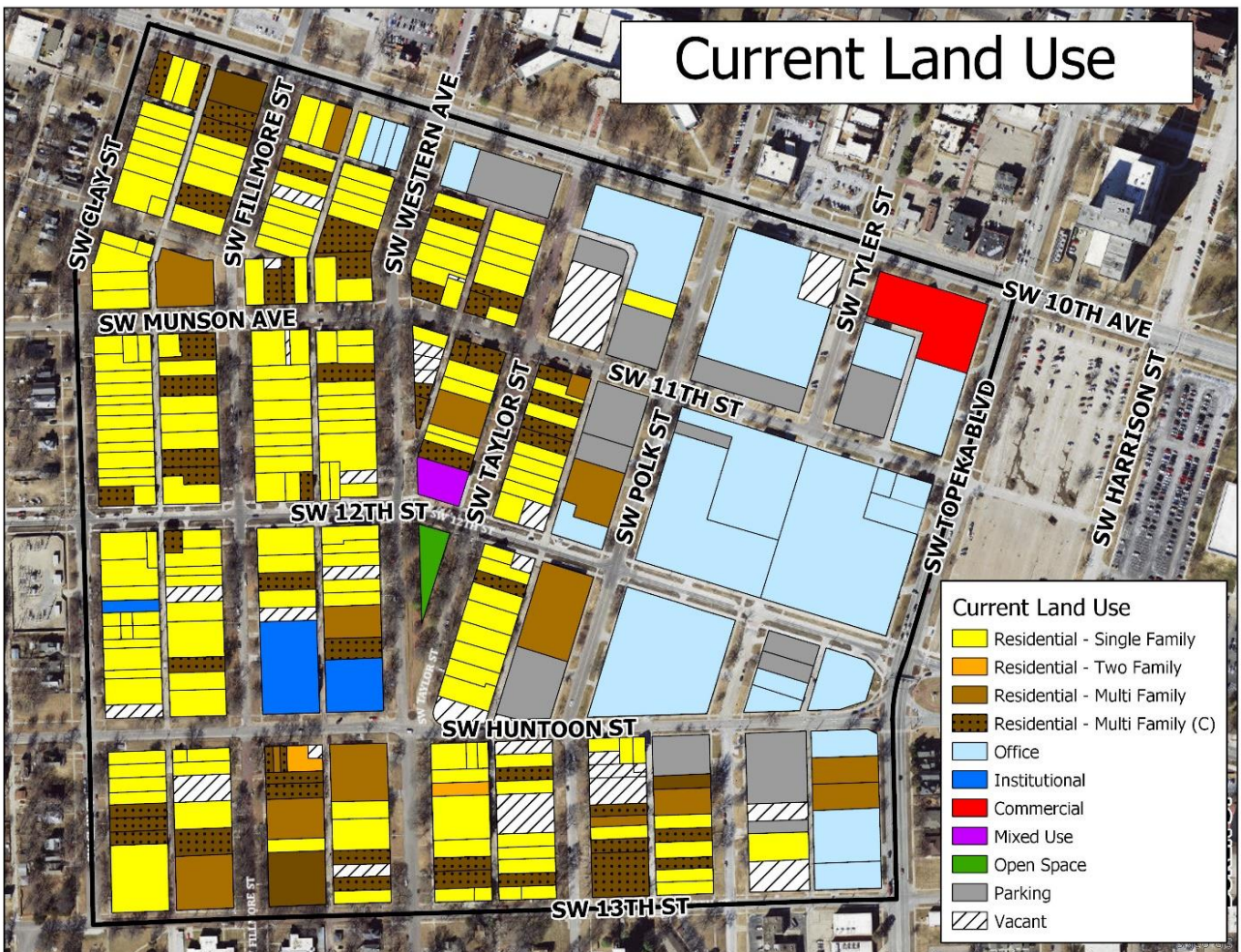
Historic Holliday Park is made up of primarily residential uses, with 76.3 percent of parcels dedicated to housing. Single-family uses make up 53.9 percent of parcels within the neighborhood and 35 percent of the land area. Multi-family residential uses, consisting of single-family conversion, two-family, and multifamily, are the second most prevalent land use, consisting of 22.4 percent of the total parcels and 19.1 percent of the land area. The multifamily housing is found throughout the neighborhood with large multifamily developments located along SW Fillmore Street, SW Webster Street, and SW Polk Street. A few smaller multifamily developments are found along SW 10<sup>th</sup> Avenue. The next largest land use within the neighborhood is commercial uses, which make up 5.6 percent of the total parcels, but 25.6 percent of the total land area. Two other uses that have altered the character of the neighborhood are the parking lots and vacant properties that are found throughout the neighborhood. The parking lots make up 5.3 percent of the parcels but nearly 9 percent of the land area. These are typically found with the larger multifamily developments and associated with the professional



office uses. The vacant lots make up 8.4 percent of the total parcels, but only 5.6 percent of the land use, likely due to the demolition of single-family homes that were built on the smaller lots.

Category	Parcels	Total Parcels	% of Parcels	Acres	Total Acres	% of Acres
Residential - Single-Family	173	321	53.9%	25.59	73.0	35.0%
Residential - Single-family Conversion	54	321	16.8%	7.87	73.0	10.8%
Residential - Two-family	2	321	0.6%	0.27	73.0	0.4%
Residential - Multifamily	16	321	5.0%	5.83	73.0	8.0%
Accessory Residential	4	321	1.2%	0.57	73.0	0.8%
Bed & Breakfast / Short Term Residential	4	321	1.2%	1.26	73.0	1.7%
Commercial	18	321	5.6%	18.71	73.0	25.6%
Institutional	6	321	1.9%	2.31	73.0	3.2%
Parking	17	321	5.3%	6.50	73.0	8.9%
Vacant	27	321	8.4%	4.10	73.0	5.6%
Total with ROW	-	-	-	-	120.14	-

## Map 2 Current Land Use

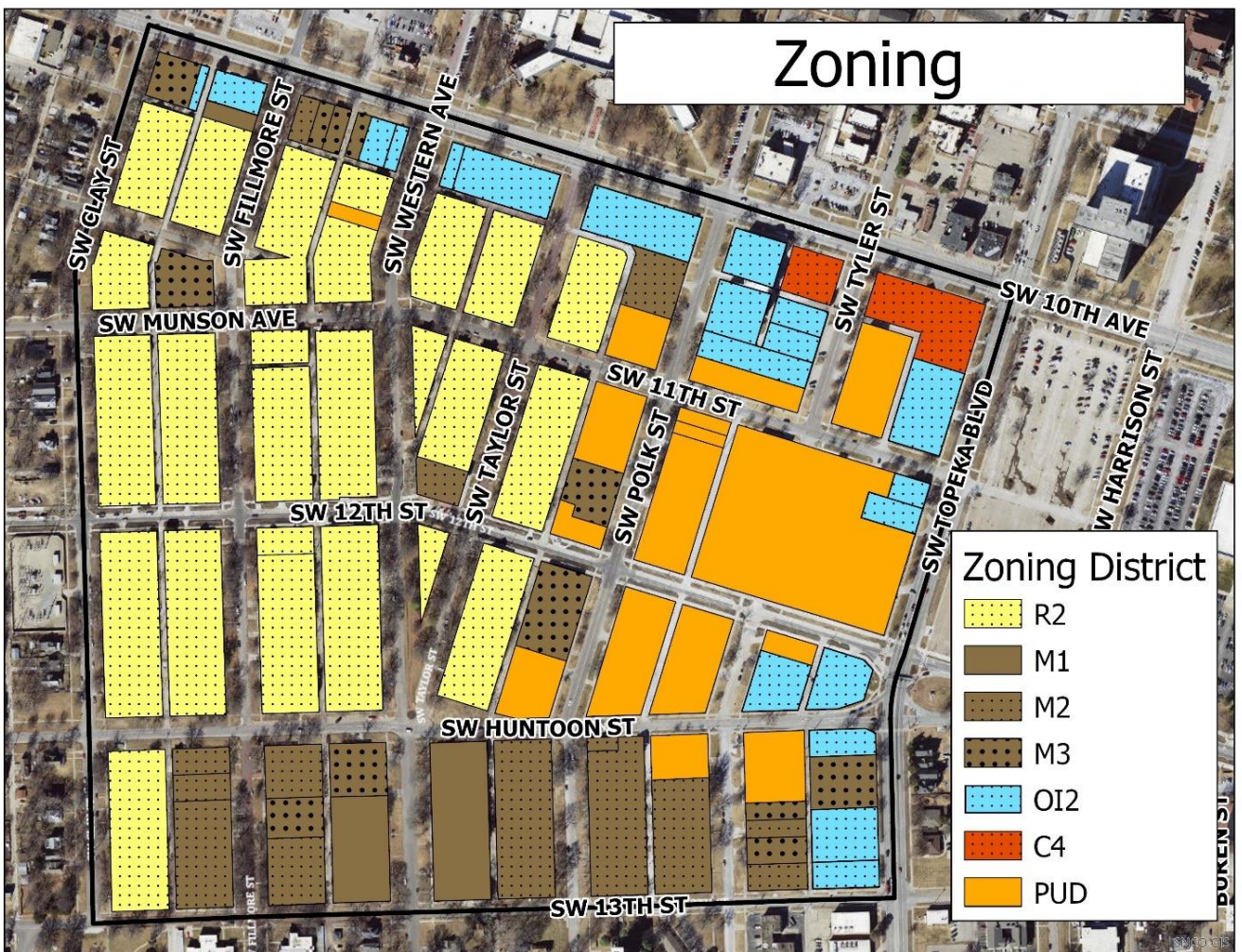




## Zoning

The Plan does not propose any zoning changes to the Historic Holliday Park Neighborhood. Currently the neighborhood is zoned “R-2” single-family, “M-1” multiple-family, “M-2” multiple-family, “M-3” multiple-family, “O&I-2” office and institutional, “C-4” Commercial and “PUD” planned unit development. PUD zoning provides variation to the standards of base zoning districts. The largest area of PUD zoning consists of multiple blocks for Blue Cross/Blue Shield of Kansas with a land use group of “O&I-3” Office and Institutional. The non-residential zoning districts are generally located east of SW Taylor Street and north of SW Huntoon Street.

### Map 3 Zoning



## Housing Diversity

Historic Holliday Park averages 15.5 residential units per acre due to the mix of multifamily, single-family, and multi-family conversions. This is similar to what was found in 2008, when it was found the neighborhood had 15.6 units per acre.

Multifamily housing provides the greatest quantity of housing units (263) within Historic Holliday Park at 45.1 units per acre. The Multifamily properties have an average property value of \$466,068. However, the Median value is nearly \$100,000 indicating there are more properties of a lower value with a few having a high appraised value causing a greater average. Multifamily properties saw the greatest increase in average property values since 2006 with a 52 percent increase in value.

Single-family conversions provide the second highest quantity of units (175) with a density of 22.2 units per acre. Single-family conversions have experienced a 5.7 percent increase in appraised value since 2006.

Single-family provides 173 units at 6.8 units per acre. Single-family residential properties have a current appraised value of \$57,532. This represents a 4.4 percent increase since 2006.

According to the Topeka Capitol Journal, residential properties in Shawnee county saw a property valuation increase of 13.8 percent ([Shawnee County residential appraisal values see average hike of 13.8% \(cjonline.com\)](http://www.cjonline.com)). This indicates that residential properties in Historic Holliday Park have not kept pace with Shawnee County.

Category	Units	Percent of Units	Acres	Units/Acre
Residential - Single-Family	173	28.1%	25.6	6.8
Residential - Single-family Conversion	175	28.5%	7.9	22.2
Residential - Two-family	4	0.7%	0.3	14.5
Residential - Multifamily	263	42.8%	5.8	45.1
Net Density - Residential	615	100.0%	39.6	15.5
Net Density - All	615	100.0%	73.0	8.4
Gross Density with R-O-W	615	100.0%	120.14	5.1

Category	2023				2006	% Change
	Median	Minimum	Maximum	Average	Average	06 - 23
Residential - Single-Family	\$53,100	\$3,700	\$236,800	\$57,532	\$50,870	4.4%
Residential - Single-family Conversion	\$57,700	\$12,430	\$196,800	\$64,391	\$54,600	5.7%
Residential - 2/3/4 plex	\$65,660	\$37,200	\$103,900	\$65,740	-	-
Residential - Multifamily	\$341,920	\$153,570	\$1,335,870	\$466,068	\$224,820	52.1%
Vacant	\$1,215	\$0	\$2,350	\$1,062	\$9,850	-87.7%

## Housing Conditions

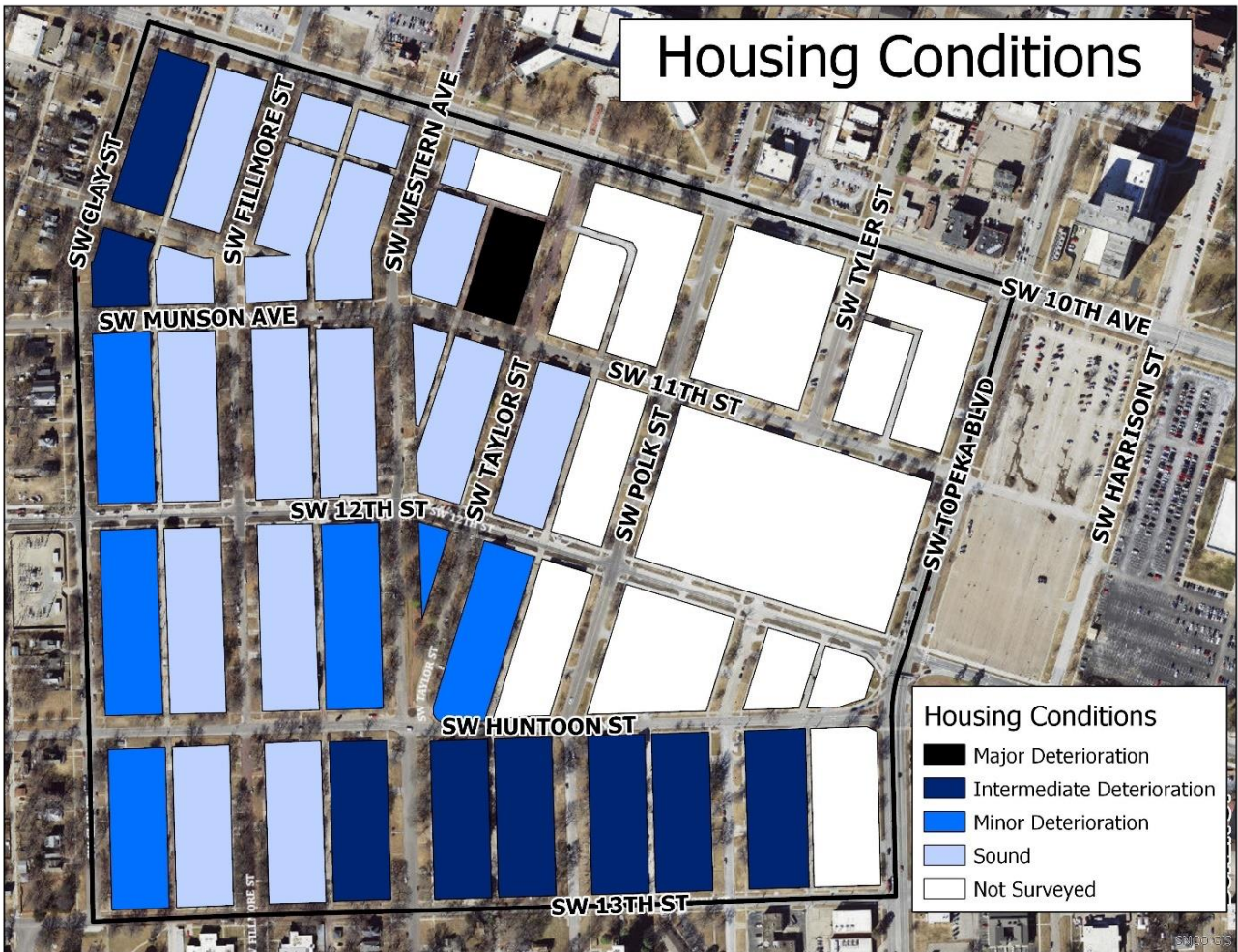
A housing conditions assessment was conducted in Historic Holliday Park to evaluate individual housing conditions, as well as create a housing conditions map (Map 4). Housing conditions are evaluated by compiling the total number of exterior deficiencies within a block and creating an average score. As Table 4 (page 18) shows there were 834 deficiencies found within Historic Holliday Park of which 62.4 percent were considered minor. There was an average of four deficiencies found per single-family or single-family conversion, leading to only 55.7 percent of residences receiving a “sound” score. 22.4 percent were considered “fair”. This means over 20 percent of properties were deteriorating or dilapidated.

Blocks that fell outside of the sound condition rating tend to be located on the east side of SW Clay Street, south of SW Huntoon Street, and along SW Taylor Street. It should be noted that a rating of blocks having, minor, intermediate, or major deterioration does not mean that all homes on that block are deteriorating, but rather there are specific properties featuring a greater number of deficiencies.

