

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, January 22, 2018
6:00 P.M.

214 East 8th Street
City Council Chambers, 2nd Floor
Municipal Building
Topeka, Kansas 66603

Persons addressing the Planning Commission will be limited to four minutes of public address on a particular agenda item. Debate, questions/answer dialogue or discussion between Planning Commission members will not be counted towards the four minute time limitation. The Commission by affirmative vote of at least five members may extend the limitation an additional two minutes. The time limitation does not apply to the applicant's initial presentation.

Items on this agenda will be forwarded to the City Council for final consideration.

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: <https://www.topeka.org/calendar>



ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.

HEARING PROCEDURES

Welcome! Your attendance and participation in tonight's hearing is important and ensures a comprehensive scope of review. Each item appearing on the agenda will be considered by the City of Topeka Planning Commission in the following manner:

1. The Topeka Planning Staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.
2. Chairperson will call for a presentation by the applicant followed by questions from the Commission.
3. Chairperson will then call for public comments. Each speaker must come to the podium and state his/her name. At the conclusion of each speaker's comments, the Commission will have the opportunity to ask questions.
4. The applicant will be given an opportunity to respond to the public comments.
5. Chairperson will close the public hearing at which time no further public comments will be received, unless Planning Commission members have specific questions about evidence already presented. Commission members will then discuss the proposal.
6. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a role call vote. Commission members will vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person's testimony is important regardless of his or her position. **All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.**

Members of the Topeka Planning Commission

Wiley Kannarr, 2017 Chair
Brian Armstrong
Ariane Burson
Marc Fried
Dennis Haugh
Carole Jordan
Corliss Lawson
Katrina Ringler, 2017 Vice Chair
Matt Werner

Topeka Planning Staff

Bill Fiander, AICP, Planning Director
Carlton O. Scroggins, AICP, Planner III
Dan Warner, AICP, Planner III
Mike Hall, AICP, Planner III
Tim Paris, Planner II
Annie Driver, AICP, Planner II
John Neunuebel, Planner II
Taylor Ricketts, Planner I
Tim Esparza, Planner I
Kris Wagers, Administrative Officer

AGENDA

Topeka Planning Commission

Monday, January 22, 2018 at 6:00 P.M.

- A. Roll call**
- B. Approval of minutes – December 18, 2017**
- C. Election of 2018 Chair & Vice Chair**
- D. Action Items**
 - 1. CU18/01 by Topeka & Shawnee County Public Library (TSCPL)** requesting a Conditional Use Permit to allow for construction of additional parking to be located off-site on 1.14 acres zoned C-2 Commercial and M-1 Two-Family Dwelling District located at the southwest corner of SW 10th Avenue and SW Garfield Avenue. **(Deferred to February 2018 meeting)**
- E. Discussion Items**
 - 1. Quinton Heights-Steele Neighborhood Plan**
- F. Communications to the Commission**
- G. Adjournment**



CITY OF TOPEKA
TOPEKA PLANNING COMMISSION

M I N U T E S

Monday, December 18, 2017

6:00PM – Municipal Building, 214 SE 8th Street, 2nd floor Council Chambers

Members present: Katrina Ringler (Co-Vice Chair, Acting Chair), Ariane Messina, Rosa Cavazos, Dennis Haugh, Carole Jordan, Brian Armstrong, Matt Werner (7)

Members Absent: Wiley Kannarr, Marc Fried (2)

Staff Present: Bill Fiander, Planning Director; Mike Hall, Planner III; John Neunuebel, Planner II; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Ms. Ringler opened the meeting and roll was called– seven members present for a quorum.

Approval of Minutes from November 20, 2017

Motion to approve; moved by Ms. Messina, **second** by Ms. Cavazos. **APPROVED** (4-0-3 with Armstrong, Haugh and Jordan abstaining)

Declaration of conflict of interest / exparte communications - none

Public Hearing

CU17/02 by the City of Topeka requesting a Conditional Use Permit to allow for replacement of a public utility structure (sanitary sewer pump station) on property zoned “PUD” Planned Unit Development located on a 4,355 square feet site located in the southwestern portion of subject parcel located south of NW Tyler Street (Neunuebel)

Mr. Neunuebel presented the staff report and recommendation of approval of the proposal, subject to conditions listed in staff report.

Zach Stueve with the COT Utilities Division, project manager, came forward and stated that he was available for questions.

Ms. Cavazos asked why the project needed barbed wire around the top of the fence. Mr. Hall explained that this is something the applicant wants; it's not something Planning is requiring. He explained that the fence would require a fence permit and city staff would review it as part of that permitting process. He further explained that if the fence were closer to the street there may be a concern about aesthetics, but it's far enough away and will be screened so it shouldn't have a visual impact.

Mr. Armstrong asked about condition #5 and where staff came up with the number 55. Mr. Hall explained that maximum decibel levels were something that staff began requiring as part of an earlier case. It was

DRAFT

determined based on ambient street traffic noise, and utilities stated it would be an appropriate level for the proposed pump station.

Ms. Ringle declared the public hearing open, and with none coming forward to speak she declared the public hearing closed.

Motion by Ms. Jordan to approve the proposal, **second** by Mr. Werner. **APPROVAL** (7-0-0)

Action Item

PUD17/04 Aqua Blast Laundry by: Chamberlin Properties, LLC, (Remanded by Governing Body December 5, 2017) Reconsideration of 1) the laundromat's 24 hour per day operation, and 2) the laundromat's traffic impact as part of Planning Commission's original recommendation of APPROVAL to amend the District Zoning Classification **from** "O&I-2" Office and Industrial District **to** "PUD" Planned Unit Development (O&I-2 Use Group and Laundry) for development of a self-service laundromat on the 2.44-acre property located at the Northeast corner of SW Westport Drive & SW 22nd Terrace. **(Neunuebel)**

Mr. Fiander summarized what has transpired to date and reviewed Planning Commission options. He stated that Planning Commission first heard the case in September 2017 and voted 6-0 to approve the Aqua Blast Self Service Laundry PUD with conditions. The approval was forwarded to the Governing Body for consideration, who heard the case on December 5. At that time the Governing Body voted 8-2 to remand the request back to the Planning Commission for reconsideration of the 24 hours/day operation as well as further consideration of potential traffic impact.

Mr. Fiander explained that pursuant to city ordinance and to state law, no notification was required to go out to the public and a second public hearing is not required. Planning staff did, however, send out courtesy notices to area residents, notifying them of this meeting and re-consideration of the PUD 24 hour operation. Though the Planning Commission is not required to have a public hearing or take public comment, it is within their right to allow the public to speak during the evening's meeting. Mr. Fiander stated that if Commissioners decide to take comment, it should be restricted to the two remand issues. He also suggested that if Commissioners allow the public to speak, they should consider allowing the applicant or their representative to speak also.

Mr. Fiander explained that at the end of deliberations, commissioners could 1) re-submit the original recommendation back to the Governing Body or 2) submit a new or amended recommendation.

Mr. Fiander reviewed the two issues the Governing Body had concern with:

Traffic – staff assessment as given in the staff report viewed the amount of traffic generated by this project as having a negligible impact on the area. City Traffic Engineer Terry Coder provided a statement that concurred with the impact of traffic not being a concern. Mr. Fiander noted that the Planning Commission approved a site plan which restricts access onto 22nd Terrace, thus helping with many of the conflicts with residential traffic. This site plan is not up for re-consideration.

Operation Hours – Planning Commissioners voted at their September meeting to allow a 24 hour per day operation. The reasons were 1) there is a condition for a staff attendant on site at all times and 2) agreement that the hours would better serve a more flexible customer base, i.e. night/evening shift workers who need something other than daytime hours.

Mr. Fiander pointed out that the applicant sent a letter addressed to Commissioners which as provided

to them by Planning staff. The letter outlines the reasons for 24 hour operation, including the lack of restrictions on hours in the current O&I2 zoning district. The letter points out that a storage facility across the street is open 24 hours and also that restriction on hours may turn away customers up to 2 hours earlier because of the time needed to do their laundry.

Mr. Fiander stated that staff stands by their original recommendation of limiting operating hours to 16 continuous hours of operation per day. Reasons include the fact that this is a transition area and not right for commercial business open to the random public as it does not fit the expectations of a residential or office area into which this is transitioning. Property values could also be negatively affected by a commercial use. Mr. Fiander added that O&I2 allowed businesses may be accessible by the public 24 hours but are secured in other ways.

Mr. Fiander stated that with staff recommendations, the proposed business will be a commercial use wrapped in an office package. Conditions outside the hours dictate design of the building, signage, landscaping, and restriction of access from/to 22nd Terrace. Staff contends that limiting the hours is in keeping with that "package".

Regarding the condition of having 24 hour attendant on site, Mr. Fiander pointed out that this is not an easily enforced, fail-safe condition as the Planning Department has no real way of determining whether the staff is effective or to evaluate their performance.

Mr. Haugh asked staff when in the process the concept of restricting hours came up and whether the applicant feels the project is viable without 24 hour operation.

Mr. Fiander reported that it was part of the request at the Neighborhood Information Meeting and that staff was aware it was important to the applicant as part of their business model. Mr. Neunuebel stated he did not believe staff were made aware of the request during the pre-application discussions when it is customary to flag potential issues.

Ms. Messina asked what staff's concern is with 24 hour operation and Mr. Fiander stated that concern is with customers / traffic coming and going in the middle of the night. Ms. Messina then expressed concern about stating that the business could only operate "16 consecutive hours" due to the fact that they could choose to be open through the night. She recommended either giving specific guidance as to what hours the business could not be open or leave it at 24 hours.

Mr. Fiander pointed out that there was some confusion as to whether staff recommended allowing 16 or 18 hours of continuous operation and clarified that it is/was always meant to be 16 hours.

Regarding the traffic concern, Mr. Armstrong stated that he has reviewed and agrees with the city traffic engineer's summary. The amount of traffic in and out of the proposed business will be less than 1% of the overall daily traffic at the major intersection of 21st & Westport. He also noted that detour traffic has decreased dramatically since the intersection at 21st & Wanamaker has opened.

Ms. Ringler agreed, and Mr. Werner pointed out that the traffic study used commercial shopping centers as a baseline. He stated that is likely much more traffic than the proposed facility would generate.

Ms. Messina noted that while it may be difficult for City staff to enforce a 24 hour attendant requirement, she believes it to be in the owner's best interest to limit crime on their property, so she'd expect them to provide ample security. She added that she wouldn't be surprised if in 4-6 months they find that it's not profitable to be open 24 hours and limit operating owners on their own. Ms. Ringler stated that she, too,

had considered the idea that they may end up limiting their operating hours on their own.

Commissioners agreed to hear public comment and invited the applicant / representative to come forward to speak first.

Greg Ferris of Ferris Consulting came forward representing the applicant. Mr. Ferris stated that he had submitted a revised traffic count that estimates the proposed facility would generate only about 10% of the traffic the City's traffic engineer had allowed for in his review. (handout) He noted that an office building or other facility that might be built on the property would likely generate much more traffic.

Mr. Ferris explained that 24 hour operation is important to the applicant and noted that the first time they saw that staff had an issue with it was when they saw the staff recommendation to the Planning Commission. He noted that the property is not zoned residential but O&I, where a number of uses would be allowed "by right" without requiring Planning Staff or Planning Commission approval. Some of these would, he said, likely generate more traffic, especially at night. Examples he gave was an emergency medical clinic, which could include ambulances as well as a pharmacy.

Regarding a 24 hour attendant, Mr. Ferris noted that indeed they would have one, but they'd also have other security to protect their investment. This includes security cameras with footage that can be viewed "live" by the owner(s) and others off-site.

Mr. Ferris noted the other businesses nearby, such as the laser park to the north and I1 (light industrial) zoning across the street. He noted that the residences across the street from the property being discussed are not single-family homes but multi-family residential, which is a lower zoning class used for transitional uses.

He stated that while the proposed project is commercial use, it is a very low density commercial use that generates very little traffic. He contends that it will generate less traffic and fewer issues than other potential uses that are already allowed by right. He noted that the property can't be compared to a vacant lot, but rather to what would be allowed today with the current zoning.

Mr. Ferris also noted that if restrictions are put on operating hours, they'd technically have to close at least 1 and perhaps 2 hours early to allow people time to get their laundry done (i.e. close at 10, last load in at 8). He noted that other laundromats who choose to close at a certain time but have no real restrictions, do have that issue because if someone is still doing laundry at closing time, they can be allowed to remain and finish.

Mr. Ferris concluded by asking the Commission to uphold their original recommendations.

Elizabeth Stevens of 5707 SW 22nd Terrace came forward to speak in opposition of the proposal. She stated that 24 hour operation does not fit with and would change the character of the area. She said she purchased her condo because it was "off the beaten path" and had a residential character and that the last thing she wants is an all-day/all night laundromat across the street from her home.

Mr. Haugh asked Ms. Stevens if she would be opposed to the laundromat if it were closed from 10PM-6AM. She replied that would be much more acceptable and more like the normal professional hours of the rest of the businesses in the rest of the neighborhood.

Rosalee Cooper of 5847 SW 22nd Terrace came forward to speak in opposition of the proposal. She stated that if Aqua Blast had been there two years ago when she signed a contract on her duplex, she

wouldn't even have looked at the duplex. She noted that if a medical facility were trying to go in there, the neighbors would be opposing that also. She also noted that the dental offices catty-corner from her are closed on Sunday and have shortened hours on Saturdays so there isn't additional traffic during the weekends.

Ms. Cooper stated that she could tell when the 21st & Wanamaker intersection was opened because traffic decreased and the neighborhood was quiet again. She noted that peak times for a laundromat are likely weekends, when there's also increased shopping traffic on 21st street which affects the ability to turn off / onto 21st & Westport. She believes it will get worse if laundromat traffic is added.

Ms. Cooper stated that she visited the other laundromat owned by the applicant (15th & Adams). She said she talked with someone in the laundromat who stated that people generally drop their laundry off and go do something else, so there's a lot of come and go traffic.

Ms. Cooper expressed concern about safety, stating she believes her neighborhood is currently pretty safe but opening a 24 hour a day facility is like putting a bullseye on them. She stated that restaurants who are open 24 hours limit that to their drive-thrus to limit crime, and noted that the laundromat at 15th & Adams is only open 7AM-9PM; she thinks the reason for that is crime. She concluded by asking the Commission to change their recommendation so that 24 hour operation is not allowed.

Ms. Ringler asked Mr. Fiander to verify whether the uses Mr. Ferris had spoken about would be allowed on the lot without Planning Commission permission. Mr. Fiander replied that facilities such as a gym/recreational facility, medical clinic, and funeral home would be allowed by right in the present zoning.

Pete Tarnhauer (sp?), president of the Homeowners Association at Pheasant Run, came forward and stated that many of the homeowners had asked him to speak in opposition of the project. He stated that 24 hour operation would be a problem for residents due to lights and traffic. He noted an issue with school buses stopped on a curve that people can't see around and spoke to how busy the 21st & Westport intersection is, stating that any additional traffic would add to the congestion. He also expressed concern about property values going down.

Ruth Madell (sp?) of 5719 SW22nd Terrace in The Woods came forward to speak in opposition, stating that she had also spoken at the previous Planning Commission meeting about safety concerns with a 24 hour operation. She noted it had been stated that there's a 24 hour storage facility next / close to the residential area but stated you cannot see the facility from where she is; the storage units are located more behind Target and there are dental and other offices between them and the residences, thus the residences really aren't impacted by the storage facility.

Ms. Madell stated that the Governing Body remanded the issue back to Planning Commission because residents had expressed so much concern and she asked Commissioners to reconsider.

Tracy Chamberlain, the applicant, came forward to speak. He noted that the piece of property at 15th & Adams is nothing like the Aqua Blast he intends to build. He stated that he plans to inject about two million dollars into the piece of property; it will be a beautiful building with carpeting, TVs, etc. He stated he owns 4 24/7 Aqua Blasts in Wichita which all have at least 1 attendant at all times, and the Topeka facility will also have one to protect the owner's assets and property. The 24 hour operation is important in part because he doesn't want to be like all the other laundromats. He invited people to visit his stores in Wichita to see that they're kept clean and in good order.

Mr. Werner asked if the trip estimates given in this evening's handout were an average of all the Wichita stores. Mr. Chamberlain stated it would likely be no more than 10, with Saturday nights being bigger, Sunday nights being slow. He knows the numbers because he's on site a lot. He added that security cameras are part of the security and can be viewed by the owner(s) offsite.

Ms. Messina asked if the applicant has an idea of what business hours he'd want to set in the event 24/7 is not allowed. He stated he has hasn't really thought about it, with 24 hour operation being very important to the owner(s) in large part because they can provide better security if someone is always onsite. He stated that people aren't allowed to sit in their parking lots or stores if they're not doing laundry; he believes he has a successful business model in Wichita.

Sally Calaments (sp) of The Woods came forward to express concern about whether the trip counts are accurate. She asked for and received confirmation that the entrance onto 22nd Terrace had been eliminated. She noted that the other businesses close enough to cause noise close at 5PM and agreed that the storage facility has never been a problem. She also stated she disagrees with the traffic assessments and noted how busy the intersection at 21st & Westport is.

Mr. Haugh asked what she thought the traffic impact might be if apartments were built on the lot in question and she stated that while it might generate more traffic, there wouldn't be the noise issue and it would be a whole different situation without the lights that go along with a business and people from areas. She confirmed that traffic and noise are a major driving force in her opposition and stated that she believes it's an inappropriate place for a big laundromat right next to a residential area. She'd prefer a doctor's office, duplexes, etc., and something that closes when the other nearby businesses close.

With no additional public coming forward to speak, Ms. Ringler called for discussion.

Ms. Ringler stated that she doesn't believe the traffic has an impact; it's been discussed and considered, with the decision being that it's not an issue.

Mr. Haugh stated that it's a difficult decision and he believes that the fact the applicant is being allowed to put what is essentially a commercial facility into an O&I2 zoning is almost a favor to the applicant. He doesn't see that the traffic or lighting are an issue because both will be directed away from the residences but noted that there may be more noise with cars coming and going and car doors opening and closing. He believes the compromise is to limit the hours of operation and if they cannot be restricted, he wouldn't be willing to support the project.

Ms. Cavazos stated that the proposed design and landscaping is nice and there is no entrance on 22nd Terrace so she feels like the traffic would stop just after the laser facility. She also feels for the residents because of their concern about the change in the feel of the neighborhood. She added that she feels 22nd Terrace almost starts the neighborhood so building north is okay.

Mr. Werner asked about the site plan and placement of the building. Staff confirmed that the building has been slightly "rotated" on the site as a condition agreed upon at the September Planning Commission meeting. He notes that customer parking is now on the north side of the building; there is only a small amount of employee parking on the south side. He also noted that the main entrance is to the north and these changes have mitigated much of the concern about noise and car doors, etc.

Ms. Jordan stated that she believes the least detriment to the business would be to limit hours to being closed from approximately 11PM-6AM.

Ms. Ringler stated she is sympathetic to the neighbors but also to the business owner and the effect putting limits on his business hours would have on his business when other laundromats have no such restrictions.

Ms. Ringler stated she's doesn't know that she's heard any new information this evening that she didn't hear before.

Ms. Messina stated that she has taken into consideration all who have spoken against 24 hour operation but still sees no point in limiting it. There will be someone on site; the business owner doesn't want crime and will do what they can to protect against it. She believes a 24 hour facility will provide an opportunity for people who need more flexibility due to work hours.

Mr. Armstrong agreed that it would provide flexibility for shift workers, as was discussed at the first meeting. Because of the layout of the facility, he doesn't believe the traffic will be a nightly interruption.

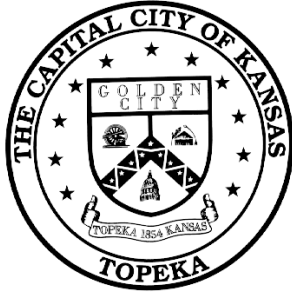
Ms. Cavazos asked staff once again if the project would need to come before the Planning Commission if it were something other than a laundromat. Mr. Fiander confirmed that there is a series of allowed uses in O&I2 zoning and any uses that fall with those allowed uses would not require Planning Commission approval. He also noted a difference between a health clinic and a hospital, the latter not being allowed in O&I2 zoning.

Motion by Ms. Ringer to uphold the original September 2017 Planning Recommendations to the Governing Body. **Second** by Mr. Warner. **APPROVED** 5-2-0 with Commissioners Haugh and Jordan voting "no".

Communications to the Commission

Ms. Cavazos was presented with a plaque for serving 1 term on the Topeka Planning Commission and congratulated for her election serve on a local school board.

