CITY OF TOPEKA

AGENDA

TOPEKA PLANNING COMMISSION

MONDAY, AUGUST 19, 2019
6:00P.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

Katrina Ringler, 2019 Chairperson
Brian Armstrong
Ariane Messina
Corey Dehn
Marc Fried
Carole Jordan
Wiley Kannarr
Corliss Lawson
Matt Werner

Topeka Planning Staff

Bill Fiander, AICP, Planning & Development 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
Bryson Risley, Planner I
Kris Wagers, Administrative Officer

CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

Agenda for Monday, August 19, 2019

A. Roll call

B. Approval of minutes – July 15, 2019

C. Declaration of conflict of interest/ex parte communications by members of the commission or staff

D. Public Hearings

1. **CPA19/01 by the City of Topeka** amending the text and map of the City of Topeka's Comprehensive Plan updating the **Central Park Neighborhood Plan**. The area affected by the amendment is bounded by SW Washburn Avenue to the west, SW Huntoon and SW 13th Streets to the north, SW Topeka Boulevard to the east and SW 17th Street to the south. **(Risley)**

2. **Z19/06 by Martinek & Flynn Wholesale, Inc.** requesting to amend the district zoning map on property at 2046 SW Van Buren from M-1 Two Family Dwelling District TO C-4 Commercial District to allow parking and truck storage associated with the adjacent business. **(Driver)**

E. Action Items

1. **P19/09 Mix Lot Subdivision #4 by: F & M Wims; F & I Rogge; W & G Wasson; and B & J Harkin** requesting a design variance for a minor plat in accordance with TMC 18.30.040 of the Subdivision Regulations to the provision of TMC 18.40.110 (b) requiring that the minimum depth of lots in subdivisions shall be 110 feet, with affected lots being located at and adjacent to 2626 SE 33rd Terrace. **(Neunuebel)**

F. Communications to the Commission

G. Adjournment

CITY OF TOPEKA

MINUTES

TOPEKA PLANNING COMMISSION

Monday, July 15, 2019

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

Members present:	Katrina Ringler (Chair), Brian Armstrong, Corey Dehn, Marc Fried, Wiley Kannarr, Corliss Lawson, Ariane Messina, Matt Werner (8)
Members Absent:	Carole Jordan (1)
Staff Present:	Bill Fiander, Planning & Development Director; Dan Warner, Comprehensive Planning Manager; Annie Driver, Planner; Bryson Risley, Planner; Kris Wagers, Administrative Officer; Mary Feighny, Deputy City Attorney

Roll Call – Chairperson Katrina Ringler called the meeting to order with 8 members present for a quorum.

Approval of Minutes from June 17, 2019

Motion by Mr. Dehn to approve; **second** by Mr. Kannarr. **APPROVED** (6/0/2 with Ms. Ringler and Mr. Fried abstaining)

Declaration of conflict of interest/ex parte communications by members of the commission or staff –

Mr. Armstrong announced that he would recuse himself from consideration of item D.1.

Ms. Ringler called the first case and Mr. Armstrong left the room.

Public Hearing of PUD04/06B Blue Cross & Blue Shield of Kansas Master Planned Unit Development Plan by Blue Cross & Blue Shield of Kansas, Inc. requesting to amend the District Zoning Map and expand the boundary of the existing Master Planned Unit Development Plan for Blue Cross and Blue Shield by rezoning property located at 1104 SW Polk Street that is currently zoned "M-2" Multiple-Family Dwelling District to allow expansion of surface parking.

Annie Driver presented the staff report and staff recommendation for approval.

With no questions from commissioners, Ms. Ringler invited the applicant or their representative to speak.

Angela Sharp of Bartlett & West came forward. Ms. Sharp explained that the proposed changes will allow for better connectivity within the property and added that no new access points will be added.

Ms. Ringler **opened the floor for public comment.** With nobody coming forward to speak, Ms. Ringler declared the **public comment period closed.**

The commission had no questions. **Motion** by Ms. Lawson to forward to the Governing Body a recommendation of approval of the proposal, subject to the three conditions listed in the staff report; **second** by Mr. Dehn. Ms. Ringler called for discussion and hearing none, roll was called and the **motion passed 7-0-1** with Mr. Armstrong abstaining.

Mr. Armstrong returned to his seat.

Central Park Neighborhood Plan (draft)

Dan Warner introduced Bryson Risley, Neighborhood Planner for Topeka Planning & Development, and gave a bit of background about the Central Park Neighborhood Plan update. Central Park is the city's current SORT neighborhood, having applied to be part of the multi-year process. Year 1 includes creating the plan and years 2 and 3 involve implementation with infrastructure and housing improvements made in the neighborhood.

Bryson Risley reviewed the plan draft, covering goals, target areas, timelines, and next steps. He explained that the plan will be an action item at the August 19 meeting of the Planning Commission, then go on to the Governing Body for final approval.

Mr. Dehn asked for information about alley projects and Mr. Risley explained that improvements will be made and the materials used on the alleys will not change, i.e. concrete alleys will remain concrete.

Mr. Armstrong asked if sidewalks will be part of the infrastructure improvements. Mr. Risley stated they will, with concentration being on connectivity with the park and with Robinson Middle School.

Ms. Messina asked if the funds for rehabilitation will be scaled based on the primary, secondary and tertiary target areas. Mr. Bryson explained that funding will go first to the primary then secondary target areas. The target areas were determined by the Plan Review Committee and the projects were chosen by them. The Plan Review Committee includes residents of the neighborhood.

Mr. Armstrong asked about the schedule of neighborhood plans and Mr. Warner explained that we are basically doing one per year to correspond with budget process. This allows projects to be in the CIP more quickly.

Communications to the Commission

Mr. Fiander explained that the sign code update is expected to go before the Governing Body as a discussion item at their August 13 meeting. He also gave an update on the Governing Body's review of other cases forwarded to them by Planning Commission.

With no further agenda items, meeting was adjourned at 6:30PM

CPA19/01
by City of Topeka

Central Park Neighborhood Plan

CITY OF TOPEKA
Planning & Development Department
620 SE Madison, Unit 11
Topeka, KS 66607
Bill Fiander, AICP, Director
Tel: 785-368-3728
www.topeka.org

MEMORANDUM

To: **Topeka Planning Commission**

From: **Bill Fiander, AICP, Planning Director**

Date: **Aug. 19, 2019**

RE: **Central Park Neighborhood Plan**

Background

- The Central Park NIA was awarded the 2018 SORT (Stages of Resources Targeting) grant to begin in 2019.
- This is a two-part process with neighborhood planning occurring in 2019 and implementation occurring in 2020 – 2021. The planning stage is coming to completion and is being presented as an update on the Central Park Neighborhood Plan process.
- The NIA has been working with Planning staff since February 21, 2019 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 February 21, 2019 to present a "current conditions" analysis.
- Steering committee meetings and sub-committee meetings were held throughout the spring 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.
- All renters, landlords, and homeowners in the Central Park neighborhood were mailed notice advertising the final neighborhood meeting on August 1, 2019.
- The draft plan was presented with discussion so as to gain feedback and input from the neighborhood.
- Staff incorporated feedback into the final Central Park Neighborhood Plan document. The draft plan is available online: https://cot-wp-uploads.s3.amazonaws.com/wp-content/uploads/planning/CPA19-01CentralParkNeighborhoodPlan/CenPkNHoodPlanDRAFT.pdf

Current Neighborhood Conditions

- The neighborhood is comprised of “At Risk” and “Intensive Care” health ratings. Since 2000, the Central Park neighborhood has consistently received “At Risk” and “Intensive Care” designations.
- The neighborhood plan boundaries are SW 17th Street, SW Washburn Ave, SW 13th Street, and SW Western Avenue.
- Single-family units account for 36% of all housing units, of which 35% are owner occupied.
- Infrastructure needs include replacement of sanitary sewer, alleys, and sidewalks, as well as installation of ADA compliant ramps.

Notable Findings

- The Central Park neighborhood traces its roots back to 1890 when the neighborhood was consolidated into City limits. In 1901 several land owners sold their property to the City of Topeka to be used as park space.
- The 1966 tornado tore through Central Park destroying much of the single family housing, which was replaced multi-family and commercial uses.
- In 1998 the Holiday Park Neighborhood requested the neighborhood to be downzoned to restore the single-family character of the neighborhood.
- Target areas are located to the south and east of Central Park, with the intent to build upon the anchors of the neighborhood.
- Neighborhood prioritized $125,000 to be spent on infill housing.

Staff Recommendation: Staff recommends the Planning Commission:

1) Conduct a public hearing on the Plan for action on August 19, 2019.
2) Recommend approval to the Governing Body as an element of the City’s Comprehensive Plan.

CENTRAL PARK

Topeka, Kansas

Neighborhood Plan

An Element of the

Topeka Comprehensive Plan

A Cooperative Effort By:

The Central Park Neighborhood Improvement Association

&

Topeka Planning Department

ADOPTED:

Topeka Planning Commission, (Hold Date)

Topeka Governing Body, (Hold Date)

ACKNOWLEDGEMENTS

Central Park Neighborhood Improvement Association

Eric Tyszko – President
Don Perkins – Vice President
Kim Thompson – Secretary
Robert Lewis – Treasurer

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

Topeka Planning Commission

Brian Armstrong
Marc Fried
Wiley Kannarr
Ariane Messina
Matt Werner
Corey Dehn
Carole Jordan
Corliss Lawson
Katrina Ringler

Topeka Planning Department

Bill Fiander, AICP, Director
Dan Warner, AICP, Comprehensive Planning Manager
Bryson Risley (Project Manager), Planner I

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Maps and Tables

CHAPTER 1

INTRODUCTION AND PURPOSE

INTRODUCTION AND PURPOSE

BACKGROUND

In August, 1996, the previous Holliday Park Neighborhood Improvement Association (NIA), through the Central Topeka TurnAround Team, submitted a request to the Topeka Planning Commission for the down-zoning of their neighborhood to a predominantly single-family residential classification. As a result, the Holliday Park Neighborhood Plan of 1998 was adopted by the Topeka City Council, which at the same time also approved the down-zoning of most of the neighborhood to a more low density residential district. Then in 2008, the Central Park NIA applied for SORT and was awarded funding, creating the 2008 Central Park Neighborhood Plan. The plan included strengths and weaknesses, current and future land uses, target areas, and the action steps to stabilize these blocks. The 2019 Central Park Neighborhood Plan intends to evaluate Central Park Neighborhood and build upon the 2008 Neighborhood Plan.

PURPOSE

In 2018, the Central Park Neighborhood Improvement Association (NIA) again applied to the City of Topeka for Stages of Resources Targeting (SORT) funding. In October of 2018, the Topeka City Council approved Central Park to receive planning assistance and implementation funding.

In the spring and summer of 2019, the NIA and Planning staff were able to collaborate on finalizing a neighborhood plan that comprehensively addresses land use, housing, safety, infrastructure, neighborhood character, and provides an overarching vision and goals for the neighborhood. The purpose of this document is to build upon the 1998 and 2008 neighborhood plans by analyzing neighborhood trends and providing long-range guidance and direction to the City, its agencies, residents, and private/public interest for the future conservation and revitalization of the Central Park Neighborhood. The Plan is intended to be a comprehensive, cohesive, and coordinated approach to address issues throughout Central Park.

Recommendations for infrastructure, housing, and parks all involve major City expenditures that are constrained by the amount of tax revenues the City collects. Other NIA's compete for such allocations as well. 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, Central Park residents seek to continue efforts to reach a status of a "Healthy" neighborhood.