<b>Deficiency Type</b>	<b>Count</b>	<b>Percent</b>
Minor	520	62.4%
Intermediate	263	31.5%
Major	51	6.1%
Total	834	100.0%
<b>Housing Rating</b>	<b>Count</b>	<b>Percent</b>
Sound	127	55.7%
Fair	51	22.4%
Deteriorating	45	19.7%
Dilapidated	5	2.2%
Total	228	100.0%



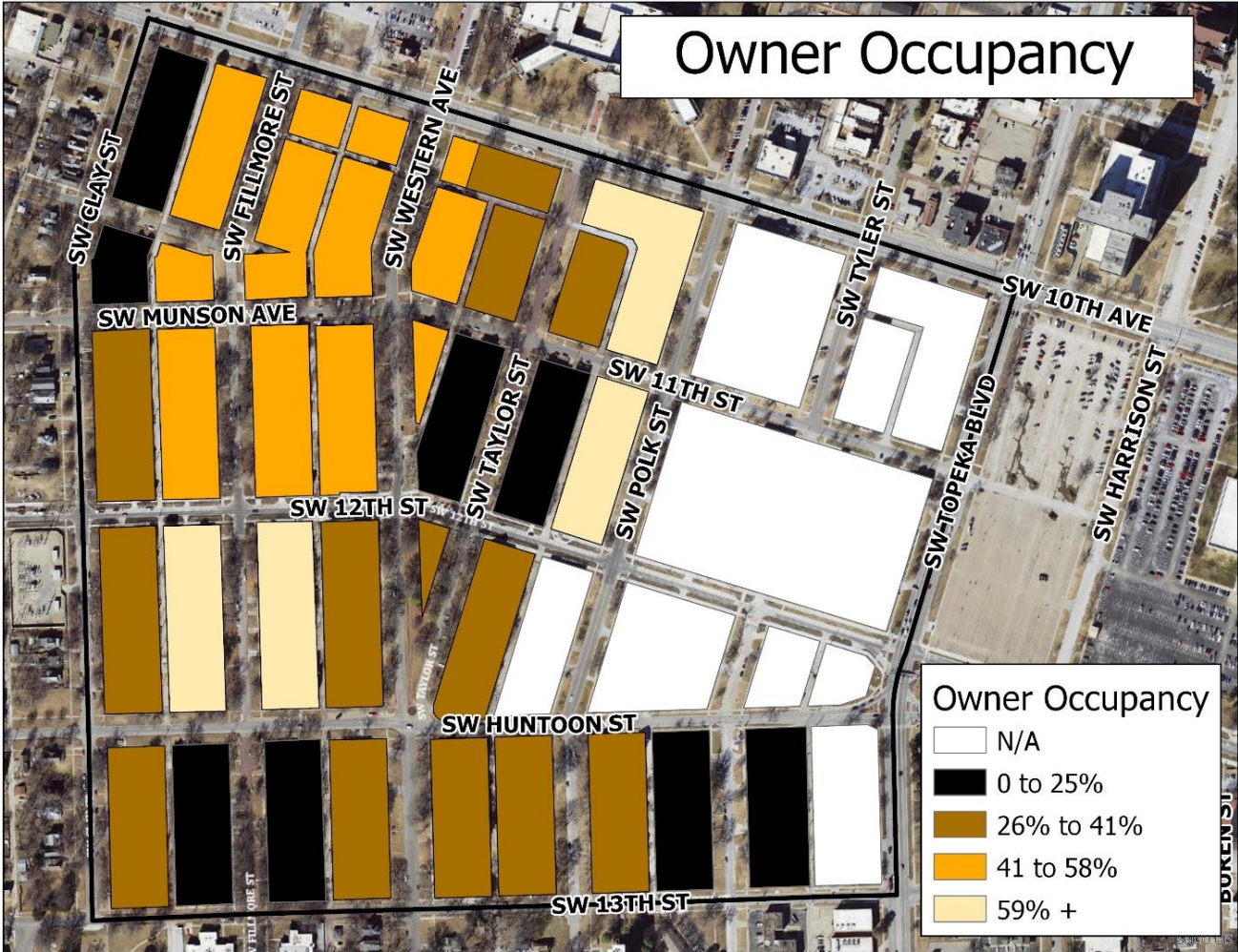
# Map 4 Housing Conditions



## Tenure (Owner/Renter)

Of single-family homes and single-family homes that have been converted to apartments, nearly 40 percent are owner-occupied. That number can be refined further to look specifically at single-family homes. With the removal of conversions, the neighborhoods owner-occupancy jumps to 48 percent. This represents a decline of 6 percent from the 2008 Historic Holliday Park Neighborhood Plan which indicated owner-occupancy at 54 percent. Map 5 shows the blocks and their corresponding owner-occupancy. What is found is that there is a sporadic ownership levels throughout the neighborhood with few blocks showing occupancy levels above 59 percent. Owner-occupancy levels should continue to be monitored along with residential values to track for potential disinvestment within the neighborhood.

# Map 5 Owner Occupancy

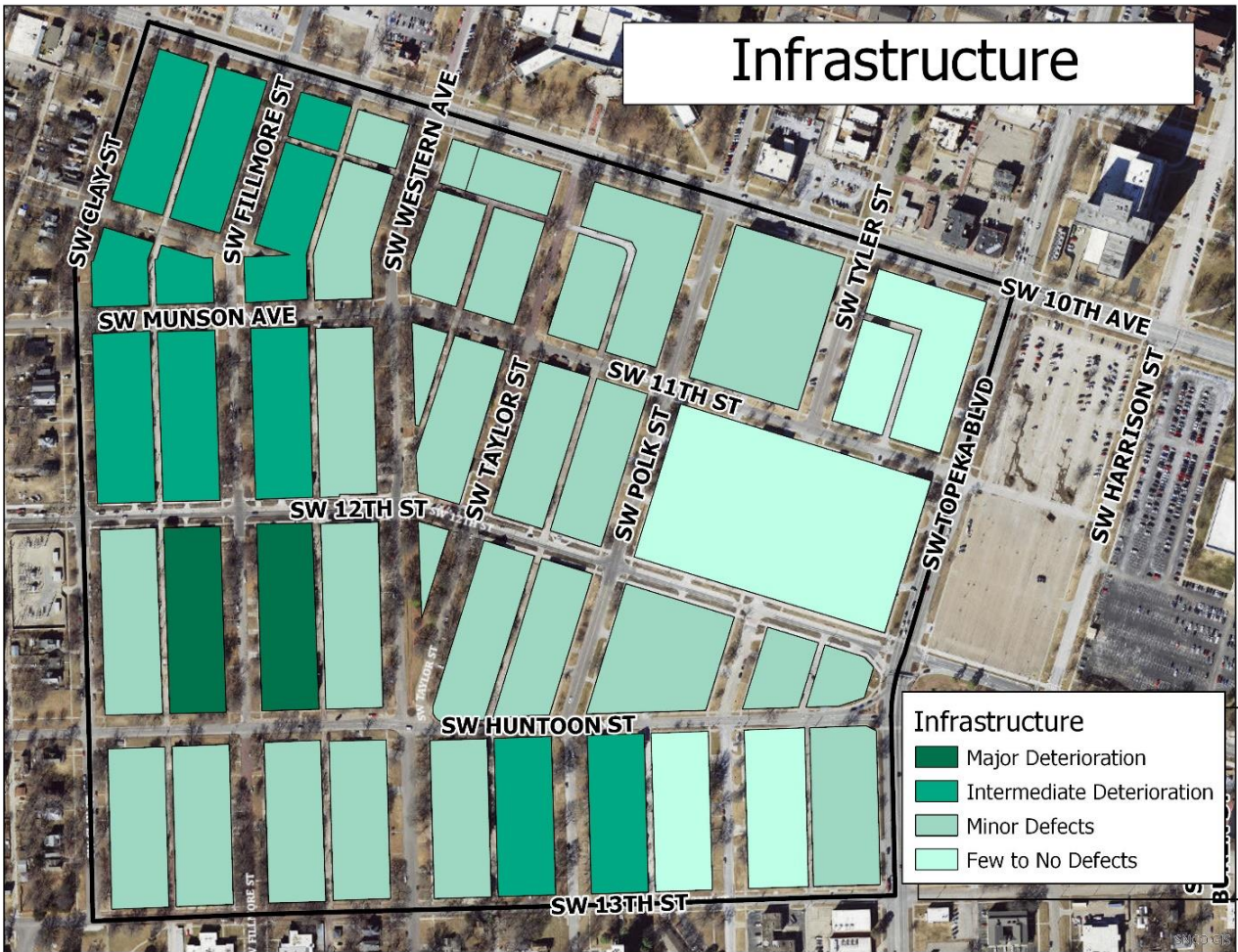


## Infrastructure

Infrastructures scoring includes pavement, sidewalks, and curb and gutter conditions. The neighborhood falls into two categories for overall infrastructure, areas that have historic infrastructure and those with modern infrastructure. The areas with historic infrastructure are generally found west of SW Taylor Street and the areas with modern infrastructure are found east of SW Taylor Street. Much of the historic infrastructure is in poor condition and in need of replacement. The brick sidewalks have settled and are no longer ADA compliant. The stone curbs have chipped away leaving sections with jagged curbs or no visual curb present. Much of the existing brick streets have been paved over and the pavement has chipped away leading to potholes dotting the roadways. The neighborhood has significant roadway projects underway and planned in the future with the one-way pairs of SW 12<sup>th</sup> Street and SW Huntoon Street receiving a lane reallocation and major repairs.



## Map 6 Infrastructure Conditions

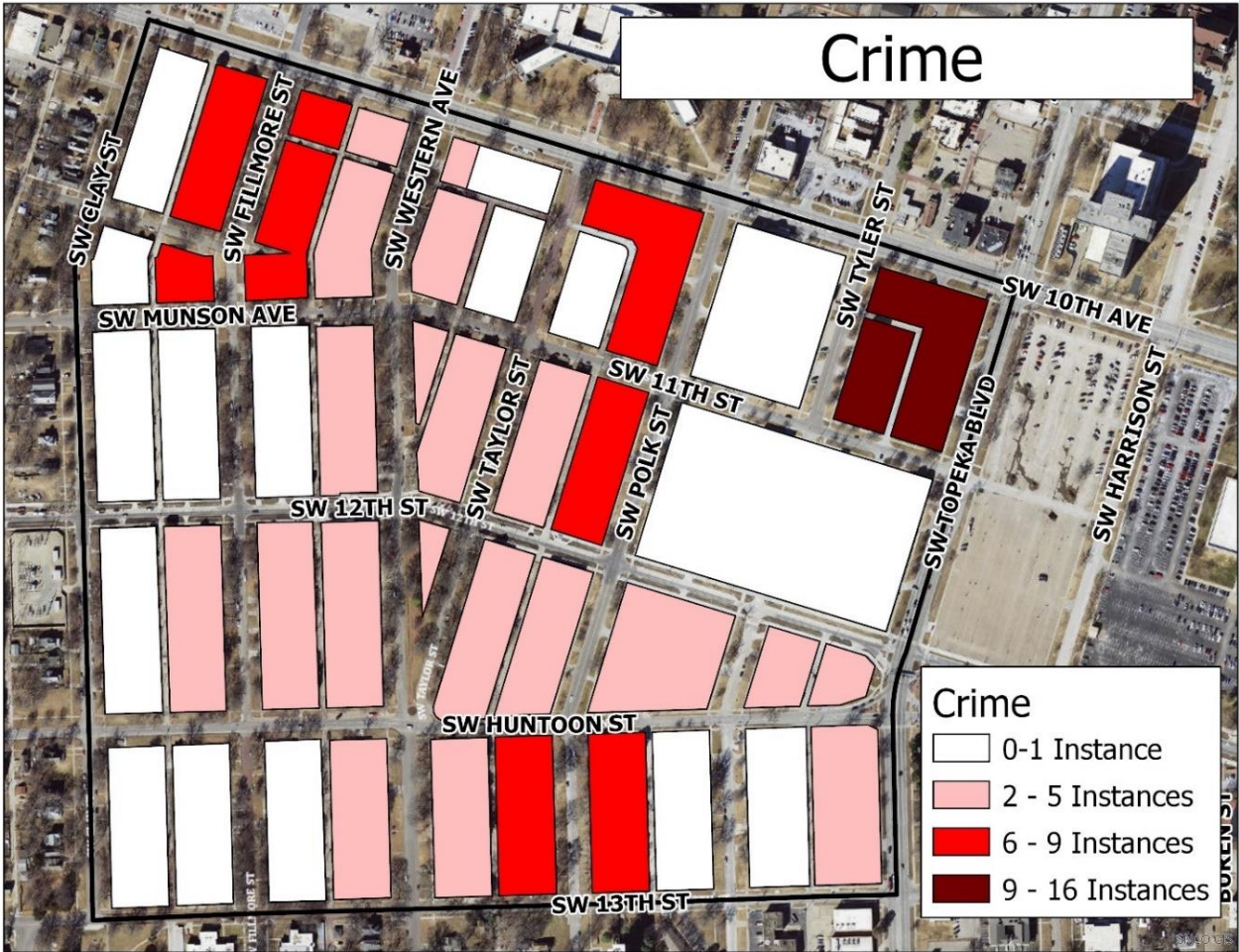


### Public Safety

Map 7 illustrates the number of reported part 1 crimes within the neighborhood, by block, during year 2022. This information is provided by the Topeka Police Department. Overall, for 2022, the neighborhood experienced 65 part 1 crimes, which can be defined as murder, rape, robbery, aggravated assault, burglary, and theft. The majority of these were found within four out of the 22 blocks (60 percent). The commercial business located on the northeast corner had the highest instance of crime with 16 reported crimes in 2022. Discussions with neighborhood residents indicated reported crimes seemed low, so additional information was requested from the Topeka Police Department. For 2021, the neighborhood had 125 reported part 1 crimes, nearly double the number reported for 2022. This indicates crime within the community can vary greatly, and a one-year view of crime is not sufficient for the neighborhood.

Further communication between neighborhood leaders and the City of Topeka Police Department could help address these concerns.

# Map 7 Part 1 Crime

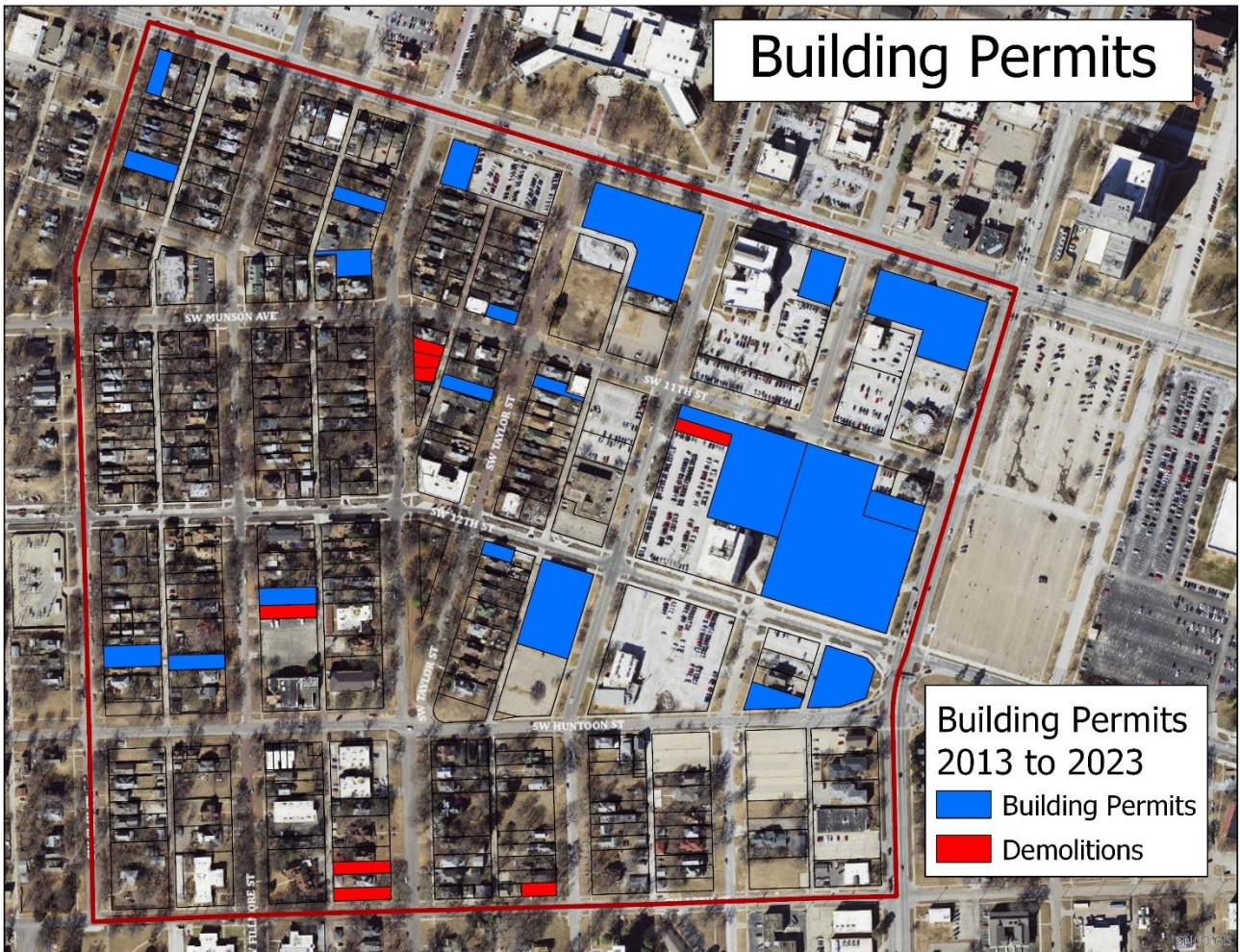


## Building Activity

Map 8 reflects that from 2013 to 2022 there has been little residential development activity within Historic Holliday Park. In that time there have been no new residential dwellings that have been built. Over that same time period, 66 percent of residential permits were for additions and alterations. Indicating there is some reinvestment within the neighborhood. There were 12 commercial building permits in this time frame, with eight of those being for interior alterations. The map indicates there have been eight residences that have been demolished leading to the current state of 27 currently vacant properties. The current number of vacancies and loss of single-family properties indicates there is significant room for small scale residential development.



# Map 8 Building Permits



## Circulation

As identified by the Futures 2040 Topeka Regional Transportation Plan, the neighborhood is bound to the east by principal arterial Topeka Boulevard, local streets SW 13<sup>th</sup> Street to the south, SW Clay Street to the west and minor arterial SW 10<sup>th</sup> Street to the north. Minor arterials SW 12<sup>th</sup> Street and SW Huntoon Street are one-way pairs that travel east/west and cut through the neighborhood. SW Western Avenue is a major collector that travels north south through the neighborhood.

Bus routes run through much of the neighborhood with routes running along SW 10<sup>th</sup> Avenue, SW 12<sup>th</sup> Street, SW Huntoon Street, and along SW Topeka Boulevard.

Bikeways are established along SW Huntoon Street and SW 12<sup>th</sup> Street. Sharrows make up the remaining bike infrastructure within the neighborhood having routes connecting or running through the neighborhood. Sharrows can be found on SW Clay Street, SW 13<sup>th</sup> Street, SW 11<sup>th</sup> Street, SW 10<sup>th</sup> Avenue, and SW Western Avenue.

## Public Facilities

The only properties within the neighborhood that would qualify as public facilities are the parking lot owned by USD 501 and Holliday Park owned by Shawnee County.

# Socio-Economic Trends

## Demographics

Table 5 shows that Historic Holliday Parks population has shrunk 12.5 percent since 2000, a loss of 132 individuals. Since 2000, the median age has remained nearly the same but age cohorts have experienced significant changes. While specific age groups had changes of plus or minus 20 percent, looking at age cohort groupings provides a better representation of the demographics. Looking at the ages 0 to 19 (school age), there was no change in population. Age cohorts 20 to 64 (workforce) decreased by 15.4 percent since 2000 (681 vs 576). The older demographic 65+, decreased by 18.7 percent. The two age cohorts that saw the largest true change in numbers were the 35 to 44 age group which shrunk by 93 individuals and the 55 to 64 age group which added 48 individuals.

Over the last 20 years the neighborhood has also experienced significant changes to race and ethnicity. While the population that identify as white, shrank in total population (-64) the total percentage actually went up 1.4 percent. Black, Other, and Hispanic populations experienced the greatest change in demographics with the black population losing 208 individuals while the Other and Hispanic populations grew by 188 and 113 individuals.