Adjourned at 7:18PM



CITY OF TOPEKA

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MEMORANDUM

To: Topeka Planning Commission

From: Bill Fiander, AICP, Planning Director

Re: Quinton Heights-Steele Neighborhood Plan

Date: January 22, 2018

Background

The Quinton Heights-Steele NIA was awarded one of two SORT (Stages of Resources Targeting) grants to begin in 2017. This is a two-part process with neighborhood planning occurring in 2017 and implementation occurring in 2018 – 2019. The planning stage is coming to completion and is being presented as an update on the Quinton Heights-Steele Neighborhood Plan process.

The NIA has been working with Planning staff since June, 2017 in creating their new neighborhood plan. The Plan reflects the targeted approach associated with the SORT process. The most “in-need” areas have been identified for targeting both housing and infrastructure resources.

Process

Staff notified all property owners in the planning area and held a kickoff meeting on June 12, 2017 to present a “current conditions” analysis. Steering committee meetings and sub-committee meetings were held throughout the summer and fall months for more in-depth evaluation of the Plan topics. Major focus areas include Goals and Policies, Land Use, Revitalization Themes, Neighborhood-Wide Strategies, and Implementation.

The final neighborhood meeting will be held on January 23rd. All property owners in the Quinton Heights-Steele NIA have been invited to the final meeting. Here, the draft plan will be presented with discussion so as to gain feedback and input from the neighborhood. Staff will then incorporate this feedback into the final Quinton Heights-Steele Neighborhood Plan document. The draft plan is available online:

http://reports.topeka.org/img/planning/CompPlan/QHS_NHoodPlan.pdf

The purpose of the January 22nd discussion is to allow the Planning Commission to preview a summary of the draft plan before scheduling a public hearing. Staff will present the plan at the future public hearing for approval as part of the City’s Comprehensive Plan.

QUINTON HEIGHTS-STEELE

Topeka, Kansas



Neighborhood Plan

An Element of the
Topeka Comprehensive Plan

A Cooperative Effort By:

The Quinton Heights-Steele Neighborhood Improvement Association

&

Topeka Planning Department



ADOPTED:

Topeka Planning Commission, **DATE**

Topeka Governing Body, **DATE**

ACKNOWLEDGEMENTS

Quinton Heights-Steele Neighborhood Improvement Association

James Prout – President
TBA – Vice President
TBA – Secretary-Treasurer
– CAC Member

City of Topeka Mayor

Michelle De La Isla

Topeka City Council

Karen Hiller	Tony Emerson	Aaron Mays
Sandra Clear	Michael Padilla	Jeff Coen
Sylvia Ortiz	Brendan Jensen	Michael Lesser

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Marc Fried	Dennis Haugh
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Corliss Lawson	Katrina Ringler
Matt Werner	

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Bill Fiander, AICP, Director
Dan Warner, AICP, Comprehensive Planning Manager, Tim Esparza, Planner I

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CHAPTER 1

INTRODUCTION AND PURPOSE

INTRODUCTION AND PURPOSE

BACKGROUND

For several years Quinton Heights has been on a journey to improve its “at risk” rating to “outpatient” or even “healthy “. In order to achieve such a stark transformation, residents are looking to fix what is broken in Quinton Heights. By reinforcing community assets that most embody the spirit of the neighborhood, residents are confident that the image of Quinton Heights can be restored. Investing in housing rehabilitation, infrastructure improvements and improving community spaces such as the Shunga Glen Park have been identified as top priorities. With a little reinvestment and reorganization, Quinton Heights can be an even greater benefit to the outlying city of Topeka.

In 2016, the Quinton Heights-Steele NIA took the first step and submitted an application to become a SORT neighborhood. With this designation comes the opportunity to create an entirely new plan to guide future resource allocation and project ideas.

PURPOSE

In 2016, the Quinton Heights-Steele Neighborhood Improvement Association (NIA) applied to the City of Topeka for Stages of Resources Targeting (SORT) funding. In late 2016, the Topeka City Council approved the Quinton Heights-Steele Neighborhood to be one of two designated neighborhoods to receive planning assistance in 2017 and implementation funding in the following two years.

In the summer, fall and winter of 2017, the NIA and Planning staff was able to collaborate on finalizing a neighborhood plan that fully addressed land use, housing, safety, infrastructure, green space, and neighborhood character issues as well as the overarching vision and goals of the community.

The purpose of this document is to provide long-range guidance and clear direction to the City and its agencies, residents, and private/public interests for the future revitalization of the Quinton Heights-Steele neighborhood. It establishes a 10-year vision and appropriate policies for land use, housing, community character, the Shunga Glen Park, and circulation for the Quinton Heights-Steele neighborhood. This Plan provides the policy basis from which to identify appropriate zoning, capital improvements and programs for implementation.

Recommendations for infrastructure, housing, and parks all involve major City/County expenditures that are constrained by the amount of tax revenues the City/County collects. Other neighborhood plans also compete for such allocations. Reliance on non-City funding sources will also determine the pace of implementation. Thus, another purpose of this plan is to provide guidance for *priorities* in order to determine the most prudent expenditures with limited

resources. Through the SORT program, Quinton Heights residents seek to continue efforts to reach a status of a “Healthy” neighborhood.

RELATION TO OTHER PLANS

The Plan is a comprehensive community-based approach to neighborhood planning that constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. 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 Washburn Lane Parkway Plan, Bikeways Plan, Pedestrian Plan, Futures 2040, the Land Use and Growth Management Plan and Trails Elements.

PROCESS

This document has been prepared in collaboration with the Quinton Heights-Steele NIA. Beginning in March of 2017 planning staff conducted a property-by-property land use and housing survey of the neighborhood and collected pertinent demographic data. (Refer to flow chart on following page 5)

This “state-of-the-neighborhood” information was shared and presented during the kickoff meeting on March 29, 2017. The steering committee, comprised of neighborhood volunteers, met frequently between May and December, and looked in-depth at issues such as goals and guiding principles, land use and zoning, circulation and parks, corridors, and selected SORT Target Areas.

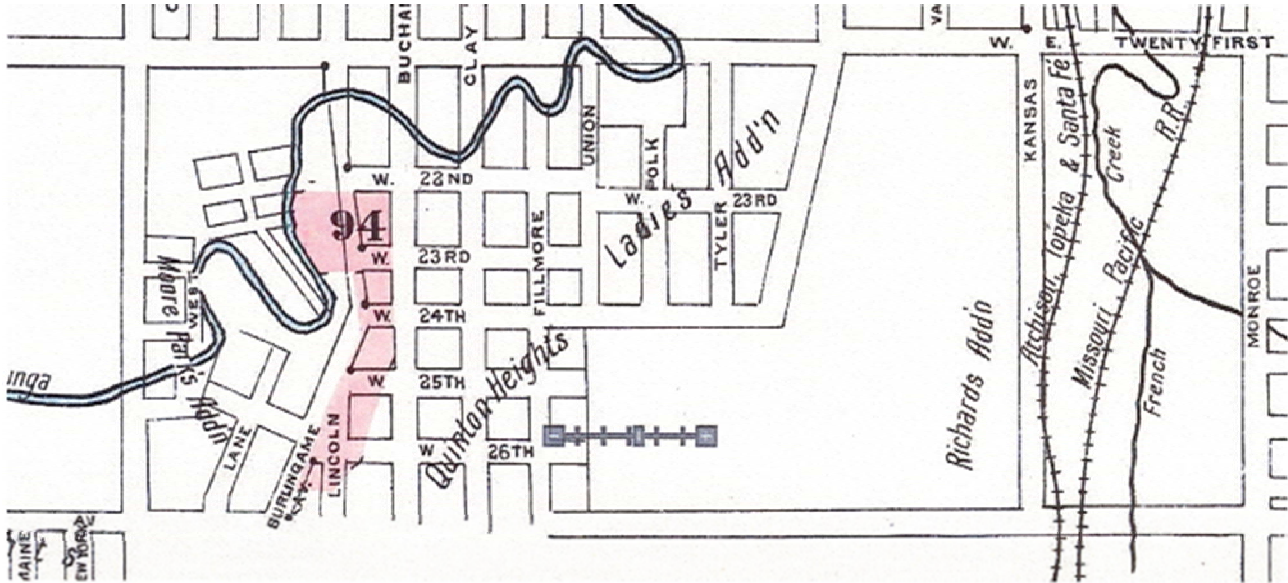
A summary of the final plan was presented to the community at a final meeting held on January 26, 2018 at the _____. A work session was held with the Planning Commission on _____.

QUINTON HEIGHTS-STEELE NEIGHBORHOOD PLAN PROCESS



NEIGHBORHOOD PROFILE

LOCATION AND CHARACTER



The Quinton Heights Neighborhood is located in southcentral Topeka, Kansas, approximately 2 ½ miles south of the state capitol building and the downtown district. The neighborhood is bounded by SW 21st Street to the north, SW Washburn Avenue to the west, SW 27th Street to the south, and SW Western Avenue to the east. The neighborhood comprises approximately 163 acres.

Quinton Heights lies directly north of the Topeka Country Club. The Shunganunga Creek and Shunga Trail wind through the neighbored, dividing the Shunga Glen Park into two distinct sections and separating the area by more intensive land uses.

The neighborhoods topography is characterized by gradual and sharp elevations in the southeast quadrant of the neighborhood that drain northerly & westerly towards lower plains and the Shunganunga Creek. Much of the neighborhood north of 24th Street and along Buchanan Street is within the 100-year flood boundary of the creek.

HISTORY

The Quinton neighborhood traces its roots back to the platting of the Quinton Heights and Steel's Addition subdivision in 1887, which was then just beyond the southern limits of the incorporated city. Residential development was slowed by a lack of direct street access from the central business district, no public improvement (e.g., no paved streets or waterlines), and periodic flooding.

By 1921, most of Quinton Heights had been annexed into the corporate limits and improvements were steadily made. Buchanan Street was heavily traveled due to the fact that it provided a connection between Washburn Avenue and Burlingame Road up until the late 1940s. Because of this, Buchanan Street acted as an arterial in the early years of the neighborhood, triggering commercial and industrial development. The corner of Buchanan and 26th Street was also the original location for the Quinton Heights Elementary School, which has since been relocated to Topeka Blvd.

New development within the past 50 years has primarily been comprised of large multi-family uses such as the 90-unit mixed residential Trianon complex on 27th Street as well as the 68-unit Bristol Ridge apartment complex at Fillmore Street and 22nd Street.

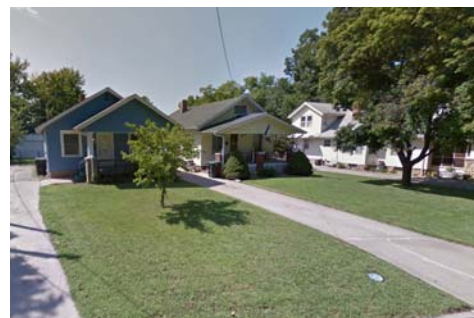
CHARACTER

Due to the lack of arterial traffic within the neighborhood, Quinton Heights is a somewhat secluded enclave of moderate to small single-family homes. The Shunganunga Creek and Shunga Glen Park buffer the residential area from more intensive development along the major arterial 21st Street and Washburn Avenue. Only Fillmore and Buchanan connect the neighborhood directly to 21st Street.



The majority of homes are relatively modest in size, features, and character.

The architectural integrity of several turn-of-the-century homes is still present throughout the neighborhood. Property east of Buchanan Street, was platted in 1887 and is characterized by 25' wide and 144' deep lots with two or more more lots consolidated for ownership purposes. Most structures in the original plat were built prior to 1935. The area west of Buchanan was platted roughly 60 years ago and exhibits a much more modern feel. The standard lot area, number of vacant lots, and modest dwellings make for a relatively low development density.



EXISTING CONDITIONS

HEALTH

The Neighborhood Element of the Comprehensive Plan establishes a neighborhood health rating system for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. This system uses five categories – poverty level, public safety, residential property value, single family homeownership, and the number of boarded houses –to assign a health rating to each census tract block group. Quinton Heights encompasses the Census block group 15:1. From 2000 to 2014, 15:1 has decreased by one rating in four of the five individual health indicators. Overall, the neighborhood has slipped from “Out Patient” to “At Risk” during this same period, only briefly returning back to “Out Patient” according to the 2007 health rating. Please see Appendix A for more detailed information.

LAND USE

As illustrates by Map 1, the neighborhood is predominantly residential, with 80 percent of all parcels devoted to residential land uses. Of this, single family residential use accounts for 74.43 percent of all parcels and 30.61 percent of the neighborhood in terms of acreage. The second leading land use within the neighborhood is commercial, accounting for 6.67 percent of all parcels and 8.89 percent of neighborhood land area (See Table #1). Commercial uses are typically confined to the northeastern section of the neighborhood along 21st street; however, a few older, grandfathered commercial uses can be found on Buchanan Street.

Table #1: Existing Land use

Land Use	Parcels	Percent	Acres	Percent
Residential Single Family	212	74.36%	49.90	40.46%
Residential Two Family	11	3.86%	2.71	2.20%
Residential Multi-Family	5	1.75%	14.49	11.75%
Commercial	19	6.67%	17.92	14.53%
Institutional	2	0.71%	3.08	2.50%
Utility	2	0.71%	4.31	3.49%
Public	3	1.05%	0.71	0.14%
Vacant	20	7.02%	4.53	3.67%
Open Space	11	3.86%	25.68	20.82%
Total (Parcels)	285	100%	123.33	100%
Total (w/ ROW)	285		163	
Shawnee County Appraiser's Office (2017)				

ZONING

Historically, Quinton Heights was zoned primarily two-family and commercial. In the late 1990's the neighborhood was "downzoned" from M-1 and C-4 to R-1, in order to aptly reflect the single family character of the neighborhood.

Current zoning in Quinton Heights is predominantly R1, single family residential. Commercial zoning exists along the heavily travelled major arterial 21st Street, which acts as a northern border for the neighborhood. Zoning for multi-family can be found in the northeast and southwest corner of the neighborhood. Map 2 illustrates the current zoning in Quinton Heights.

HOUSING DIVERSITY

The housing density of 6.05 units/acre found in Quinton Heights can be attributed to the high number of single family housing units in the neighborhood. Although several larger multi-family complexes exist in the area, they span across 14.49 acres of the neighborhoods total land area (Table #2). The average single family residential property value in the neighborhood is \$39,908, while the spread for multi-family property value is so wide that the median comes in around \$273,000 and the mean at slightly over \$1 million. Vacant lots in the area vary in value, coming in between \$210 and \$16,000

Table #2: Housing Density

Housing Type	Units	Percent	Acres	Units/Acre
Single Family	212	52.2%	49.9	4.21
Two Family	22	5.4%	2.71	8.12
Multiple Family	172	42.4%	14.49	11.87
Net Density – Residential	406	100%	67.1	6.05
Net Density All	406	100%	123.33	3.29
Gross Density (w/ROW)	406		163	2.49
Shawnee County Appraiser's Office (2017)				

Table #3: Property Values

	Median	Mean	Minimum	Maximum
Residential – Single Family	\$35,100	\$39,908	\$2,590	\$231,100
Residential – Two Family	\$36,900	\$40,200	\$26,700	\$56,000
Residential Multi-Family	\$273,000	\$1,046,164	\$39,480	\$2,556,000
Vacant	\$1,570	\$2,641	\$210	\$16,000
Shawnee County Appraiser's Office (2017)				

HOUSING CONDITIONS

A housing assessment in Quinton Heights unveiled conditions that one might expect to see associated with an older neighborhood (Table #4). More than 80 percent of single family residential houses showed signs of minor deficiencies through aging and weathering. Though this number may seem relatively high, minor deficiencies are cases of basic wear and tear such as bare spots on the lawn, missing porch lights, or weathered paint. If seen in higher numbers these conditions can certainly stack up and become problematic. However, having homes throughout the neighborhood displaying a few minor deficiencies is certainly no cause for concern.

32 percent of single family homes showed cases of intermediate deterioration and 6 total properties had at least 1 major deficiency. Moreover, almost every two-family structure in the neighbored exhibited intermediate deficiencies. These numbers display an overall high number of residential properties with more serious issues such as broken/ missing window panes or sagging, cracked, or missing roofing. High occurrences of intermediate or major deficiencies can subtract from the overall aesthetic appeal of an entire neighborhood. These problems may very well lend a hand in any perceived negative perception towards Quinton Heights.

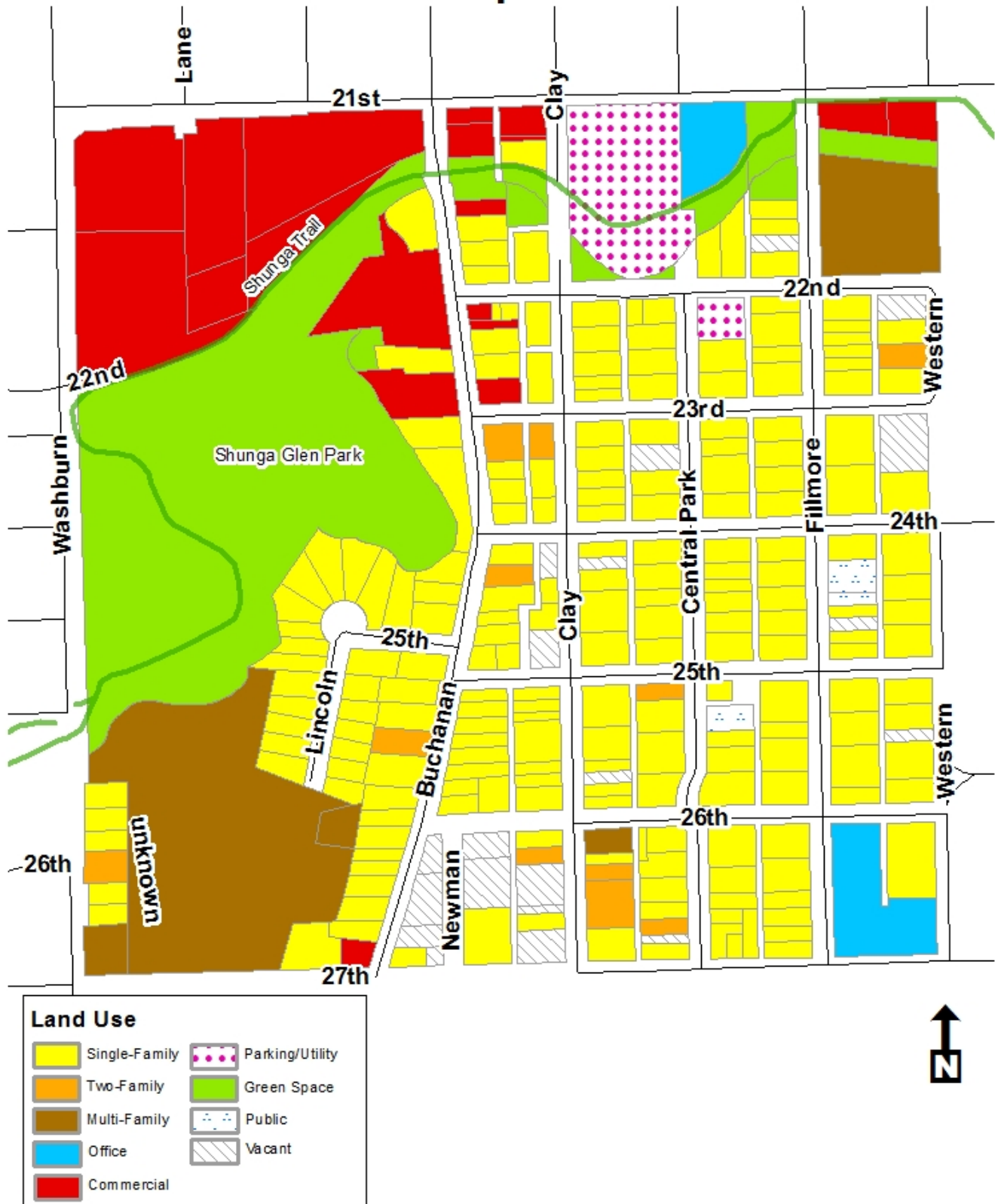
The highest concentration of blocks with intermediate or major deterioration can be found south of 24th Street along the interior streets of the neighborhood (Map #3). Notably, the 2400 blocks of Fillmore and Central Park, and the 2500 block of Clay yield the highest concentration of deterioration identified by the assessment. (NOTE: Average block conditions are relative to the neighborhood and should not be compared to other neighborhoods)