RELATION TO OTHER PLANS

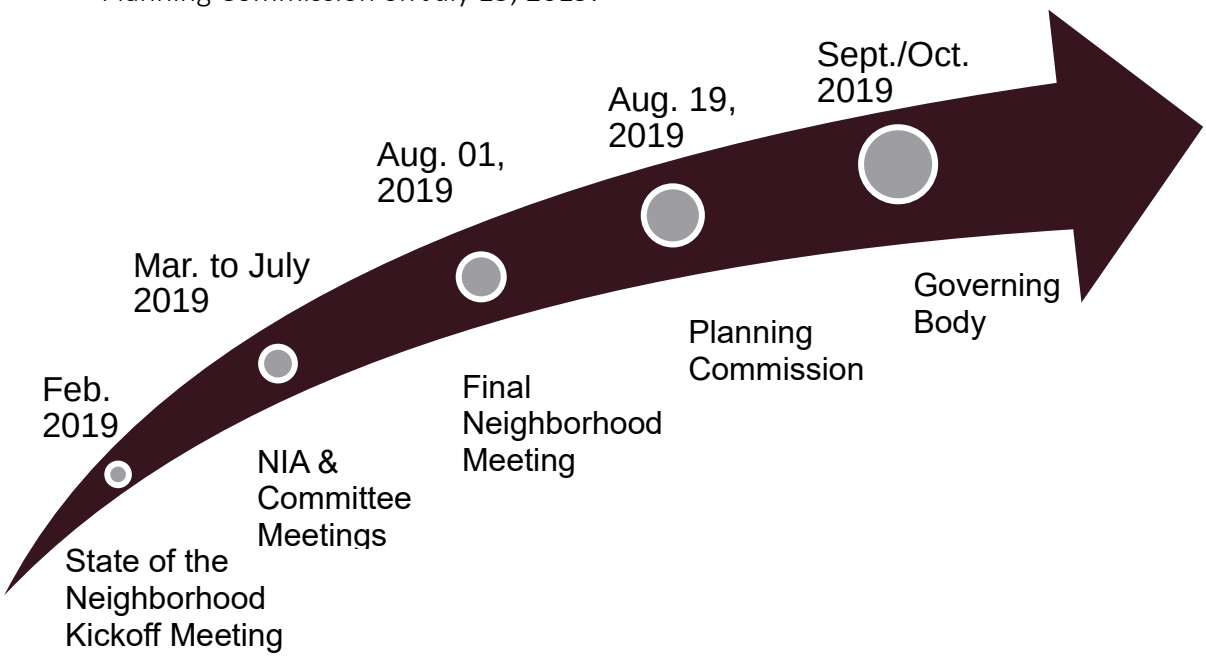
The Central Park Neighborhood Plan constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including Downtown, Transpiration, Economic Development, and Trails Elements. This plan also aligns with other city of Topeka plans, such as the Washburn Lane Parkway Plan, Bikeways Plan, Pedestrian Plan Futures 2040, and the Land Use and Growth Management Plan

PROCESS

This document has been prepared in collaboration with the Central Park NIA. In October, 2018, the Central Park SORT Committee applied for, and was selected as the 2019 neighborhood SORT recipient. Following the selection, planning staff conducted a property-by-property land use and housing survey of the neighborhood and collected pertinent demographic data.

The "state-of-the-neighborhood" information was shared during the kickoff meeting which took place on February 21, 2019. The Central Park steering committee, comprised of neighborhood volunteers, met five times between March and June and looked in-depth at issues such as goals and guiding principles, land use and zoning, circulation and park, infrastructure, and SORT target areas.

A summary of the final plan was presented to the community at a final meeting held on August 01, 2019 at the Central Park Community Center. A work session was held with the City of Topeka Planning Commission on July 15, 2019.



CENTRAL PARK NEIGHBORHOOD PLAN PROCESS

STEP 1

WHERE IS THE NEIGHBORHOOD AT?

Housing conditions, demographics, homeownership, crime, history, infrastructure conditions, and more

Products: Neighborhood Profile

STEP 2

WHERE DO YOU WANT THE NEIGHBORHOOD TO BE?

Stakeholder Interviews, Survey, and Guiding Principles

Products: Vision and Goals

STEP 3

HOW DO WE GET THERE?

Strategies to achieve vision, goals, and guiding principles

Products: Land Use Plan and Revitalization Strategy

STEP 4

WHAT DO WE DO FIRST AND WHEN?

Priorities, actions, programs, costs, etc. to implement plan

Products: Implementation Plan

STEP 5

HOW ARE WE DOING?

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

Ongoing

CHAPTER 2

NEIGHBORHOOD PROFILE

NEIGHBORHOOD PROFILE

LOCATION AND CHARACTER

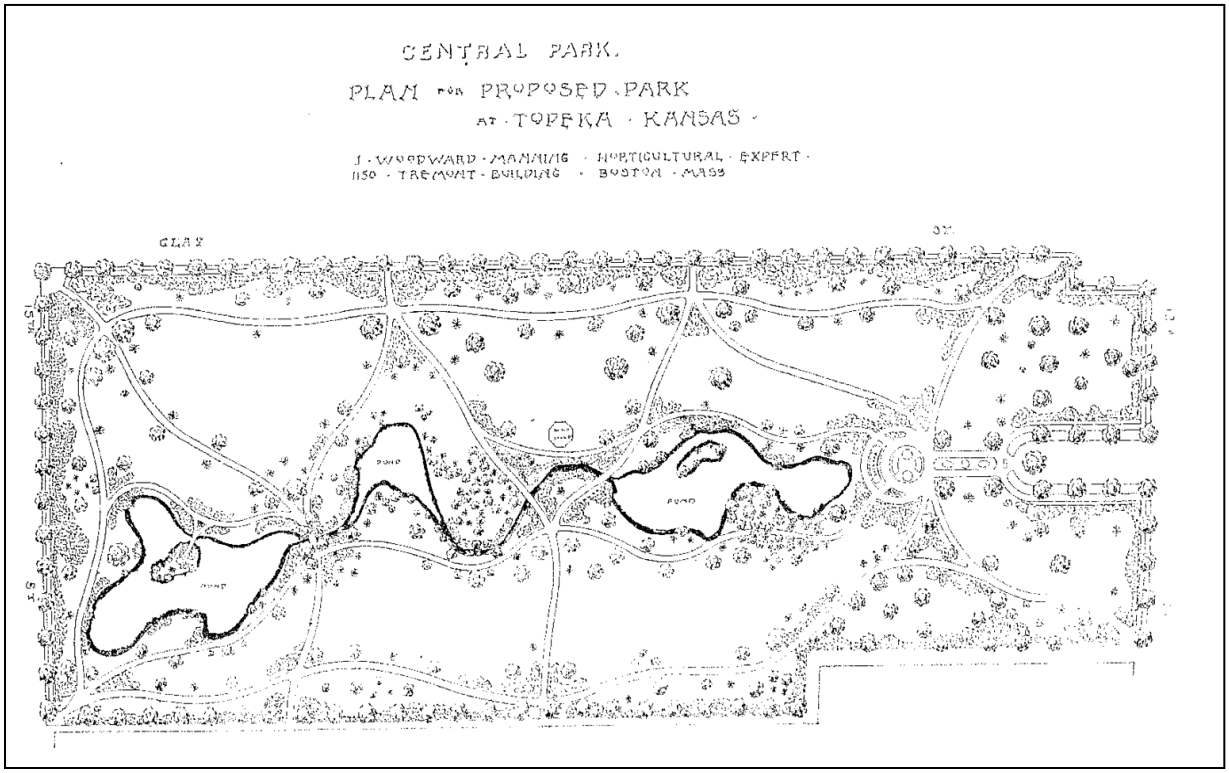
The Central Park Neighborhood is located in the heart of the City of Topeka, Kansas, just southwest of the Capitol Plaza and the Central Business District. Central Park is bounded by heavily traveled arterial streets, specifically, SW Huntoon Street, SW Topeka Boulevard, SW 17th Street, and SW Washburn Avenue. Surrounding land uses are generally residential in character, however, land use along Topeka Blvd is predominantly office and professional uses, and the central business district extends into the northeast corner of the neighborhood.

HISTORY

The history of the neighborhood is rather turbulent as the area has undergone many changes, especially over the past 100 years. The area was consolidated within the City limits around the year 1890, and began to experience significant development by this time. Early housing development was characterized by the styles favored in the era, which included Queen Anne, Craftsman, Bungalows, Prairie, Homestead and Tudor homes. Many of these styles are evident throughout the neighborhood today. Trolleys also once crisscrossed the neighborhood to take people to work in Downtown Topeka. The iron curbing that still exists on the west side of the park was used for leverage to up-right the trolley cars when they jumped the track along SW Clay Street.

The area is named after the 15-acre park at the center of the neighborhood, which was developed through the efforts of several individuals, most notably a man named Dr. John McClintock, who in 1899 sold his property to the City of Topeka for $1.00 to be used for park space. Soon afterwards, various other residents began to acquire property in the neighborhood and also donated or sold the land for a small price to be used as park space. It appears from newspaper records that the land had a natural depression and was a rather underutilized area in the neighborhood before it was donated as park space. Regardless, by 1901, all of the land for "Central Park" was dedicated for public use.

Immediately after the land for the park was assembled, construction began on three ponds that ran the length of the park, each of which was stocked with fish and became the nesting place for swans and ducks as well. The southern lake had an island, while walking paths, flower beds and trees were constructed and planted throughout the park. Without a doubt, "Central Park" was one of the most significant attractions in the City of Topeka, as evidenced by the production of postcards touting it as a major visitor destination in Topeka in the early 1900s.



Proposed sketch of the park before construction around 1900

Photo from the southwest corner of the Park looking northeast, taken around 1910. Images courtesy of the Kansas State Historical Society.

During the 1920s, which was a period of significant rural to urban migration and very limited homeownership opportunities, many of the former single-family homes were converted to apartment-style dwellings to accommodate the demand for rental units in an attractive setting nearby (but not within) the central business district. As a result, many of the homes in the neighborhood were stripped of their intended use and architectural integrity. By the 1950s, however, tremendous city growth made brand new suburban areas available to a burgeoning homeowner population. Sadly, these and other urban migration trends of this time made the Central Park neighborhood less attractive to own a home, and thus many residents began to move to newer areas of the City.

It was during this time that the neighborhood and the park became neglected and misused, which made many residents very displeased with the City. Around 1960, a compromise was reached to build more recreational uses within the park, and eventually the north pond was filled in to build an arbor. On June 8, 1966, a tornado sliced through Topeka and left an indelible impression that drastically altered the character of Central Park once again. Many of the predominantly sound single-family homes within the path of the tornado were damaged beyond repair, including the former Central Park Elementary School. The park itself became a dumping ground for tornado debris, which was burned and used to fill in the center pond.

The aftermath of the tornado left a great need for housing. Since much of the neighborhood was already zoned for multi-family purposes, it created a dilemma. A post-tornado study of the area reported:

"Much of the residential land should continue to be desirable for single-family use. However, this type of development is hampered because all of the residential land is presently zoned for duplex and multi-family housing, and prospective homebuyers are naturally reluctant to build or buy in an area that promises future development along lines other than single-family residential use."

Topeka Feasibility Study (1967)
Topeka City Commission and Urban Renewal Commission

This is an aerial photo taken directly after the destruction of the 1966 tornado (facing west). The former Central Park elementary school is visible near the top of the photo.