**Table 5: Population Demographics**

Category	2000		2010		2020		2000 to 2020 Change
<b>Population</b>							
<b>Total</b>	1056	100.0%	982	100.0%	924	100.0%	-12.5%
Male	515	48.8%	463	47.1%	440	47.6%	-14.5%
Female	540	51.1%	518	52.7%	484	52.4%	-10.4%
<b>Race &amp; Ethnicity</b>							
Black	354	33.5%	200	20.4%	146	15.8%	-58.8%
White	616	58.3%	599	61.0%	552	59.7%	-10.4%
Other	38	3.6%	183	20.4%	226	24.5%	494.7%
Hispanic Origin	90	8.5%	180	18.3%	203	22.0%	125.6%
<b>Age</b>							
Under 5	43	4.1%	72	7.3%	65	7.0%	50.4%
5 to 9	68	6.4%	77	7.8%	52	5.6%	-23.9%
10 to 14	70	6.6%	64	6.5%	50	5.4%	-28.7%
15 to 19	53	5.0%	77	7.8%	67	7.3%	27.3%
20 to 24	127	12.0%	83	8.5%	92	10.0%	-27.2%
25 to 34	174	16.5%	156	15.9%	147	15.9%	-15.6%
35 to 44	202	19.1%	123	12.5%	109	11.8%	-46.0%
45 to 54	103	9.8%	149	15.2%	104	11.3%	1.4%
55 to 64	75	7.1%	116	11.8%	123	13.3%	63.9%
65 and older	141	13.4%	65	6.6%	115	12.4%	-18.7%
Median Age	34		32.6		33.8		

\* Estimates provided by ESRI Community Analyst

## Households

Since 2000, Historic Holliday park has experienced a decrease in the number of household units and families. During that same period the number of persons in the household have increased by 12.5 percent (2.01 vs 2.25). This is nearly identical to the city-wide average of 2.24. The number of persons per family increased from 2010 but decreased by 1.1 person on average since 2000. The current average of 3.24 persons per family is greater than the city-wide average of 2.97. While neighborhood information is not available for single-parent households and single-parent female head of household, Citywide information showed that for 2020 35.8 percent of all Topeka family households containing children were headed by a single parent. This was a decrease of 8.2 percent from 2010. Of those, 26.4 were headed by a single mother. While this does not describe the exact conditions of the neighborhood it can help provide a baseline expectation for the neighborhood.



Category	2000		2010		2020	
<b>Households</b>	525	100%	452	100%	410	100%
Families	242	46%	210	46%	178*	43.4%
Female head of household	71	14%	*		*	
Person per household	2.01	N/A	2.16	N/A	2.25	N/A
Persons per family	4.36	N/A	3.1	N/A	3.24	N/A

\*Family and Femal head of household information was not provided in the 2020 Census update

### Income

Table 7 shows the income related data for residents of Historic Holliday Park. What this table shows is that household median income for residents is just over \$25,000 and while that is a 19 percent increase since 2020, it is nearly half of what other Topeka households average. Per capita income for Historic Holliday Park residents increased by 76 percent from \$13,260 to \$23,296. This is closer to Topeka residents, but is still \$5,000 less than the citywide per capita income.

Poverty data shows that Historic Holliday Park residents, overall, are more likely to be in poverty. Within that families and families with a female head of household experience lower levels of poverty than other families in Topeka.

Income	2000	2010	2020	% Change 2000 to 2020	Topeka (2020)
Household Median Income	\$21,190	\$26,803	\$25,266	19.2%	\$49,647
Family Median Income	\$25,810	\$37,022	-	-	-
Per Capita Income	\$13,260	\$11,260	\$23,296*	76%	\$28,420
<b>Poverty</b>					
Percent of persons Below Poverty Level	30.8%	25.6%	17.7%	-13.1%	13.9%
Percent of Families Below Poverty Level	24%	10.7%	21.8%	-2.2%	23%**
Female Head of Household with Child <18 Below Poverty Level	68%	11.7%	22.3%	-45.3%	41%**

\* indicates this estimate came from ESRI 2020 estimate not census data  
 \*\* indicates 2010 estimate as the 2020 Decennial Census did not gather this information

# Profile Summary

Historic Holliday Park is a neighborhood at a crossroad. With decreasing owner occupancy, income levels below City average, and a low percent of single-family uses the neighborhood faces challenges to stabilize. However, there is still potential for the neighborhood to become a prominent Topeka neighborhood. The historic architecture, prime location next to Topeka High School, and reasonable property values all make Historic Holliday Park a highly desired neighborhood. Significant reinvestment in the multi-family housing and single-family conversions would provide a wide array of attractive housing choices to residents of all ages.

The neighborhood encompasses an assortment of land uses with Historic Holliday Park centrally located within the neighborhood and higher intensity office and commercial uses located along the arterials. While much of the architecture of the neighborhood is representative of single-family, many of these homes have been converted into apartments due redlining and its location near Downtown Topeka. Residential uses within the neighborhood are zoned for single-family north of SW Huntoon Street and multi-family south of SW Huntoon Street. To preserve the “neighborhood feel” further encroachment of office and parking uses should be avoided. For the future, residents of Historic Holliday Park look to preserve the neighborhoods family-oriented image, encourage respectful property owners, and increase the social welfare of all those who live in and around the neighborhood.

Conditions throughout the neighborhood have now presented the neighborhood with a number of unique opportunities and constraints, as summarized below.

## CONSTRAINTS:

- High occurrence of individual property maintenance violations and concerns.
- Older housing stock and lack of investment have led to deteriorating homes.
- Poor historic infrastructure.
- Low homeowner rates.
- Large segments of land are owned by Blue Cross and Blue Shield of Kansas.

## NEEDS AND OPPORTUNITIES:

- Improved infrastructure of all types.
- Underlying brick streets.
- Holliday Park can be improved to become a larger community asset.
- Vacant lots can be developed for residential uses.

## STRENGTHS:

- Holliday Park is prominently located within the neighborhood.
- Two Historic Districts make the spine of the neighborhood.
- Blue Cross and Blue Shield of Kansas are good neighbors.
- A strong NIA provides the neighborhood with leadership, a unified voice and a supportive body to accomplish goals.
- Devon Flatts provide an opportunity for local businesses.
- Nearly 50 percent of the residential uses are located in a Census Block Group identified as Out Patient.

## CHAPTER 3

# Vision and Goals

## Vision Statement

The Historic Holliday Park neighborhood has returned as a prominent and sought-after neighborhood in Topeka. The location, affordability, and classic architecture were key aspects that drove caring and responsible property owners to the neighborhood. The influx of new residents has only enhanced the sense of community that the Historic Holliday Park Neighborhood Improvement Association has been fostering with several annual neighborhood events in Holliday Park. Now the neighborhood is known for its strong family-oriented nature, where residents of all ages can be seen walking throughout the neighborhood, playing at the park, or taking advantage of the newest restaurant at the Devon Flats. The Historic Districts acted as spine for the neighborhood with reinvestment radiating from its center. Historic Holliday Park now represents the mantra of clean, neat, and safe.

## Goals and Guiding Principles

### Land Use:

Goal – Preserve the residential nature of the neighborhood while promoting at-scale new residential development with opportunity for new sustainable commercial and civic uses.

#### *Guiding Principles:*

- Limit expansion of office uses and parking lots from encroaching further into the neighborhood to preserve and enhance the residential nature of the neighborhood.
- Promote the removal of underutilized surface parking within the neighborhood to provide greater opportunity for new development.
- Encourage any new higher intensity uses to be located along SW Topeka Boulevard and SW 10<sup>th</sup> Street.
- Achieve a balanced residential density and character that is compatible with the single-family character of the neighborhood.

### Housing:

Goal – Improve the quality of the housing stock while adding new housing that respects the character of the neighborhood and promotes a healthy balance of owner-occupied and renter-occupied housing.

#### *Guiding Principles:*

- Increase homeownership levels in all blocks by promoting owner-occupancy, even in multifamily conversions.
- Provide a variety of housing types within the neighborhood allowing for different price points.
- Advocate for any new housing meet the design standards identified in the Historic Holliday Park Neighborhood Plan.
- Partner with the Kansas Historical Society to hold workshops geared towards improving the quality of housing within Historic Districts.
- Develop strategies to ensure a high level of property owner compliance with minimum housing/nuisance standards.

- Create volunteer “neighbor to neighbor” programs that can address smaller housing maintenance issues like painting, porches gutters, etc. Environmental programs like this prolong the life of the existing housing stock and prevent the “broken window” cycle.
- Encourage relationships between NIA leadership and landlords within the neighborhood to limit code compliance issues that tenants may overlook.
- Invest in the neighborhood to ultimately make it attractive to market-rate homeowners.

### **Economic Development:**

Goal – Increase the opportunity within Historic Holliday park for local business opportunity while providing necessary amenities to the neighborhood.

#### *Guiding Principles:*

- The retail on the first floor of the Devon Flats should maintain high occupancy levels while providing neighborhood scale retail and services.
- Commercially zoned properties along SW 10<sup>th</sup> Street should be developed to a greater intensity that become assets to the community.

### **Public Facilities, Infrastructure, and Pedestrian Safety:**

Goal – Ensure modern and historic infrastructure and public facilities are improved to support the residential component of the neighborhood while providing a safe multi-modal environment.

#### *Guiding Principles:*

- Continue street, sidewalk, and alley infrastructure improvements so they may provide the level of service required for the current uses while supporting any new development.
- Create pedestrian friendly streetscapes (streets and sidewalks) that connect to neighborhood amenities while increasing pedestrian safety.
- Neighborhood roads should be evaluated for traffic calming measures to reduce the speeds of vehicle travel within the neighborhood.

### **Youth and Education:**

Goal – Historic Holliday Park should be a “kid-friendly”, desirous for parents to raise their children, and a place where children are safe and want to be.

#### *Guiding Principles:*

- Work with USD 501 to encourage additional improvements around properties Topeka High School own to promote a family friendly environment.
- Increase recreational opportunities and amenities to children within the neighborhood by working with Shawnee County Parks and Recreation.

### **Image/Neighborhood Character:**

Goal – Flip the narrative of Historic Holliday Park to one where people choose to live and market the historic nature of the neighborhood.

#### *Guiding Principles:*

- Ensure that new infill housing and rehabilitation of existing housing compliments the traditional design of the neighborhood.
- Promote the authentic history of the Historic Holliday Park neighborhood.
- Preserve and restore historic structures.
- Welcome and support a diversity of people of all age groups.
- Establish a sense of pride and ownership within the neighborhood.
- Promote the neighborhood as clean, neat, and safe.
- Establish “Gateways” at key entry points to the neighborhood.

**Safety and Environment:**

Goal – Create a safe and clean environment in Historic Holliday park for residents to learn, work, and play.

*Guiding Principles:*

- Where possible improve neighborhood lighting for an increased feeling of safety.
- Create volunteer “neighbor to neighbor” programs that can address smaller housing maintenance issues like painting, porches, gutters, etc. Environmental programs like this prolong the life of the existing housing stock and prevent the “broken window” cycle.
- Continue working with the Topeka Police Department to educate residents on the “do’s and don’ts” to reduce crime within the neighborhood.
- Actively work with the Community Police Office of the Topeka Police Department to report crimes within the neighborhood.
- Follow CPTED recommendations outlined in chapter five of the plan to reduce crime within the neighborhood.



## CHAPTER 4

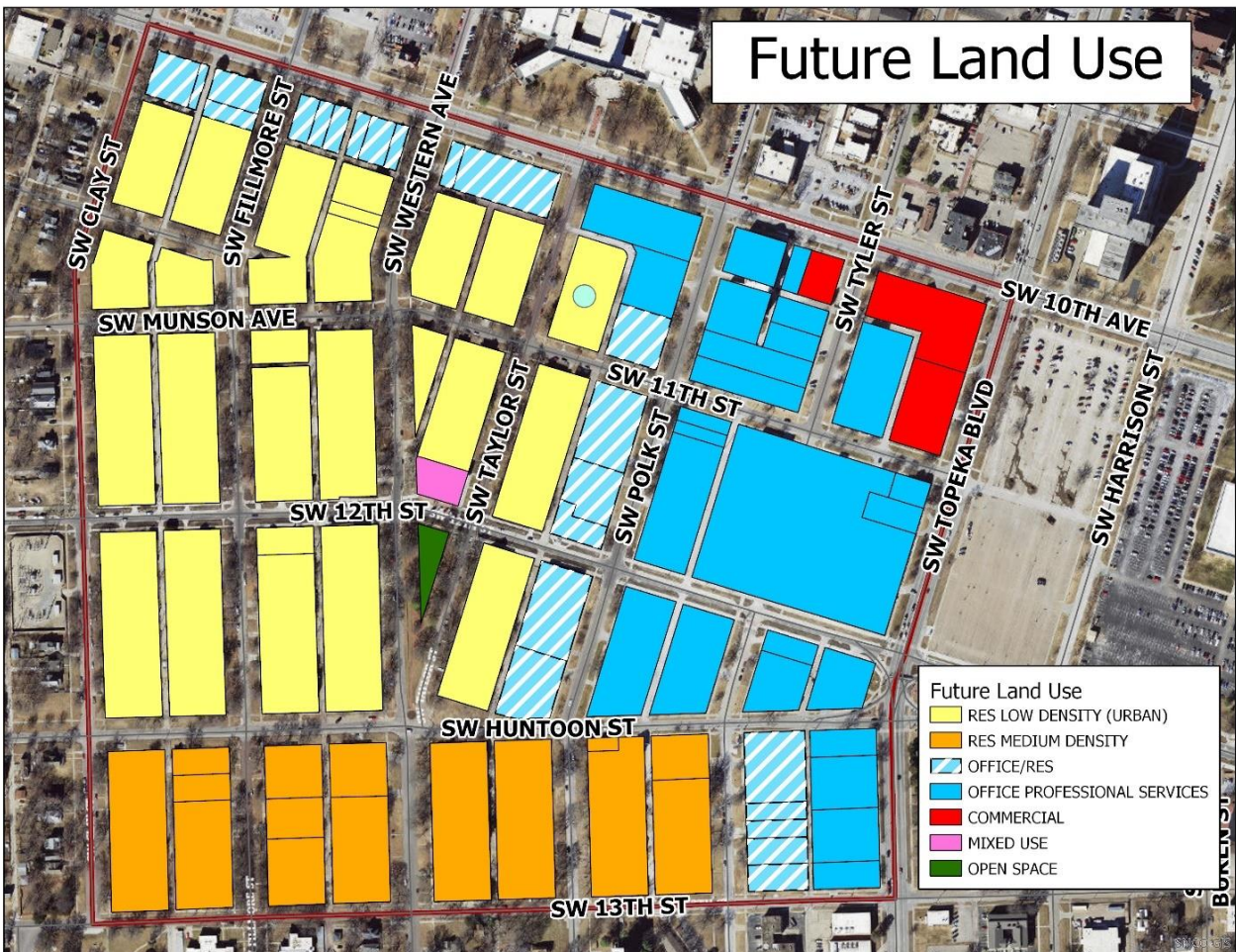
# Future Land Use

## Future Land Use

The Historic Holliday Park planning area contains a diverse mix of land uses, including single-family, two-family, multifamily, multifamily conversions, mixed use, commercial, institutional, professional office, open space and parking. The Historic Holliday Park Future Land Use Map (Map 9) graphically illustrates a conceptual guide for land use development for the neighborhood that embodies the vision and goals presented in **Chapter 3**. The map is conceptual and should not be used to determine precise zoning boundaries.

## Land Use Plan Categories

### Map 9 Future Land Use



## Residential - Low Density (Urban)

This category reserves lower density, yet urbanized, areas of Historic Holliday Park that are primarily located north of SW Huntoon Street and west of SW Taylor Street and are made up on a mixture of single-family homes and multi-family conversions. These areas were originally platted and developed as more compact single-family areas adjacent to Downtown Topeka. New development in this area should be compatible with the existing single-family character. Density levels in these areas reflect a higher density than other “Residential – Low Density” categories areas found in the Land Use and Growth Management Plan 2040, but with the same use characteristics.



**Primary Uses:** Single-Family Dwellings (detached)

**Zoning Districts:** “R-2” Single-Family

**Density/Intensity:** 5-7 units/acre (net)

## Residential - Medium Density

This category is applied exclusively to residential blocks that are either transitioning from a higher intensity land use to a lower density single-family area or where viable two to four-unit complexes already exist. The category is applied to the area between SW Huntoon Street and SW 13<sup>th</sup> Street and SW Clay Street and SW Tyler Street. These uses are characterized by their medium densities, affordability, and proximity to public transportation lines. The purpose of this category is to allow medium density residential uses while protecting against the spread of higher density development into the single-family areas.

**Primary Uses:** Single-Family Dwellings, Duplexes, 4-plexes

**Zoning Districts:** “R-2” Single-Family, “M-1” Multiple-Family, “M-1A” Limited Multiple-Family, “M-2” Multiple-Family

**Density/Intensity:** 5-15 units/acre (net)

## Office / Residential

This land use designation comprises the area of Historic Holliday Park that fronts the Office Professional Services land use designation. These are primarily found along SW 10<sup>th</sup> Street, the west side of SW Polk Street and the east side of SW Tyler Street. Mixed uses, which could include neighborhood commercial, neighborhood scaled office/services, institutional, and a mixture of residential densities, that should respect the character and scale of the neighborhood. Much of this land use designation consists of surface parking lots associated with Blue Cross and Blue Shield of Kansas.

**Primary Uses:** Neighborhood Residential, Neighborhood Commercial, Professional Offices/Services, and Institutional

**Zoning Districts:** “O&I-1” Office and Institutional, “O&I-2” Office and Institutional, “C-1” Commercial, “C-2” Commercial, “R-2” Single-Family, “M-1” Multiple-Family, “M-2” Multiple-Family, “PUD” Planned Unit Development

**Density/Intensity:** Medium

## Office – Professional Services

This designation generally applies to the properties east of SW Polk Street and north of SW Huntoon Street. Additionally, areas front SW 10<sup>th</sup> Street and SW Topeka Boulevard. The purpose of this category is to encourage professional services related to medical, legal, financial, non-profit, educational, and government-type uses. New Commercial and retail uses could be supported within this designation as it would fit in within the characteristics of SW Topeka Boulevard. Medium density multi-family residential uses that are compatible with surrounding land uses are also appropriate within this designation. Blue Cross and Blue Shield of Kansas makes up the majority of this designation. Further expansion of Blue Cross and Blue Shield of Kansas should be limited to its existing footprint and the surface parking could be considered for other non-office uses.