Table #4: Housing Conditions

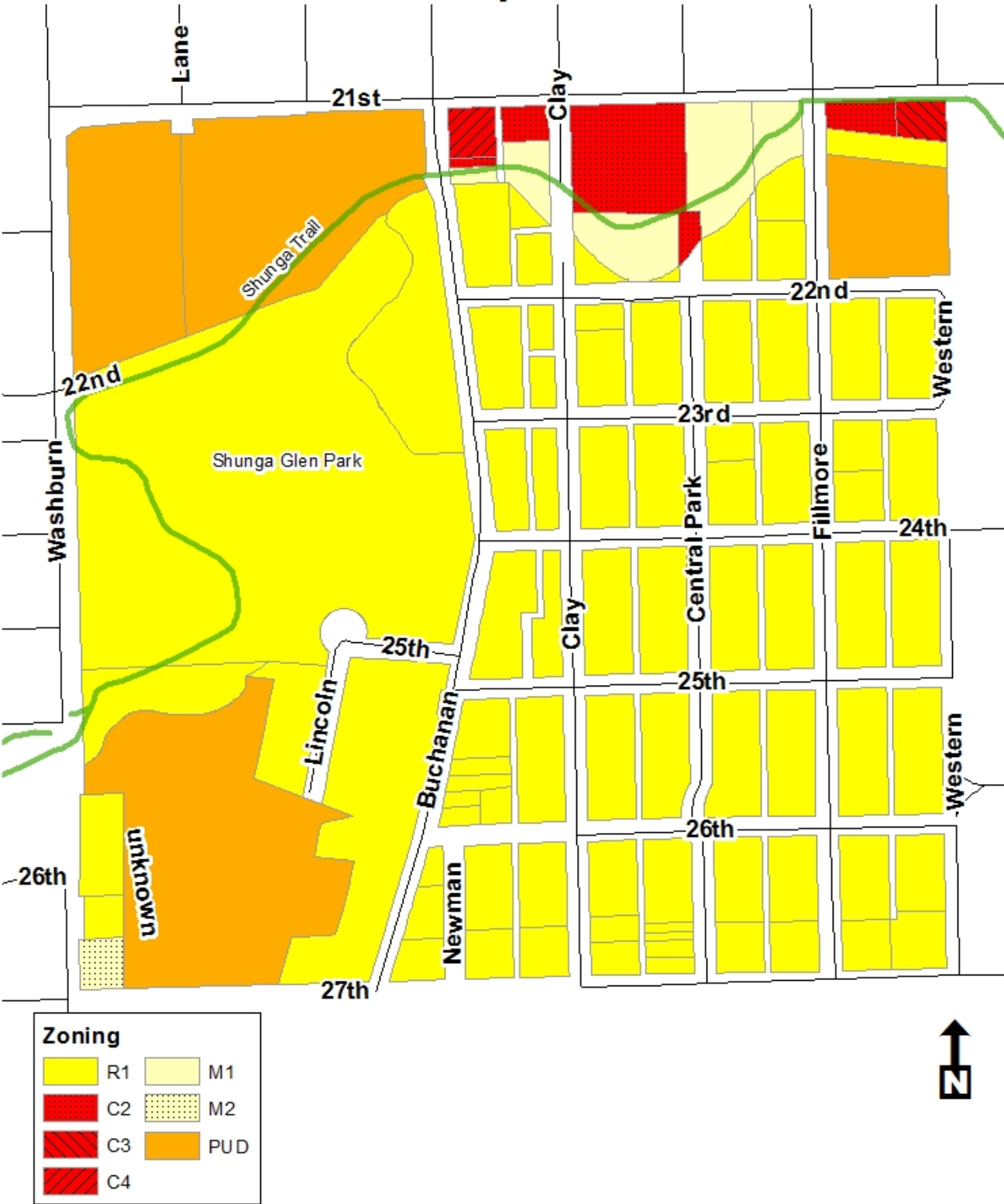
Housing Type	Minor Deficiencies		Intermediate Deficiencies		Major Deficiencies		Total
	Prop.	Percent	Prop.	Percent	Prop.	Percent	Prop
Single Family	176	83%	68	32.1%	5	2.4%	212
Two Family	11	100%	9	81.9%	1	9.1%	11
Multi-Family	4	80%	2	40%	0	0%	5
Total	191	83.8%	79	34.6%	6	2.6%	228

Shawnee County Appraiser's Office (2017)

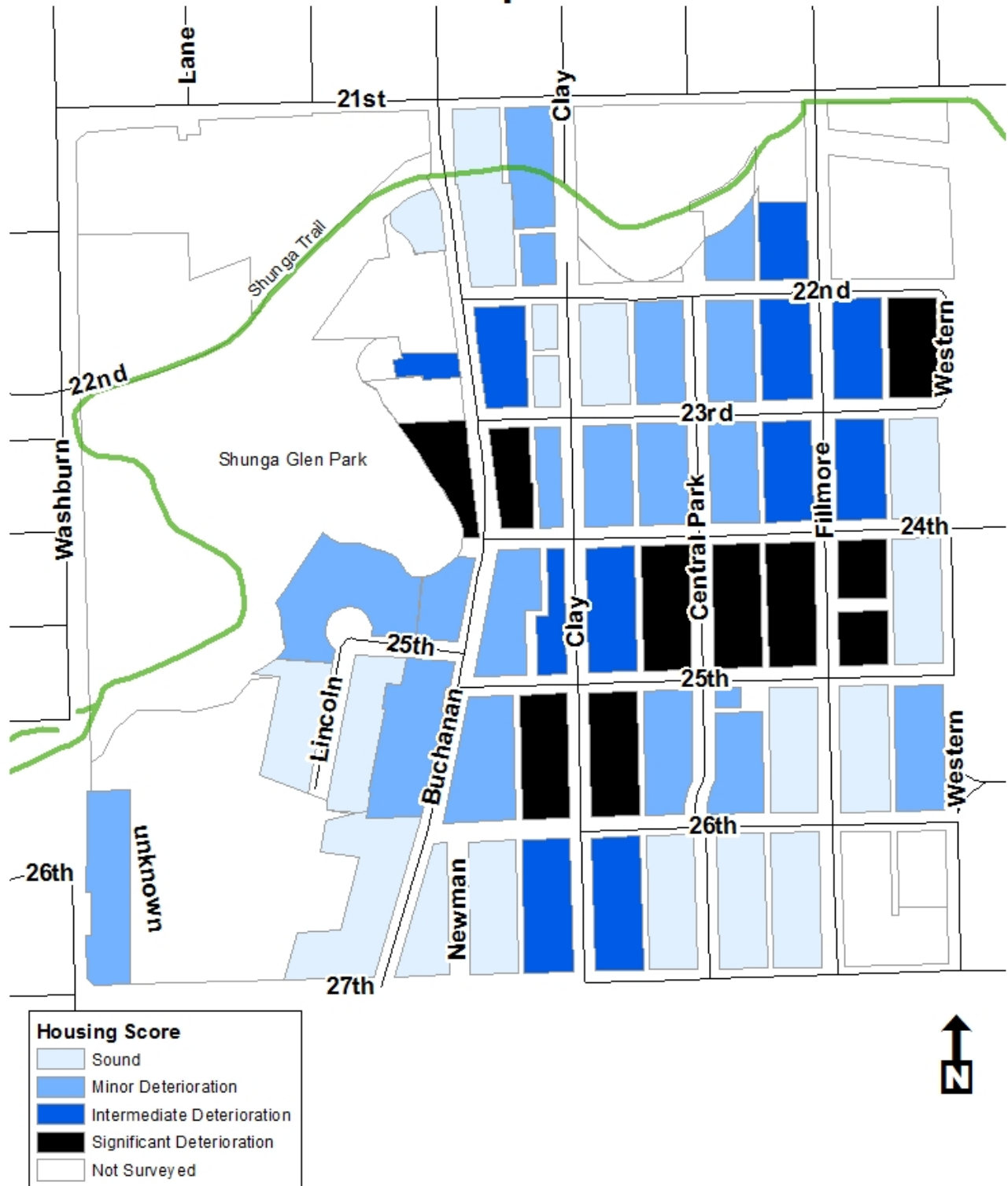
Current Land Use Map 1



Zoning Map 2



Housing Conditions Map 3



TENURE (OWNER VS RENTER)

Quinton Heights boasts 3 times the number of renter occupied units than owner occupied units (Map 4). This equates to roughly 74.6 percent of units in the neighborhood being occupied by renters. Many factors can account for this particular attribute, but this seemingly high number may simply be the product of a vast number of home owners deciding to rent out their properties due to market demand. Despite the negative perception some feel towards higher renter occupancy rates, Quinton Heights' residents seem to be well aware of this aspect of neighborhood tenure and remain unbridled by its negative claims or possible hindrance towards achieving a successful revitalization.

INFRASTRUCTURE

Infrastructure includes pavement, sidewalk, curb, and alleyway conditions. Not all streets in Quinton Heights are currently built to urban standards. Several sections of the neighborhood lack the proper underground storm water drainage system. Central Park Avenue is notably void of a covered storm system between 26th and 24th Street. Additionally, a large portion of 24th and 25th Street is fixed to an open ditch drainage system that leaves much of the neighborhood with a visual blemish.

A vast extent of pavement within the neighborhood's boundaries has been identified as "in poor or serious condition" as indicated by a 2016 city-wide pavement conditions survey. East to west running local and collector streets are marginally worse than their perpendicular counterparts, with 27th Street highlighting some of the lowest overall infrastructure conditions within the neighborhood (Map 5). Due to their poor conditions, many of the streets in Quinton Heights may be subject to complete reconstruction rather than a simple mill and overlay in the future.

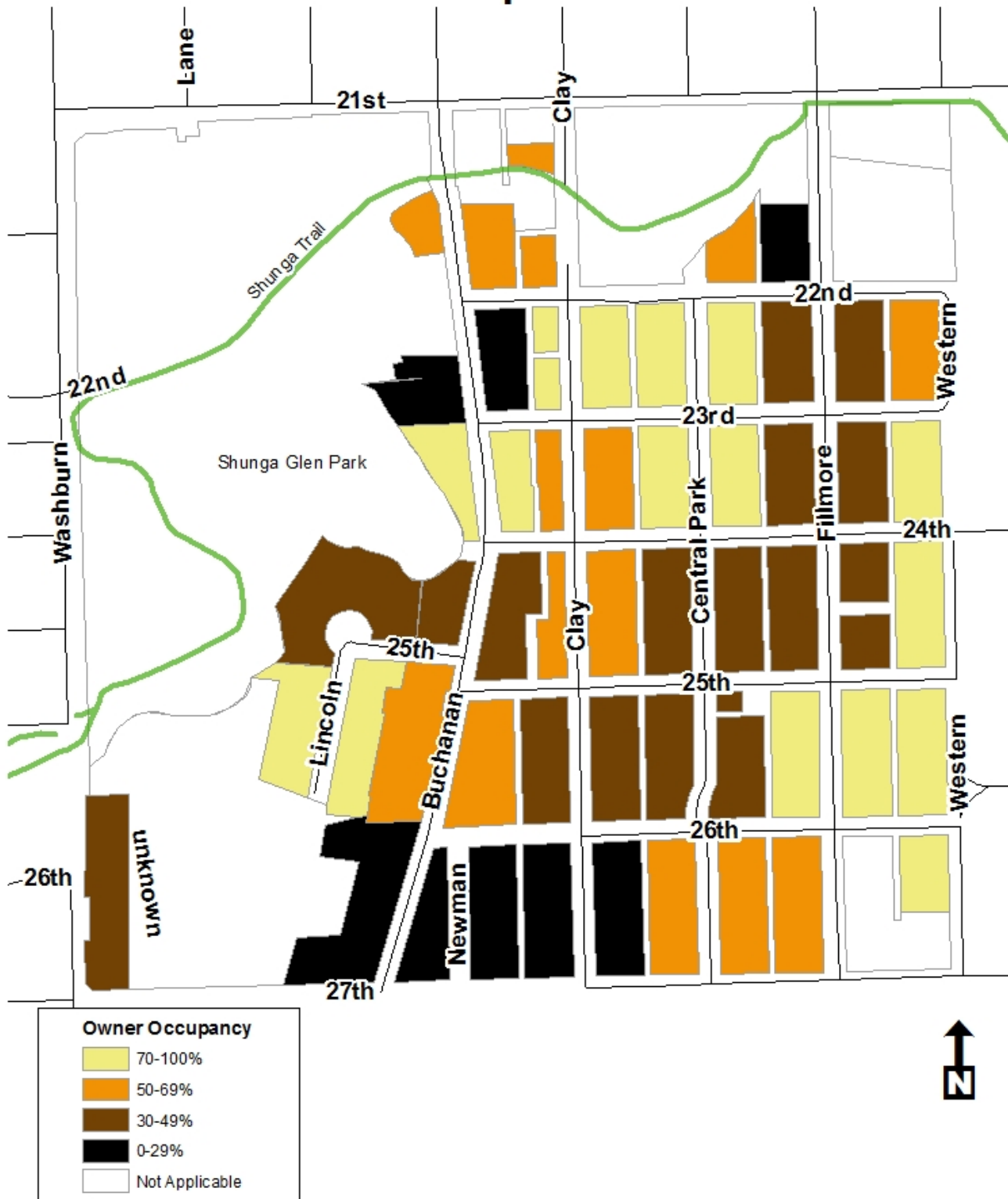
PUBLIC SAFETY

Map 6 illustrates the number of reported crimes by street facing blocks according to statistics provided by the Topeka Police Department for 2016. Major crimes are defined as Part 1 crimes – murder, rape, robbery, aggravated assault, burglary, and various forms of theft.

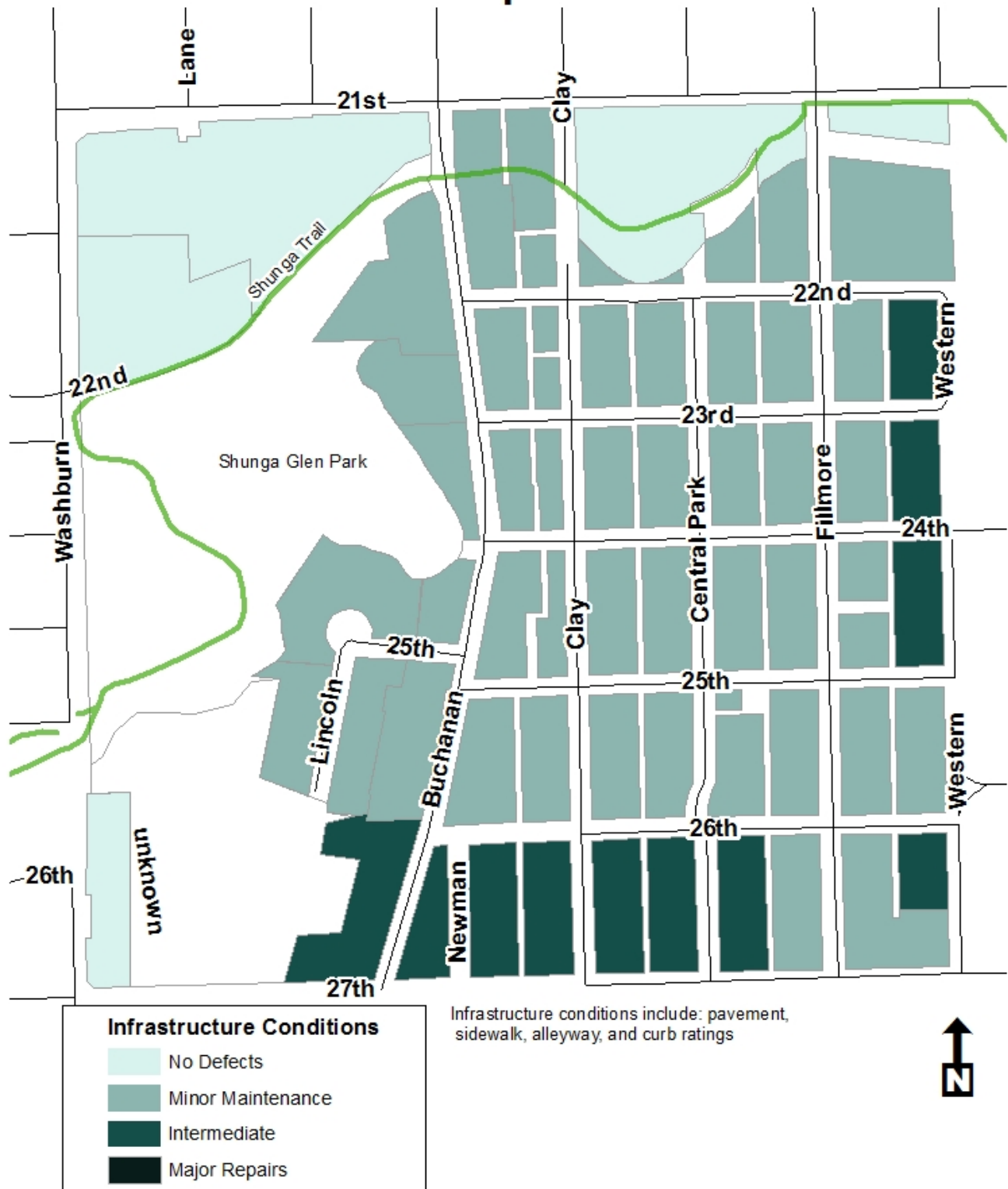
Criminal activity was dispersed throughout the neighborhood, but mainly occurred within the commercial area along 21st Street. This occurrence, though unwarranted by the neighborhood, is somewhat expected of a commercial area. What is not expected, however, is the high occurrence of criminal activity that took place in the 2600 block of Clay. The Majority of crimes that took place in this block involved some form of theft.

Tenure (Owner vs Renter)