As predicted, many homeowners were reluctant to rebuild their homes following the tornado and within a period of 5-6 years, blocks of storm damaged single-family houses were replaced with a shopping center along Lane Street, a new middle school and tennis courts, and a number of high-density apartment buildings. Lane Street and Washburn Avenue were converted to a one-way pair thoroughfare, and "Central Park" was redesigned to accommodate a community center and athletic fields for the new Robinson Middle School. The urgency to rebuild outweighed the many long-term impacts of the new developments and collectively changed the social and physical "face" of the neighborhood.

A 33-unit apartment complex along SW Fillmore Street that was built after the tornado in what had been a traditionally low-density, single-family residential area.

CHARACTER

Much of the original character of the neighborhood has either been impacted by the 1966 tornado, permissive zoning, or typical urban decay. However, the neighborhood still has a unique range of diverse and historic housing styles that can set it apart and give the neighborhood a competitive advantage over other areas of the City. In order to combat these negative trends, it is recommended that rehabilitation projects be sensitive to character-defining features of the neighborhood. This can be achieved through the assistance of design guidelines.

EXISTING CONDITIONS

HEALTH

The Neighborhood Element of the Comprehensive Plan establishes a health rating for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. The health ratings are based upon the existing conditions of the neighborhood in regard to property values, crimes per capita, homeownership levels, the number of boarded homes, and the percent of people living below the poverty level. According to the updated Neighborhood Element, the Central Park area is divided among two different health ratings along the boundary of SW Clay Street. The western portion of the neighborhood is designated as At Risk (emerging negative conditions), while the rest of the neighborhood east of this boundary is designated as Intensive Care (most seriously distressed conditions). The health of the eastern portion has declined since 1999 when it was originally rated as At Risk.

LAND USE

Central Park consists primarily of housing with nearly 85 percent of parcels devoted to residential land uses. Single family housing makes up 71 percent of all parcels and 45 percent of the total land area. Multi-family residential is the second most prevalent land use, consisting of 89 parcels and 20 percent of the total land area with Central Park. Multi-family housing is primarily found along SW Washburn Ave and SW 13th Street, with the Topeka Housing Authority owning large parcels along SW 13th Street. The remaining 35 percent of land uses consist of open space, vacant land, institutional uses, and office space. Higher intensity uses like offices, commercial, and multi-family housing are found along the perimeter of the neighborhood with smaller multi-family developments dispersed throughout. Pockets with large concentrations of medium/high density housing are generally located in areas that were heavily damaged by the 1966 tornado or where high intensity uses are encroaching upon older single-family residential neighborhoods. Former single-family homes that have been converted to multi-family structures are also scattered throughout the neighborhood, representing almost 14% of all residential properties.

Table #1: Existing Land use

Land Use	Parcels	Percent	Acres	Percent
Residential Single Family	491	70.75%	66.33	44.92%
Residential Two Family	8	1.15%	1.10	0.75%
Residential Multi-Family	89	12.82%	30.13	20.40%
Commercial	15	2.16%	4.83	3.27%
Institutional	5	0.72%	9.26	6.27%
Parking	7	1.01%	2.08	1.41%
Vacant	63	9.08%	10.76	7.29%
Mixed Use	2	0.29%	0.70	0.47%
Office	13	1.87%	7.02	4.75%
Open Space	1	0.14%	15.44	10.46%
Total (Parcels)	694		147.66	100.00%
Total (w/ROW)	694		201.8	

ZONING

The Capitol Plaza Area Authority has ultimate zoning jurisdiction east of Polk Street and north of 14th Street. Following the 1966 tornado, a number of rezoning cases occurred that were all high intensity deviations from the neighborhood's base zoning districts of two-family and multiple-family land uses. However, in 1998 a great portion of the neighborhood was rezoned to the lower intensity "R-2" single-family residential designation. As a result of this down-zoning, the interior of the Central Park neighborhood consists mainly of single-family residential zones, while multi-family, commercial and office zoning districts generally occupy the fringe areas of the neighborhood bordering the arterial streets.

HOUSING DIVERSITY

Central Park averages nearly 13.8 residential units per acre due to the mix of multi-family and single family residential units. This is nearly the same as the 14.4 residential units/acre found in the 2008 Central Park Neighborhood Plan. Multi-family housing provides the highest quantity of units (843) within Central Park and has a housing density of 28 units/acre. Single family housing provides 491 units with an average of 7.4 units per acre. Single family property values vary greatly within Central Park, but overall the average property value has dropped nearly $9,000 since 2008, from $39,470 to $30,838. Multi-family housing has an average property value of $345,942. However, multi-family housing values vary widely with converted single family housing predominately making up the lower home values and garden, mid-rise, and high-rise apartments having higher property values.

Table #2: Housing Density

Housing Type	Units	Percent	Acres	Units/Acre
Single Family	491	36.4%	66.33	7.4
Two Family	16	1.2%	1.10	14.5
Multiple Family	843	62.4%	30.13	28.0
Net Density - Residential	1350	100.0%	97.56	13.8
Mixed Use	29	2.1%	0.70	41.4
Net Density All	1350	100.0%	147.66	9.1
Gross Density w/ ROW	1350		201.80	6.7

Table #3: Property Values

Housing Type	Median	Mean	Minimum	Maximum
Residential - Single Family	$ 28,400.00	$ 30,838.72	$ 1,080.00	$ 220,600.00
Residential - Two Family	$ 38,240.00	$ 51,178.75	$ 15,900.00	$ 154,900.00
Residential - Multi-Family	$ 34,400.00	$ 345,942.02	$ 3,070.00	$ 9,979,810.00
Vacant	$ 1,080.00	$ 2,132.54	$ 260.00	$ 33,710.00

HOUSING CONDITIONS

A housing assessment was conducted in Central park to evaluate individual housing conditions as well as create a block housing conditions map. As Table 14 (Appendix D) shows, there were almost 2,000 deficiencies found, primarily within the single and two-family housing units. Of the housing stock surveyed, 28 percent was found to be deteriorating. While the number of deficiencies indicates housing conditions have continued to deteriorate since the 2008 Central Park Neighborhood Plan, the most recent Housing Conditions Map Number 3 shows relative improvement throughout Central Park. This may indicate that specific properties feature higher instances of deficiencies, and the problem is not widespread.

The blocks that exhibit the worst housing conditions are generally located to south of SW 16th Street. Specifically, housing units along SW Buchanan Street, SW Clay Street, and SW Central Park Avenue creating a concentrated area of poor housing conditions. Other blocks featuring major deterioration are SW Throop Street and the 1500 and 1600 block of SW Tyler Street.