**Primary Uses:** Professional services, institutional, medium density housing, small commercial and entertainment

**Zoning Districts:** “O&I2” Office and Institutional, “M-2” Multiple-Family, “PUD” Planned Unit Development, “C-2” Commercial along Topeka Boulevard and SW 10<sup>th</sup> Street

**Density/Intensity:** Medium-High



## Commercial

The purpose of this category is to define concentrated commercial districts, or nodes, that will support a commercial retail or entertainment development. The existing Walgreens at the corner of Topeka Boulevard and SW 10<sup>th</sup> Street is the only commercial use within the neighborhood, with the parcel immediately to the west still being zoned for commercial use. This area should be preserved for commercial use. This area acts as part of the commercial node that can be found at this intersection and is the most appropriate space to support higher intensity shopping within the neighborhood. Any significant rehabilitation or new commercial development within the neighborhood should follow the non-residential design guidelines since it fronts a major image corridor.

**Primary Uses:** Commercial retail and entertainment

**Zoning Districts:** “C-2” Commercial for any new commercial or “C-4” Commercial for existing

**Density/Intensity:** Medium to high

## Mixed Use - Neighborhood

This category promotes the integration of neighborhood commercial uses within higher density residential uses within the Devon Flats Building, located at the intersection of SW 12<sup>th</sup> Street, SW Taylor Street, and SW Western Avenue. Neighborhood scaled office, institutional, and commercial retail and services uses have been shown to integrate with the higher density residential uses above the main floor.



**Primary Uses:** high density residential; neighborhood commercial

**Zoning Districts:** “X-1” Mixed Use (proposed); “R-2” Single-family (existing)

**Density/Intensity:** High

## Open Space

This category is designated for Holliday Park, which is the only open space use within the neighborhood. This area is a key focal point for the neighborhood and meets the demands for recreational or passive activities.



**Primary Uses:** Park

**Zoning Districts:** “R-2” (Single-Family)

**Density/Intensity:** Very Low

**CHAPTER 5**

# **Revitalization Strategy**

# Themes

## Make Homeownership the Choice

Single-family homes in Historic Holliday Park are at 48 percent owner-occupancy. While a diversity of renters and owners is welcomed within the neighborhood, an increase in homeownership rates can help reduce the number of property violations and increase the sense of pride throughout the neighborhood. Returning more units to homeownership and marketing the neighborhood to families and households of all age groups will be essential to the success. Additionally, there may be potential that will lead to a reduction in the number of housing deficiencies found in the neighborhood improving the quality of the housing stock.

## Community and Neighborhood Building

A strong neighborhood is built through strong ties between neighbors. Historic Holliday Park's Neighborhood Improvement Association can continue to cultivate these ties within the neighborhood, so residents can help support one another as they work to improve their neighborhood. The Historic Holliday Park NIA can continue to foster these relationships through door-to-door, grass roots approach, which allows personal relationships to develop and grow the NIA.

## Supply and Demand

Image plays a large role in the success of a neighborhood. The image of Historic Holliday Park must be strong enough to change the perception of the neighborhood, not just to residents, but to realtors and potential buyers in the neighborhood. While the City of Topeka Health Map shows large portion of the neighborhood as "Intensive Care", improvements to single-family and multi-family housing can have a huge impact on how the neighborhood is perceived. Improvements to the current housing supply can create a greater demand to live within the neighborhood and close to Topeka High School and Downtown Topeka. Greater demand to live in the neighborhood will make the vacant lots more desirable and improve the possibility of new development. As the neighborhood has more potential buyers the likelihood of property upkeep and maintenance increases.

## Incremental Improvement

Solving all of the problems within Historic Holliday Park can seem like an overwhelming task, and recommendations found in the plan cannot be achieved overnight. However, continued activity throughout the neighborhood can make the goals and strategies outlined in the plan not only more manageable, but more achievable as well. The Historic Holliday Park NIA should continue to be a leading front to achieve these goals and strategies and continue to engage City staff to see how they can be accomplished.



## Think Outside the City's Box

The NIA, businesses, and surrounding stakeholders should not rely solely on the City for the neighborhood successful revitalization. Resources are simply too scarce to achieve all necessary improvements. Rather, the NIA should work to form partnerships with key stakeholders in and around the neighborhood to make these changes on its own. Institutions like Blue Cross and Blue Shield of Kansas, Kansas Medical Society, Kansas National Education Association, and USD 501 own or rent property within the neighborhood and may be partners for various projects that could be used to strengthen the neighborhood and energize revitalization efforts.

## Target Area Strategies

### Target Concepts and Principles

Neighborhoods make up the fabric of a city, but blocks make up the fabric of a neighborhood. When the fabric is strong, the city or the neighborhood is strong. If the fabric becomes frayed, wears down, or tears, the city or neighborhood becomes weak and susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repair and reweaving of this fabric. To do this, a neighborhood revitalization strategy must protect key assets and anchors. The Target Area Concept Map #10 depicts these current features in Historic Holliday Park as identified below.

### Anchor

Anchors are the rigid points of support that give a neighborhood its identity. They are long-term community investments that draw people to them as destinations, thereby lending stability to the area and making them desirous for continued residential investments (e.g. schools, churches, parks, community centers, etc.).

### Strength/Potential

These are areas comprised of relatively strong blocks of a neighborhood that exhibit staying power and/or recent investment. These can also be underachieving areas that have potential to become strengths or anchors provided appropriate investment.

### Weakness

These are areas that have the highest concentrations of negative conditions (e.g. low homeownership, vacant and boarded houses, poverty, substandard infrastructure, and high crime). The higher the concentration of these conditions, the greater social problems occur and the more entrenched they become. Diluting their concentration gives surrounding areas a greater chance to revitalize on their own.

Spatial relationships play a dynamic role in the overall concept. If spread too thin, anchors or areas of strength will fail to influence beyond their immediate reach, leaving the poorly performing areas to turn on their own. One analogy to consider with the

neighborhood is thinking about it like a shopping mall. Smaller stores, or in this case weaker blocks, benefit from their connection to larger stores or stronger blocks. Through spatial connections, they are “attaching” themselves to something more stable and desirable. Using this thought, new investment through “public dollars” should be centered on strengths and anchors to maximize the “spillover effect” within the neighborhood.

Traditionally, the previous program SORT (Stages of Resource Targeting) and the new DREAMS I program have targeted a few select blocks. These blocks are identified as the areas most “in need”, with the theory that intensive investment in this small geographic area will act as a catalyst and create a blooming effect on the surrounding area. Blocks between major anchors are built up using this investment, and ideally the selected area is near high-traffic areas so that passerby see the investment being made in the area. Blocks that are next to “strengths” or “anchors” should be considered first for housing and infrastructure investment. The following four strategies are consistent with how this has been implemented in the past and explain the intent behind them. These strategies should be implemented where possible:

- Attached to an anchor and/or area of strength (protects existing assets)
- Address a significant need or weakness (transform)
- Provide a benefit to the greatest number of people possible
- Leverage private investment to the greatest extent possible (sustainable).

The idea behind targeting is to focus a critical mass of improvements in a concentrated number of blocks so that it stimulates additional investment by adjacent property owners, increases property values, and leaves behind a visible transformation of the area. If the improvements are not visible enough, then the stabilization of that area is marginalized and investment to the area will not be leveraged. Each target area may require a different set of strategies for improvement. Ultimately, public funding is limited for improvement and some strategies outlined for these areas will not be made in a sufficiently timed manner for the improvements necessary. However, for the Historic Holliday Park neighborhood it was determined that this approach would not be the best way to utilize public funds. With help from the City’s Engineering Division, and the DREAMS I committee, it was determined that nearly all of the target areas could receive projects that would improve the curb appeal of the neighborhood.

## Target Area Selection

From major infrastructure improvements to housing rehabilitation, it was determined that the full needs of Historic Holliday Park likely cannot be met solely with DREAMS I funds. However, the finite amount of funding allocated to the neighborhood required the Planning Committee to step back and objectively look at the entire neighborhood to see which blocks and which infrastructure projects should be selected for project implementation. Four rating factors were used to evaluate each block to see which area was the most in need.

- Housing Conditions
- Home Ownership (Tenure)
- Part 1 Crimes
- Infrastructure Conditions (pavement, sidewalks, curb and gutter)

These rating factors were each mapped at the beginning of the planning process and results are averaged per block. These variables were then overlaid to see which blocks consistently scored low (Map #10). This method allows for a pattern to emerge for areas that can act as strengths or areas of highest need and, based upon their proximity to Anchors and Strength/areas of potential, had the highest potential for revitalization with public investment (Map #11).

When looking at Historic Holliday Park and comparing the four health maps – housing conditions, owner occupancy, crime, and infrastructure – there are a few blocks that show repeated lower condition scores. These are generally located along SW Clay Street, South of SW Huntoon, and a few blocks scattered throughout.

With a goal to ensure quality, impactful finished projects within the target areas (See Chapter 6 Implementation) a discussion was held with the Plan Review Committee to select target areas that would produce the greatest ripple effect throughout the neighborhood.

## Primary Target Area: Northwest

These blocks, to the northwest of the neighborhood consist of the 1000 and 1100 blocks of SW Clay (east) and SW Fillmore Street. This area was identified because it is a mixture of higher performing blocks and lower performing blocks across each of the four categories. This area features some distressed housing, medium levels of owner occupancy, intermediate deterioration to infrastructure and higher instances of crime. These blocks also front SW 10<sup>th</sup> Street making it a highly visible segment of the neighborhood that can highlight the neighborhood. This area also features both of the Historic Districts in the neighborhood. While this area not have any blocks identified as strengths, there are positive housing and owner occupancy traits within these blocks.

**Infrastructure** projects include but are not limited to:

- Mill and Overlay
- Sidewalk improvements
- Curb and Gutter
- Alley Projects

## Secondary Target Area: Southern

This target area runs east to west between SW Huntoon Street and SW 13<sup>th</sup> Street and ½ block west of SW Western Avenue and ½ block east of SW Tyler Street. These blocks feature average, in need, and blocks of most need. While these blocks had

average infrastructure scores, they featured the some of the most distressed housing, higher rates of crime, and low owner occupancy levels. DREAMS committee members saw this portion of the neighborhood as a buffer zone or barrier that could be used to protect the neighborhood from encroaching blight and worsening livability.

**Infrastructure** projects include but are not limited to:

- Mill and Overlay
- Sidewalk improvements
- Curb and Gutter
- Alley Projects

### **Tertiary Target Area: Central**

These four blocks consist of the 1000 and 1100 blocks of SW Western Ave and SW Taylor Street. These blocks are relatively stable with lower instances of crime, minor infrastructure defects, relatively sound housing conditions. These blocks do feature lower levels of owner occupancy, and may promote more of the “blooming” effect associated with focused investment. SW Taylor Street ends with a view of Topeka High School and has potential to be a significant north to south gateway to the neighborhood. This target area features a significant portion of the larger Historic District within the neighborhood and presents an opportunity to strengthen the district and the neighborhood as a whole.

**Infrastructure** projects include but are not limited to:

- Mill and Overlay
- Sidewalk improvements
- Curb and Gutter
- Alley Projects

### **Remaining Target Area:**

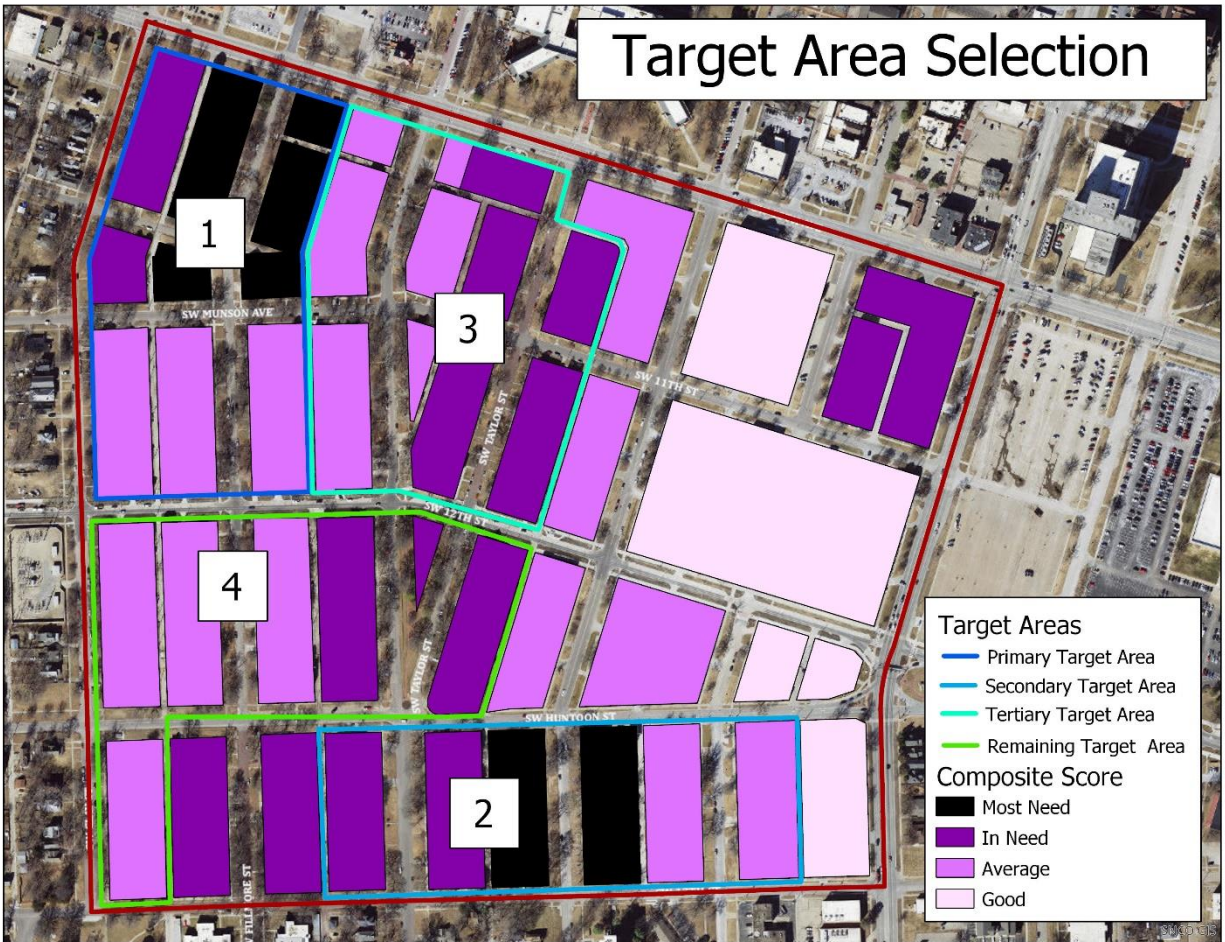
This target area primarily runs east to west between SW 12<sup>th</sup> Street and SW Huntoon Street, while picking up the most southwest block in the neighborhood along SW Clay Street. This target area features Holliday Park and the final portion of the Historic District. Conditions in this area feature minor housing deterioration, low levels of homeownership, blocks with minor to intermediate infrastructure conditions, and low rates of crime. Several areas of strength are located within this Target Area including the church and Holliday Park.

**Infrastructure** projects include but are not limited to:

- Mill and Overlay
- Sidewalk improvements
- Curb and Gutter
- Alley Projects

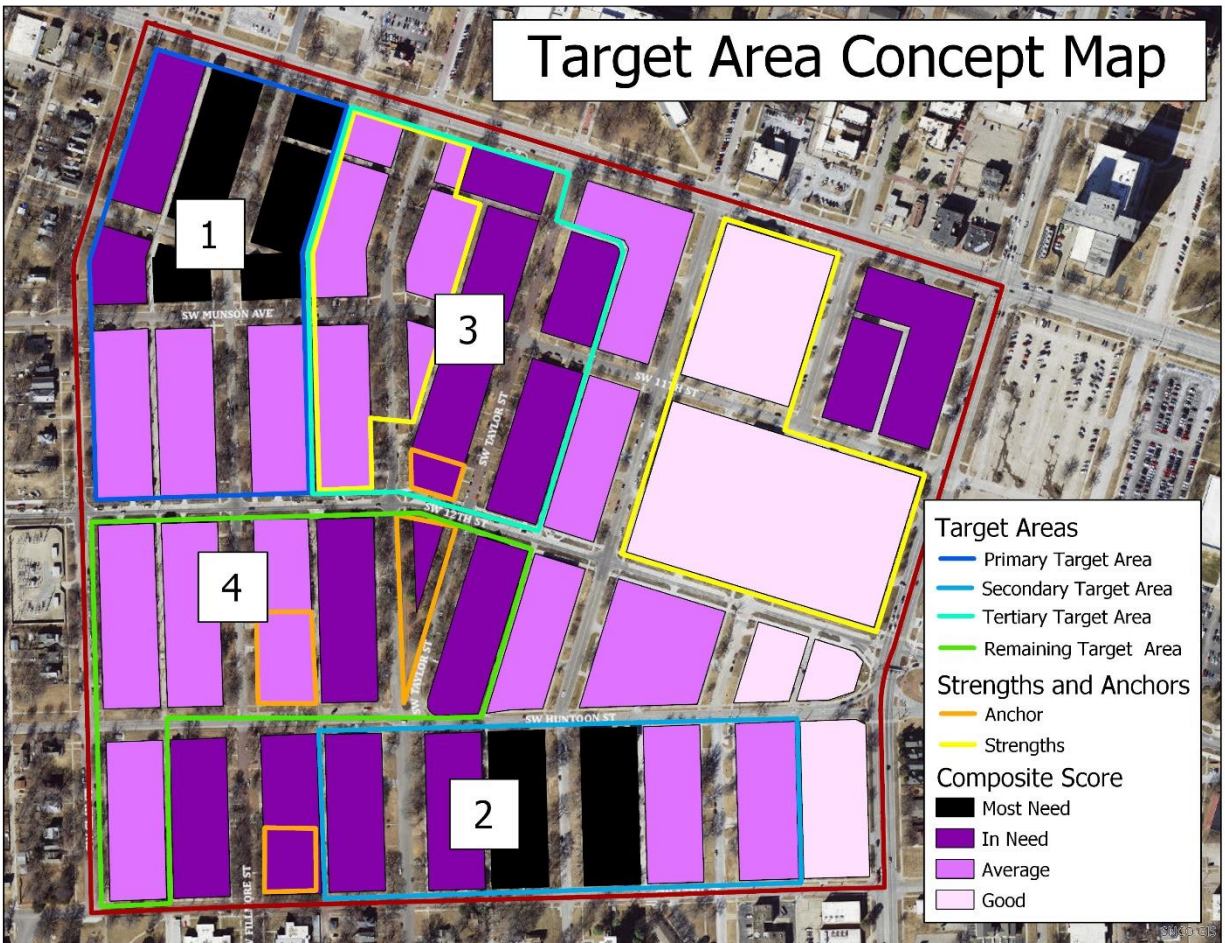
Due to all Target Areas having feasible infrastructure projects for implementation, the Target Areas will be used to prioritize which projects will be implemented and which should be cut, should funding not allow all projects to be completed. Additionally, the Target Areas will act as the prioritization for the housing rehabilitation funds.