Map 4

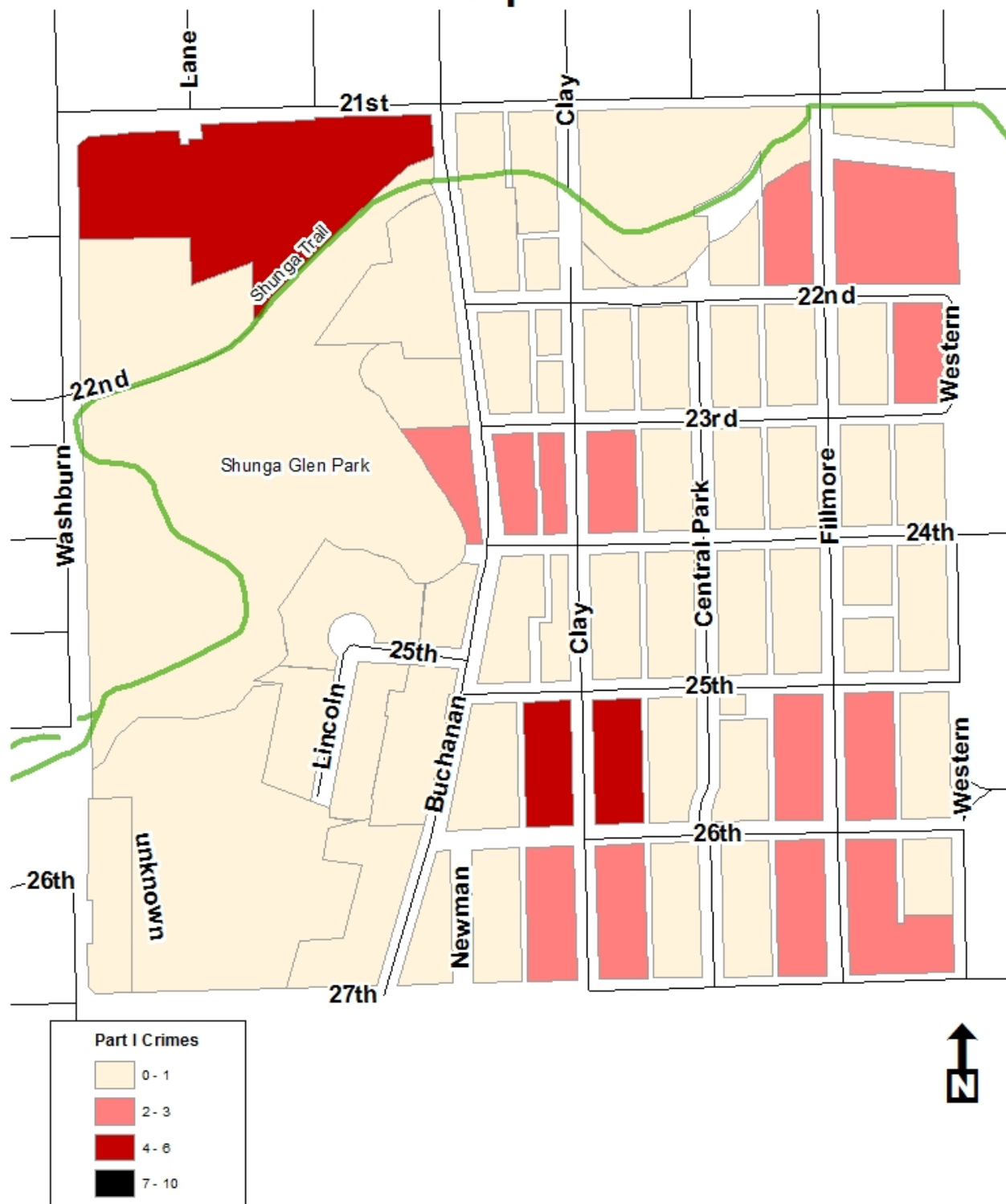


Infrastructure Conditions Map 5



Major Reported Crimes 2016

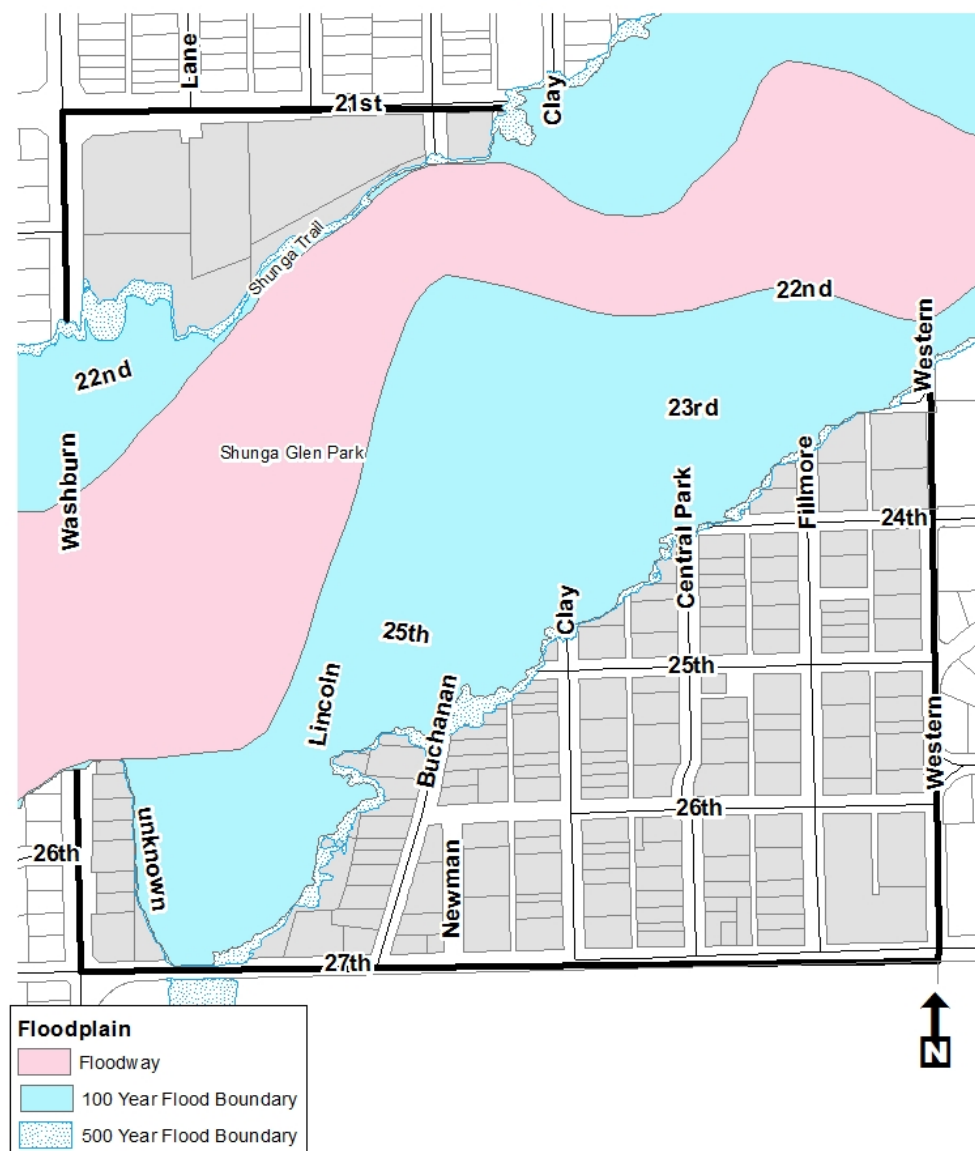
Map 6



FLOOD HAZARD AREA

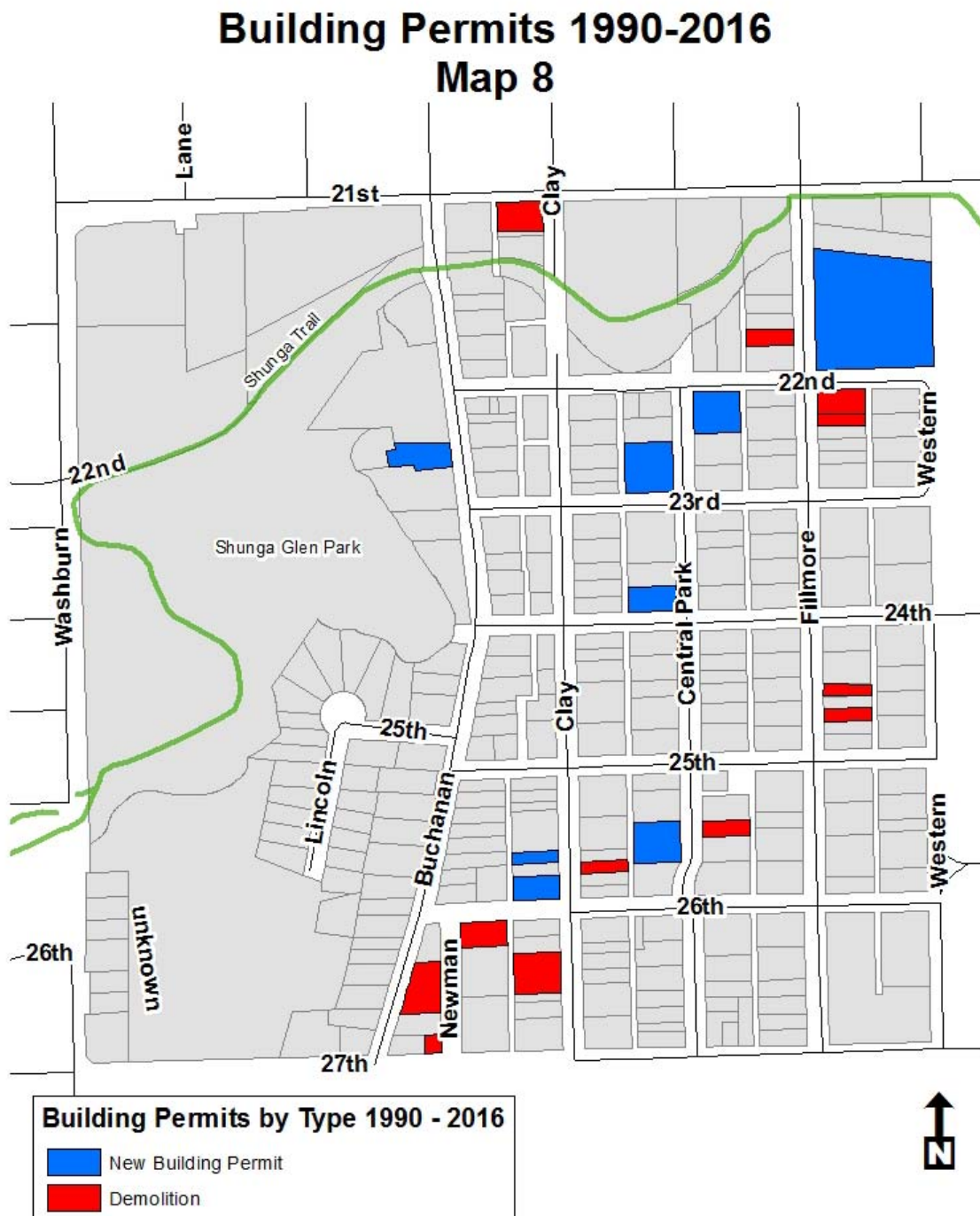
With the Shunganunga Creek running directly through Quinton Heights-Steele NIA, a large portion of the neighborhood is situated in the 100 year floodplain as defined by the Federal Emergency Management Agency (FEMA). Structures within this boundary are more prone to flooding (1% annual chance) and are therefore considered high-risk and subject to additional restrictions set forth by the federal government. Due to the floodplain, roughly 1/3 of the homes in Quinton Heights are ineligible to receive federal rehabilitation funding (Map 7).

**Floodplain
Map 7**



BUILDING ACTIVITY

Building activity in Quinton Heights has fairly remained stagnant over the last few decades (Map 8). The most notable addition to the neighborhood since 1990 is the Bristol Ridge apartment complex at Fillmore and 22nd Street. During this time, the number of demolitions outweighed the number of new permits, as there were a total of 8 new building permits and 12 demolitions.



CIRCULATION

As identified by the Topeka-Shawnee County Transportation Plan, the neighborhood is bound to the west by the major arterial Washburn Avenue, to the north and south by minor arterial 21st Street and Collector 27th Street, respectively, and to the east by local street Western Avenue. No arterials run directly through the neighborhood, which in theory minimizes traffic within the neighborhood. However, concerns regarding safety on 27th and 24th Street, congestion on Fillmore, and connection to 21st Street have arisen during neighborhood meetings.

PUBLIC FACILITIES

The Shunga Glen Park stretches over the western edge of the Quinton Heights neighborhood. This Park is currently owned and maintained by Shawnee County. See chapter 5 for more information on the Shunga Glen Park.



SOCIO-ECONOMIC TRENDS

*Refer to Socio-Economic Tables (Table 5-Table 7)

Quinton Heights Steele is located in census tract 15.1. Information from the US Census on population, age, households and income are summarized in Tables #5-7.

Between 1990 and 2010, the neighborhood saw an increase of 54.9 percent in population, with the highest increases seen in the number of middle aged persons between 20 and 34 and marginal increases in those 35 and over. Comparatively, the average age of Quinton Heights residents is lower than that of Topeka, with the average median age estimated to be 27 as of 2010. From 1990 to 2010, the number of males dramatically increased by 82 percent, while the number of females only increased by 31 percent. As of 2010, males accounted for 55 percent of the neighborhood's population.

Table #5: Population Demographics

Quinton Heights Steele NIA						Topeka	
	2010			1990		2010	
Population	660	100%		426	100%	127,473	100%
Male	364	55%		200	47%	66,532	52%
Female	297	45%		226	53%	60,941	48%
White	555	84%		367	86%	102,698	81%
Black	23	4%		52	12%	17,918	14%
Other Race	82	12%		7	2%	13,732	11%
Hispanic Origin	93	14%		5	1%	17,023	13%
Age <5	36	6%		32	8%	9,505	7%
Age 5-9	55	8%		14	3%	8,948	7%
Age 10-14	1	0%		18	4%	7,877	6%
Age 15-19	32	5%		36	8%	8,050	6%
Age 20-24	102	15%		46	11%	9,200	7%
Age 25-34	132	20%		63	15%	18,601	15%
Age 35-44	60	9%		41	10%	14,714	12%
Age 45-54	68	10%		49	11%	17,080	13%
Age 55-64	79	12%		66	16%	15,312	12%
Age 65+	96	15%		60	14%	18,186	14%
Average Median Age	27			N/A		36	

U.S. Census Bureau (1990, 2010)

According to the United States Census, the number of households in Quinton Heights has increased by 88.7 percent from 195 to 368 in the past two decades. Despite this large increase in the number of households, the neighborhood only experienced an increase of 22.7 percent in the number of family households. It was assessed that only 20 percent of households in the neighborhood have a married couple heading the household. With this, a high number of households with children under 18 have a single mother as the head of the household.

The average median income of households in Quinton Heights has increased since 1990 but is still not up to par with the average of Topeka. As of 2010, 19% of families in the NIA fell below the poverty line. Of these families, 31 percent had children in the household under the age of 18. The poverty rate in Quinton Heights has increased significantly since 1990, when it is estimated that no families were living below the poverty level. Despite the fact that the poverty rate in the NIA is lower than the city's, the current social issues combined with a deteriorating housing stock and decreasing infrastructure conditions are leading to further decline.

Table #6: Households

Quinton Heights Steele NIA				Topeka			
	2010			1990			2010
Households	368	100%		195	100%		53,943 100%
Family Households	135	36.63%		110	56.52%		30,707 56.92%
with child <18	92	24.99%		N/a			12,240 26.40%
Family HH Married Couple	75	20.37%		N/a			20,430 37.87%
Family HH Female HH	59	16.07%		N/a			7,661 14.20%
Family HH Female HH own child <18	76	20.64%		3	1.54%		4760 8.82%
Average Household Size	2			2			2.29
Average Family Size	5			4			2.99
U.S. Census Bureau (1990, 2010)							

Table #7: income and Work

Quinton Heights Steele NIA				Topeka			
	2010			1990			2010
Household Median Income	36,504			24,850			\$40,342
Average Family Median Income	34,718			25,946			\$52,483
Family Per Capita Income	\$17,359			\$12,973			\$21,638
Below Poverty Level							
Percent of Families	19%			0%			23.4%
Percent w/ Children < 18	31%			0%			41%
U.S. Census Bureau (1990, 2010)							

PROFILE SUMMARY:

Quinton Heights is a melting pot of social and architectural diversity. A wide variety of housing styles from several time periods are present throughout the area. Combine this with people from a wide range of ages and backgrounds, and you get a truly unique atmosphere. The neighborhood also encompasses an assortment of land uses with greenspace prevailing on the western edge, and commercial on the northwest corner. Single family dwellings still persist throughout the majority of the neighborhood, which was downzoned in the late 90's to reflect the single family character of neighborhood and restrict further encroachment of commercial use into residential areas. As it exists today, Quinton Heights holds great potential to transform into a successful community health revitalization story.

Conditions throughout the neighborhood have now presented the neighborhood with a number of unique opportunities and constraints, as summarized by the following:

NEEDS AND CONSTRAINTS

- A large portion of the neighborhood lies within the boundaries of the floodway and 100-year floodplain, limiting homeowner's ability to receive federal housing rehabilitation funds
- High occurrence of individual property maintenance violations and concerns
- Deteriorating housing stock
- Streets not built to complete urban standards (i.e. lack curbing or enclosed storm systems)
- Limited resources to improve the park system

STRENGTHS/ OPPORTUNITIES

- Shunga Glen Park has great potential to be a multi-faceted source of recreation for those who reside in or around the neighborhood
- Shunga trail runs directly through the neighborhood which attracts and promotes a healthy/ active lifestyle
- Diversity of land uses including commercial shopping, residential, greenspace, etc. and proximity to Washburn University typifies the strength of a traditional neighborhood living, working, recreating, and schooling within walking distance
- Close knit, supportive community strengthens quality of life
- A strong NIA provides the neighborhood with leadership, a unified voice and a supportive body to accomplish goals

CHAPTER 3

VISION AND GOALS

VISION AND GOALS

VISION STATEMENT

The new pedestrian bridge has been completed! Shunga Glen Park is now connected across the Shunganunga Creek. More people from across the city now use the skate park, play on the Frisbee golf course, play on the soccer field, climb on the playground equipment, and have family gatherings and barbeques at the lighted picnic areas. It is a safe and free environment for all.

Washburn students are now coming to the neighborhood more than ever. We believed that younger generations would be more attracted to the park if it were safer and offered a wide variety of amenities, and we were right! Several more students have even made Quinton Heights their home. There is a new feeling towards our neighborhood and people are finally starting to see everything that it has to offer. With such a convenient location adjacent to Washburn University, it's great that the community finally recognizes its value. The perception surrounding Quinton Heights is positive now... and the word is quickly spreading throughout Topeka!

Improvements throughout our neighborhood have helped to improve safety and deter criminal activity. Traffic calming throughout the neighborhood has alleviated much of our worries. It has been so safe and quiet since reconstruction was completed on several neighborhood streets. Concerns with speeding vehicles and pedestrian safety within the neighborhood have become a thing of the past.

Houses are selling and families have moved into our neighborhood with the confidence of living in a safe and friendly environment. The quality of housing stock has increased as well. Aesthetically, our neighborhood is starting to shine, and it is getting better as time passes. The desire to renovate homes spread throughout the neighborhood with a sense of eagerness. The SORT program ignited a flame in Quinton Heights, a flame that hasn't been seen in quite some time, a flame that once led people to maintain and upkeep their homes with a sense of pride and joy.

People in the area are getting to know one another. With richer community space, came a sense of comradery amongst neighbors –a sense of wellbeing that pulled us all back together just like it was in the past. Neighbors are inspired to work cohesively to build a better place for future generations. We are no longer just a neighborhood, we are a community. We welcome all to Quinton Heights and experience what we worked so hard to build, to experience what we have so diligently fought for. Many of us grew up here in Quinton Heights, and we hope that one day our kids and their kids will do the same. We will continue to strive for a better community. We are committed to continually making Quinton Heights a place that we are proud to call our home.

*Our squeaky wheels were heard. Our vision to grow into a viable neighborhood has been accomplished. We can only keep going on. **There is no turning back now!***



GOALS AND GUIDING PRINCIPLES

LAND USE

Maintain the viable single-family character of the neighborhood while strengthening the park/trail system. Ensure commercial activity is confined to its current locations and does not further encroach on residential areas.

- Shunga Glen Park is a priority for the neighborhood, improvements should be made to provide connectivity over the creek, offer more activities to residents, and increase safety within the park
- Single family residential should remain the predominant land use
- Commercial activity should be restricted to its current locations
- The neighborhood is supportive of a local grocery store within the existing commercial corridor

HOUSING

Increase the quality of housing stock to promote the desirability to live in Quinton Heights-Steele and prevent further decline of current housing conditions.

- Improve existing housing stock through public and private investment
- Strive to achieve a neighborhood with no abandoned or boarded up houses
- Encourage landlords and land owners to maintain or improve the appearing of their properties through rehabilitation activities such as voluntary compliance, increased code enforcement, or any mechanism deemed appropriate
- Develop strategies to ensure a high level of property owner compliance with minimum housing/ nuisance standards

PUBLIC FACILITIES AND INFRASTRUCTURE

Provide infrastructure improvements to Quinton Heights-Steele neighborhood that demonstrate vitality and commitment to continued improvements in the quality of life of the residents

- Address street traffic concerns regarding speed, pedestrian safety, and bikability throughout the neighborhood by using proven, feasible traffic calming devices
- Improve road pavement conditions throughout the target areas to recommended standards
- Improve streets to complete urban standards with covered storm systems and curbing
- Safety measures should be taken around the Shunganunga Creek to prevent potentially dangerous drop-offs
- Lighting should be added in Shunga Park to increase park user safety

SAFETY

Create a safe, clean, and livable environment for all residents in Quinton heights neighborhood to live, learn, work and play.