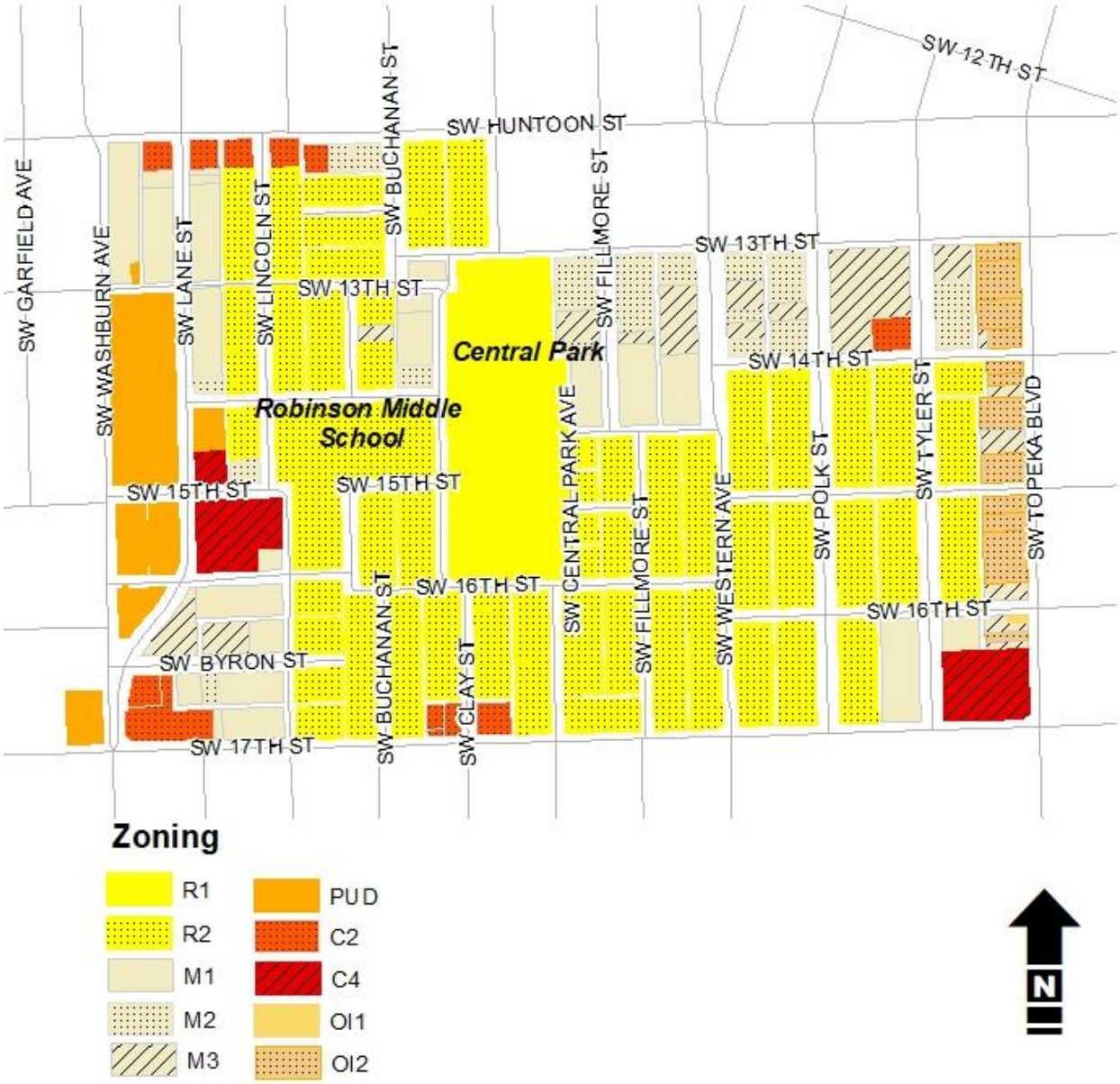
Current Land Use
Map 1

Land Use Classifications

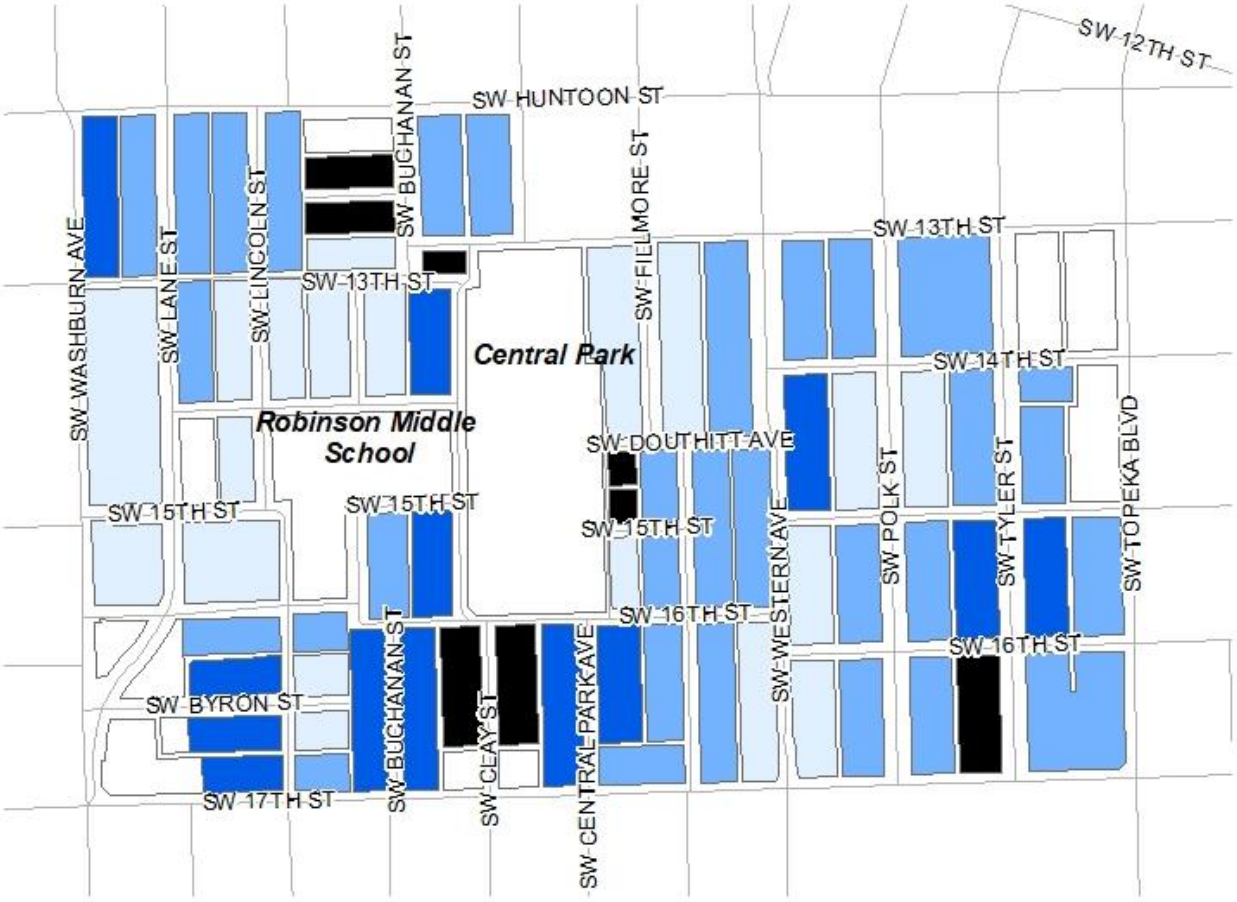
- Single Family
- Two Family
- Two Family (c)
- Multi Family (c)
- Multi Family
- Institutional
- Office
- Mixed Use
- Commercial
- Park
- Parking
- Vacant

N

Zoning Map 2


SW 12TH ST
SW HUNTOON ST
SW BUCHANAN ST
SW FILLMORE ST
SW GARFIELD AVE
SW WASHBURN AVE
SW LANE ST
SW LINCOLN ST
SW 13TH ST
SW 13TH ST
Central Park
SW 14TH ST
Robinson Middle School
SW TYLER ST
SW TOPEKA BLVD
SW CENTRAL PARK AVE
SW POLK ST
SW 15TH ST
SW 15TH ST
SW WESTERN AVE
SW FILLMORE ST
SW 16TH ST
SW 16TH ST
SW BUCHANAN ST
SW BYRON ST
SW CLAY ST
SW 17TH ST
Zoning
R1
R2
M1
M2
M3
PUD
C2
C4
OI1
OI2
N

Housing Conditions
Map 3



Housing Conditions

- Sound
- Minor Deterioration
- Intermediate Deterioration
- Significant Deterioration
- Not Surveyed

N

TENURE (OWNER VS RENTER)

Central Park is still predominately occupied by renters, with nearly 70% of parcels being renter occupied. While two-family and multi-family structures account for over 60% of all units in the neighborhood, single-family units, are only 35% owner-occupied. Low levels of owner occupancy in single family structures can lead to disinvestment in neighborhoods leading to higher housing deficiencies.

As illustrated in Map Number 4, blocks with low numbers of owner-occupants can be found throughout the neighborhood, but are especially notable in areas near the arterial streets of SW 13th Street, SW 17th Street, and Washburn Avenue. The most concentrated areas of homeownership occur within the interior core of the neighborhood, generally, located near Robinson Middle School and Central Park. The 1300 block of SW Fillmore Street experienced a significant positive change in owner occupancy rate. This is likely due to the removal of multi-family dwelling units and the additions of two new single family residences. Furthermore, the blocks located along SW Huntoon Street all experienced an increase in owner occupancy rates.

INFRASTRUCTURE

Infrastructure includes pavement, sidewalk, curb, and alleyway conditions. Recently, all curbs, gutters, and streets (front and side) have been improved to urban standards. However, much of the neighborhood lacks proper sidewalk infrastructure with over 55% of the parcels having cracked, broken, missing, or no sidewalks at all. Map number 5 shows that infrastructure deficiencies are concentrated along SW Fillmore, SW Western Ave, and SW Tyler Street. If alley repair is prioritized by the neighborhood, staff will evaluate conditions at that time.

Tenure (Owner vs Renter)
Map 4

Owner Occupancy

- 47%-100%
- 34%-46%
- 21%-33%
- 0%-20%
- Not Applicable

N

Infrastructure Conditions Map 5

Infrastructure

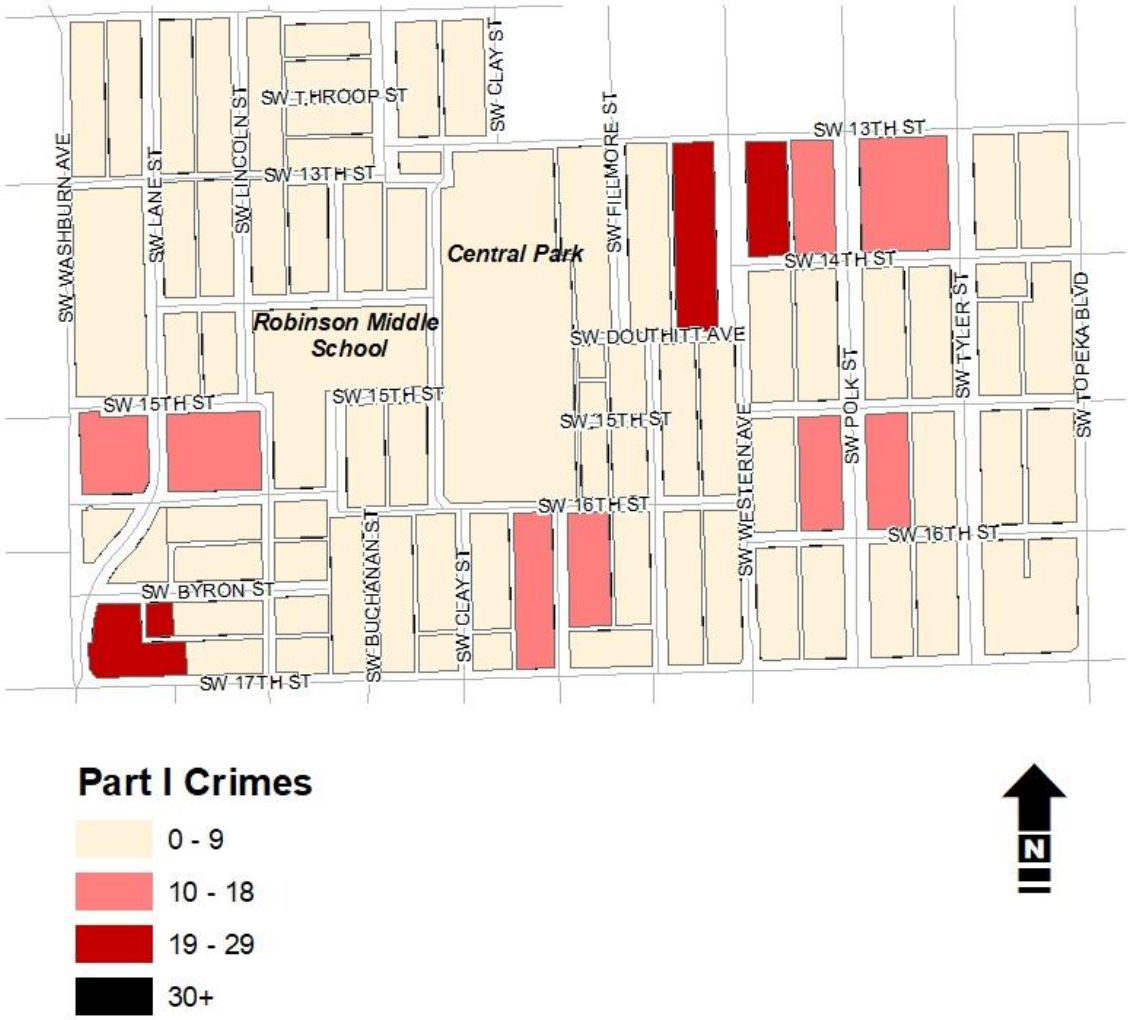
- No Defects
- Minor Maintenance
- Intermediate
- Major Repairs

N

PUBLIC SAFETY

Map Number 6 illustrates the number of reported major crimes committed by block for the year 2017, according to crime statistics provided by the Topeka Police Department. The blocks with the largest crime totals generally occur near concentrations of multi-family units and commercial structures such as the intersection of SW 17th Street and Washburn Avenue, the 1300 block of SW Western Avenue, and the 1300 block of Polk Street. Criminal activity is only a symptom of a neighborhood's overall poor health and livability. The revitalization of Central Park neighborhood will only be successful if comprehensive strategies are undertaken to care for the whole neighborhood, rather than simply treating the symptoms. Major crimes are defined as Part 1 Crimes – murder, rape, robbery, aggravated assault, burglary, and theft.