## Map 10





# Map 11



## Neighborhood-Wide Strategies

Improving livability within Historic Holliday Park will increase the desire for residents to stay in the community, bring in new residents, and promote greater levels of homeownership. Along with continued help from several City of Topeka Departments, the NIA can develop asset maps and partnerships to support the following strategies:

- Creating a safe community;
- Support families and children;
- Support aging in place;
- Foster broad community participation;
- Reduce the number of vacant and neglected properties;
- Increase home ownership;
- Forge partnerships through collaboration (Blue Cross Blue Shield)

The following sections look to build upon these goals by identifying actions, programs, and opportunities to address and improve the conditions within Historic Holliday Park.

## Community Building and Initiatives

Community building is a key part of a neighborhood revitalization strategy because of its focus on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions within a neighborhood with the notion that they can be the catalyst needed for change. These grassroots programs allow this knowledge to become organized so that action can be taken to address problems. By seeing the change, they can accomplish within their own community, residents can become empowered in knowing that they can shape the future of their neighborhood.

Collaboration will be essential for success. For these programs to succeed, the residents and community partners must be fully engaged. Many groups have interest in maintaining and improving the community, but one person or group does not have the ability to achieve success on their own. Through collaboration these programs can become more manageable.

### Public Safety

Crime is a multifaceted issue. There is no single solution that will erase the occurrence or perception of crime within the community. Acting on the initiatives described below will go a long way towards making Historic Holliday Park safer for residents. The following programs and activities can help neighborhoods reverse the perception of crime and make their neighborhood safer.

#### Community Policing

This vital program must be continued by the Topeka Police Department to combat crime in the neighborhood. The individual contacts made by police officers and relationships made with the community are essential to the cooperation needed to ensure residents' safety. This program can be extended by actively reaching out and engaging the Community Police Officer.

#### Neighborhood Patrols

While the neighborhood does not have a formal neighborhood watch program, neighbors are vigilant about crime and potential crime. Neighborhood programs such as "Stroll Patrol" should be considered for Historic Holliday Park. These patrols put people out walking the neighborhood and can act as a deterrent for criminals.

#### Crime Prevention Through Environmental Design (CPTED)

Safe Streets and the Topeka Police Department can help the neighborhood determine which property configurations will help reduce crime. There are ways to design properties to discourage criminal activity. For example, the "5 and 2" rule states that trees should be trimmed to at least five feet high and bushes should be trimmed so that they are no taller than two feet tall.

## Using CPTED to Reinforce Ownership and Increase Safety

These methods follow four basic principles: access control, surveillance, territorial reinforcement, and maintenance.

Natural Surveillance	The design and placement of physical features in such a way to maximize visibility.
Access Control	This involves designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate transitions from the public environment to the semi-private and private areas.
Surveillance	Design principle that maximizes the visibility of people, parking areas, vehicles, and site activities. Strategies involve the strategic placement of windows, doors, walkways, parking lots, and vehicular routes.
Territorial Reinforcement	Sidewalks, landscaping, and porches help distinguish between public and private areas. It uses physical attributes to express pride and ownership and limits large spaces that serve no specific purpose.
Maintenance	This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees, landscaping, picking up trash, repairing broken windows and light fixtures, and painting over graffiti). It helps signal that a location or facility is well cared for and therefore would be inhospitable to a criminal and also signals that an owner, manager, or neighbor is watching out for the property and could spot illegal behavior.

## Neighborhood Clean Ups

The NIA should consider starting a neighborhood clean-up program and start an annual or bi-annual event. These clean-ups, led by the NIA, can be vital to avoiding or eliminating environmental code problems, as well as deterring crime by showing that residents care about the appearance of the neighborhood. Celebrating with a “most improved” yard cleanup or landscaping contest can be other ways to encourage improvements to properties. The neighborhood should also encourage the multi-family developments, commercial uses, office spaces, and institutional partners to participate.



## Youth

As children grow up they will be forced to decide where they want to live, and they may be more inclined to stay in a neighborhood if they had positive experiences growing up. By providing a “kid friendly” environment, Historic Holliday Park may be able to attract and retain families with children. The neighborhood's prime location next to Topeka High School should be a selling point for the neighborhood.

## Organizing

Successful organizations have the wherewithal to succeed. A neighborhood's ability to complete competitive grant applications, run successful meetings open to all residents and complete projects in a timely manner demonstrates to decision makers and funding organizations that the neighborhood is serious about getting things done. Ideally, the neighborhood will have the ability to function similar to a business.

Topeka Dreams	Support may be given to a variety of neighborhood designed and based public facility projects by the City of Topeka. NIAs that are currently receiving target area assistance may be eligible for this program. The final allocations of these project funds are made by the City Council.
Education and Training	Neighborhood leaders should attend seminars and conferences that deal with community building, neighborhood revitalization, and other community issues. As an example, the City of Topeka hosts organizations like NeighborWorks Training Institute who participates in local trainings. It is recommended that the NIA and City explore ways to encourage neighborhood attendance.
Strength in Numbers	When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a larger number of people. An up-to-date phone tree or e-mail group can help rally supporters when needed.

Collaborate to Form Partnerships	Building community requires work by all sectors – local residents, community-based organizations, businesses, schools, religious institutions, and health and social service agencies. An atmosphere of trust, cooperation and respect is needed to fully form these partnerships. This will take time and committed work to develop these partnerships.
Marketing	Presenting Historic Holliday Park as a clean, neat, and safe environment could be a factor in bringing new families to the neighborhood. The Historic Holliday Park NIA should consider a public relations campaign that could attract new homeowners and private development.

# Housing

## Housing Rehabilitation

When City funds are used, priority investments into housing rehabilitation should be focused in the areas identified as “Target Areas”. Using these funds to address housing in a randomly dispersed pattern only dilutes the impact of the funds have on the neighborhood and may not lead to any spill-over effect in the neighboring blocks. Where feasible, the following programs and recommendations can be used throughout the neighborhood.

### Major Rehabilitation (Owner-Occupied)

This program is primarily intended for owner-occupied properties in need of interior and exterior repairs within the selected target areas. Eligible properties can receive up to \$30,000 for housing rehabilitation. With rehabilitation funds, the property must meet established housing standards. Rehabilitation dollars can be spent on roofing, gutters, downspouts, windows, doors, electrical service, plumbing, mechanical equipment, insulation, radon, and lead based paint issues. Households that are eligible for major rehabilitation must be at or below 80 percent of the identified median income.

### Exterior Rehabilitation (Renter-Occupied)

This program is primarily intended for renter-occupied properties with low to moderate-income tenants within the selected target areas in need of significant exterior repair. Eligible properties can receive up to \$15,000 and must retain tenants who are at or below 80 percent of the identified median income. Rehabilitation dollars can be spent on exterior repairs, such as roofing, guttering, siding, windows, doors, and HVAC.

## Neighbor to Neighbor

The “broken windows” theory explains that little things such as a broken window or an unkempt porch at one property can leech out to other properties as people begin to feel that no one cares about what is going on. The problem will continue to grow block-by-block, and street-by-street until it “tips” and the whole neighborhood is suffering from decline. This “tipping point” can be avoided if attention is paid to the details.

Alternatively, neighbors who see properties being properly maintained may take additional steps to make cosmetic improvement to their own property, increasing the appearance of a block. “Neighbor to Neighbor” programs can help to address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong the life of the existing housing stock and prevent the “broken window” cycle. These simpler, yet critical, home improvement needs can easily be met by a dedicated group of volunteers. It is recommended that the NIA sponsor and organize volunteer rehab “parties” each year that will assist 2-3 homes within the neighborhood. Outside organizations such as Habitat for Humanity could also partner in this effort.

## Technical Assistance / Rehab Manual

In addition to “Neighbor to Neighbor” programs, a technical assistance/rehab manual could be a useful tool that helps new or inexperienced homeowners navigate smaller home repairs. For example, small projects like weather stripping, glazing, and insulation around window frames are all do-it-yourself jobs that homeowners may be unsure how to do. NIA sponsored home rehabilitation classes, could allow interested community members to come and learn home maintenance basics from members of their own community who are well-versed in-home repair/upkeep.

## City Sponsored Programs

TOTO-II – The City of Topeka in cooperation with Housing and Credit Counseling, Inc. (HCCI) and participating lenders offer the program to new homeowners. Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80 percent of median income. Other rehabilitation incentives offered to income eligible homeowners by the City’s Housing Department include forgivable loans for major rehabilitation, emergency repair, and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

## Emergency Repairs

Emergency home repair assistance includes primarily repairs that are of an immediate health or safety nature and can be provided for owner-occupants throughout the neighborhood, whose incomes are at or below 60 percent of the median. This assistance is intended for higher cost, major emergency repairs. Minor maintenance and repairs remain the primary responsibility of the homeowner.

## Accessibility Modifications

This assistance is available to persons with disabilities throughout the City with incomes at or below 80 percent of median, whether they are owner-occupants or tenants. This assistance is intended to provide access into and out of the home. The priority is to build exterior ramps, widen doorways, and provide thresh-holds.

## Other Potential Housing Programs

- [Dollar Homes](#) is a HUD initiative that allows low-income individuals the opportunity to purchase qualified HUD-owned homes.
- \$1 home program in Kansas City, Missouri.
- [Good Neighborhood Next Door](#) is a HUD program that offers home purchase discounts to qualified law enforcement, teachers, firefighters and emergency medical technicians.
- [Tenants to Homeowners](#) – TTH is a multi-faceted approach to helping individuals become homeowners. Where possible, a rental conversion program can be used to acquire, rehabilitate, and convert vacant rental properties into renovated homes, which will then be offered to current renters. Rent to own programs present an opportunity for renters to build credit, with potential to purchase a property at the end of a lease. A program modeled after Community Resources Council's Tenant to Homeowner program, would encourage and promote single-family homeownership within the neighborhood. Renter who know they want to become homeowners may lead to higher levels of maintenance and investment in their home, while reducing code violations and the negative impact of absentee landlords.

## Lot Expansion

If the City demolishes unoccupied and substandard dwellings, the vacant land should be offered to adjoining property owners if development of the lot is not feasible or unlikely. Lot expansion would help remove vacant and blighted homes that reside on small lots and have very little potential of being successfully inhabited for the long-term.

## Non-Profits

Non-profit agencies such as cornerstone of Topeka, Inc., operate a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low to moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a couple of years to eventually become homeowners. Non-profits like Lawrence's Tenants to Homeowners, can help to provide emergency and long-term housing for low to moderate-income residents.

## Institutional Partners

Historic Holliday Park has several prominent institutions within and surrounding the neighborhood. Strategies to partner with these institutions from the benefit of improving the housing stock in the neighborhood include.

- Churches in the neighborhood could discuss the importance of home maintenance at weekly church services. This type of peer encouragement could convince people to improve or keep up their properties. Individuals who have a better understanding of property maintenance could teach others in the neighborhood the skills needed to better maintain their property.
- Schools and church organizations across the city often require their students or members to complete a set number of community service hours. The neighborhood could reach out to these organizations to help elderly or disabled residents repair their homes.

## Accessory Dwelling Units

Accessory dwelling units, also known as garlows or granny flats, originated in the early 20th Century. Some were living quarters for family waiting for the main house to be built. Many were used as apartment units for family members or used to provide additional income by renting them out. The additional income potential could make properties more affordable for potential homeowners in Historic Holliday Park that could use that income to help pay a mortgage or property maintenance. Additionally, the creation of more units on a property can allow for families to stay in Historic Holliday Park as they grow or need to accommodate elderly family members.

Although an accepted practice in years past, accessory dwelling units are not allowed under today's zoning code in Topeka. Just as accessory dwelling units provided a benefit to homeowners in years past they should be allowed to do the same today. This plan recommends the City consider including a provision for accessory dwelling units in a future code update.

## Rental Registration

A rental property licensing and inspection program could help address the concerns about maintenance and the condition of the rental units. This can be modeled after other successful programs in neighboring cities, such as the program in Lawrence, Kansas. A rental registration would allow City staff to identify potential vacant landlords, who do not play an active role in maintenance and care of the rental property. This Plan supports a rental registration program with annual inspections for habitability and the safety of occupants. However, at this time, State legislation limits the ability of cities to inspect rental properties. If legislation changes, rental inspections should be pursued.

## Voluntary Demolition

Assistance may be provided for the demolition of substantially deteriorated, vacant structures primarily located within At-Risk and Intensive Care areas. The intent is to remove blighted structures that are beyond feasible repair. For those structures that are privately owned, the City may institute a method of repayment for the demolition services provided. The City would not gain ownership of the property in question.

## Neighborhood Revitalization Program

The City offers tax rebates for home improvements that increase the value of residential property by 10 percent and commercial properties by 20 percent. Improvements must be consistent with the adopted design guidelines for the neighborhood. The City's Planning and Development Services Department administers the program. Properties located within the Census Block Group considered Intensive care are eligible for a 10-year rebate at 95 percent of the tax difference. Additionally, properties located in a National, State, or Local register are eligible for a 95 percent rebate for a full 10 years, even if they are not located in an Intensive Care Block Group.

# Neighborhood Character

## Historic Designation/Preservation

One of the Priorities for Action from the Historic Preservation Plan is to “focus upon neighborhood preservation and revitalization as central to Topeka’s outstanding quality of life.” These historic neighborhoods are a focus of grassroots activity by residents who seek to enhance neighborhood character, increase property values, and improve local quality of life. The preservation and enhancement of the historic assets in Topeka’s neighborhood will help achieve this grassroots goal.

Continual preservation of Historic characteristics within the neighborhood will ensure the architectural character of the neighborhood does not change. Currently Historic Holliday Park has two Historic Districts, making up 111 contributing structures, and six properties on the National Register of Historic Places due to the architectural, historical, or cultural merit of each structure.

- Charles Curtis House
- Chester B Woodward House
- Giles-Nellis House
- Devon Apartments
- Crosby House
- Park Plaza Apartments

Recognition in the Register of Historic Kansas Places, and the National Register of Historic Places offer financial incentives for contributing properties to retain their historic integrity. These incentives include federal and state income tax credits for qualified



restoration expenditures. The State of Kansas offers a state income tax credit on 25 percent of the qualified cost toward a restoration project, while the federal income tax credit is 20 percent of the same qualified costs. However, the Federal tax credit is only for income producing (rental and commercial) properties.

Projects must meet the Secretary of the Interior's Standards for Rehabilitation in order to receive the credits, which are separate from the **Design Guidelines for Rehabilitation** found on pages 57 and 58.

Within the two Historic Districts there are two types of listings, contributing and noncontributing properties. A noncontributing structure is likely due to the conditions of the structure, and significant work is likely needed for it to become contributing.

Additionally, a property can be recognized by the Local Landmark Registry, a program started by the Topeka Landmarks Commission, that recognizes and protects individual properties as well as districts that have historic significance. This is a voluntary designation and does not carry all of the stringent legal requirements of being listed on the National Register of Historic Places. Local landmarks must be maintained according to certain standards in order to prevent them from deteriorating and requires approval of the Landmarks Commission for alterations. This designation is a matter of pride for the homeowner and represents a demonstrated commitment to historic preservation. This is implemented as an overlay zoning district and can only be approved or removed through a Topeka zoning process.

Example	Housing Type	Characteristics (Typical)
	<p><b>Folk Victorian (1870-1910)</b></p> <ul style="list-style-type: none"> <li>• 2 ½ story cross gable front</li> </ul>	<ul style="list-style-type: none"> <li>▪ Steep, irregular shaped roof</li> <li>▪ Broad front porch</li> <li>▪ Asymmetrical façade</li> <li>▪ Textured shingle siding</li> <li>▪ Trim detailing</li> <li>▪ Detailed spindle work</li> </ul>
	<p><b>Homestead/Craftsman (1900-20)</b></p> <ul style="list-style-type: none"> <li>• 2 1/2 story front gable built to fit narrow lot</li> </ul>	<ul style="list-style-type: none"> <li>▪ Steep, front or broad-gabled roof</li> <li>▪ Broad front porch</li> <li>▪ Simple rectangular shape</li> <li>▪ Decorative wood porch supports</li> <li>▪ Trim detailing</li> </ul>
	<p><b>Victorian Queen Anne (1880-1910)</b></p> <ul style="list-style-type: none"> <li>• 2 ½ story cross gable front</li> </ul>	<ul style="list-style-type: none"> <li>▪ High pitched, front-gabled roof</li> <li>▪ Wrap-around front porch</li> <li>▪ Asymmetrical façade</li> <li>▪ Textured shingle siding</li> <li>▪ Trim detailing</li> <li>▪ Detailed spindle work</li> </ul>
	<p><b>American Four-Square (1905-25)</b></p> <ul style="list-style-type: none"> <li>• 2 1/2 story hipped roof built to fit narrow lot</li> </ul>	<ul style="list-style-type: none"> <li>▪ Hipped roof</li> <li>▪ Simple rectangular shape</li> <li>▪ Columned front porch</li> <li>▪ Decorative wood porch supports</li> <li>▪ Dormer window in roof</li> <li>▪ Trim detailing</li> </ul>

## Housing Infill

New housing can create a positive impact within its given block. Infill housing is a focus of this plan and is encouraged. There are currently 27 vacant lots within the neighborhood, many of which are prime for redevelopment. New development should respect the character, massing, and line uniformly along the block. Care should be taken to make sure new development is consistent with the block and strive to meet the design guidelines found below.