- Trees should be trimmed and maintained around street lights to increase visibility
- Added crime prevention measures should be taken in order to prevent criminal activity in and around commercial areas
- Continue a strong relationship with police and begin educational efforts so residents are fully aware of “what to look for” in detecting and preventing criminal activity
- Organize volunteer resources to take on a more organized and proactive role in safety protection
- Improve the environmental design (CPTED) of the neighborhood to prevent crime

NEIGHBORHOOD CHARACTER

Create a positive image that will stimulate homeownership investment and continue to foster a tight knit community that encourages social connectivity

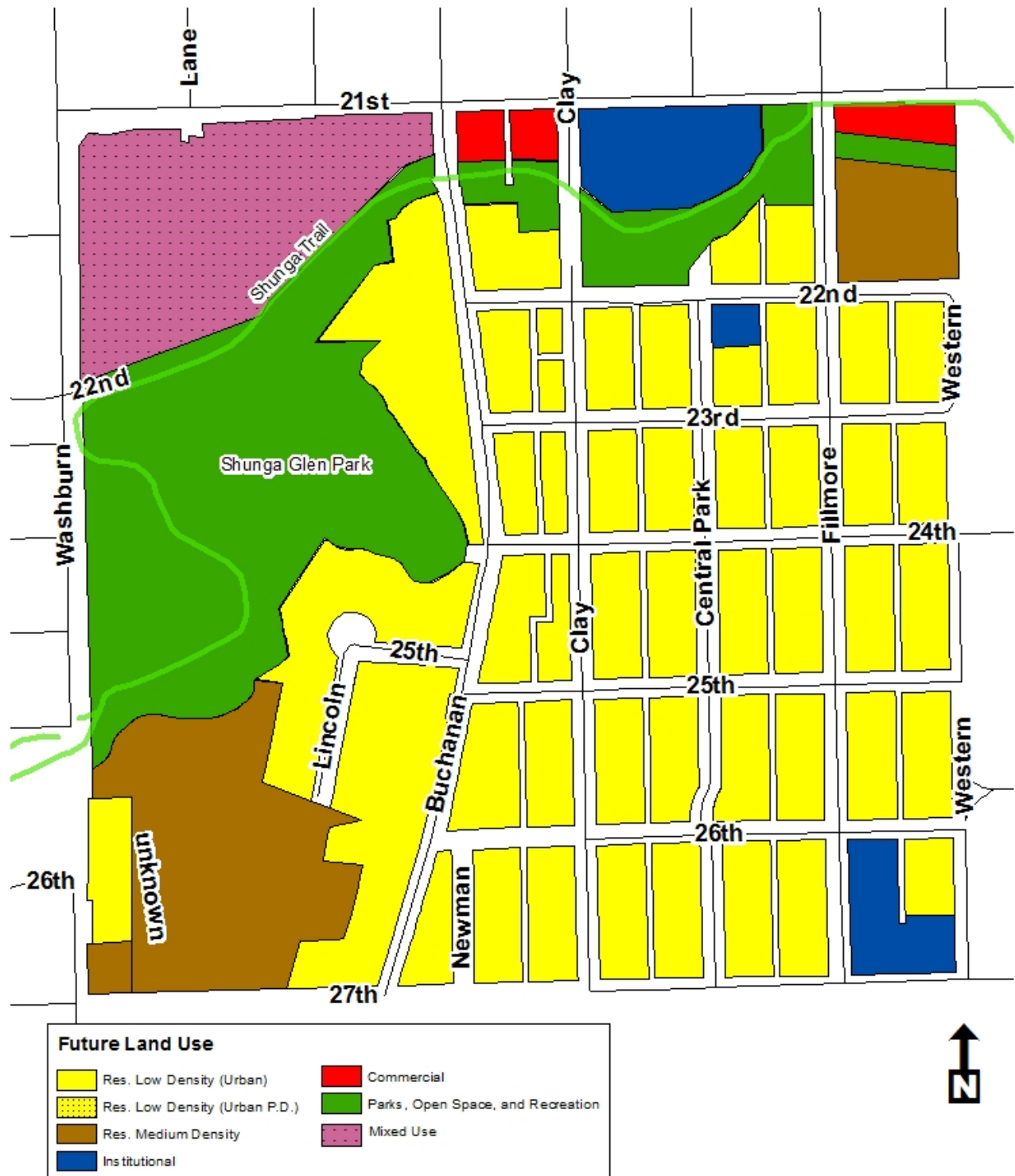
- Welcome and support a diversity of people
- Create an identity that gives visitors a better sense of the neighborhood
- Create new neighborhood-wide events while providing continued support for current ones
- Promote and expand the projects of the NIA: i.e., reach out to new residents , coordinate programs with businesses, and continue to promote the NIA through various outlets such as social media

CHAPTER 4

FUTURE LAND USE PLAN

Future Land Use Map

Map 9



FUTURE LAND USE PLAN

The Quinton Heights Neighborhood planning area currently contains a diverse mix of land uses, including residential, institutional, commercial, utility, and open space. The Quinton Heights Land Use Plan (Map 8) graphically illustrates a conceptual guide for land-use development of the neighborhood that embodies the vision and goals presented in Section III. The map depicts preferred land-use categories and is intended to be more conceptual than explicit in terms of land use boundaries. This section describes the land use categories in greater detail.

LAND USE PLAN CATEGORIES

RESIDENTIAL - LOW DENSITY:

This category comprises the areas of Quinton Heights that front on “local” low volume streets: Lincoln, Buchanan, and Clay. These areas are where the highest concentrations of single-family uses exist without a significant mixing of originally built two/multiple-family uses or major frontage along arterial streets. These are areas whose original development was single-family and where a realistic potential exists to sustain this as the predominant character. New development in this area should be compatible with the existing single-family character, which could include such new uses as church-related uses and small-scale daycare.

Primary Uses: Single- Family Dwellings

Zoning Districts: R-2

Density: 5-7 dwelling units/acre (net)



RESIDENTIAL - LOW DENSITY (URBAN/PD):

Primary Uses: Multi-Family

Zoning Districts: M & PUD

Density: 7-10 dwelling units/acre (net)

Mixed Use – Neighborhood Commercial

This designation applies to the existing commercial node at the southeast corner of SW 21st Street and SW Washburn Avenue. The node extends east to SW Buchanan Street and south to SW 22nd Parkway. The corner is part of the Mixed Use Node future land use designation from the Land Use and Growth Management Plan 2040.



The existing uses at this corner are commercial in nature and serve Quinton Heights and the area around it. The commercial uses at this corner are appropriate for the Mixed Use – Commercial category. Should this corner redevelop in the future, it would be important to do so in a way that preserves neighborhood commercial uses. This can be accomplished by redeveloping in a mixed use manner that combines uses in the same building (with commercial uses on the first floor) or that in a way that mixes commercial and non-commercial uses on the site. In this case, commercial uses should be located near the streets with the non-commercial uses behind and closer to Shunga Creek.

Primary Uses: Commercial retail/service, office, institutional

Zoning Districts: Planned Unit Development (C-4 Commercial), X-1 (Mixed Use)

Density/Intensity: Medium

Commercial

This designation applies to the commercial uses that are located along SW 21st Street and east of SW Buchanan Street. These properties can generally be described as “strip commercial” development as they extend linearly along SW 21st Street. Expansion of these businesses is complicated by the shallow depths of the properties and the fact that the properties back up to the Shunga Creek. Future commercial uses should front SW 21st Street and not encroach south into the residential neighborhood.

Primary Uses: Commercial retail/service

Zoning Districts: C-2, C-3 and C-4
(Commercial)

Density/Intensity: Medium



Institutional

This designation recognizes an existing church, utilities, and a social service use. Major expansion of existing institutional uses is not anticipated at this time but will be assessed accordingly.

Primary Uses: Churches, utilities, etc.

Zoning Districts: R-1 (Single-Family), M-1 (Multi-Family), C-2 (Commercial)

Intensity: Medium (limited occurrences)



PARKS, OPEN SPACE, AND RECREATION:

The parks, open space and recreation designation applies to the active and passive open spaces location within the neighborhood.

Primary Uses: Parks, Retail/Social Service District

Zoning Districts: Open Space

Density/Intensity: Low/Medium



CHAPTER 5

REVITALIZATION THEMES

REVITALIZATION THEMES

“To get what you never had, we must do what we have never done.”

Anonymous

THEMES

“COMMUNITY & NEIGHBORHOOD BUILDING”

A strong neighborhood is built of strong ties between neighbors. Quinton Heights needs to cultivate these ties so that residents can help support one another as they work to improve their neighborhood. Many organizations are targeting their efforts to help empower residents by going door to door and helping them acquire the tools they need. As they do throughout many neighborhoods in Topeka, Habitat for Humanity, the City of Topeka, and a variety of non-profit agencies are all working to help improve the quality of life of Quinton Heights’s residents. Community Building must be the lead hitter in the revitalization line-up.

“BUILD ON CURRENT ASSETS”

Protect and strengthen the strongest points of the community; the Shunga Glen Park, the church, commercial corridors, and new investments anchor revitalization efforts. These establishments have served as a foundation of the neighborhood, and their continued role as a central node in the area—connecting people and providing support to residents—is key for the neighborhood to achieve success in the future. Any plans for the neighborhood must take these assets into consideration.

“LOCATION, LOCATION, LOCATION!”

Quinton Heights has a prime advantage –proximity to Washburn University, one of the most well-known institutions in Topeka. With such a large potential market, Quinton Heights should look to accommodate the young adults in the area. During one of the steering committee meetings, several members stated that they would like to see more Washburn students in the area. In order to accomplish this, the neighborhood must target this population and commit to building a specialized “pull factor”, geared towards this population. Neighborhood qualities such as having a high level of walkability or having access to more amenities may be a first step in drawing in younger generations.

“THE SPILLOVER EFFECT”

The location of the Quinton Heights neighborhood presents a unique challenge to the city. Due to the fact that a large portion of the neighborhood lies within the 100-year flood plain and even some of it in the floodway (neither of which permit federal housing dollars to be spent) housing rehabilitation will need to steer clear of the flood zone while still being impactful to the surrounding blocks. Here, simply applying rehabilitation efforts in the “worst” blocks is not an effective option. In order to have a “spillover effect” upon surrounding blocks, a given project

will need to be spatially impactful. Improving the housing stock in Quinton Heights will need to be done more strategically than in other neighborhoods.

“THINK OUTSIDE THE CITY’S BOX”

The NIA, business, and stakeholders in the neighborhood should not rely solely on the City for the neighborhoods successful revitalization. Resources are simply too scarce to achieve the necessary improvements. Rather, the NIA should find ways to raise money on its own, and develop programs independent of City support. This should include collaboration with local business as well as with interested residents. Quinton Heights is surrounded by important institutions that add stability to the neighborhood. Partnering with these institutions on various projects will create strength and energy in revitalization efforts. Churches, schools, and businesses should all be involved in the effort to repair what is broken in Quinton Heights.

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 and tears, the city or neighborhood becomes weak and susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repairing and re-weaving of this fabric. To do this, a neighborhood revitalization strategy must protect key assets or anchors, isolate weaknesses, and re-position them as strengths. The Target Area Concept Map depicts these current features in Quinton Heights as defined below:

ANCHOR

These are 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 residential investment (e.g., schools, churches, parks, community centers, etc.).

STRENGTH/POTENTIAL

These areas are the relatively strongest blocks of a neighborhood that exhibit staying power and/or recent investment. These are also underachieving areas that have the potential to become strengths or anchors given an appropriate stimulus.

WEAKNESS

In general, weaknesses are areas that have the highest concentrations of negative conditions such as low homeownership, vacant/boarded houses, poverty, substandard infrastructure, and high crime. The more concentrated these are, 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. Spread too thin, anchors or areas of strength will fail to influence beyond their natural reach, leaving poorly performing areas little hope of turning around on their own. Conversely, much like a shopping mall where the stores between two anchors will benefit from greater pedestrian traffic, weaker blocks isolated between two closely placed areas of strength will be prone to more investment because they are “attaching” themselves to something more stable and desirable. In a similar fashion, a neighborhood can only be re-woven back together if the new threads (i.e. investment) are attached to something worth attaching themselves to for the long-term. If you try to attach new threads to a frayed piece of fabric, you will ultimately and more quickly fail in its purpose to mend.

If the new investment is “public dollars”, the most effective and fair use of such an investment in a neighborhood is to **maximize the impact and transformation of the *neighborhood***. Spreading out dollars throughout a neighborhood dilutes its effectiveness and impact. Combining the same amount of dollars for infrastructure and housing investments into a targeted 3-5 block area will give that area a much better chance to transform itself and become strength upon which to build. The more areas of strength or fewer areas of weakness for a neighborhood, the better it will be.

The SORT Program targets a few select blocks, the most “in need” blocks, with the theory that intensive investment in this geographically small area will act as a catalyst and create a blooming effect on the area around it. Blocks between major anchors are built up using this investment, and ideally the selected area is near high-traffic areas so that passersby see the investment being made in this area. The following four strategies are consistent with how this has been implemented in the past and explain the intent behind them. The targeted area will have an even greater chance to succeed if it can:

- attach itself to an anchor and/or area of strength (protect assets)
- address a significant need or weakness (transform)
- provide a benefit to the greatest number of people possible (can include image)
- 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 investments 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 of the strategies outlined for these areas will not be made in a sufficiently timed manner for the improvements necessary.

TARGET AREA SELECTION

From minor infrastructure upgrades to major housing rehabilitation projects, it was determined that the needs of the Quinton Heights neighborhood could be met with SORT funds. However, as there is a finite amount of funding allocated to each neighborhood, it was necessary to step back and look objectively at the entire neighborhood to see which blocks were most in need and had the most potential. Five rating factors were used to evaluate each block to see which area was most in need:

- Housing Conditions
- Home Ownership (Tenure)
- Code Violations
- Major Part 1 Crimes
- Infrastructure Conditions

These rating factors were each mapped at the beginning of the planning process with the results averaged per block, and the maps were overlaid to see which blocks consistently scored low (Map 10). This allowed a pattern to emerge for areas that were in need and, based on their proximity to Anchor Areas and Strength/Potential Areas, had the highest potential for responding to public investment (Map 11).

When looking at Quinton Heights and comparing the 4 health maps—housing conditions, owner occupancy, crime, and infrastructure—a few blocks in the neighborhood stood out.

The overall goal is to ensure a quality, impactful finished project within the target areas (see Implementation Section for potential projects). These areas are located in the northern portion of Quinton Heights and will address the 4 criteria normally used to compare target areas to each other:

- Attach to strengths and protect assets
- Address a significant need or weakness
- Benefit a large number of people
- Leverage funding and be sustainable

Using the Target Area Map, a discussion was held with the plan review committee. At this time, committee members were asked to select which target area would produce the best ripple effect throughout the neighborhood. They felt that the highest priority area should be the south target area, with SORT funds expanding to the north, if available. Building conditions in these 7 blocks range from “minor deterioration” to “major deterioration. The target areas are surrounded by local streets, however a portion of the southern area is visible from 27th Street. Blocks within both of these areas could easily respond to housing programs and infrastructure repairs associated with SORT in order to create a new strength for this entire neighborhood.

Infill housing and housing rehabilitation will occur in the primary and secondary target areas accordingly. Property owners in these areas will be the first to be notified of available funding assistance. If housing rehab funding remains after these property owners have had the opportunity to apply, additional property owners in surrounding blocks will be notified until either all housing funding is spent or all property owners have had the opportunity to apply.

PRIMARY TARGET AREA: SOUTH

The “L-shaped” area that consists of the 2600, 2500, and 2400 blocks of Clay Street; the 2500 block of Central Park Avenue; and the 2500 block of Fillmore Street has been identified as the primary target area. These 5 blocks exhibit minor to significant levels of housing deterioration along with low to mid homeowner occupancy rates, minor to intermediate infrastructure conditions, and relatively high levels of crime. This area is mainly visible from interior local streets but is also visible from the collector 27th Street. The eastern edge of the target area also sits adjacent to Western Avenue, a potential strength for the area due to the area’s overall higher conditions rating. This area was also selected based on the fact that it is situated almost entirely out of the 100 year flood zone.

As a primary target area, projects in and around these boundaries are estimated to have the greatest impact within the neighborhood.

Infrastructure Projects

- Fillmore Street (24th to 25th Street) Parking Signage limiting parking to 1 side
- Reconstruct 24th from Fillmore Street to Buchanan Street
- Traffic calming device on 24th & Clay
- Traffic calming device on 24th & Buchanan
- Reconstruct Central Park from 26th Street to 24th Street
- Reconstruct 26th from Clay to Buchanan
- Pave alley entrances and lay new gravel in center

Housing

- Housing Improvements strategies should include a combination of the following:
- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

SECONDARY TARGET AREA: NORTH

The two block area that consists of the 2200 and 2300 block of Fillmore have been identified as the secondary Target area. Though partially in the 100 year flood plain, these 2 blocks were selected due to their low occupancy levels along with minor to intermediate housing deterioration, and identified infrastructure improvements. This area is adjacent to the Bristol Ridge apartment complex, a large multi-family dwelling that was built within the last few decades.

Infrastructure Projects

Pave alley entrances and lay new gravel in center

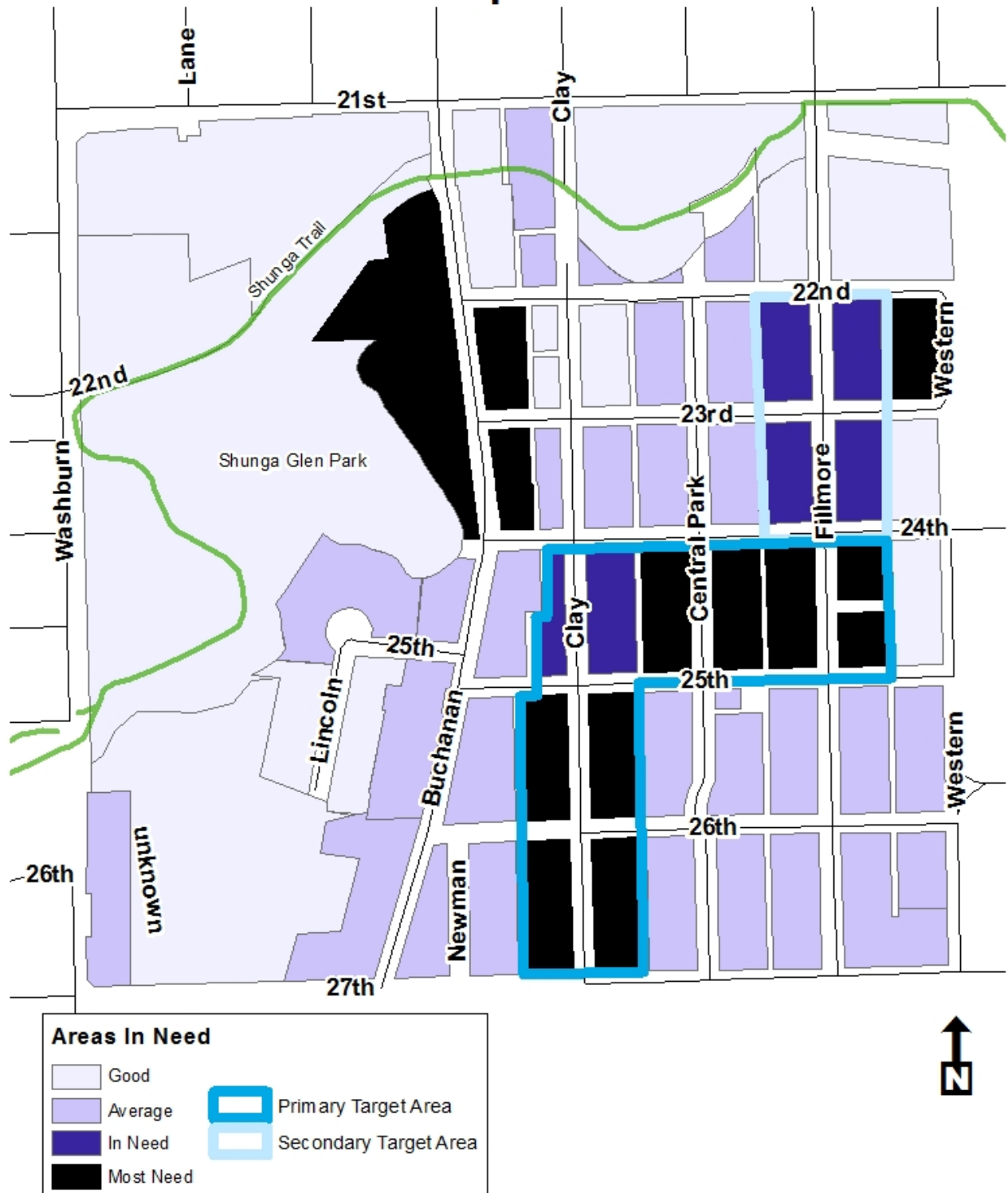
Housing

Housing Improvements strategies should include a combination of the following:

Interior and exterior rehabilitation of existing owner-occupied homes

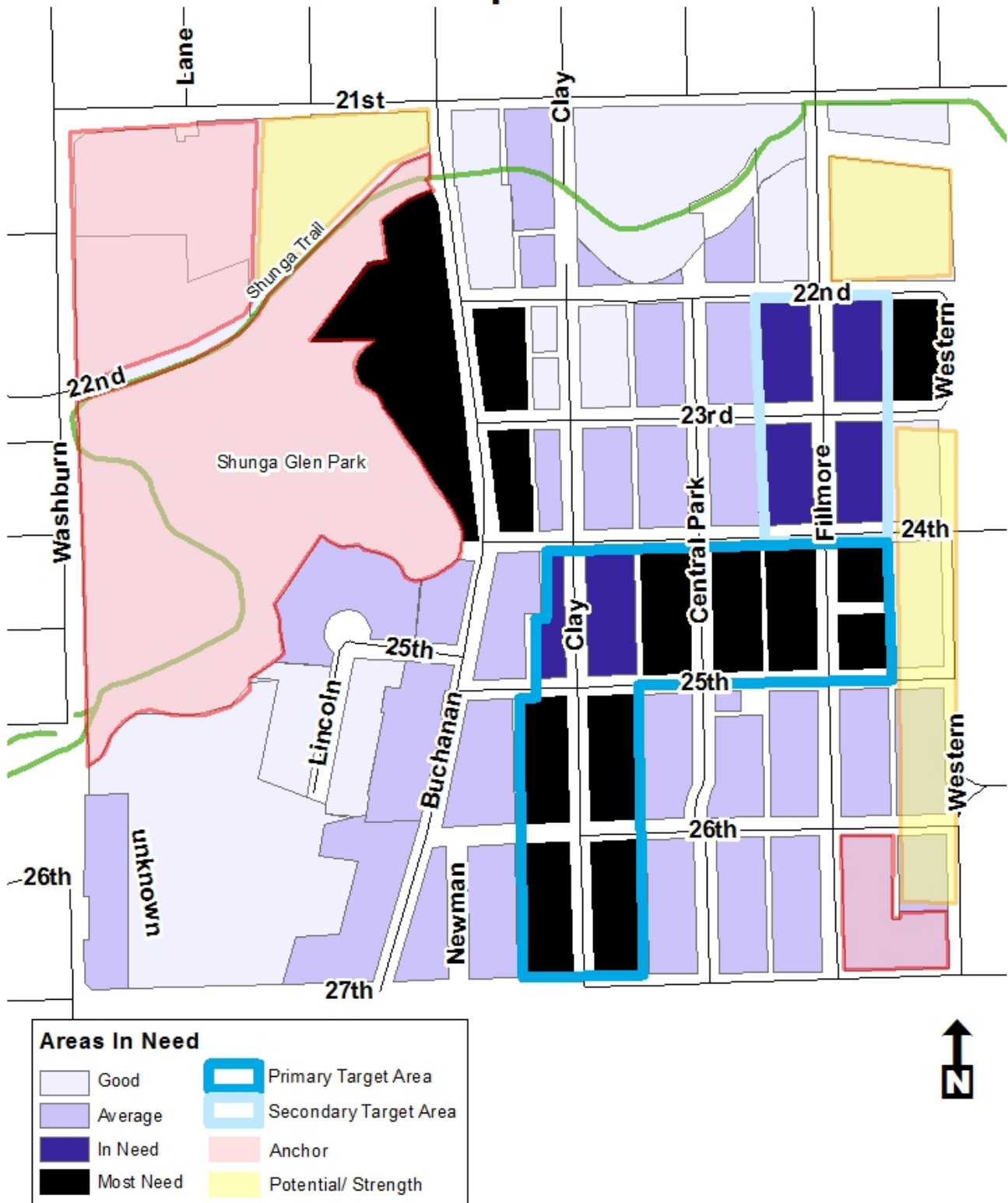
Exterior rehabilitation of some renter-occupied homes

Target Area Evaluation Map 10



Target Area Concept Map

Map 11



NEIGHBORHOOD-WIDE STRATEGIES

“Make no little plans. They have no magic to stir men’s blood.”