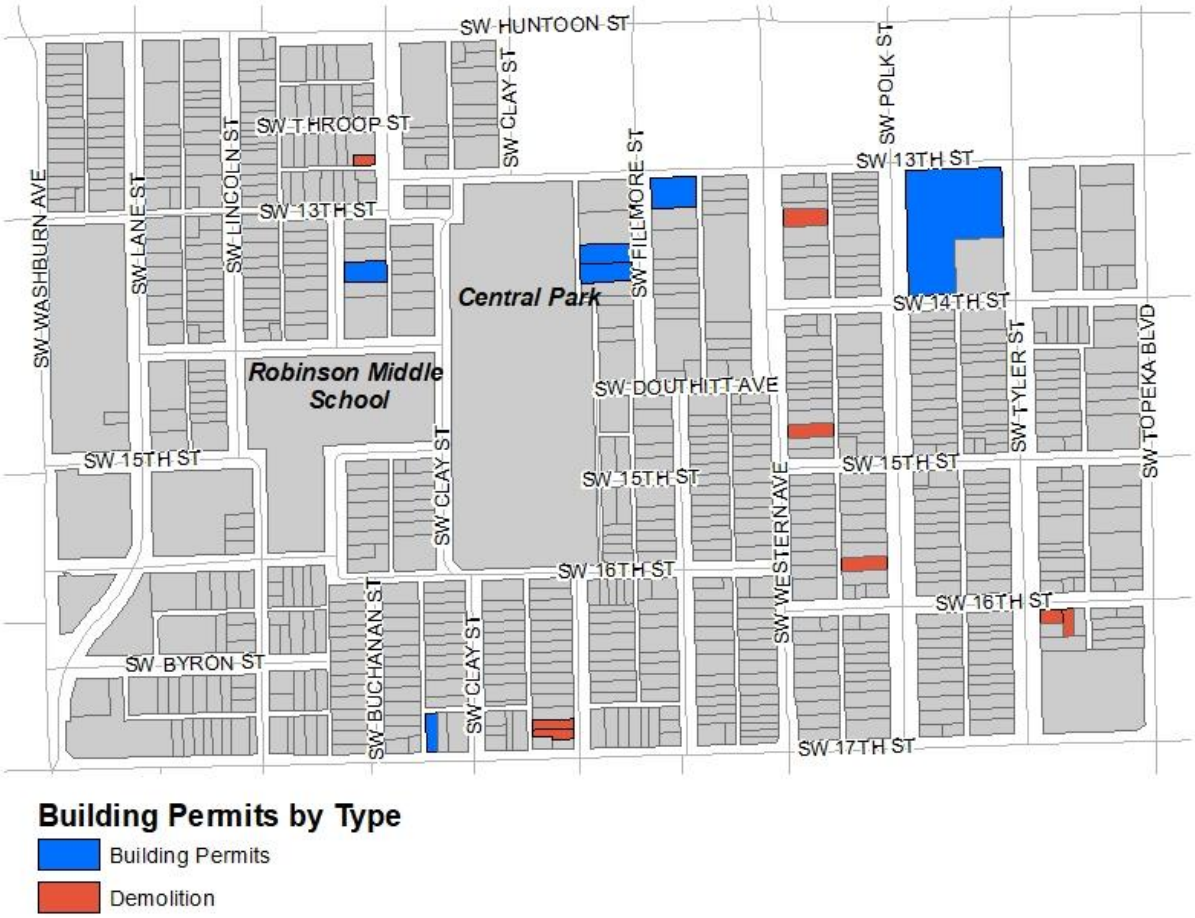
Major Reported Crimes 2017
Map 6



BUILDING ACTIVITY

From 2010 to 2016 there has been very little development activity within the neighborhood. During that time 8 permits were issued for demolitions and 6 were issued for residential building permits. The new single family residential developments along SW Fillmore Street are partially responsible for the blocks improved owner occupancy and housing conditions.

Building Permits 2010 - 2016
Map 7



CIRCULATION

As identified by the Futures 2040 Topeka Regional Transportation Plan, the neighborhood is bound to the west by minor arterial Washburn Avenue, to the north and to the south by minor arterials Huntoon Street and 17th Street, and to the east by principal arterial Topeka Boulevard. A major collector Western Avenue also runs north to south through the neighborhood. Several bus routes run along the perimeter of the neighborhood, and the Clay/25th Street Bikeway runs north to south along Clay Street.

PUBLIC FACILITIES

Central Park neighborhood features the 15-Acre "Central Park" and Community Center and Robinson Middle School. These two facilities provide tennis courts, a running track and athletic fields that are utilized by USD 501 and the public. The Central Park community Center contains a gym, classrooms, and a game room that are also open to the public.

SOCIO-ECONOMIC TRENDS

*Refer to Socio-Economic Tables (Table 4-Table 6)

Central Park is located within parts of Census Tracts 4 and 40. Since the census tracts do not match the boundary of the neighborhood uniformly, socioeconomic statistics for the neighborhood are gained using Maptitute, a GIS mapping system that assists in breaking down partial census tract data. Table 4 shows that the population decreased 12.5% between 1990 and 2000 but changed only 2 percent from 2000 to 2010. Since 1990, the population of those aged 65+ has experienced a consistent downward trend. The age cohorts for groups 24 and younger have almost all experience an increase in population since 2000, while the total population has changed very little.

Table #4: Population Demographics

	Central Park NIA						Topeka	
	2010		2000		1990		2010	
Population	2,345	100.0%	2,399	100.0%	2,684	100.0%	127,473	100.0%
Male	1,156	49.3%	1,151	48.0%	1,368	51.0%	66,532	52.2%
Female	1,189	50.7%	1,248	52.0%	1,316	49.0%	60,941	47.8%
White	1,261	53.8%	1,521	63.4%	1,885	70.2%	102,698	80.6%
Black	633	27.0%	629	26.2%	583	21.7%	17,918	14.1%
Other Race	126	5.4%	80	3.3%	294	11.0%	13,732	10.8%
Hispanic Origin	433	18.5%	169	7.0%	136	5.1%	17,023	13.4%
Age<5	182	7.8%	190	7.9%	169	6.3%	9,505	7.5%
Age 5-9	210	9.0%	152	6.3%	132	4.9%	8,948	7.0%
Age 10-14	206	8.8%	95	4.0%	194	7.2%	7,877	6.2%
Age 15-19	112	4.8%	140	5.8%	133	5.0%	8,050	6.3%
Age 20-24	463	19.8%	336	14.0%	410	15.3%	9,200	7.2%
Age 25-34	326	13.9%	337	14.0%	587	21.9%	18,601	14.6%
Age 35-44	370	15.8%	403	16.8%	322	12.0%	14,714	11.5%
Age 45-54	223	9.5%	328	13.7%	239	8.9%	17,080	13.4%
Age 55-64	145	6.2%	159	6.6%	161	6.0%	15,312	12.0%
Age 65+	107	4.6%	259	10.8%	337	12.6%	18,183	14.3%
Average Median Age	30		34		29		36	

U.S. Census Bureau (1990, 2000, 2010)

Since 2000, Central Park experienced a 14 percent decrease in total households and a 25 percent decrease in households since 1990. During this same period average household size grew by 16 percent. Family households experienced a 19 percent decrease from 2000 to 2010 and 37 percent decrease from 1990 to 2010, but the average family size grew by 38 percent, more than double the average family size compared to the rest of the City of Topeka. The only household

demographic that increased was female only heads of household with children under 18 which saw an increase of 66 percent.

The family per capita income in Central Park is greater than the city-wide average. However, the median family income and median household income are nearly half of the city wide averages. As of 2010, 33% of families in the NIA fell below the poverty line. The poverty rate in Central Park has increased 25 percent since 2000, 50 percent since 1990, and is 41 percent higher than the City average. 30 percent of the families below the poverty level had children in the household under the age of 18.This shows a continued steady growth in family poverty within Central Park.

Table #5: Households

	Central Park NIA						Topeka	
	2010		2000		1990		2010	
Households	994	100.0%	1,161	100.0%	1,320	100.0%	53,943	100.0%
Family Households	374	15.9%	462	39.8%	590	22.0%	30,707	24.1%
with child < 18	618	26.4%			-	-	14,240	11.2%
Family HH Married couple	172	7.3%	295	35.4%	330	12.3%	20,430	16.0%
Family HH Female HH	190	8.1%	137	11.8%	220	8.2%	7,661	6.0%
Family HH Female HH own child < 18	266	11.4%	93	8.0%	160	6.0%	4,760	3.7%
Average Household Size	2.36		2.07		2.03		2.29	
Average Family Size	6.28		5.19		4.55		2.99	

U.S. Census Bureau (1990, 2000, 2010)

Table #6: Income

	Central Park NIA			Topeka
	2010	2000	1990	2010
Household Median Income	$19,740	-	-	$40,342
Family Median Income	$24,651	$25,251	$19,706	$52,483
Family Per Capita Income	$25,240	$11,903	$10,004	$21,638
Below Poverty Level				
Percent of Families	33%	26.5%	21.9%	23.4%
Percent w/ Child < 18	29.6%	17.4%	11.9%	41.0%

U.S. Census Bureau (1990, 2000, 2010)

PROFILE SUMMARY:

Central Park is a neighborhood at its crossroads. Low rates of home ownership and a high concentration of low income households have led to disinvestment in single and two family residential housing units. As blocks deteriorate within the neighborhood, individuals and families have migrated to other areas of Topeka. However, the west side along SW Washburn has experienced significant investment and areas like "Central Park" and Robinson Middle School act as anchors for the neighborhood.

The neighborhood encompasses an assortment of land uses with greenspace centrally located, and offices located along the eastern edge. 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. For the future, residents of Central Park look to preserve the neighborhoods family oriented image and increase the social welfare of all those who live in and around the area.

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

- High occurrence of individual property maintenance violations and concerns
- Deteriorating housing stock
- Poor and incomplete sidewalk infrastructure
- Low homeowner rates

STRENGTHS/ OPPORTUNITIES

- Previous Target Area showed signs of recovery
- Central Park, Robinson Middle school, and the community center act as anchors for the neighborhood
- 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
- 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 improved housing stock within the Central Park neighborhood attracts a diverse population, from young families, to retirees. Historical properties are well-preserved and appreciated for the benefit of future generations. Neighbors get to know each other and help each other through community-based volunteer support. The park, alleys and streets are well-lit at night and are inviting for residents who wish to take evening strolls. The park and its pond serve as a community gathering spot for the young and old, particularly due to the available fishing, inviting play equipment, sports fields, and the artistically landscaped gardens. The community center provides a retreat for summer activities, after school programs, community socials, and classes for residents of all ages. Homeowners, landlords and renters in the neighborhood take pride in their properties and compete for community sponsored beautification awards. Central Park - a diverse neighborhood with historic, small town flair."

GOALS AND GUIDING PRINCIPLES

LAND USE

Maintain the viable single-family character of the neighborhood; locate higher density residential uses in appropriate locations; ensure commercial development/redevelopment respects adjacent residential areas.

- Achieve a balanced residential density and character that is compatible with the single-family interior of the neighborhood;
- Support single-family/low intensity uses adjacent to Central Park & Robinson Middle School to avoid pedestrian/circulation conflicts and to promote long-term stability;
- Establish an improved residential image along Huntoon Street that compliments residential uses in the Tennessee Town neighborhood; commercial intensity along Huntoon Street should be reduced over time;
- Support residential redevelopment along Polk & Tyler Streets within the context of a cohesive and orderly plan for the blocks;
- Keep an office presence viable for the KBI building and allow for its expansion in the 1600 block of Tyler Street;
- Topeka Boulevard is a primary "image" corridor for the City and should be largely dedicated for professional institutional, governmental, and office uses, with design guidelines to encourage re-use of residential dwellings and traditional building typologies that avoids "strip" characteristics;
- Any commercial redevelopment or expansion should be implemented as part of a cohesive plan for the area while achieving high quality building design at a neighborhood-scale and

pedestrian-friendly environment that is appropriately buffered from adjacent residential districts;

- Commercial land uses should be concentrated in nodes at arterial/collector intersections.

HOUSING

Increase the quality of housing stock and strive to achieve a neighborhood of no abandoned homes and no vacant lots.

- Invest in the neighborhood to ultimately make it attractive to market-rate homeowners;
- Improve existing housing stock through private and public investment;
- Increase overall homeownership levels by placing high priority on assisting blocks to achieve greater than 50% owner-occupancy;
- Support new infill housing development and ensure it is built complimentary to the traditional character of the neighborhood through compliance with design guidelines and standards.
- Demolition of structures should only be supported where they have become a blighting influence, they lack viability of long-term success, they are part of a targeted infill or rehabilitation strategy on a particular block and they are impediments to achieving other goals of the plan;
- Support affordable housing that is an asset, not a liability, to the goals of the plan.

PUBLIC FACILITIES AND INFRASTRUCTURE

Provide infrastructure improvements that continue to demonstrate vitality and commitment to continued improvements in the quality of life of the neighborhood's residents.

- Restore the original character of the park as much as possible with landscaped amenities such as gardens and walking trails;
- The Central Park athletic fields should be adequate for a first class sports program and should be accessible for neighborhood use as well;
- Upgrade and maintain infrastructure (alleys, sidewalks, curbs, etc.) to present standards; brick sidewalks and streets that are in good condition should be preserved, otherwise they should be replaced with updated or imitation materials; preserve stone curbs to the greatest extent practical

TRAFFIC CIRCULATION / PEDESTRIAN SAFETY

Develop common sense traffic solutions and promote pedestrian safety throughout the neighborhood.