BEFORE



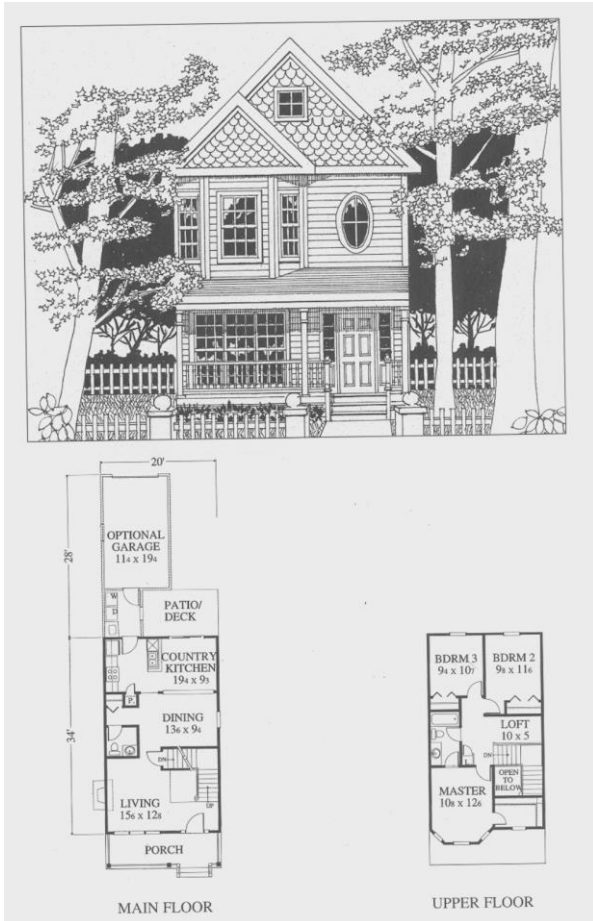
AFTER



## Design Guidelines

The purpose of design guidelines is to ensure that new infill housing developments blend with the existing character of Historic Holliday Park. Design guidelines are important to protect the existing neighborhood while providing resources for new housing in regards to size, form, scale, and design. The goal is to make these new homes blend seamlessly into their environs. New housing should not clash or overwhelm the neighborhood, which can take away from an area's unique identity. Incompatible infill housing will undermine the effectiveness of the revitalization strategy, making it more important to integrate the new buildings into the neighborhood. Special consideration should be considered for new buildings within the two historic districts and the design guidelines for each can be found below.

**Design Guidelines for Infill Housing (Non-Historic Districts)** – New housing in Historic Holliday Park should maintain high-quality standards that complement the traditional and historic characteristics of the neighborhood. It is recommended that new infill housing have the following characteristics:



- Ideally 2 stories
- Functional front porch.
- Proportionate window to wall space.
- At least one front-gable roof pitch.
- Raised foundation.
- Consistent setbacks based upon the existing front yard setbacks of other homes within the block to retain a cohesive identity.
- Garages (attached or detached depending upon the lot size) should be placed to the rear of the house and should be clearly subordinate to the principal structure.
- Where alleys are present, it is recommended that garage access be taken from the rear of the lot or from a side street if it a corner lot.
- Vinyl siding is acceptable; however, brick, wood, and stone materials are preferred in order to match the majority of the homes within the neighborhood.

The above example of a single-family design is considered an appropriate design for the Historic Holliday Park Neighborhood.

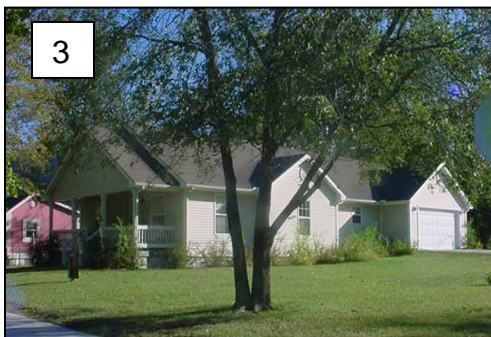
**Design Guidelines for Infill Housing (Historic Districts)** – Within the Historic Districts, more stringent designs standards must be in places as these areas require a larger degree of consistency and quality of design.

- All new builds should have at least two stories in order to match the majority of the homes in the Historic Districts.
- Infill development within these areas should resemble or incorporate the architectural style inherent in the neighborhood (see page 56) and that were popular during the late nineteenth and early twentieth centuries (e.g. Tudor, Victorian, Homestead, American Four-Square, etc.).

The infill design prototypes show designs that may be appropriate for areas outside of the historic district.



## Infill Design Prototypes

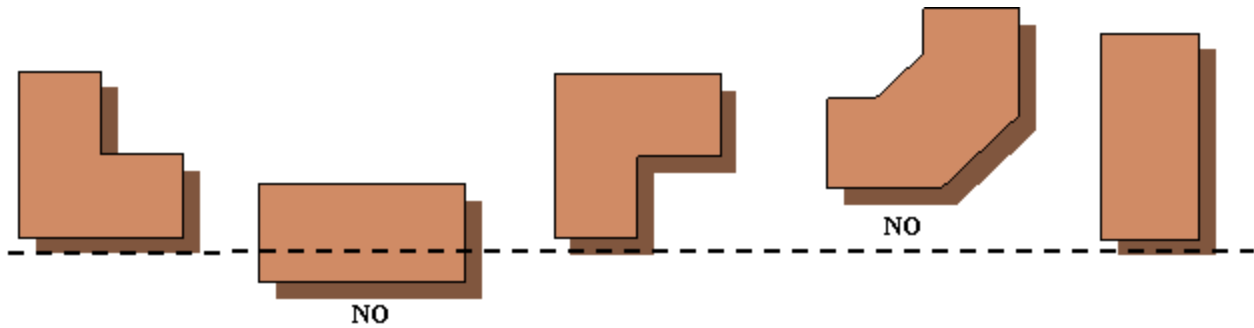


The images above are examples of single-family homes, duplexes, multi-family that would be appropriate within the neighborhood. Image 1 is a cornerstone-built duplex located along Clay Street outside of the neighborhood that incorporates many of the design features for a lower density traditional neighborhood. Image two is a cornerstone-built single-family residence built in the Central Park neighborhood. These designs take access off of the alleys. Image 3 is an infill housing unit located in Tennessee Town, which incorporates a side entry garage. I

Image 4 is the row-houses along SW Huntoon Street. New multi-family that is developed in the neighborhood should respect the character of the neighborhood. These row-houses would be appropriate within a historic district.

## Massing and Form

Massing generally refers to how a given amount of space is reflected in a building design. For example, the space should be a rectangular box with no front porch and a flat roof, or two small boxes of uneven length with a covered front porch and a front gable roof. The form determines how the building is positioned on a lot. This is typically dictated by lot design and setbacks from the property line. Many of the lots within the Historic Holliday Park are platted with a 25-foot width and the form for this building may require a more linear design to maximize square footage.



## Image

Image and perception of a neighborhood can be crucial for success. As people travel on the boundaries and throughout the neighborhood, they make judgements in regard to the whole neighborhood. The quality of the visual environment is vital to reinforce a positive image of the area, and send a message that Historic Holliday park is clean, neat and safe.

### Code Enforcement

Enforcement of housing, zoning, and environmental codes is an ongoing city-wide program that is used to assure a minimum level of maintenance and compatible uses of properties occur. Code enforcement, when combined with programs that encourage routine property maintenance, can be an effective tool to bring homes up to minimum standards.

### Tree Trimming

Overgrowth of trees and lawn vegetation contributes to an untidy appearance that detracts from the value of housing, blocks light, and can prevent grass from growing in certain areas. If nothing else, trimming back trees and vegetation would make considerable difference in appeal and safety. Until a larger contingent of owner-occupied properties exist, it will be necessary to work with the City arborist and property owners to undertake major neighborhood “trim-ups” on a yearly basis.

### Anti-Blight Activities and Nuisance Prevention

Two programs to address blight and nuisance are:

- The low to moderate income (LMI) area neighborhood clean-up dumpster program.
- The Kansas Department of Corrections public infrastructure clean-up program in which crews will clean rights-of-way, curbs and gutters, sidewalks, tree trimming, brush, and weeds and grass in LMI areas.

### Marketing the Neighborhood

The keys to successfully marketing a neighborhood’s assets rely on getting the word out about these assets or potential assets so the neighborhood can show them off. Historic

Holliday Park should focus on marketing the neighborhood as one for families and promote homeownership to improve the long-term stability of the neighborhood. The following strategies can help accomplish through:

**Community Events** Utilizing amenities in and around Historic Holliday park, the NIA can host community building events. These events could be barbecues, community building exercises and classes, and neighborhood forums. These events will allow the community to show off its pride in fun and engaging ways while allowing the NIA to gain new membership, inform the community, and collect feedback. Events like this can be applied for through DREAMS III.

**Resident Recognition & Appreciation** There should be an outreach committee formed by the NIA to welcome new residents (homeowners and renters) and get them involved early. Not only will this increase engagement in various community activities, but it will also increase the sense of pride and ownership within the community. Buy in from renters within the community may make them feel like they are more permanent to the neighborhood and encourage up keep and keep the residents invested.

**Block Captains** Where feasible, the NIA should identify “Block Captains” to serve as a point of contact for NIA information and community activities. Each captain could be in charge of one or a few blocks. This organizational pattern could take the pressure off of formal NIA leadership by allowing other members to take ownership and contribute to the neighborhood.

**Welcome New Neighbors** A good way to welcome new residents to Historic Holliday Park is to develop a welcoming committee that is associated with the NIA. Block captains can help alert NIA leadership to new members of the community. Reaching out to new members of the community serves multiple functions: getting to know your new neighbors and their families, help them learn more about the neighborhood, and expanding membership of the NIA.

**Home Tours** Proud homeowners, especially those in the historic districts, can open their homes for scheduled home tours. This will highlight the variety of architectural styles found in Historic Holliday park and inspire others to pursue rehabilitation of historically and architecturally significant homes within the neighborhood.

## SW Topeka Boulevard and SW 10<sup>th</sup> Street

SW Topeka Boulevard is an edge road for the neighborhood. The uses fronting this road are primarily office uses with multiple family found on the south end of the neighborhood. The commercial use at the corner of the intersection has the highest instances of crime and should be continuously monitored for safety purposes, as residents of the neighborhood have indicated it is troublesome that it continually has a high rate of crime. Most of the office uses on this street are well established with little opportunity for a greater community asset. The apartments found toward the southern end of the neighborhood need investment and currently not well maintained.

SW 10<sup>th</sup> Street is an edge road for the neighborhood. The uses fronting this road are primarily office with commercial and multiple family. The office uses that front this road are relatively intense with three story heights and large surface parking lots. The multi-family properties are primarily single-family conversions, and provide a good transition to the less intense uses found on the interior of the neighborhood. SW 10<sup>th</sup> Street also features 10 gateway signs to the neighborhood.

Both of these edge roads are not reflective of the overall neighborhood and act as transition areas to the residential nature that makes up the interior of the neighborhood.

## SW 12<sup>th</sup> Street and SW Huntoon Street

These roads are one-way pairs and provide the greatest travel throughout the neighborhood. The recently completed street project for SW 12<sup>th</sup> Street reduced the number of travel lanes within the neighborhood and provided new sidewalks to travel east/west throughout. SW Huntoon Street is scheduled to have a similar street treatment project completed in the future. The reduction in travel lanes and addition of new sidewalks makes these roads safer for pedestrian and bike travel and provide a level of traffic calming. At the edge of these roads would be a prime location for new signage to indicate they are entering the Historic Holliday Park Neighborhood. Current Neighborhood Sign Standards allow for a maximum of 8 signs per NIA. This means that if the NIA wishes to pursue new signage at this location other signs would need to be removed.

## Neighborhood Signs

Neighborhood Signs are a way for NIAs to not only define boundaries, but show pride in their neighborhood. New neighborhood signage standards have been developed to guide the style and location of these signs.

A neighborhood will be limited to a monument style sign as defined by the City's Sign Code. Additionally, a neighborhood will be limited to eight signs. Historic Holliday Park already exceeds the number of signs allowed under the Neighborhood Signage Standards. While existing signage will not be removed, if the neighborhood wishes to



pursue new signage they will be required to choose the location of the eight signs, meaning some of the signs along SW 10<sup>th</sup> Street will be lost.

## Gateways

Currently the neighborhood has existing signage at many of its entrance points. Future neighborhood signage requirements will limit the number of signs that can be replaced. With this in mind the Historic Holliday Park NIA should focus on a few key entrances and utilize them as gateways into the neighborhood. These potential gateways could feature a monument sign surrounded by landscaping that invite people into the neighborhood.

## Circulation and Infrastructure

The existing circulation of Historic Holliday Park is not expected to change, but the conditions of the existing infrastructure need repair. The following sections will identify the types of work that will be needed and relate to Chapter 6 Implementation, and provide a greater level of detail associated with each treatment.

### Streets

Map #12 shows pavement conditions throughout Historic Holliday Park. Based on these conditions and other factors, City of Topeka on call traffic engineering staff have recommended a mill and overlay as the most cost-effective pavement treatment. Where possible, these areas should focus on bringing the pavement up to a good or very good standard.

### Complete Reconstruction

While not part of the DREAMS I funding, The SW Huntoon Street Project will pass through the neighborhood. This street project will reflect the work that was done on SW 12<sup>th</sup> Street producing lane reallocations, new parking, new curb and gutter, and new sidewalks.

### Mill and Overlay

1. SW Fillmore Street from SW 10<sup>th</sup> Avenue to SW Huntoon Street
2. SW Western Avenue from SW 10<sup>th</sup> Avenue to SW Huntoon Street
3. SW Taylor Street from SW 12<sup>th</sup> Street to SW Huntoon Street

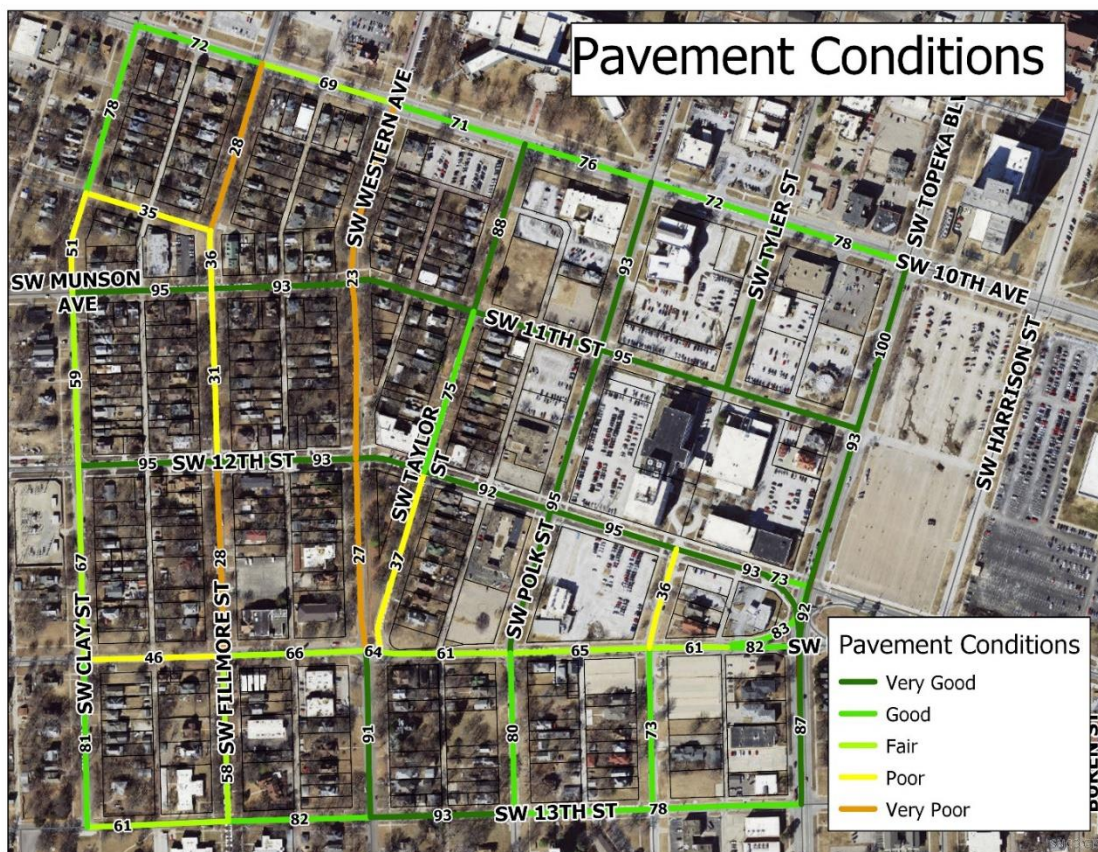
### Curbing

Where replacement curbing is required due to deterioration, it shall be poured in a manner that reflects the historic characteristics of the neighborhood. This can be found in the historic infrastructure section for guidance on preferred use of formed concrete. Replacement of deteriorated curbing should be implemented in areas where the streets are being improved to ensure drainage and design are uniform.

## Alleys

While not the highest priority of the neighborhood, the majority of the alleyways and approaches within the neighborhood are in bad or deteriorating condition. Most of these alleys appear to brick that have been paved over causing the deteriorating condition. Alleys within and adjacent to the target areas should be considered for repair to improve the circulation and image of the neighborhood. Understanding that there is not enough funding to repair all infrastructure in the neighborhood, alley and alley approach repairs should be considered to utilize the full \$1.7 million of the DREAMS I funding and remaining alley projects should be considered for DREAMS II and DREAMS III funding.

## Map 12





# Map 13



## Historic Infrastructure

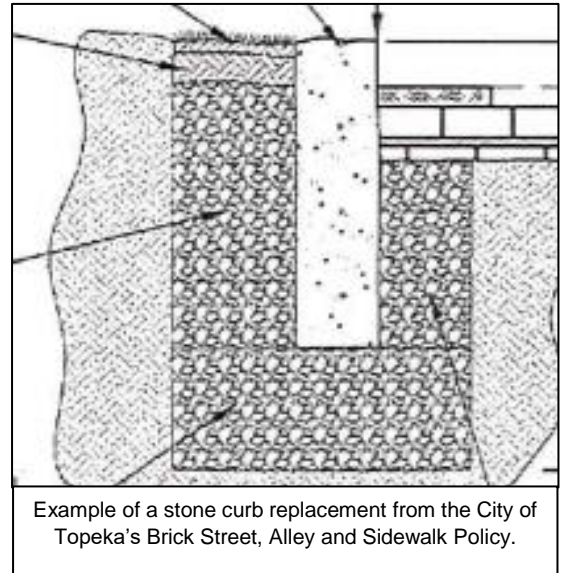
Any additional questions or items not addressed in this neighborhood plan considering historic infrastructure should be guided to [the City of Topeka's Brick Street, Alley and Sidewalk Policy](#).

**Sidewalks** - Generally speaking, if a brick sidewalk is in a level and maintained condition, it should be preserved if possible. It may be appropriate to replace a brick sidewalk with concrete if it is not level or is not being maintained by the property owner. Much of the brick sidewalk in Historic Holliday Park is in a condition that would warrant replacement due to non-ADA compliance, growth of weeds, and settling into the ground. It is appropriate to preserve brick sidewalks on blocks where the sidewalk on one side of the street is:

1. At least 60 percent or more brick sidewalk **AND**
2. Property maintained and level.

It should be acknowledged that the implementation section of this plan identifies large areas of brick sidewalk for removal with concrete. This decision was made with input from the Historic Holliday Park NIA, DREAMS I planning committee, and City of Topeka Engineering Division.

**Curb and Gutter** – Where the old limestone curbing exists and is in good condition it should be preserved. Much of the old limestone curbing was built before the streets were used for automobiles, and the deterioration has caused the curbs to be nonexistent or in a state of disrepair. Where replacement curbing is necessary, concrete should be used and built in order to retain a consistent curb height, which matches the integrity of the limestone but is more suitable for modern times.