Daniel Burnham, Chicago City Planner

Several livability strategies can be utilized that add significant value to the “demand-side” of the neighborhood. The quality of housing stock is but one facet of Quinton Heights’s reinvestment strategy. Non-housing strategies related to neighborhood character & image, infrastructure, parks and open space, historic preservation and safety are critical in creating an overall environment of livability emphasizing a traditional neighborhood quality of life. Additional livability strategies can be found in the following sections.

HOUSING

Housing Rehabilitation

When City funds are used, priority investments into housing rehabilitation should be focused in the areas outlined in the Target Area Strategies section recommended in the Plan. Upgrading houses in a randomly dispersed pattern only dilutes the impact upon the neighborhood and will not lead to any spin-off effect in nearby blocks. Where feasible, the following programs and recommendations can be used throughout the neighborhood.

- *Major Rehabilitation*

This program is primarily intended for owner-occupied properties in need of interior and exterior repairs within selected target areas. However, up to thirty percent may be set aside for the rehabilitation of rental properties subject to selection by an RFP process. Funds may also be provided to assist with lead-paint controls and weatherproofing. Eligible families are those at or below 80% of the identified median income.

- *Exterior Rehabilitation*

This is primarily intended for low/moderate-income (LMI) owner and rental-occupied housing units in designated areas who need significant exterior repairs of the existing structure. The assistance, however, may be available to properties that have documented historic significance and are in need of exterior repairs. Funds may be provided to assist with lead-paint controls as well.

City Sponsored Programs

TOTO-II – the City of Topeka in cooperation with Housing and Credit Counselling, 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% of median income. While the program is available Citywide, it is structured to encourage home purchases in at-risk and intensive care areas. Other rehab incentives offered to income eligible homeowners by the City’s Department of Neighborhood Relations include

forgivable loans for major rehab, emergency repair and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

Emergency Repairs

Emergency home repair assistance (primarily repairs that are of an immediate health or safety nature) can be provided for owner-occupants throughout the neighborhood, whose incomes are at or below 60% 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 whose incomes are at or below 80% of the 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

There are housing programs in other communities that may be worth a look for Topeka. About Dollar Homes is a HUD initiative that supports housing opportunities for low-income individuals the opportunity to purchase qualified HUD-owned homes. There is also a \$1 home program in Kansas City, Missouri. Finally, the Good Neighbor Next Door is a HUD program that offers home purchase discounts to qualified law enforcement, teachers, firefighters and emergency medical technicians.

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, yet would not gain ownership of the property in question.

Lot Expansions

Opportunities to acquire and demolish unoccupied and substandard homes by the City and offer the vacant land to adjoining property owners who participate in the major rehabilitation program should be considered within the target areas. Lot expansions could also be useful, however, within other infill opportunity areas. This would help to remove vacant and blighted homes that reside on small lots and have very little potential of being successfully inhabited for the long-term.

Neighborhood Revitalization Program

The City offers tax rebates for home improvements that increase the value of residential property by 10% and commercial by 20%. Improvements must be consistent with the adopted design guidelines for the neighborhood. The City's Planning Department administers the program.

Conversions to Single-Family Use

Where possible, a Rental Conversion Program should be used to acquire, rehabilitate and convert vacant rental properties into renovated homes, which will then be offered to homeowner occupants. In cases where large single-family structures have been divided into apartment units, the costs to re-convert and rehabilitate those structures may be higher than average. It is recommended that the City voluntarily acquire such properties as part of a major rehab program, convert them to single-family units and then offer the home for purchase by a homeowner much like an infill development.

Institutional Partners

The neighborhood has the benefit of having a number of large institutions located throughout, as well as many partners across the community who want to help the Quinton Heights residents improve their lives. Strategies to partner with these institutions for the benefit of improving the housing stock in the neighborhood include:

- Churches in the neighborhood discuss the importance of home maintenance at weekly church services. This type of peer pressure could prove effective at convincing people to keep up their properties.
- Schools, churches, and organizations across the city 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.

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’s going on. The problem will continue to grow block-by-block, street-by-street, until it “tips” and the whole neighborhood is suffering from an epidemic of decline. This “tipping point” can be avoided if attention is paid to the details.

Volunteer

“neighbor to neighbor” programs can address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong life of existing housing stock and prevent the “broken window” cycle. These simpler yet critical home improvement needs can be easily met by a dedicated group of volunteers. It is recommended that the NIA seek sponsorship to help organize volunteer rehab “parties” each year that will assist 2-3 elderly homeowners. Outside organizations such as the City’s developing volunteer network, and Habitat for Humanity could also partner in this effort.

Tree Trimming

Overgrowth of trees and lawn vegetation lends to an unkempt appearance that detracts from the value of the housing and blocks lighting at night. If nothing else, trimming back trees and vegetation would make considerable difference in appeal and safety. This should be a

neighborhood-driven effort and not be led by a partner agency. This will lead to more ownership of the Quinton Heights neighborhood by the residents and increase their self-sufficiency.

Neighborhood Coordination

The NIA members have a good opportunity to take an active role in assisting homeowners and other members of the community maintain their houses. This would require a dedicated commitment of people to organize volunteers and people in need of help but it would be a great grass-roots approach to revitalizing the housing in Quinton Heights.

Lot Expansion

Expansion of existing small lots may accomplish remodeling objectives. Opportunities to demolish blighted vacant homes by the City and offer the vacant land to adjoining property owners should be considered.

Landlords

There is a constant divide between owners and renters. This disconnect is seen on every scale from local to national, with the assumption that more homeowners equals better maintained property values. However, stepping back from that argument, both homeowners and landlords have equal stake in the property and the maintenance thereof. Homeowners have made the investment into owning their property and reaping the benefits of proper maintenance, while landlords have bought property with the expectation of reaping both the rents accrued from the property as well as the inherent value of the property itself. Then there is the added challenge of well-meaning low- to moderate-income landlords, some of them seniors, who raise money through rents to augment lower/fixed incomes who are sometimes unable to answer property maintenance citations. Common ground must be reached between all of these players and government to ensure that sound, quality housing is available regardless of who owns it.

Infill Housing

7% percent of the parcels in Quinton Heights are vacant. New infill housing should be focused within the target areas established by this plan. The existing housing stock in Quinton Heights represents a variety of different architectural styles, however new housing designs should not stray too far from the traditional style home. As such, metal roofing and siding is discouraged.

Existing housing providers like Habitat for Humanity and Cornerstone are good candidates for partnerships to establish new housing in Quinton Heights. This plan recommends that options beyond current program offerings be explored in order to expand potential opportunities for new housing in the neighborhood.

Non-Profits

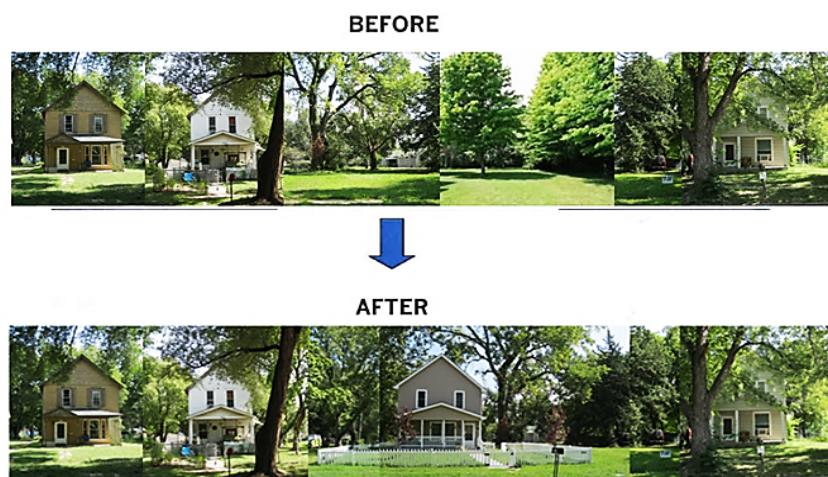
Cornerstone of Topeka, Inc. operates a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low/moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a

couple of years to eventually become homeowners. Cornerstone funds the rehabilitation of the property and manages it until they are ready.

CHARACTER & IMAGE

HOUSING INFILL

New housing can create a positive impact within its given block. With this notion in mind, infill housing is a focus of this plan. For the most part, Quinton Heights is a traditional neighborhood in the sense that houses are lined up uniformly along the blocks and are constructed with front porches and have a consistent massing. Care should be taken to ensure new housing is built in a manner that is consistent with the traditional character of the neighborhood.



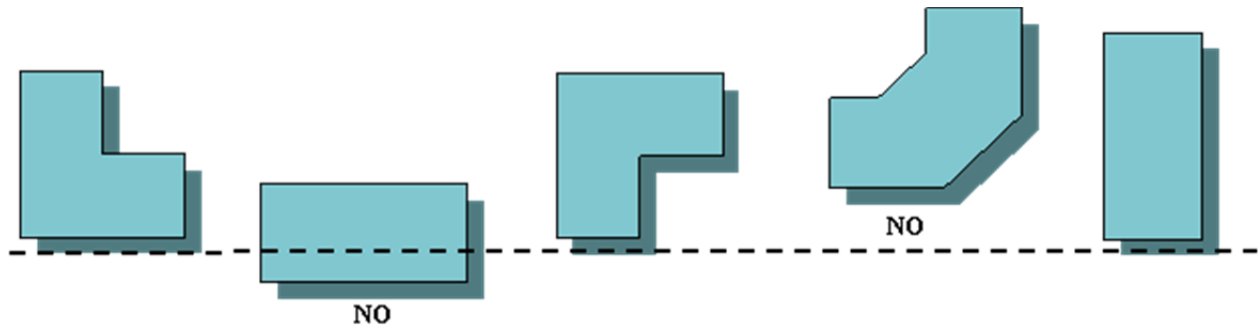
GENERAL DESIGN CONSIDERATIONS

Massing generally refers to how a given amount of space is reflected in a building's design. For example, the space could be a rectangular box with no front porch and a flat roof, or two smaller boxes of uneven heights and a full length 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 property lines.

It is recommended that all new in-fill housing follow general guidelines that reflect the character of the neighborhood. In order to retain the area's character, several guidelines should be followed in Quinton Heights related to massing and form and site design:

- A front-facing door
- Proportional window openings/ wall space, this includes width and height of window and door openings. Size and proportion of window space to façade should be kept consistent with neighborhood
- Horizontal siding (e.g. wood or hardi-plank with 4¼-inch exposure).

- Building orientations close to the sidewalk (the street is the focus),
- Infill house should match the average setback on its block to create a unified street frontage and mimic the consistency currently found in Quinton Heights



MARKET THE NEIGHBORHOOD – “WELCOME TO QUINTON HEIGHTS”

The keys to successfully marketing a neighborhood’s assets lie with getting the word out about these assets or potential assets so the neighborhood may show them off. Quinton Heights should focus on increasing homeownership to help improve the stability of the neighborhood. The following strategies can help accomplish this.

Homeowner Recognition & Appreciation

There should be an outreach committee formed by the NIA to welcome new residents and get them involved and part of the community from the beginning. Not only will this help engage them in the various community activities but it will also make them feel a sense of pride and ownership about their new community.

Block Captains

The NIA should organize “Block Captains” to serve as a point of contact for NIA information and community activities. Each Captain could be in charge of a few blocks and help involve and engage the residents in community activities. Neighbors could come by to talk about problems, volunteer to help other neighbors, or learn about what the NIA is working on. This would be more informal than the NIA meetings but would provide another option for people to be involved in the Quinton Heights community. The Block Captains would be active, community oriented citizens who want to reach out to other neighbors and help revitalize the Quinton Heights community.

Welcome New Neighbors!

A good way to welcome new residents to Quinton Heights is to develop a welcoming committee. This could consist of the Block Captains or a group of volunteers. Either way, by talking with new people in the neighborhood, it will serve multiple functions: getting to know your new neighbors and their families encourages a sense of community, helps them learn more about Quinton Heights, and promotes getting involved in neighborhood activities. One of the

best benefits to this kind of welcome is that it's casual and informal—you can talk to people outside in the nice weather while the kids play in the yard and make them feel a part of the neighborhood.

BEAUTIFICATION/IMAGE

Quinton Heights really has a prime location as far as drive-by traffic and should use that to its advantage. Its proximity to high-volume roads such as SW Washburn, SW 10th St, and SW Huntoon provide many opportunities and gateways for the neighborhood. Additionally, SW 12th draws in a heavy amount of through traffic as it, too, acts as a minor arterial. Every effort should be made to improve conditions and appearances along these gateway streets.



Gateways

Employ a gateway approach to capitalize on the many entrances to Quinton Heights. As there are several minor arterials that lead through the neighborhood, a few key locations would need to be identified as primary gateways. Then, signage and landscaping could be placed there to draw attention and show that the residents have pride in their neighborhood. Some greenery and annual flowers could add that little extra flair that makes such a difference. Even something so simple as having all the entrance signs match shows that the neighborhood cares about its perception.

Neighborhood Banners and Flags

In addition to the gateway signs, banners and flags should be placed along the street poles and on the residences' front porches. The benefits of banners and flags are two-fold; it shows that the residents are proud of Quinton Heights and happy to call it home and it shows that a community spirit exists within the neighborhood. The NIA should display the Quinton Heights logo on banners and flags. Like with the neighborhood signage, there are a number of different methods of coming up with the look of the banners and flags. These banners and flags can be placed on light poles on the major streets. Residents of Quinton Heights could also display these banners and flags from their homes.

CIRCULATION AND INFRASTRUCTURE

STREETS

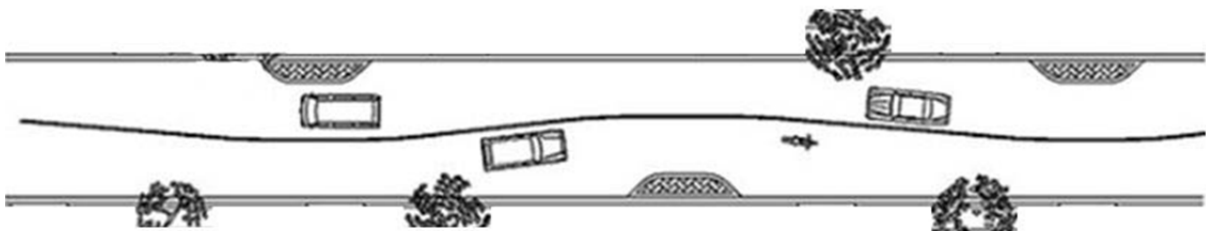
Map 11 shows pavement conditions throughout Quinton Heights. Based on these conditions and other factors, engineering has recommended complete reconstruction of several streets within the neighborhood. They have also recommended traffic calming at several intersections within the neighborhood. Streets and alleys that run through or run adjacent to the primary and secondary target areas should receive priority. Recognizing that there is not enough funding to repair all of the roads here, road work should be done strategically with the goal of maximizing benefits to the neighborhood.

Fillmore Street – This local street runs north/south through the interior of the neighborhood. Due to the roads narrow width, the NIA has suggested that parking be restricted to one side to alleviate hazardous driving conditions. Parking would shift to one side on Fillmore Street from 22nd Street to 26th Street. However, engineers recommend that further studies be completed on the street before parking is moved to one side. Further neighborhood input should also be taken before this measure is taken.

Central Park Avenue - This local street runs north/south through the interior of the neighborhood. Lacking an enclosed pipe-inlet system for storm water and having poor pavement conditions, engineers recommend this street for complete reconstruction.

24th Street – This local street runs east to west through the interior of the neighborhood. Lacking an enclosed pipe-inlet system for storm water and having poor pavement conditions, engineers recommend this street for complete reconstruction.

27th Street– This collector street runs east to west, acting as a southern border for the neighborhood. This street carries moderate levels of traffic from Western to Washburn. Several people in the neighborhood have expressed concern regarding speed violations occurring on 27th through the neighborhood. An effective way to mitigate speeding would be to implement traffic calming devices along 27th from Western to Washburn. Engineering has suggested the use of chicanes (*see image below*) along both the northern and southern sides of the street.

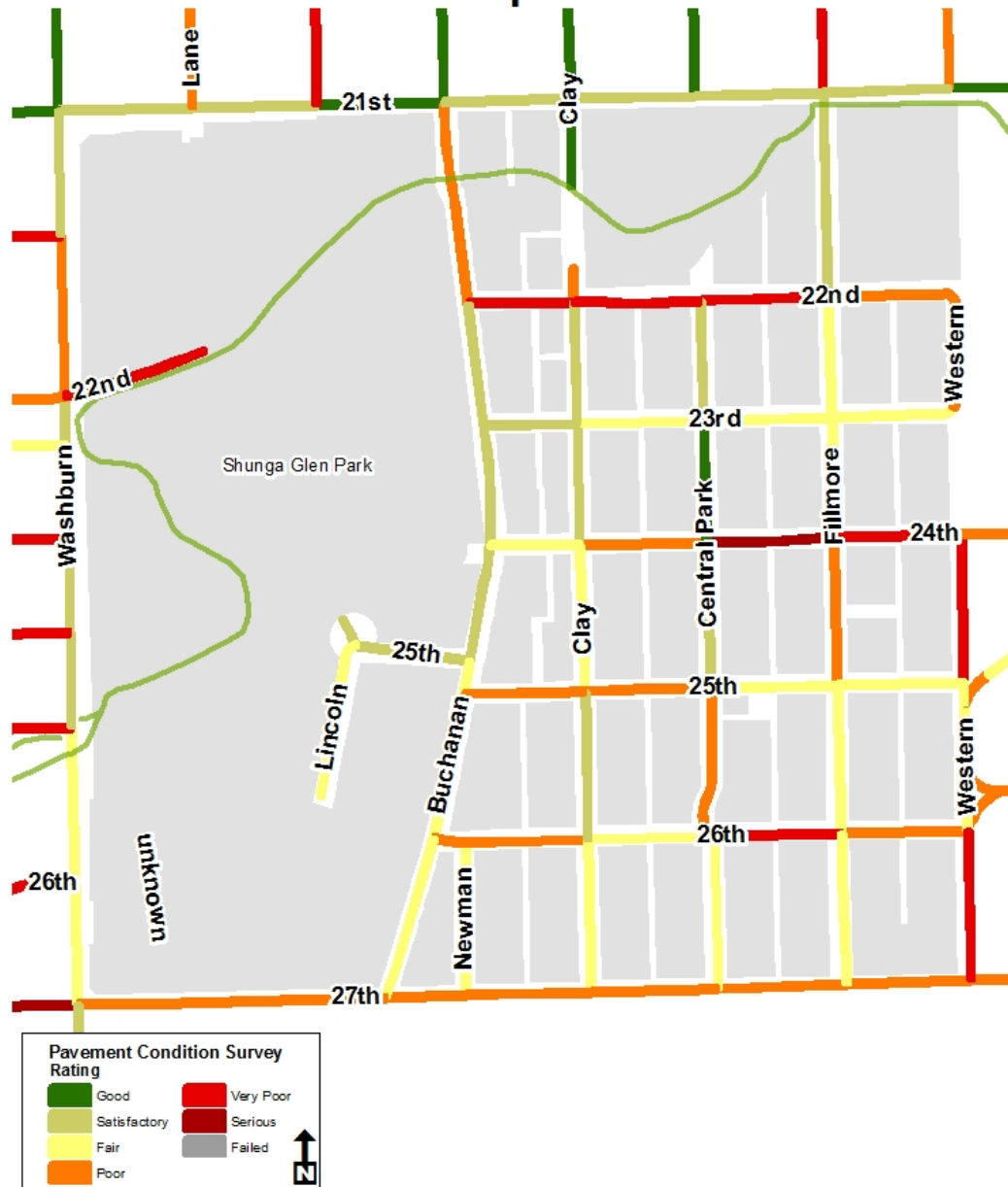


In addition, a sidewalk on the north side of SW 27th Street is recommended to connect Topeka Avenue to Washburn Avenue, also connecting to the sidewalk on Buchanan. The south side of 27th presents a challenge to constructing new sidewalk due to open drainage ditches.