- Support traffic improvement or calming projects that will improve safety of pedestrians and school children at crossings and bus stops;
- Efforts should be made to make the neighborhood more ADA accessible for individuals

with physical impairments;
- Two-way traffic circulation for Polk and Tyler Streets is preferred in order to be more compatible with the neighborhood's single-family character;
- Street lighting should be enhanced for the safety of vehicle drivers, pedestrians, and property owners.

NEIGHBORHOOD CHARACTER

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

- Ensure that new infill housing and rehabilitation of existing housing compliments the traditional design of the neighborhood;
- Promote the authentic history of the Central Park neighborhood;
- Identify, preserve and restore historic structures;
- Welcome and support a diversity of people;
- Establish a sense of pride and ownership with the neighborhood.

CHAPTER 4

FUTURE LAND USE PLAN

Future Land Use
Map 8

Future Land Use

- RES LOW DENSITY (URBAN)
- RES LOW DENSITY (URBAN P.D.)
- RES MEDIUM DENSITY
- RES HIGH DENSITY
- INSTITUTIONAL
- MIXED USE
- OFFICE PROFESSIONAL SERVICES
- OPEN SPACE RECREATIONAL

N

FUTURE LAND USE PLAN

The Central Park Neighborhood planning area contains a diverse mix of land uses, including single-family, multi-family, mixed use, commercial, institutional, and open space. The Central Park Future 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 the 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

The following recommended land uses, zoning districts, and densities are proposed as the "maximum allowed" and does not preclude lower intensity land uses, zoning districts, or densities from being appropriate. The recommended densities are defined for "gross areas" and not on a per lot basis.

RESIDENTIAL - LOW DENSITY (URBAN):

This category comprises areas in the Northwest, South, and a portion of the Southeast. These areas are where the highest concentrations of cohesive single-family uses exist without a significant mixing of originally built two/multiple-family uses or major frontage along arterial streets. The "urban" designation recognizes predominantly single-family districts that have been either built on smaller lot sizes and/or contain numerous two/multiple-family conversions that have taken place over time. These are areas whose original development was single-family and where a realistic potential exists to sustain this as the predominate character. This land use category recognizes these existing conditions, recommends single-family uses as preferred, and restricts future development to single-family uses only.

Primary Uses: Single- -Family Dwellings (detached)
Zoning Districts: "R-2" (Single Family)
Density/Intensity: 5-7 dwelling units/acre (net)

RESIDENTIAL - LOW DENSITY (URBAN/PD):

This category comprises portions of the Washburn-Lane and southeast areas. This category is similar to the residential - low density (urban) category but provides more flexibility to appropriate housing types in a planned development (PD) setting, where high quality and context sensitive building design is important. Single-family attached development is preferred, but alternatively designed development is also appropriate. In terms of the Southeast portion of the neighborhood, this category should be applied in the event of future redevelopment in a PD setting in order to give the area flexibility to redevelop with new low-density residential uses in a planned development. The designation is not intended to necessarily validate piecemeal development of the area.

Primary Uses: Single-family dwellings (detached, attached) preferred
Zoning Districts: "R-2", "R-3" (Single Family), "M-1" (Two Family), PUD
Density/Intensity: 5 - 7 dwelling units/acre

RESIDENTIAL – MEDIUM DENSITY:

This category applies to the Central Park and Washburn/Lane areas where blocks achieve a collective medium density range (8-14 units/acre). These areas contain a mix of residential densities and housing types, including many single-family or two-family uses that can provide a necessary buffer to adjacent low density blocks in the neighborhood. The purpose of this category is to recognize the medium density nature of the area while also limiting potential development from achieving an excessive concentration of high density uses in such proximity to surrounding single-family preserve areas.

Primary Uses: Single-family, Two-family, and Multiple-family dwellings
Zoning Districts: "M-2" (Multiple-Family), "O&I-2" (Office and Institutional)
Density/Intensity: 8-15 dwelling units/acre

RESIDENTIAL – HIGH DENSITY:

This category applies to the area within the Extended Central Business District surrounding the Topeka Housing Authority's Polk Plaza tower, as well as the redevelopment area between Washburn Avenue and Lane Street. The extreme density of the Polk Plaza Block (34 units/acre including r-o-w) has in effect caused the blocks surrounding it to the east, west and north to become unpredictable and has discouraged any expectation of viable low density development. However, its function as elderly housing creates little impact on traffic.

Primary Uses: Multiple-family dwellings
Zoning Districts: "M-2" (Multiple-Family), "M-3" (Multiple-Family), "O&I-1-2" (Office and Institutional)
Density/Intensity: 15+ dwelling units/acre

OFFICE – PROFESSIONAL SERVICES:

This designation generally applies to the blocks facing Topeka Boulevard within the Extended CBD. The purpose of this category is to encourage professional services related to medical, legal, financial, non-profit, educational, and government-type uses that function within a setting that preserves or is respectful to the surrounding residential character of the neighborhood. New commercial and retail uses should not be supported within this designation, since they would undermine the expectations and uniform characteristics of Topeka Boulevard. Medium density multi-family residential uses that are compatible with surrounding land uses are also appropriate within this designation.

Primary Uses: Professional services, Institutional
Zoning Districts: "O&I-2" (Office and Institutional), "M-2" (Multiple Family)
Density/Intensity: Medium-High

MIXED USE:

This designation is meant to provide flexibility for the intended use of the property and the area designated, which could include commercial, office and residential uses. Commercial activities should have high quality context sensitive building design, and be appropriate for a neighborhood-scale, pedestrian-friendly environment. The designation is not intended to validate piecemeal redevelopment.

Primary Uses: Residential, Office, Commercial Retail/Service
Zoning Districts: "M-2" to "M-3" (Multiple-Family), "O&I-1" to "O&I-2" (Office & Institutional), "C-1" and "C-2" (Commercial)
Density/Intensity: Low - High

INSTITUTIONAL:

Institutional uses and public facilities such as churches and schools are recognized by this designation.

Primary Uses: Public Facility
Zoning Districts: "R-2" (Single-Family)
Density/Intensity: Medium

OPEN SPACE:

This category is designated for "Central Park", which is the only open space use within the neighborhood. This area is a key focal point for the neighborhood and meets the demands for recreational or passive activities for such a large neighborhood. Central Park has the capacity to provide more of an emphasis on recreational activities because of the community center, athletic fields, and nearby tennis courts.

Primary Uses: Park
Zoning Districts: "R-2" (Single Family)
Density/Intensity: Very Low

CHAPTER 5

REVITALIZATION STRATEGY

REVITALIZATION THEMES

"To get what you never had, we must do what we have never done."
Anonymous

THEMES

"MAKE HOMEOWNERSHIP THE CHOICE"

Central Park is currently inhabited mostly by renters. While diversity is welcomed in such a unique urban environment, it could be more balanced to foster stability. Returning more units to homeownership potential and aggressively marketing for that type of end user is essential.

"PUT OUT THE WELCOME MAT"

Central Park is bounded by several primary "image" streets – Topeka Boulevard, Huntoon Street, 17th Street and Washburn Avenue - that link local, regional, and state interests. The Plan recommends that these corridors be given special consideration in their streetscape and land use character and building design to create a strong urban street frontage that says, "Welcome!"

"REMEMBER 1965"

The 1966 tornado left an imprint upon the neighborhood readily visible today. While some positive things came from this disaster (e.g., new community center), the housing stock, and "Central Park" are still not the same. These key elements – vintage housing and a 16-acre arboretum park – gave the area its identity and made it stand out from other newer neighborhoods. Preserving the integrity of the existing architecture and respecting its character in new buildings gives the neighborhood a competitive advantage over other places where it cannot be replicated at such a scale. Likewise, re-establishing the pastoral character of "Central Park" and improving its edges and routes to the park allow all to view this wonderful asset the way it was planned to be – as the heart of a vibrant urban neighborhood.

"COMMUNITY & NEIGHBORHOOD BUILDING"

A strong neighborhood is built of strong ties between neighbors. Central Park 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 Central Park's residents. Community Building must be the lead hitter in the revitalization line-up.

"EAT AN ELEPHANT"

Solving all of the problems within the Central Park neighborhood can be overwhelming at first glance. Not every recommendation within this Plan can be implemented and successfully

completed over-night. The neighborhood is too large and diverse in its needs. But it is important to start somewhere and keep taking "one bite" out of this "elephant" until it is finished.

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 Central Park 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 Central 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. Four rating factors were used to evaluate each block to see which area was most in need:

- Housing Conditions
- Home Ownership (Tenure)
- 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

9). 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 10).

When looking at Central Park and comparing the 4 health maps—housing conditions, owner occupancy, crime, and infrastructure—a few blocks in the neighborhood stood out. Particularly, blocks located in the southern and eastern portions of central Park.

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 southern and eastern portion of Central Park and will address the 4 criteria normally used to compare target areas to each other:

Using the Target Area Map, a discussion was held with the plan review committee to select a primary target area that 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 east, if available. Building conditions in these blocks range from "significant deterioration" to "sound". The target areas are surrounded by local streets, however a portion of the southern area is visible from 17th 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.

Infrastructure projects 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 "rectangular" area that consists of the 1600 block of Buchanan Street, Clay Street, Central Park Avenue, Fillmore Street, and Western Avenue 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, but have relatively low levels of crime. This area is mainly visible from interior local streets but is also visible from the minor arterial 17th Street. The eastern edge of the target area also features Western Avenue, a major collector that had strong housing conditions.

Infrastructure Projects

- Sidewalk infill and new construction
- Pave alleyway and replace underlying sewer infrastructure

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

Partner with Cornerstone to develop new infill housing

SECONDARY TARGET AREA: NORTH

The five block area that consists of the 1300, 1400, and 1500 block of Fillmore Street and Western Avenue have been identified as the secondary target area. These blocks were selected due to their low occupancy levels along with minor to intermediate housing deterioration, and identified infrastructure improvements. These blocks feature numerous multi-family housing developments, some of which are owned by the Topeka Housing Authority, and also have two new single-family houses build along the 1300 block of Fillmore Street.

Infrastructure Projects

Sidewalk infill and new construction

Pave alleyways and replace underlying sewer infrastructure

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

Tertiary Target Area: East

The four block area consisting of 1400 block and 1500 block of SW Polk and SW Tyler were identified as the tertiary target area. These blocks were selected due to the neighborhood desire to target blocks in the eastern portion of the neighborhood. These target area features strong blocks on the 1400 block of SW Tyler and has visibility from SW Topeka Boulevard. If funds remain following projects in the primary and secondary target areas, consideration could be given to complete projects within this target area.