**Streets** – While the NIA felt it important to proceed with the mill and overlay of streets, as it provided the most benefit to the neighborhood, there was a desire to evaluate brick streets in the future. Where brick streets have not been milled and overlaid they should at a future time be evaluated for complete brick reconstruction.

## Multi-modal Transportation

### Planning for People Not Cars

Looking at Historic Holliday Park from a public health standpoint, it is important to ensure that pedestrian improvements occur alongside planning for vehicle infrastructure. It is likely that not everyone within Historic Holliday Park has access to a vehicle, or they choose to use alternative modes of transportation. This leads to residents relying on walking, biking, and other forms of public transportation. The following section includes infrastructure recommendations to create a walkable, bikeable neighborhood that promotes the goals of the Topeka Bikeways Master Plan and Topeka Pedestrian Plan.

### Sidewalks

Improving sidewalks is crucial for any neighborhood. Complete sidewalk infrastructure is something people take for granted, but is essential for neighborhood connectivity, safety, and a necessity to improve access for those without cars.



Sidewalks are found throughout much of the neighborhood, but those sidewalks exhibit a wide array of conditions and materials. The sidewalk infill project will be implemented during 2023 and provided \$305,000 worth of sidewalk infill projects. These projects can be found on Map (15). The remaining sidewalks found to be in poor or very poor conditions should be considered for replacement.

Much of the sidewalks within the neighborhood are currently brick. Blocks with large segments of existing brick should be considered for brick resurfacing and not replaced with concrete. These segments should specifically be considered within the historic districts. If these segments must be replaced or the homeowner decides to have the brick replaced, consideration should be given for stamped and dyed brick. In the event that a homeowner with brick sidewalks wishes to keep their brick, they will be notified prior to replacement and required to notify the City and ensure their brick sidewalk is ADA compliant.

## Map 14





# Map 15



## Bike and Bus Routes

Map #16 shows current bike routes as well as current bus routes through the Historic Holliday Park neighborhood.

The City completed its Bikeways Master Plan in 2012 and was selected to be part of KDOT's Transportation Alternatives (TA) program for Phases I and II of the implementation. City-wide, Phase I was granted \$1,400,000 and Phase II was granted \$223,075.

### Bike Route 7: 10<sup>th</sup>/15<sup>th</sup> Street Bikeway

This route is primarily on street and features sharrows. Traveling east to west with trail connections. It will connect to paths along Robinson Middle School, Deer Creek Trail, and the edge of Mt. Hope Cemetery.

## Bike Route 8: Clay/25<sup>th</sup> Street Bikeway

This L-shaped route that connects central Topeka to Lake Shawnee. Currently marked with Sharrows this path runs by Meadows Elementary School, Mater Dei School, Cair Paravel Latin School and Robinson Middle School.

## Bike Route 13: Huntoon Bikeway

Being implemented as part of the Huntoon Street and 12<sup>th</sup> Street improvement, this east to west route will have road modifications to provide one-way bike lanes on 12<sup>th</sup> Street and Huntoon Street. It will connect landmarks like Brown V. Board of Education, Williams Magnet School, Washburn Technical School and the Wanamaker Corridor.

## Bike Route 22: 11<sup>th</sup> Street Bikeway

This east-west connecting route is made up almost completely of on-street routes, but will feature a bicycle boulevard configuration along SW 11<sup>th</sup> Street. This route provides access to Gage Park, Topeka High School and the Topeka & Shawnee County Public Library.

## Bus Route 10: 10<sup>th</sup> Avenue

This route connects Historic Holliday Park to locations like the Topeka Zoo, Walmart located on Wanamaker, and West Ridge Mall traveling along SW 10<sup>th</sup> Avenue and SW Wanamaker.

### Route #10 Bus Stops Summer 2023

#### Outbound:

10<sup>th</sup> and Tyler  
10<sup>th</sup> and Washburn  
10<sup>th</sup> and Gage (Zoo Parkway)  
10<sup>th</sup> and Meadow (Fairlawn)  
Walmart West (Outbound Only)  
West Ridge Mall

#### Inbound:

West Ridge Mall  
10<sup>th</sup> and Meadow (Fairlawn)  
10<sup>th</sup> and Gage (Zoo Parkway)  
10<sup>th</sup> and Washburn  
10<sup>th</sup> and Tyler

## Bus Route 12: Huntoon Street

Temporarily routed along SW 10<sup>th</sup> Street due to the 12<sup>th</sup> Street closure, this route connects Downtown Topeka to the Huntoon Corridor ending at the Walmart located on Wanamaker.

### Route #12 Bus Stops Summer 2023

**Outbound:**

12<sup>th</sup> and Tyler  
12<sup>th</sup> and Washburn  
12<sup>th</sup> and Mission (Gage)  
Huntoon and Fairlawn  
Walmart West

**Inbound:**

Walmart West  
Huntoon and Ashworth (Wanamaker)  
Huntoon and Belle (Fairlawn)  
Huntoon and Gage  
Huntoon and Lane  
Huntoon and Harrison

**Bus Route 17: 17<sup>th</sup> Street**

This route connects Historic Holliday Park to Walmart located on Wanamaker via Wanamaker and 17<sup>th</sup> Street.

**Route #17 Bus Stops Summer 2023**

**Outbound:**

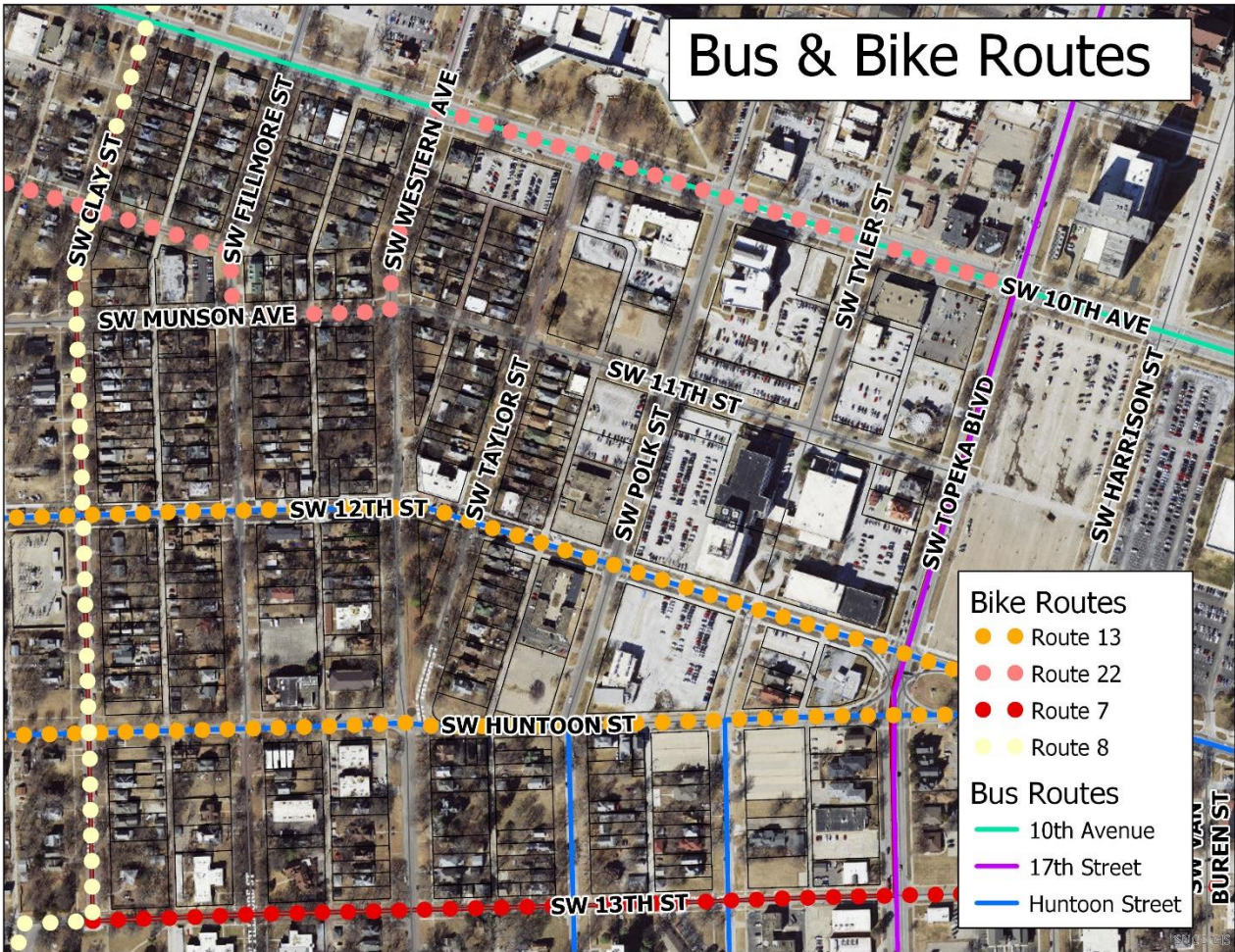
Topeka and 17<sup>th</sup>  
17<sup>th</sup> and Lane  
17<sup>th</sup> and Gage  
17<sup>th</sup> and Fairlawn  
Walmart West

**Inbound:**

Walmart West  
17<sup>th</sup> and Fairlawn  
17<sup>th</sup> and Gage  
17<sup>th</sup> and Lane  
Topeka and 15<sup>th</sup>



# Map 16



## Parks and Open Space

### Holiday Park

Owned and maintained by Shawnee County, Holiday Park is a 0.3-acre neighborhood park that contains brick sidewalks, iron fencing, a memorial, fountain and playground. The playground is scheduled for improvements by Parks and Recreation in 2024. Shawnee County Parks and Recreation staff should work with the Historic Holiday Park NIA to develop a plan for renovations that identifies not just short-term projects, but long-term projects as well. Residents have expressed concerns related to the use/feasibility of the fountain long term as it has continuous maintenance concerns. The location of the fountain currently allows for frequent vandalism, and relocation and reuse of the fountain may be better suited.

## Adopt-A-Park

Adopt-a-park programs are good ways for neighborhoods, school groups, churches businesses, etc. to assist local governments with the ongoing maintenance of park facilities. The local government gets the benefit of volunteer labor and the sponsoring group(s) get the benefit of “ownership” of a community resource. With an abundance of small businesses, Topeka High School and other organizations closely located next to Historic Holliday Park, creating a partnership with Shawnee County Parks and Recreation Department would potentially allow the neighborhood to provide greater input into the future of the park.

## Community Gardens

Community gardens provide a huge opportunity to a neighborhood. Not only can vacant land be put to use, but residents can have access to locally grown healthy food. These gardens can help to build community spirit and provide educational activities to community members of all ages. The neighborhood should work with Topeka Common Ground, an all-volunteer organization that coordinates garden resources, to develop community gardens within Historic Holliday Park.

## CHAPTER 6

# Implementation

## Implementation

After completing the planning process, action and implementation are essential. Subsequent to identifying goals and target areas the next logical step is acting to achieve those goals. The implementation section of a plan identifies specific steps to be taken and by whom, and place a timeline on completing these steps. This allows for progress of the community's vision to be tracked and evaluated. This section should be used by all stakeholders to guide their decision-making in implementing the priorities of the Plan.

## Key Action Priorities

Meeting with the Historic Holliday Park Steering Committee identified specific strategies for implementation.

### DREAMS I Infrastructure Projects

Historic Holliday Park infrastructure projects were primarily focused on creating the most impact for the most people. This approach allowed the DREAMS I money to be maximized focusing on pavement improvement, sidewalk replacement, and curb and gutter replacement. Projects will be prioritized based upon the target areas, with some lesser desired projects like alleyway projects being unfunded projects.

### Housing:

HUD funds will allow residents to apply for and receive funds to rehabilitate single-family housing within the neighborhood. City of Topeka Staff will begin to reach out to properties within the primary and secondary target areas so evaluation for income requirements can be fully vetted prior to funds being allocated. If housing rehabilitation funds are not fully utilized DREAMS I funds could be utilized towards a new-build project, coordinated by Cornerstone or Habitat for Humanity.

### Non-DREAMS I Potential Projects:

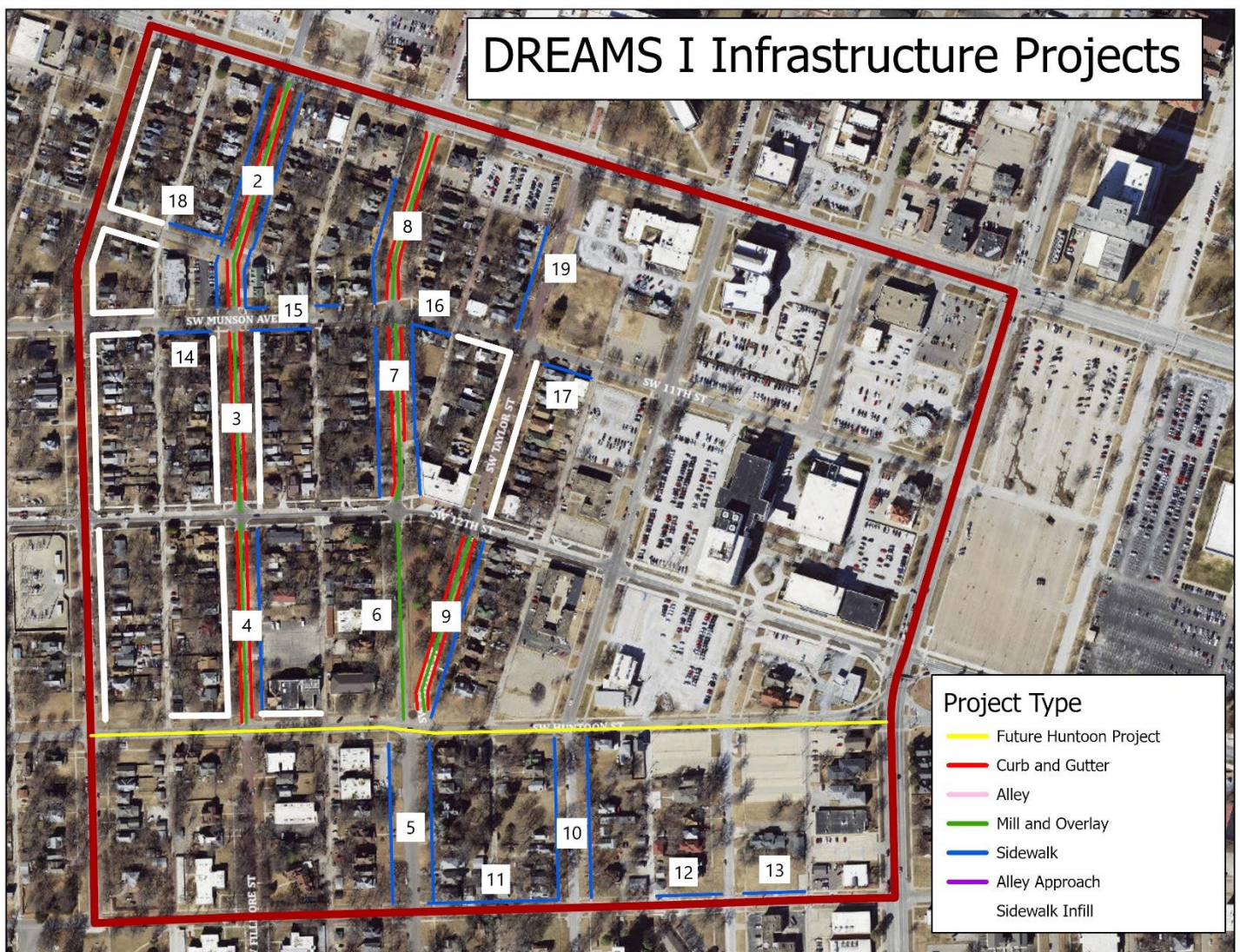
### Tables:

The tables below show the estimated cost and timing of infrastructure projects for the proposed target areas, as well as other infrastructure recommendations of the plan. By utilizing mill and overlays to address pavement and with the sidewalk infill investment from the City of Topeka, projects can be completed across a large segment of the neighborhood. While this typically goes against what was seen in the previous SORT practices, the neighborhood viewed this as an opportunity to create the greatest amount of curb appeal and make the neighborhood more attractive. It is anticipated that all four of the target areas will receive at least one project.



**Important Note:** The priorities and cost estimates for infrastructure and housing rehabilitation projects in the neighborhood are provided for **informational purposes only** and should not be fully relied upon for future costs or as actual bids for future projects. Increases in material costs, overhead, labor, and project design can change greatly in a short period of time. Funding is subject to availability as provided by Federal grants and the governing body, and allocations change annually. The housing funds in the following tables represent subsidies from the City of Topeka’s Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure reflect City of Topeka capital costs from sources typically found within the City’s Capital Improvement Program (CIP), unless otherwise indicated.