Many residents in the neighborhood have expressed the need for a traffic light on the intersection of 27th and Topeka due to unsafe and delayed left-hand turns into the neighborhood caused by heavy oncoming traffic. However, engineers have found that warrants for an additional light at this intersection have not been met. If a light is placed at this intersection in the future, the light at 24th and Topeka would likely be removed – a notion that has caused opposition against the light at 27th and Topeka. Further traffic studies and community input is needed before a decision is made in the future.

Buchanan Street – This local street runs north/south through the interior of the neighborhood. Commercial properties as well as the entrance to the eastern portion of the Shunga Glen Park are located on Buchanan Street. Despite speed bumps along Buchanan, members of Quinton Heights steering committee have explicitly stated that continued high speed and hazardous driving still occurs along this road. Engineers have suggested a traffic-calming device such as a traffic circle at the intersection of Buchanan and 24th.

Pavement Conditions Map11



Curbing

Where replacement curbing is required because of deterioration or height, concrete should be used and built in order to retain a consistent curb height, which is more suitable for modern uses. Replacement should begin in the target area and expand outward to the secondary with the sidewalks as funding allows.

Alleys

A few of the alleys in the neighborhood have never been paved. Several of those that have been paved are now in very poor condition, having drainage issues or needing repair. Alleys should be re-done in and around all affected target areas. The neighborhood has requested that alleys are graded, new gravel is laid, and alley approaches are paved. This will help to alleviate the costs associated with potential sewer replacement. Overall, improving alleys will improve circulation and image throughout Quinton Heights.

URBAN INFRASTRUCTURE

Planning for People Not Cars

Looking at Quinton Heights from a public health standpoint as well as from an economic standpoint, it is important to ensure that planning for pedestrian improvements occurs alongside planning for roadway infrastructure. Not everyone in Quinton Heights has access to a vehicle. To get to where they need to go, people walk, ride a bike, or take a bus. The following section includes recommendations for improvements in the neighborhood to create a walkable, bikeable neighborhood that supports the goals of the Topeka Bikeways Master Plan and the Topeka Pedestrian Plan

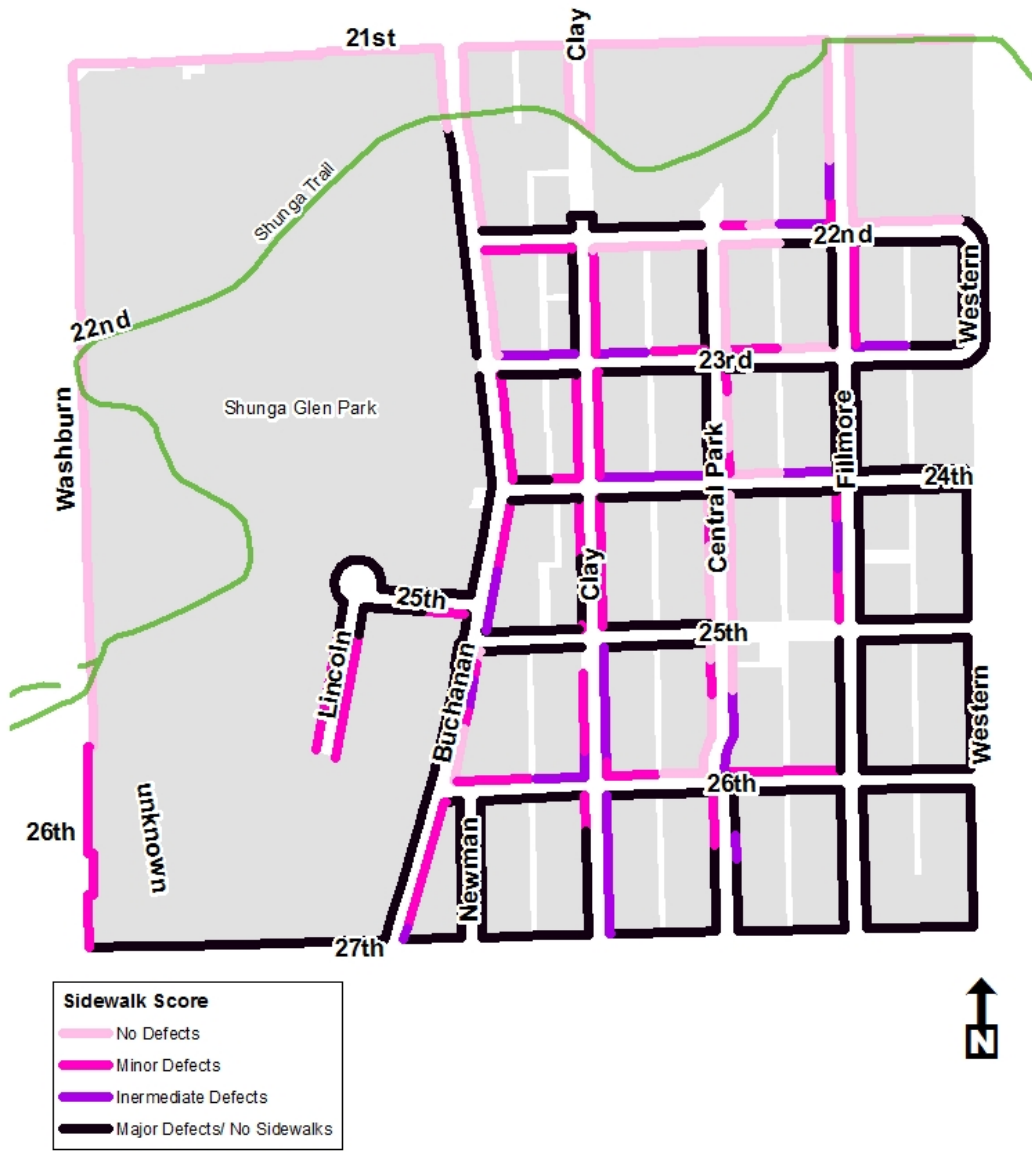
Sidewalks

Improving sidewalks is important for any neighborhood. This basic infrastructure which most people take for granted is essential for neighborhood connectivity, ownership, and a necessity for areas where people may not have their own cars. Old and unsafe concrete sidewalks should be replaced as well.

Future sidewalk projects in Quinton Heights should focus on infill. Starting with the primary target area, sidewalk projects should fill in the gaps and connect exiting paths. From there, infill should move outward to the secondary. All sidewalk infill and replacement should match existing sidewalk width. Map 13 illustrates the conditions of sidewalks throughout Quinton Heights.

Potential infill projects include east to west oriented local streets 26th Street, 25th Street, and 24th Street within the target areas. These streets should provide a direct pedestrian connection through the neighborhood from Western Avenue to the connector, Buchanan Street, which offers a bus route and would be a viable location for future bus stops.

Sidewalk Conditions Map 13



Additionally, the Topeka Pedestrian Master Plan identified Quinton Heights as a future focus area. Due to a lack of resources and pedestrian demand, the neighborhood was not selected as a top priority or area with high need. Quinton Heights has fallen into group E. Although there is no funding for projects in this group, with this designation the City of Topeka recognizes the need to inventory streets in the area. Priority for this group is given between 2016 and 2025.

Bike and Bus Routes

Map 14 shows current and future bike routes as well as current bus routes throughout Quinton Heights.

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. One of these bike routes traverse through the Quinton Heights neighborhood. The route number is 8.

In 2015, the Topeka Metro redesigned their routes based on a consultant's study. Many of the changes seem to have taken routes out of the interior of neighborhoods to avoid narrow roads, sharp corners, and other points of conflict inherent to residential areas. The routes are now located along major roads alongside neighborhoods. However, route 8 still runs through the Quinton Heights neighborhood.

- *Bike Route 8: Clay/25th Street Bikeway*
This route connects Quinton Heights to the Kansas River Trail via Clay Street and the Dornwood Trail via 27th/25th Street.
- *Topeka Metro Route #7: Washburn*
This route connects Quinton Heights to the Quincy Street Station and the Walmart located in the southern part of Topeka via 8th, Washburn Avenue, and Topeka Avenue.

Route #7 bus stops (designated 8.1.17):

Outbound

Washburn at:

21st

24th

27th

Inbound

Washburn at:

21st

24th

27th

- *Topeka Metro Route #12: Huntoon*
This route connects Quinton heights to the Quincy Street Station and the West Ridge Mall located in the western part of Topeka via Wanamaker and 17th.

Route #12 bus stops (designated 8.1.17):

Outbound

21st at:

Fillmore (Shelter)

Buchanan

Washburn

Inbound

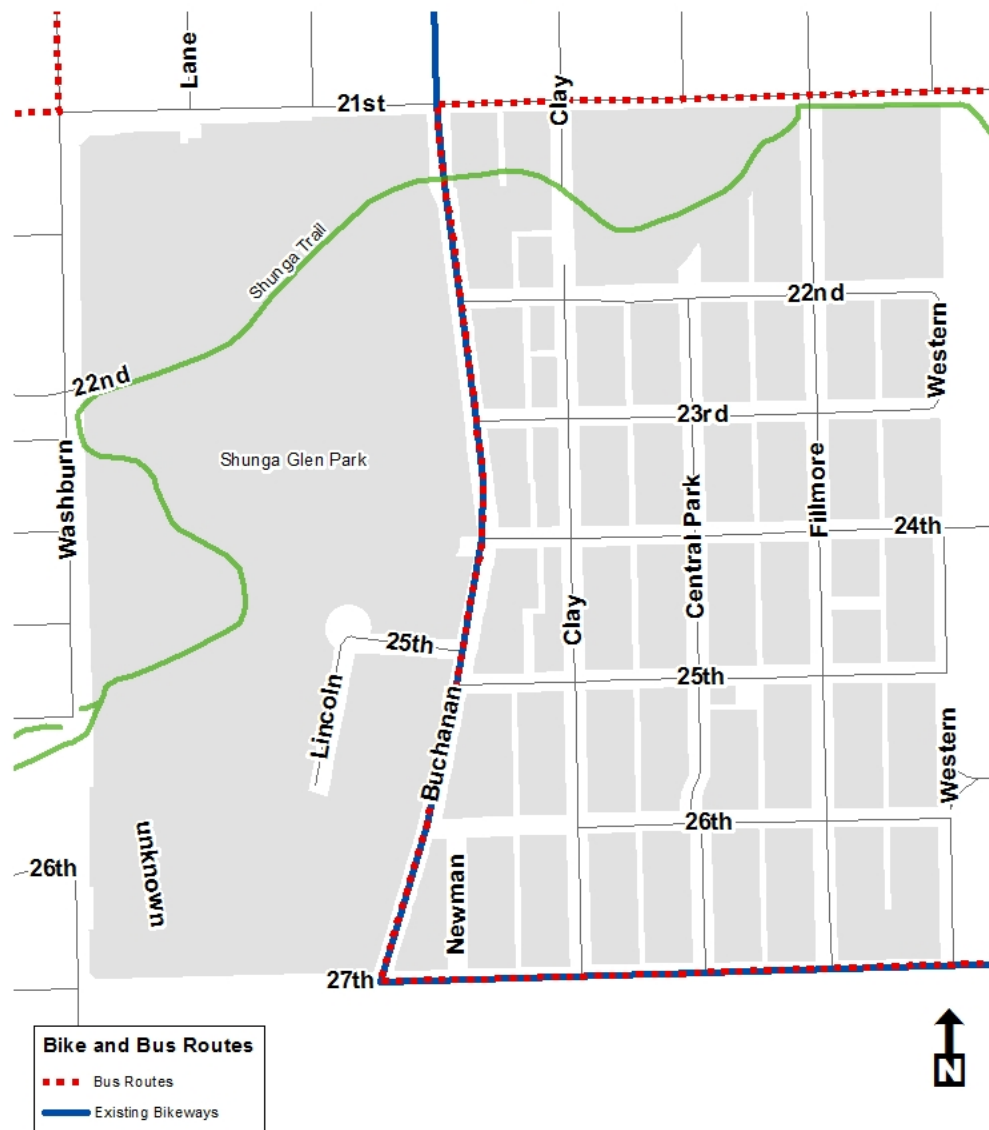
21st at:

Fillmore (Shelter)

Buchanan

Washburn

Bike and Bus Routes Map 14



Priorities and Recommendations

- Promote Quinton Heights as a bike-friendly neighborhood through coordination with the Bikeways Master Plan implementation, signage, and pavement markings.
- Advocate for continued public transportation, as elderly and low-income residents are less likely to have personal vehicles, and make access convenient, safe, and with bus shelters at more in-demand locations.

COMMUNITY BUILDING AND INITIATIVES

“Every accomplishment starts with the decision to try”

Anonymous

Community building is a key part of a neighborhood revitalization strategy because of its focus is on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions of a neighborhood with the notion they can foster change that impacts the neighborhood in a positive manner is one of the goals of community building.

Some of the principles of community building are:

- ◆ Build on community strengths
- ◆ Support families and children
- ◆ Foster broad community participation
- ◆ Forge partnerships through collaboration
- ◆ Value cultural strengths

The Division of Community Engagement in the Department of Neighborhood Relations is just one of the many City resources that could be of great assistance in these efforts. DNR is devoted to empowering residents through education and neighborhood leadership development. They act as a liaison to connect the City and to its residents, hoping to increase the dialog between city employees and community members. In addition, they help coordinate educational programs, activities, and volunteer opportunities throughout the City.

BOTH RENTERS AND OWNERS AS STAKEHOLDERS

Abraham Lincoln said “A house divided against itself cannot stand.” Historically, owners and renters are divided, and with the high rental rate in Quinton Heights, the renters need to be as active in shaping the community as the homeowners are. While some renters are only in the neighborhood for a little while, some have lived in the same home for years. The community in Quinton Heights needs all of its residents committed to making a positive difference together, in small ways as well as big.

CAPACITY

Successful organizations have the wherewithal to succeed. A neighborhood’s ability to complete a competitive grant application, run successful meetings that are open to all citizens of the neighborhood, 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 should function like a business. Below are strategies to increase organizational capacity.

- **NON-PROFIT STATUS:** The Quinton Heights-Steele NIA has yet to secure non-profit status. Organizing as a 501 (c) (3), however, may open many more doors to additional funding

sources. 501 (c) (3) groups are also eligible to receive public and private grants, and, individual doors to the Quinton Heights-Steele NIA can claim a federal income tax reduction of up to 50%.

ORGANIZING

The most important resources of any neighborhood are the people who live there. Organizing is the renewable resource that can power a neighborhood's revitalization. An organized neighborhood can be a strong advocate for itself. A neighborhood that can show it is willing to stand up for itself is a neighborhood that can be a force for change. Bringing more people into the NIA is a key step toward successful revitalization. Listed below are a number of strategies for building organization within the neighborhood.

- **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 large number of people. The impact of this demonstration is very difficult for decision makers to ignore.
- **SOCIAL ACTIVITIES:** Fun activities that bring neighbors together are an important element of a strong neighborhood. Currently, Quinton Heights holds one block event:

- ✓ National Night Out Against Crime (1st Saturday in August), fundraising efforts for NNO (in the spring and summer)

Other neighborhoods around Topeka have found great success in neighborhood-wide events. Ideas for Quinton Include:



- ✓ Annual Arts Fair: Similar to the Tennessee Town NIA, Quinton Heights could hold an annual arts fair—inviting local artists to display their work for the public. This would greatly enhance the image of the area by connecting residents with each other and with people from around the community. The Shunga Glen Park would be a great place to hold an event such as this!
- ✓ With future park improvements on their way, the neighborhood could hold soccer or disc golf tournaments. Sports present a great opportunity to keep children and teens active, involved and out of trouble. Once again, these events would offer the neighborhood the chance to show off their great amenities.

Additional events could be hosted or coordinated by a neighborhood Block Captain as a way for the residents to get to know each other and become active in their block and community. Quinton Heights should continue to foster an environment that encourages social engagement, a place for community member to get to know one another and build ties and strengthen bonds.

- **COLLABORATE TO FORM PARTNERSHIPS:** Building community requires work by all sectors—local residents, community-based organizations, businesses, government, schools, religious institutions, and health and social service agencies—in an atmosphere of trust, cooperation and respect. It will take time and committed work to make this collaboration more than just rhetoric. The Quinton Heights-Steele NIA has been great about reaching out to local organizations in order to make things happen. The NIA should continue to engage local business to support their efforts with the Shunga Glen Park and other large neighborhood projects in the future.

PUBLIC SAFETY

A major goal of this Plan is to: *create a safe, clean, and livable environment for all those in Quinton Heights to live, learn, work, and play.* A crime problem is a multifaceted problem. There is no magic solution that is going to erase a crime problem. However, there are things that people can do to reverse the negative cycle and begin to reclaim their neighborhood.

- **COMMUNITY STORM SHELTER:** This is not necessarily the first thing that comes to mind when one is considering safety, but it is something that is necessary for this neighborhood. The neighborhood's church may offer areas to go in case of severe weather.
- **CLEAN-UPS:** The NIA should consider starting a neighborhood/ alley clean-up program and start an annual "trim-up" campaign. These clean-ups by the NIA are vital to avoiding environmental code problems as well as deterring crime by showing that residents care about the appearance of their neighborhood. Another program could be a "most improved" yard clean up or neighborhood landscape contests. The neighborhood should also encourage youth to help with neighborhood clean-ups, particularly of the nature areas. These activities are vital to connecting youth with their neighborhood and assisting with environmental education.
- **Anti-Blight Activities/ Nuisance Prevention**
 - ✓ The low /Moderate Income are neighborhood cleanup dumpster program
 - ✓ The Kansas Department of Corrections public infrastructure clean-up program in which crews will clean right-of-ways, curbs and gutters, sidewalks, trim trees, brush, and weeds and grass in LMI areas.
 - ✓ The Topeka Tool Library Program, which will rent tools to residents of LMI neighborhoods

The NIA has already proposed partnering with the Corrections Department in order to get a cleaning crew to help clear out trees and debris around the Shunganunga Creek. The area around the creek is hidden by trees and known for harboring illicit activity. Once

cleared, the NIA would need to find a way to provide continues maintained and upkeep to ensure the area remains open with visibility.

- **YOUTH:** Youth are critical for the ongoing revitalization of the neighborhood. As these children grow up and are forced with choices about where to live, they are going to be more inclined to stay in the neighborhood if they had good experiences growing up in a place that provided a positive environment. If Quinton Heights is “kid friendly”, it will have the two-fold benefit of attracting /retaining families in the short-term and becoming assets to the community in the long-term.
- **EDUCATION:** By increasing the awareness of various community programs and groups, more people would be aware of different ways they can be involved in their community. Picnics block parties, community events, church events, children’s sport events, and neighborhood festivals all provide opportunities for people to get out, socialize, and feel connected with their fellow neighbors. Additionally, there are many young adult groups that ask their members to perform community service. Honor societies, KEY Club, boy and girl scouts, and 4-H all stress to their members the importance of being involved in their community. These groups could be contacted to help elderly residents or to work on specific community projects.
- **COMBAT THE IMAGE OF CRIME AND DRUGS:** Quinton Heights is sometimes associated with crime. Regardless of the reason, the negative reports overshadow the benefits of living in Quinton Heights. Marketing Quinton Heights as a good place to live involves countering any negative perceptions in the neighborhood.
- **NEIGHBORHOOD PATROLS:** While the neighborhood hasn’t created a formal neighborhood watch program, neighbors are vigilant about crime and potential crime. That same vigilance provides a basis for other neighborhoods in the City of Topeka to make a significant difference in reducing the number of Part 1 crimes. Neighborhood Programs such as Stroll Patrol should be considered for Quinton Heights. Stroll Patrols put people out walking the neighborhood. Neighborhood activity by residents discourages criminal activity.
- **COMMUNITY POLICING:** This vital program must be continued by the Topeka Police Department to maintain the gains made in recent years on ridding the neighborhood of serious drug activities. 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 members of the community in promoting safe habits—for example, people should walk on the sidewalks and bicyclists should ride on the streets.
- **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):** Safe Streets and the Police Department can help the neighborhood determine which property layouts in the

neighborhood encourage crime. There are ways to design property and neighborhood layouts to help prevent criminal activity. For instance, the “5 & 2 rule” states that trees should be trimmed to at least 5 feet high and bushes should be trimmed to be no higher than 2 feet. Support adoption of Unified Development Code requiring CPTED principles be enforced for new development.