Infrastructure Projects

Sidewalk infill and new construction

Pave alleyways and replace underlying sewer infrastructure

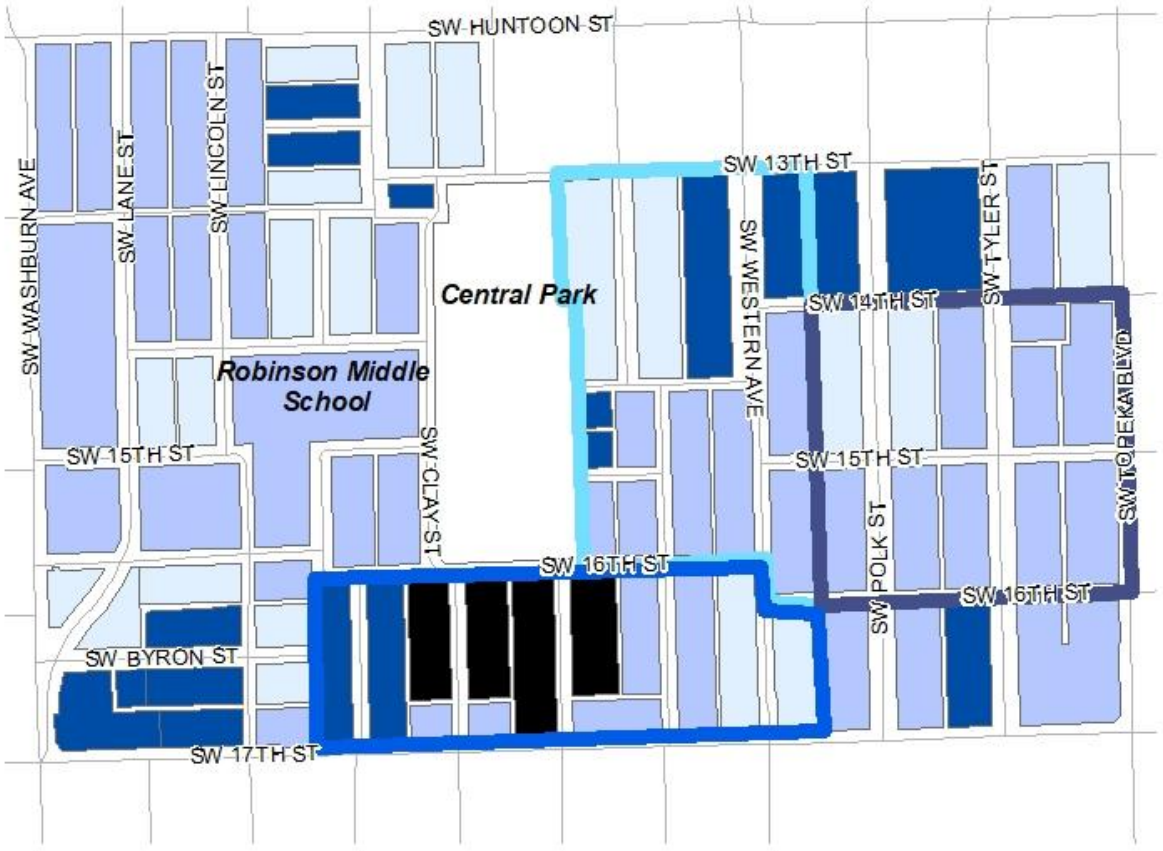
Housing

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 Selection
Map 9



Target Area Concept Map
Map 10

Areas In Need

- N/A
- Most Need
- In Need
- Average
- Good
- Anchors
- Strength
- Primary Target Area
- Secondary Target Area
- Tertiary Target Area

N

NEIGHBORHOOD-WIDE STRATEGIES

"Make no little plans. They have no magic to stir men's blood."
Daniel Burnham, Chicago City Planner

Improving livability within Central Park will increase the desire for residents to stay and promote greater homeownership. To improve livability the Central Park NIA, with help from the City of Topeka's Department of Neighborhood Relations, developed the Central Park NIA Community Building Plan. The Community Building Plan outlines a neighborhood vision, assets, potential partnerships, goals, and objectives. The goals and objectives focus on:

- Creating a safe community;
- Improving education opportunities;
- Reducing vacant and neglected properties;
- And increased home/business ownership.

The following sections look to build upon these goals by identifying actions, programs, and opportunities to address and improve livability within Central Park.

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 its focus is on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions of a neighborhood with the notion that they can foster change that impacts the neighborhood in a positive manner is one of the goals of community building. Three aspects of community building –public safety, organizing, and capacity building – are explored below in greater detail to help create a better sense of community.

PUBLIC SAFETY

A major goal of this Plan is to create a safe, clean and livable environment for all residents of Central Park to live, learn, work, and play. A crime problem is a multifaceted issue. There is no magic solution that is going to erase the occurrence or even the perception of crime within the community. Implementing the revitalization strategies described previously will go a long way towards making Central Park safer for residents of the neighborhood. In the short-term, however, here are a few programs and activities that citizens can do to reverse the negative cycle of crime and begin to reclaim their neighborhood.

Clean Ups

The NIA should consider 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.

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 Central Park 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

Central Park is sometimes associated with crime. Regardless of the reason, the negative reports overshadow the benefits of living in Central Park. Marketing Central Park 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 Central Park. 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 configurations encourage crime. There are ways to design property to help prevent criminal activity. For example, the "5 & 2" rule states that trees should be trimmed to at least five feet high and bushes should be trimmed so that they are no higher than two feet tall as well.

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:* 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. Work to ensure existing street lights are free of tree branches that can block light. The City's Forestry Department can help evaluate if trimming is needed. Mid-block lighting may also assist with illuminating dark streets. There is a public process to follow before making decisions to install new street lighting. This process is implement through the City' Public Works Department and its lighting policy. Lighting on private property can also be effective. Encourage the use of porch and yard lights and as another strategy to light blocks at night.

ORGANIZING

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 residents 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.

Neighborhood Empowerment Initiative

Support may be given to a variety of neighborhood-designed and based public facility projects by the City of Topeka. Grants will be limited to $50,000 and will encourage a match by the neighborhood organization or a match generated by the neighborhood organization in the form of volunteer labor. NIA's that are currently receiving target area assistance may not be eligible for this program. The final allocations of these project funds are made by the City Council.

Education and Training

NIA leaders should consider attending seminars and conferences that deal with community building, neighborhood revitalization and other community issues. As an example, NeighborWorks Training Institute holds conferences throughout the year, and has participated in City of Topeka specific trainings. It is recommended that the NIA and City explore ways to encourage neighborhood leaders to attend.

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. A phone tree, e-mail group list, and social media presence should be developed to rally supporters when needed.

Collaborate to Form Partnerships

Building community requires work by all sectors – local residents, community-based organizations, businesses, schools, religious institutions, and health and social service agencies – in an atmosphere of trust, cooperation and respect. It will take time and committed work to make this collaboration more than rhetoric.

Marketing

The targeting of Central Park for federal and municipal investment during 2019-2021 represents a unique opportunity to market and advertise the successes and future potential of the neighborhood. The Central Park NIA should examine the feasibility of a public relations campaign to attract new owner-occupants and private development. If implemented, this public relations campaign would leverage local media and social media platforms.

CAPACITY BUILDING

Community Builders

As a 501 (c) (3), the Central Park NIA has many additional funding sources that it is eligible to receive, such as public and private grants. These grants can allow the `NIA to acquire properties, demolish or rehabilitate sub-standard units, and even build new housing. Further stipulations apply with the use of City funds

Micro Business Development

There are a number of small businesses that operate in the neighborhood that add value to the quality of life for its residents. They not only provide services for the surrounding residents, but also maintain their appearance adding to the positive image of Central Park. However, several commercial properties have fallen into disrepair or have less than neighborhood-friendly uses. One such idea to help develop quality small business ventures involves the rehabilitation of the old Elmhurst Plaza building at SW Lincoln and SW Huntoon into a micro-business incubator space. Key improvements such as updating the interior space to handle modern technologies, replacing the cutback parking along SW Huntoon with green space, constructing a parking lot at the rear of the building, and upgrading the façade of the building to its original Tudor character would not only enhance the value of the neighborhood's image but provide appropriate micro-business development within the neighborhood as well.

Ideal incubator space for small business enterprises along SW Huntoon Street.

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 previously 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.

HOUSING INFILL

A priority of this plan is to support and encourage new housing to be built throughout Central Park, with emphasis on replacing dilapidated housing and on vacant lots. The existing housing stock in Central Park represents a variety of architectural styles from the early 20th Century. New housing should fit the architectural character of the neighborhood.

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

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.

EMERGENGCY 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 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.

RENTAL REGISTRATION

A rental property licensing and inspection program could help address the concerns about maintenance and the condition of the rental units and can be modeled after other successful programs in neighboring cities, such as the program in Lawrence, KS. Key to all of this is having a designated rental manager who lives in the city or county, rather than a landlord living far away who doesn't have an active role in the care of his or her property. The Plan supports a rental registration program with annual inspections for habitability and the safety of the occupants.

VOLUNTARY DEMOLITION

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

LOT EXPANSION

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.

NON-PROFITS

Non-profit agencies such as the Central Park NIA, which is a 501 (c) (3) organization, can do a lot to provide emergency and long-term housing for low/moderate-income residents. Cornerstone of Topeka, Inc., for example, 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.

CONVERSIONS TO SINGLE FAMILY USE

Where possible, a Rental Conversion Program can be used to acquire, rehabilitate and convert vacant rental properties into renovated homes, which will then be offered to homeowner occupants. In the case of the Central Park neighborhood where a number of large single-family structures have been divided into apartment units, the costs to re-convert and rehabilitate those homes 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.

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.

INSTITUTIONAL PARTNERS

The neighborhood has the benefit of large institutions located in the neighborhood, as well as many partners across the community who want to help the Central Park 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.

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 Central Park.

ACCESSORY DWELLING UNITS

Many of Topeka's older neighborhoods were developed at a time in which an accessory dwelling unit could be located on a property along with the home. These accessory dwelling units, also known as garlows or granny flats, originated in the early 20th Century. Some were living quarters for a family waiting for the main house to be built. Many were used as apartment units for family members or used to provide additional income by renting them out. The additional income potential could make properties more affordable for potential homeowners in Central Park who could use that income to help pay a mortgage or use for property maintenance.

Accessory dwelling units can be located within the main house, such as a basement, in a separate building at the rear of the property, or above a garage.

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

NEIGHBORHOOD CHARACTER

HISTORIC DESIGNATION

Topeka's Local Landmark Registry is one tool available for historic preservation. This program was started by the Topeka Landmarks Commission, and it recognizes and protects individual properties as well as districts that have historic architectural or cultural significance. Local Landmark designation is completely voluntary, and is similar in its purpose to the National Register of Historic Places. Local Landmarks Designation, however, incorporates its protections for historic properties through a zoning overlay that offers codified standards for alterations to the property. All structural alterations to historic landmarks require review and approval by the Topeka Landmarks Commission. Historic Landmark designation represents a demonstrated commitment to historic preservation, and the continuation of the property's place within the greater Central Park neighborhood.

In addition to local landmark registry, the Register of Historic Kansas Places, and the National Register of Historic Places, are programs that offer financial incentives for many properties that retain historic integrity. Across the country, and elsewhere in the City of Topeka, historic districts

have demonstrated their ability to retain, and modestly increase property values through maintaining the architectural integrity of a significant grouping of historic structures. Economic incentives for individually listed properties and contributing properties within historic districts include federal and state income tax credits for qualified restoration expenditures. The State of Kansas offers a state income tax credit on 25% of the qualified costs toward a restoration project, while the federal income tax credit is 20% of those same qualified costs. The Federal tax credit, however, is offered only to income producing (rental and commercial) properties. Districts require a historic resources survey to establish the volume and character of all property assets within a neighborhood, and approval by a strong majority of the property owners within its boundaries.

A full historic resources review survey should be conducted in Central Park to determine the neighborhood's eligibility for historic designation.

TECHNICAL ASSISTANCE / REHAB MANUAL

Most basic in their application, design guidelines educate and assist property owners in understanding historically appropriate design that will ultimately increase the value of their property and neighborhood. Most insensitive rehabilitation jobs are done due to lack of knowledge of appropriate methods or materials on older homes. Good design does not necessarily equate to higher renovation costs. For example, some old home renovations replace original sash cord windows with smaller windows never thinking that they could save money through replacement of sash cords, weather-stripping, glazing, and insulation around window frames (all do-it-yourself-type jobs). Attention to historic details almost always equates to higher re-sale values.