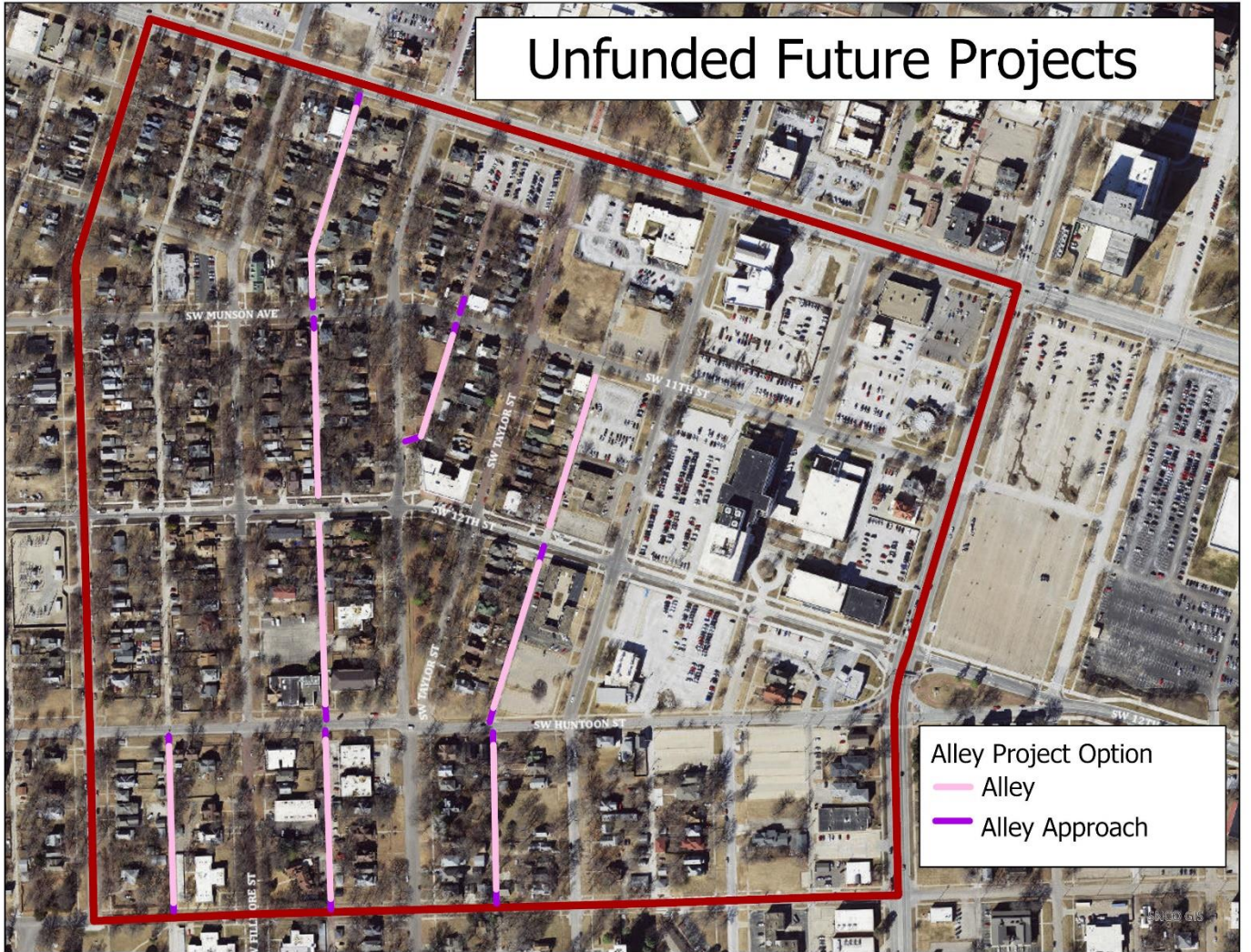
## Map 17



<b>DREAMS I INFRASTRUCTURE PROJECTS</b>						
<b>Project #</b>	<b>Street</b>	<b>From</b>	<b>To</b>	<b>Target Area #</b>	<b>Treatment</b>	<b>Cost + Contingency (10%)</b>
2 A	Fillmore	10th	Munson	1	Mill & Overlay	\$45,778
2 B	Fillmore	10th	Munson	1	C & G	\$102,960
2 C	Fillmore	10th	Munson	1	Sidewalk - Concrete	\$95,040
3 A	Fillmore	Munson	12th	1	Mill & Overlay	\$35,680
3 B	Fillmore	Munson	12th	1	C & G	\$102,960
4 A	Fillmore	12th	Huntoon	4	Mill & Overlay	\$39,382
4 B	Fillmore	12th	Huntoon	4	C & G	\$102,960
4 C	Fillmore	12th	Huntoon	4	Sidewalk - Concrete - East Side Only	\$47,520
2-4 Misc				1	Concrete Walkway Replacement	\$51,480
2-4 Misc				1	Concrete Driveway Replacement	\$79,200
5	Western	13th	Huntoon	2	Sidewalk - Concrete	\$79,200
6	Western	Huntoon	12th	4	Mill & Overlay	\$69,300
7 A	Western	12th	Munson	3	Mill & Overlay	\$37,407
7 B	Western	12th	Munson	3	C & G	\$82,368
7 C	Western	12th	Munson	3	Sidewalk - Concrete	\$87,120
5-7 Misc				3	Concrete Walkway Replacement	\$17,160
5-7 Misc				3	Concrete Driveway Replacement	\$26,400
8 A	Western	Munson	10th	3	Mill & Overlay	\$37,407
8 B	Western	Munson	10th	3	C & G	\$85,800
8 C	Western	Munson	10th	3	Sidewalk - Concrete	\$19,800
9 A	Taylor	Huntoon	12th	4	Mill & Overlay	\$44,095
9 B	Taylor	Huntoon	12th	4	Curb	\$86,658
9 C	Taylor	Huntoon	12th	4	Sidewalks - Concrete	\$43,560
10	Polk	13th	Huntoon	2	Sidewalks - Concrete	\$79,200
11	13th	Western	Polk	2	Sidewalks - Concrete	\$63,360
12	13th	Polk	Tyler	2	Sidewalks - Concrete	\$15,840
13	13th	Tyler	Topeka	2	Sidewalks - Concrete	\$15,840
14	Munson	Clay	Fillmore	1	Sidewalks - Concrete - South Side Fillmore Side	\$11,880
15	Munson	Fillmore	Western	3	Sidewalks - Concrete - Mixture Both sides N & S	\$23,760
16	11th	Western	Taylor	3	Sidewalks - Concrete	\$9,108
17	11th	Taylor	Polk	3	Sidewalks - Concrete	\$22,968
18	11th	Clay	Fillmore	1	Sidewalks - Concrete	\$63,360
19	Taylor	10th	11th	4	Sidewalks - Concrete E side only	\$41,184
					<b>Total</b>	<b>\$1,719,957</b>



# Map 18



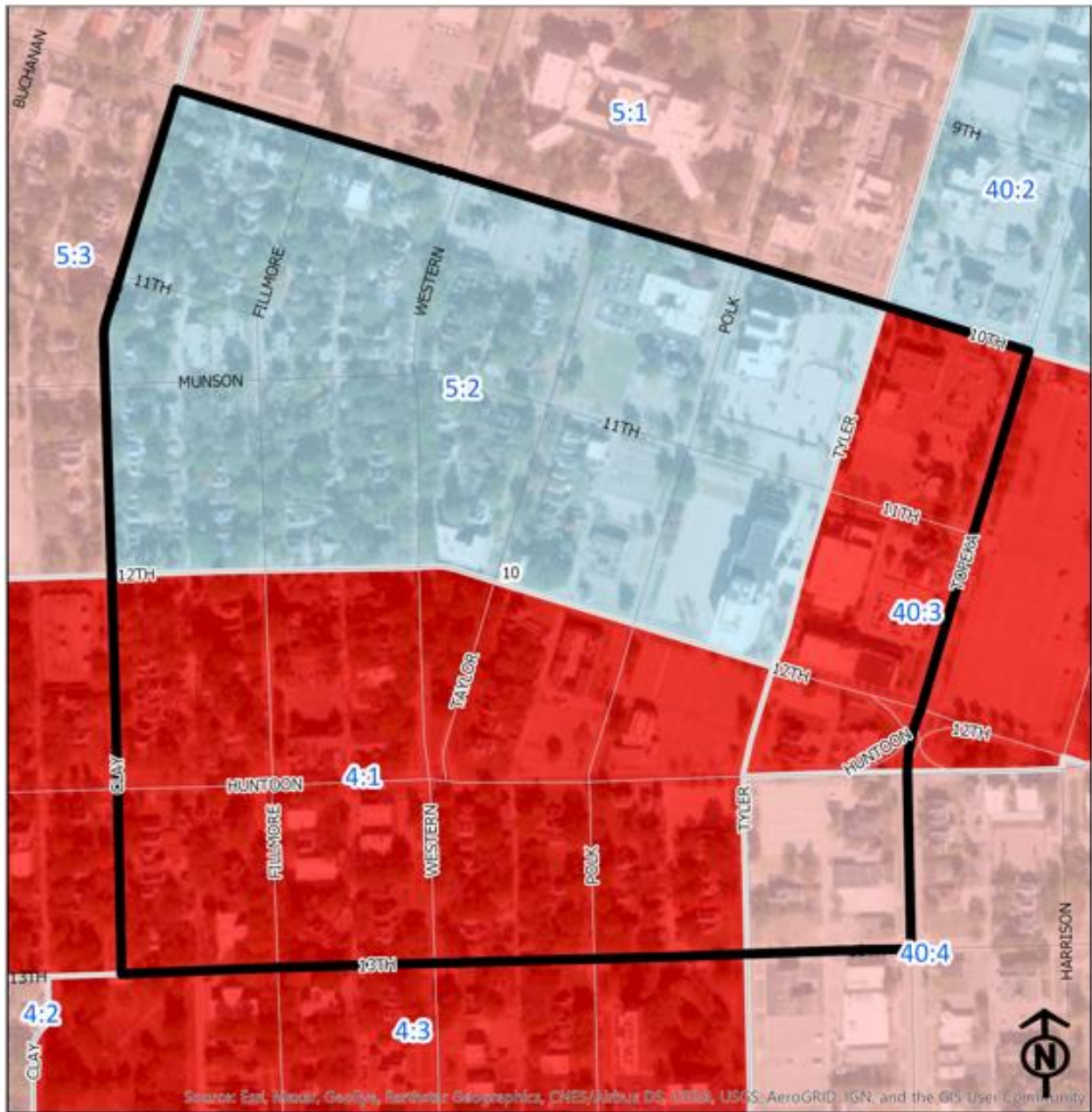
Remaining Unfunded Projects						
Project #	Street	From	To	Target Area #	Treatment	Cost + Contingency (10%)
20 A	Clay & Fillmore	Huntoon	13th	4	Alley Approach S	\$9,000
20 B	Clay & Fillmore	Huntoon	13th	4	Alley Approach N	\$9,000
20 C	Clay & Fillmore	Huntoon	13th	4	Alley Reconstruction	\$110,405
21 A	Fillmore & Western	Huntoon	13th	2	Alley Approach S	\$9,000
21 B	Fillmore & Western	Huntoon	13th	2	Alley Approach N	\$9,000
21 C	Fillmore & Western	Huntoon	13th	2	Alley Reconstruction	\$110,405
22 A	Fillmore & Western	12th	Huntoon	4	Alley Approach S	\$9,000
22 B	Fillmore & Western	12th	Huntoon	4	Alley Reconstruction	\$125,775
23 A	Fillmore & Western	Munson	12th	1/3	Alley Approach N	\$9,000
23 B	Fillmore & Western	Munson	12th	1/3	Alley Reconstruction	\$114,193
24 A	Fillmore & Western	10th	Munson	1/3	Alley Approach S	\$9,000
24 B	Fillmore & Western	10th	Munson	1/3	Alley Approach N	\$9,000
24 C	Fillmore & Western	10th	Munson	1/3	Alley Reconstruction	\$119,064
25	Western/Taylor	10th	11th	3	Alley Approach S	\$9,000
26 A	Western/Taylor	11th	12th	3	Alley Approach S	\$9,000
26 B	Western/Taylor	11th	12th	3	Alley Approach N	\$9,000
26 C	Western/Taylor	11th	12th	3	Alley Reconstruction	\$70,356
27 A	Western/Polk	Huntoon	13th	2	Alley Approach S	\$9,000
27 B	Western/Polk	Huntoon	13th	2	Alley Approach N	\$9,000
27 C	Western/Polk	Huntoon	13th	2	Alley Reconstruction	\$105,534
28 A	Taylor/Polk	12th	Huntoon	4	Alley Approach S	\$9,000
28 B	Taylor/Polk	12th	Huntoon	4	Alley Approach N	\$9,000
28 C	Taylor/Polk	12th	Huntoon	4	Alley Reconstruction	\$121,229
29	Taylor/Polk	11th	12th	3	Alley Reconstruction	\$114,193
					<b>Total</b>	\$1,126,154



**CHAPTER 7**

**Appendix**

# Appendix A: Neighborhood Health Data



Source: Esri, News, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Block Groups

### Legend

- Healthy
- Out Patient
- At Risk
- Intensive Care

"Vital Signs" Which Determine Neighborhood Health Include:

- 1) % of Persons Below Poverty Level
- 2) Part 1 Crimes Per Capita
- 3) Average Residential Property Values
- 4) % of Owner Occupied Homes
- 5) Number of Boarded Houses

HISTORIC HOLLIDAY PARK

Vital Signs	Block Group (Pop. 2019)	2000	2003	2007	2011	2014	2017	2020
1) % Persons Below Poverty	4:1 (603)	21%	33%	33%	22%	18%	17%	48%
	5:2 (334)	18%	29%	29%	12%	31%	22%	6%
2) Public Safety (Part 1 Crimes per 100 People)	4:1	(Intensive Care)	46	42	47	28	20	29
	5:2	(Intensive Care)	38	24	29	18	18	21
3) Average Residential Property Values	4:1	\$30,730	\$29,160	\$44,070	\$54,590	\$50,688	\$48,209	\$54,233
	5:2	\$41,000	\$42,380	\$55,455	\$64,350	\$64,670	\$59,528	\$68,209
4) Single Family Home Ownership	4:1	39%	43%	36%	47%	34%	42%	45%
	5:2	56%	62%	42%	58%	45%	52%	48%
5) Boarded Houses/Unsafe Structures	4:1	4	3	1	1	1	1.00	2.00
	5:2	2	0	0	3	0	0	0
6) Neighborhood Health Composite (Rating)	4:1	1.8	1.4	1.8	2.0	2.4	2.2	1.4
	5:2	2.2	2.2	2.2	2.4	2.6	2.8	2.8

- 1) Block Groups identified in Table 1 above represent 2000 & 2010 Census boundaries. Multiple Census Block Group data from the **2000 Neighborhood Health Map** (1990 Block Groups) are averaged in the Table to maintain simplicity. Refer to the Appendix of the Neighborhood Element for a complete breakdown of Block Groups by NIA.
- 2) Vital Signs are recorded by Census Block Group and do not necessarily conform to recognized neighborhood boundaries.

## **Appendix B: Kickoff Meeting Summary**

During the March 2023 Historic Holliday Park Kickoff Meeting three guiding questions were asked.

- What is one thing you want to preserve about Historic Holliday Park (Strengths)?
- What is one thing you would fix or change about Historic Holliday Park (Weaknesses)?
- How do you see Historic Holliday Park in 15 years (Opportunity?)

The following section will outline the answers provided by the residents at that meeting.

### **What is one thing you want to preserve about Historic Holliday Park?**

- Preservation of Historic Homes (What is the process)
- Preserve the feeling of family
- Flags that designate the park
- Activities in the Park
- Historic Distinction and Features
- Highlight the historic nature
- Retail within the neighborhood
- Sustainable retail
- Asphalt off of the brick
- No more milling bricks (pavement)
- Preserving and strengthening the park
- Fountain running
- Restore or reinvent the entryways to the neighborhood
- The NIA (sense of community and coming together)
- Lights around the park (more lighting in general)
- Value BCBS for valuing their property
  - Staying within the neighborhood
  - Their steady presence

### **What is one thing you would fix or change about Historic Holliday Park?**

- No grocery store in a food desert/access to fresh foods
- Crime
- Businesses and owners that don't care for their property
- Offsite/absentee landlords
- Abandoned/Vacant homes
- The quantity of sketchy apartment buildings
- Trash in alleys and streets
- Homeless population going through trash (See-click-fix)



### **How do you see Historic Holliday Park in 15 years?**

- Place to feel comfortable raising your children
- Clean, neat, and safe
- Community retail
- Realtors want to see in the neighborhood and don't talk down upon
- USD 501 is great and brings families in
- Change the narrative
- Homes restored to original high quality
- Increase in owner occupancy
- Single-family unit homes (reconversion)

## Appendix C: Housing and Infrastructure Surveys

Criteria used to evaluate **HOUSING** structural defects

Minor Defects – deficiencies correct during the course of regular maintenance.

- Missing shrubbery or bare spots on lawn, trash and garbage accumulation.
- Deteriorated or lacking window screens.
- Weathered paint, minor painting needed.
- Wear on or light damage to steps, window and door sills, frames and porches.
- Weathering of mortar and small amounts of loose, missing material between bricks.
- Cracked window panes, loose putty.
- Handrails deteriorated or missing.
- Missing splash blocks at foot of down spouts.
- Lacking porch lights.

**Intermediate Defects** – deficiencies serious enough to require more extensive repair than required by regular maintenance.

- Gutters or drain spouts rotten or parts missing.
- Sagging, cracked, rotted or missing roofing, overhang or lattice work.
- Foundation or bearing walls cracked or sagging or with loose, missing material.
- Erosion of landscape due to improper drainage, abandoned vehicle, cracked or uneven sidewalks.
- Deteriorated fencing with loose or missing material.
- Rotted, cracked or sagging porches, columns, door frames and stairways.
- Cracked or missing material from chimney.
- Broken or missing window panes and/or rotted window sills.
- Peeling or cracked paint, complete paint job needed.
- Damaged or missing air vents in foundation.

**Major Defects** – condition of structural components which can be corrected only by major repairs.

- Holes, open cracks, rotted or missing material in foundations, walls, roofing, porches, columns, etc.
- Sagging or leaning of any portion of house indicating insufficient load bearing capacity: foundation, walls, porches, chimneys.
- Defective conditions caused by storms, fires, floods or land settlements.
- Inadequate or poor-quality material used in permanent construction.
- Inadequate conversion for use involved.

- Major deteriorated or dilapidated out building or garage.
- Evidence of a lack of, or inadequate indoor plumbing such as no roof vents.

Category	Definition		
	Minor Defects	Intermediate Defects	Major Defects
Building/Properties			
Sound (3 points)	<5	1	0
Fair (2 points)	0	2	0
	1	2	0
	2	2	0
Deteriorating (1 point)	Any	Any	<5
	3	2	0
	Any	3	0
	Any	>2	0
Dilapidated (0 points)	Any	Any	5+

## BLOCKS

*SOUND*

Average 3.0 – 2.51 points per block

*MINOR DETERIORATION*

Average 2.5 – 2.01 points per block

*INTERMEDIATE DETERIORATION*

Average 2.0 – 1.61 points per block

*SIGNIFICANT DETERIORATION*

Average less than 1.6 points per block

## Criteria used to evaluate **infrastructure** defects

### **SIDEWALKS:**

3= No defects sidewalk

2= Minor defects- partially overgrown with weeds and grass or broken, cracked (< 25% disrepair/substandard)

1= Intermediate defects- Completely missing segments within that block area, broken and cracked segments, completely overgrown with weeds and grass (> 25% disrepair)

0= Major defects- No sidewalks

### **CURBS AND GUTTERS:**

3= No defects in curbs and gutters

2= Minor defects- Covered up by weeds (< 25 % disrepair/substandard); not draining (standing debris)

1= Intermediate defects- Broken, cracked, missing segments of curbing (> 25 % disrepair)

0= Major defects- None existent; drainage ditches

### **STREETS:**

3= No defects- concrete or asphalt, even, draining

2= Minor defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (<25% disrepair/substandard)

1= Intermediate defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (> 25% disrepair/substandard)

0= Major- gravel or dirt; road incomplete or dead-ends; street one-lane and does not allow cars to pass; or any combination of these.

### **BLOCK AVERAGES**

No defects- 3.0 - 2.41

Minor repairs/maintenance issues- 2.40 – 2.11

Intermediate repairs- 2.10 – 1.81

Major repairs/total construction or replacement- < 1.80



# Appendix D: Historic Districts