- **USE CPTED TO REINFORCE OWNERSHIP AND INCREASE SAFETY**

Safe Streets and the Police Department can help the neighborhood determine which property configurations discourage criminal activity. 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 as to maximize visibility

ACCESS CONTROL:

This involves designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate transitions from the public environment to semi-private and private areas.

SURVEILLANCE:

A 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 or large spaces that have no specific purpose.

MAINTENANCE:

This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees and 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.

- **LIGHTING:**

While lighting by no means guarantees improved safety, it can be a strong step towards making an area uncomfortable for criminal activity. This fulfills CPTED guidelines as well as provides a sense of safety to someone driving through the neighborhood. Working to ensure existing street lights are free of tree branches that can block light would be the first step. To accomplish this, the City’s Forestry Department can help evaluate if trimming is needed. Added mid-block lighting may also assist with illuminating dark

streets. In addition to street lighting, the NIA has specifically stated the need for lighting in the Shunga Glen Park. Safety concerns regarding both criminal activity and dangerous topography around the creek were mentioned at several neighborhood meetings. At any rate, there is a public process to follow before making decisions to install new street lighting. This process is implemented through the City's Public Works Department.

PARKS AND OPEN SPACE



“A good place to live, work, and play.” That has become a common theme for people who are looking to find a good neighborhood as it reflects the desired quality of life that today’s society wants. This is directly influenced by the neighborhood’s environment, its scenic beauty, and the variety of recreational opportunities available to area residents. Collectively, these resources not only contribute to the physical, mental, and emotional well-being of the neighborhood, but also greatly influence the perception of this neighborhood throughout the entire city. It should be noted, however, that ongoing maintenance costs can be more expensive than the acquisition of parkland itself. Maintenance funding becomes a limiting factor when expanding park facilities in an area and should be kept in mind when planning new facilities or the expansion of existing parks.

EXISTING PARKS AND OPEN SPACE

SHUNGA GLEN PARK

Owned and maintained by Shawnee County, the Shunga Glen Park encompasses a large portion of western Quinton Heights. As it currently sits, the Shunga Glen Park is divided by the Shunganunga Creek, with no direct path for park users to get from one side to the other. On the west side of the creek along Washburn, skateboarders, in-line skaters and bicyclists can all get their adrenaline fix. Rip-On Skate Park features 9,310-square-feet of concrete boasting two pyramids,

ramps, quarter pipes, grind rails, bank-to-bank ramps and a bowl. On the adjacent side of the creek, with access via Buchanan, is a traditional park featuring playground equipment, swings, slides, benches and picnic tables. This peaceful setting is more suitable for quiet family outings.

The Shunga Glen Park acts as a focal point for the neighborhood, and therefore improving it is a high priority for residents—as emphasized by this plan. Those who live in Quinton Heights have a grand vision for the park, hoping that one day it will become much more than just a vast, open space with a playground and limited seating. The NIA has expressed great interest in adding improved connectivity over the Shunganunga Creek in order to connect both sides of the park and adding equipment to accommodate young children, teenagers, and entire families a like. Amenities they would like to see include soccer goals, a Frisbee golf course, added seating/sheltered gazebos, new playground equipment, and added lighting for safety.

The Shawnee County Parks and Recreation Department is scheduled to complete a park plan for the Shunga Glen in 2018. Through community input, the plan will identify improvements and additions to be implemented by the county in the following year. Though these plans are separate, Shawnee County and the City of Topeka will form a partnership in order to help ensure the goals of the plans align and that implementation for the County Park Plan will run concurrently with implementation of the pedestrian bridge.



SHUNGA TRAIL

Also owned and maintained by Shawnee County, the Shunga trail, a 7.63 mile long bicycle/pedestrian friendly pass, runs through the entire neighborhood. The trail, which is being constructed in phases, will ultimately stretch across Topeka. Though bicycle riders, skateboarders, and rollerbladers are welcome, walkers have the right-of-way on the trail.

There is a section of the trail that turns north from the creek in order to cross Fillmore Street at 21st Street. This is the only at-grade street crossing along the Shunga Trail. After crossing Fillmore Street, the trail continues along 21st Street until just past Western Avenue, where it turns south back towards the creek and away from 21st Street.

Future improvements to this section of the trail at 21st & Fillmore will take the trail under Fillmore Street and behind the two commercial properties that front 21st Street between Fillmore and Western. This would remove the at-grade crossing and maintain the trail's separation from 21st Street. Routing the trail behind the commercial properties will require an easement (which could be obtained when the properties redevelop), or through acquisition of the properties for trail use.

ADOPT-A-PARK

Adopt-a-park programs are good ways neighborhoods, school groups, churches, businesses, etc. can assist local governments with the ongoing maintenance of park facilities. The local government gets the benefit of volunteer labor and the sponsoring group gets the benefit of "ownership" of a community resource. The neighborhood should work with the Parks and Recreation Department and other neighborhood groups to form adopt-a-park programs.

COMMUNITY GARDENS

Community Gardens are now permitted as a primary use on vacant land throughout the city. Quinton Heights should look into collaboration with property owners of vacant land throughout the neighborhood to be put to use as a community garden. Gardens improve the sense of ownership of the neighborhood, provide access to fresh fruits and vegetables, and create an atmosphere of more awareness of what is going on—the "eyes on the street" concept. These gardens can build community spirit—something that is needed in Quinton Heights—as well as provide an outdoor activity for residents.

CHAPTER 6 IMPLEMENTATION

Implementation

"Today's progress was yesterday's plan."

-Anonymous

After completing the planning process, action and implementation are essential. After identifying goals and target areas, the next logical step is taking action to achieve those goals. The implementation section of a plan identifies specific steps to be taken and by whom, and places 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

The meeting with the Neighborhood Improvement Association and Steering Committee brought up ideas for implementing specific strategies and actions in this plan. The neighborhood will select projects during the final meeting.

Potential SORT Infrastructure Projects:

Complete reconstruction with enclosed storm

SW 24th Street from

SW Central Park from

Pave alley approaches, regrade, and lay gravel in alleys throughout the neighborhood

Traffic circle on the intersection of 24th and Buchanan

Shunga Glen Pedestrian Bridge

Housing:

Housing rehabilitation has been identified as the top priority for this neighborhood

Tables:

The tables below show the cost and timing of infrastructure improvements for the proposed target areas and other infrastructure recommendations of the plan. By combining several major actions within a concentrated area of a neighborhood, a greater cumulative impact can be realized than if they were dispersed throughout the larger planning area. In this manner, it is intended that multiple target areas can be worked on in various stages of completion. Once the first area is "finished", the majority of the public investment can then be shifted to the second area, etc.

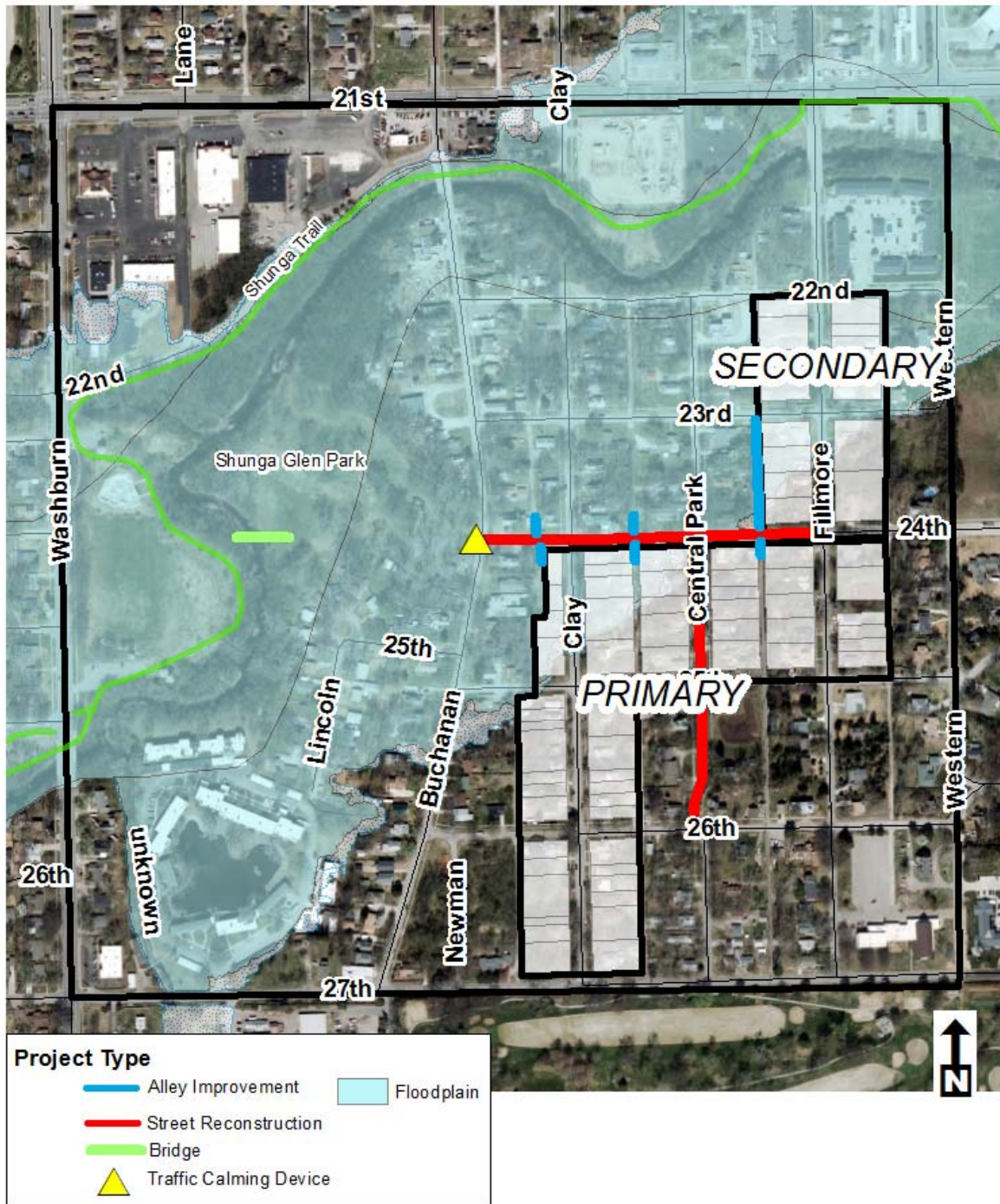
Important Note: The priorities and costs estimates for infrastructure and housing rehabilitation projects in the neighborhood are provided for informational purposes only and should not be relied upon for future costs or as actual bids for future projects. Increases in material costs, overhead and labor 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 costs in the following tables represent subsidies from City 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.

SORT Projects			
Street Reconstruction [contingency design, construction services, inspection, and storm water]	Source	1-3 Years	3+ years
24th Street from Fillmore to Buchanan (22' driving surface with 2' curb and gutter - asphalt with enclosed storm + pave adjacent alley approaches w/ concrete extending 25' back)	GO Bonds/ SORT	\$492,000	
Central Park from 26th to 24th (22' driving surface with 2' curb and gutter - asphalt with enclosed storm)	GO Bonds/ SORT	\$503,905	
(Streets Total)		\$995,905	
Alleys + design and contingency (approaches + grading)			
24th to 23rd between Central Park & Fillmore (paved approaches w/ concrete extending 25' back + grading and new gravel)	GO Bonds/ SORT	\$12,000	
(Alleys Total)		\$12,000	
Other Projects			
Shunga Glen Park Pedestrian Bridge	GO Bonds/ SORT	\$320,000	
Traffic Circle (24th and Buchanan)	GO Bonds/ SORT	\$30,000	
Tree Removal for storm sewer installation	GO Bonds/ SORT	\$25,000	
Target area sidewalk infill	GO Bonds/ SORT	\$17,095	
(Other Total)		\$375,000	
All Infrastructure Projects		\$1,400,000	
Housing			
Rehab	CDBG, Home/ SORT	\$330,000	
(Housing Total)		\$330,000	
All Infrastructure and Housing Projects Total		\$1,730,000	

Neighborhood Wide/ Other Projects				
Streets Reconstruction [contingency, design, inspection + storm sewer]	Source	1-3 Years	3-5 Years	Unfunded
26th Street from Buchanan to Clay (22' driving surface with 2' curb and gutter - asphalt with enclosed storm)				\$206,000
Park Improvements				
Shunga Glen Park Improvements (shelter, parking, sports equipment, tot structure, etc)	Shawnee County	TBD		
Other Street Projects				
Traffic Calming Device (24th and Clay)				\$30,000
27th Street Improvements (chicanes)			TBD	
Alleys				
27th to 26th between Central Park & Fillmore (paved approaches w/ concrete extending 25' back + grading and new gravel)				\$19,000
Other Projects				
Shunga Trail realignment			TBD	
Projects Total				\$255,000

SORT Projects Map 15

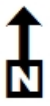
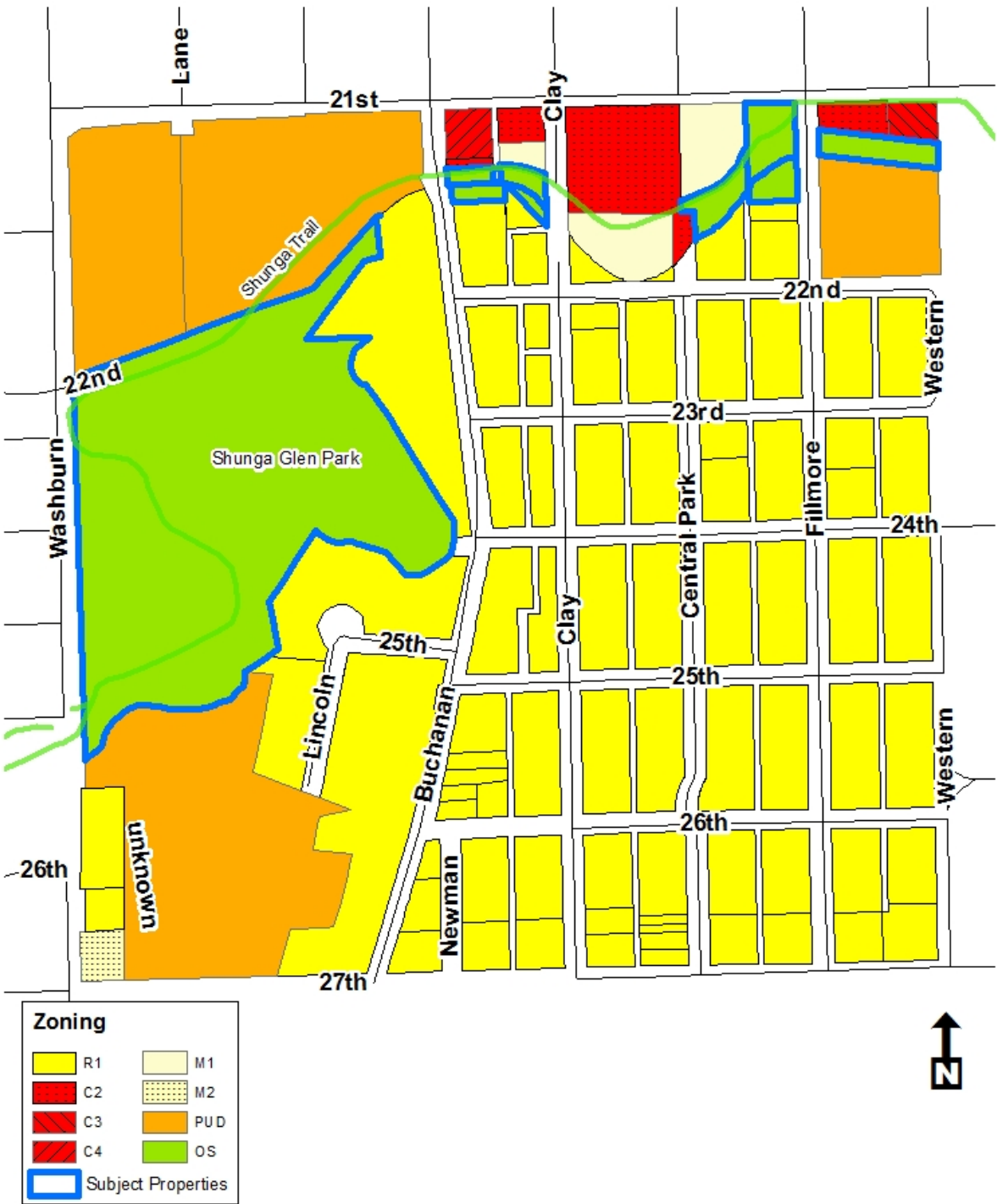


REZONING

There are a few areas within Quinton Heights where current zoning is inconsistent with the Future Land Use Plan. A rezoning should be initiated by the Planning Commission to reflect as such (See Map 17 for the proposed rezoning).

1. Change the Shunga Glen Park to OS (Open Space). Current zoned for residential single family dwelling, the area is already designated and used as a Shawnee County park.
2. Change City of Topeka owned parcels to OS. Currently, the subject properties between 22nd and 21st Street are zoned M1 or R1; however, their location, size, and orientation make them undevelopable for such uses. The land should remain open space, and serve to buffer the Shunga Glen Trail.

Proposed Zoning Map Map 16



APPENDIX

APPENDIX A: NEIGHBORHOOD HEALTH DATA

QUINTON HEIGHTS STEELE						
Vital Signs	Block Group (Pop. 2010)	2000	2003	2007	2011	2014
1) % Persons Below Poverty	15:1 (631)	18%	12%	12%	19%	34%
2) Public Safety (Part 1 Crimes per 100 People)	15:1	(At Risk)	23	18	23	30
3) Average Residential Property Values	15:1	\$55,810	\$36,940	\$59,910	\$62,625	\$68,708
4) Single Family Home Ownership	15:1	59%	65%	54%	58%	52%
5) Boarded Houses/Unsafe Structures	15:1	0	2	0	1	1
6) Neighborhood Health Composite (Rating)	15:1	2.8	2.6	3	2.4	2.0

- 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

What one thing would you fix or change about Quinton Heights-Steele?

Changes the big park

Lighting

Connectivity to the park – pedestrian bridge connecting other side of the park

Drainage ditches

Unpaved alleys

Blighted and abandoned houses

Slum lords

Too many rentals

Speed limits – too high

27th Street traffic concerns (speed, lack of sidewalks, bike lane) – not enough room for all of that – 27th and Topeka intersection

Open up the north part of the neighborhood – reconnect the streets to 21st street

Creek is a straight drop-off – not safe

Lighting

Change the perception of the neighborhood – that it is a bad neighborhood

Entrance to neighborhood from the north needs to be improved – building conditions

Vagrants in the park and commercial area

Shunga Creek – clean up

Buchanan Street traffic concerns

Shunga Trail – safety

What one thing do you like and want to preserve about Quinton-Heights-Steele?

Good views of the city

Unity

NIA

Nice neighborhood – people look out

Communications

Residential area – concern about commercial encroachment

Location in city

People make the neighborhood great

More younger people in the neighborhood

Good homeownership

People care about each other

Diverse neighborhood
Marvelous snow sledding hill
Beautiful 4th of July fireworks show
Mature large trees
Easy place to live
Nice that we have a big park

What would you like to see in 15 years?

Family oriented neighborhood
Single family neighborhood
Park that is really nice – more amenities for the neighborhood in the park – a destination
Affordable neighborhood
Attractive neighborhood to Washburn students
21st Street – attractive businesses – work with neighborhood
Grocery store in the commercial area – would be great for QH but also other neighborhoods

APPENDIX C: HOUSING AND INFRASTRUCTURE SURVEYS

CRITERIA USED TO EVALUATE HOUSING STRUCTURAL DEFECTS

MINOR DEFECTS – deficiencies corrected 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

BUILDINGS/PROPERTIES

	Minor Defects	Intermediate Defects	Major Defects
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 – 2.3 points per block

MINOR DETERIORATION

Average 2.29 – 2.0 points per block

INTERMEDIATE DETERIORATION

Average 1.99 – 1.7 points per block

SIGNIFICANT DETERIORATION

Average less than 1.7 points per block

INFRASTRUCTURE RATING SYSTEM

CRITERIA USED FOR EVALUATION:

SIDEWALKS:

3= No defects in 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- 2.25 - 3

Minor repairs/maintenance issues- 1.5 – 2.25

Intermediate repairs- 0.75 – 1.5

Major repairs/total construction or replacement- < 0.75