RESIDENTIAL FAÇADE IMPROVEMENT PROGRAM

As an added financial incentive, a program could potentially be created that matches dollar for dollar exterior renovations of older homes to be consistent with the City's adopted design guidelines. Patterned after the City's commercial storefront façade program, free design assistance could be combined with rehab match grants of up to $5,000 to encourage an owner to go the extra step towards sensitive design.

DESIGN GUIDELINES FOR REHABILITATION

Given the traditional character of the housing stock in the neighborhood, a set of design guidelines are important to ensure that the rehabilitation of existing homes is sensitive to the original character in size, scale, form and detail so that they fit well with their surroundings. Design guidelines will assist these efforts as outlined in this Plan.

The examples provided in this Plan, however, are a basic start and the NIA should support efforts by the Topeka Landmarks Commission and/or the Topeka Planning Department to develop comprehensive historic design guidelines for rehabilitation and new infill development. The guidelines could be established so that they work for many Central Topeka neighborhoods with historic character including Old Town, Ward-Meade, and Historic Holliday Park.

Inherent historic features of the existing housing stock should dictate such guidelines. The following are examples of design characteristics found in the Central Park neighborhood. Historic rehabilitation projects should work to protect and restore the characteristics of the housing types outlined in the next page.

One technique to protect the historic character of Central Park would be for the neighborhood to apply to become a **Neighborhood Conservation District (NCD)**. A NCD is a zoning overlay that is used to assess the appropriateness of design for new construction, additions, and rehabilitation. The adoption of an NCD would allow Central Park property owners to develop design standards to prevent incompatible development.

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, Central Park 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.

DESIGN GUIDELINES

The purpose of the following design guidelines are to ensure that new infill housing development blends with the existing character of Central Park. Design guidelines are important to ensure that new houses in a given neighborhood are complimentary to existing houses in size, form, scale, and design. The goal is to make these new homes blend seamlessly into their environs. The natural

historic features of surrounding houses should guide the design of new development. New houses should not clash or overwhelm the neighborhood, which can take away from an area's unique identity. Incompatible in-fill housing will undermine the effectiveness of the revitalization strategy making it more important to integrate the new buildings to the neighborhood.

MASSING AND FORM

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 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.

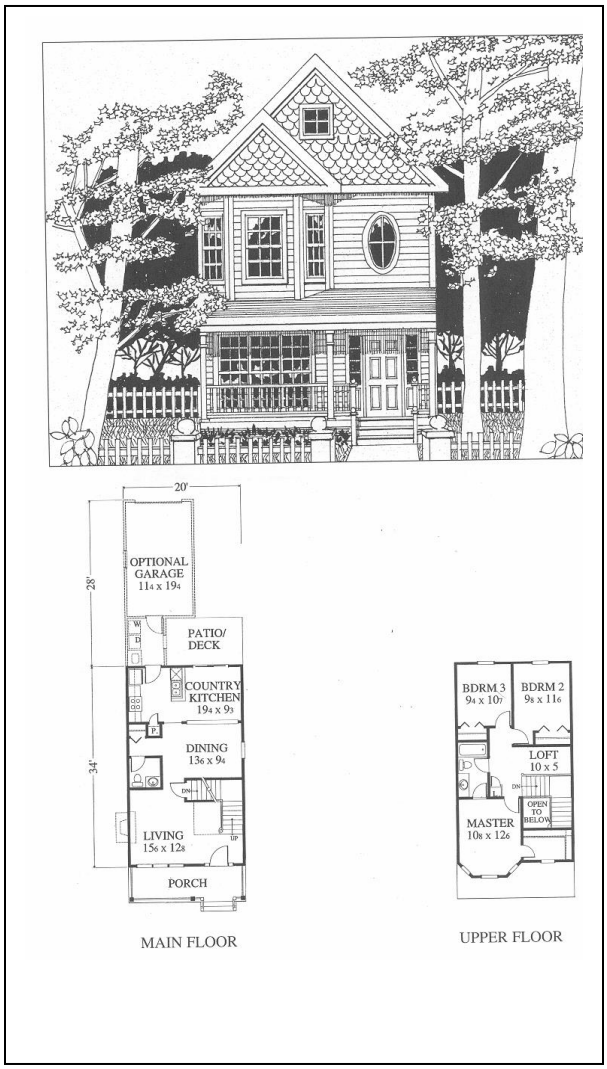
It is recommended that all new in-fill housing be designed in a manner that reflects the architectural character of the neighborhood and traditional neighborhood design elements. In order to retain the area's character, several guidelines should be followed in Central Park related to massing and form.

Architectural Characteristics of Central Park Housing:

	Housing Type	Characteristics (Typical)
	**Victorian Queen Anne (1880-1910)** • 2 ½ story gable front	▪ High pitched, front-gabled roof ▪ Wrap-around front porch ▪ Asymmetrical façade ▪ Textured shingle siding ▪ Trim detailing ▪ Detailed spindle work
	**Homestead (1900-20)** • 2 ½ story side-gabled built to fit narrow lot	▪ Simple rectangular shape ▪ Front-gabled roof ▪ Columned front porch ▪ Multiple roof lines ▪ Trim detailing
	**Bungalow (1910-25)** • 1 ½ story gable front on narrow lot	▪ Short, vertical profile ▪ Front porch ▪ Raised foundation ▪ Stone or brick column bases ▪ Multiple roof lines
	**Prairie School (1900-20)** • 2 ½ story hipped roof	▪ Wide horizontal profile ▪ Wide overhanging eaves ▪ Flat or hipped roof ▪ Solid construction ▪ Windows grouped in horizontal bands

Characteristics of New Infill Housing for Central Park:

Detached Single-Family



The above example of a single-family design was considered the most appropriate for the Central Park neighborhood.

The image to the right is the Capital Village apartments in the Old Town Neighborhood. These units meet many of the desired characteristics even though they are attached units and did not rate as high in the stakeholder surveys. The ability to design any attached units for future homeownership is a must.

- A front-facing, proportional, covered, and functional front porch. The finish should match the trim package of the house (i.e. if the trim on the house is painted white, the porch should be painted white).
- Proportionate window/wall space.
- At least one front-gable roof pitch.
- Raised foundation
- Consistent setbacks based upon the existing front yard setbacks of other homes within the block.
- Garages (attached or detached depending upon lot size) should be placed to the rear of the house and should be very clearly subordinate to the principal structure.
- Where alleys are present, it is recommended that garage access be taken from the rear of the lot or from a side street if it is a corner lot.
- New driveways for properties with alley access are discouraged.
- Vinyl siding is acceptable; however, brick, wood and stone materials are preferred in order to match the majority of the homes in the neighborhood. Manufactured hardiplank siding is often used and matches well with older homes.

Attached Single-Family

Appropriate (Two-Family)

Appropriate

The image above to the left is a Cornerstone-built duplex in the Ward-Meade Neighborhood. It embodies most of the appropriate design features despite not having a raised foundation. The image above to the right is an infill housing unit located in the Tennessee Town Neighborhood. Notice the side entry garage.

Appropriate

Not Appropriate

The house in the image above to the left could be appropriate on a block without alleys. The figure on the right is not appropriate primarily because the garage dominates the front façade of the house. It ranked very low on the stakeholder survey.

In summary, the most important architectural features of a traditional dwelling unit design include a raised foundation, trim detailing, proportionate window openings, pitched roof, front porch, and garage-less fronts. These features are necessary for new housing development to fit within a traditional or historic neighborhood setting.

IMAGE

As the saying goes, "image is everything." As people pass through the neighborhood to school, work or the park, they make judgments in regard to the whole neighborhood based upon what they see and the impressions they get. The quality of the visual environment is vital to reinforce a positive image of the area, and to send a message that the Central Park is a safe and welcoming place with an identity.

NEIGHBORHOOD SIGNAGE

Monuments and signage present an opportunity for Central Park residents to show pride in their neighborhood. Key entryways into the neighborhood and on major street edges should be targeted as the appropriate locations (e.g. SW Clay & 17th Street intersection). The NIA should continue funding to replace old limestone fence posts or missing neighborhood signs with creative monuments or signage that represent the neighborhood's historic character. A neighborhood design contest could be used to bring community members together and open discussions for how Central Park should be branded.

NEIGHBORHOOD BANNERS AND FLAGS

In addition to signage, banners and flags could be used to promote the neighborhood along major streets within the neighborhood (17th, Washburn, Lane, Huntoon, Western, and Topeka Blvd). Banners should be placed on light poles and permission must be obtained from the owner of the pole before a banner can be placed on it. Banners should be prioritized near intersections with remaining banners distributed evenly along the roadway. The decorative light poles along SW Lane would allow banners to be displayed at a human scale. These banners should be dispersed along SW Lane in an organized manner that maximizes the distance covered. At a smaller scale, banners and flags could also be used on residences' front porches.

TREE TRIMMING

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

CODE ENFORCEMENT

Enforcement of housing, zoning, and environmental codes is an ongoing city-wide program that is used to assure a minimum level of maintenance and compatible uses of properties occur. In light of the high number of conversions and absentee landlords in the neighborhood, efficient enforcement of these codes can be an effective tool when combined with programs that encourage recalcitrant property owners to participate in the rehabilitation process.

ANTI-BLIGHT ACTIVITIES/NUISANCE PREVENTION

These programs include the following:

- The Low/Mod Income area neighborhood clean-up 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.

MARKET THE NEIGHBORHOOD – "WELCOME TO CENTRAL PARK"

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. Central Park should focus on increasing homeownership to help improve the stability of the neighborhood. The following strategies can help accomplish this through:

Community Events

Utilizing amenities like Central Park and the Community Center, Central Park NIA has the opportunity to host barbecues, community building exercises, and neighborhood forums. These events allow the community to show off their neighborhood pride in fun engaging ways while allowing the NIA to inform members of the community and collect feedback. Public events help to market the neighborhood and build a community oriented perception.

Resident Recognition & Appreciation

There should be an outreach committee formed by the NIA to welcome new residents (homeowners and renters) 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. Buy in from renters in the community may encourage property up keep and keep residence invested in Central Park.

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 Central Park community. The Block Captains would be active, community oriented citizens who want to reach out to other neighbors and help revitalize the Central Park community.

Welcome New Neighbors!

A good way to welcome new residents to Central Park 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 Central Park, 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.

Home Tours
Proud Homeowners throughout the neighborhood can open their homes for scheduled home tours. This will highlight the variety of architectural styles throughout Central Park and inspire others to pursue rehabilitation projects throughout the neighborhood.

CIRCULATION AND INFRASTRUCTURE

STREETS

Pavement within Central Park is in good condition due to a 2018 City of Topeka ½ cent city-wide streets project that milled and overlaid the roads. The surrounding arterial streets are generally in good condition and SW Huntoon and SW 17th Street projected to be reconstructed with county ½ cent sales tax monies.

SW Huntoon Street – Is a Neighborhood Connector that runs east to west, acting as a northern border for the west side of the neighborhood. This street carries higher levels of traffic from Washburn Avenue to SW Topeka Boulevard. SW Huntoon Street is set to receive ½ cent county-wide sale tax funding for construction from 2023-2028 and will have a multi-modal focus. With bus routes and bikeways planned along SW Huntoon, changes to the street environment will need to be considered to slow traffic and create a pedestrian friendly environment. A future capacity study will need to be completed prior to any travel lane reductions.

SW 17th Street – Is a Neighborhood Connector that runs east to west, acting as a southern border for the neighborhood. This street carries higher levels of traffic from Washburn Avenue to SW Topeka Boulevard. SW 17th Street is set to receive ½ cent county wide sales tax funding for construction beginning in 2028.

17th and SW Topeka Boulevard – Under the current City of Topeka Traffic Signal Replacement Program it is expected that the traffic signal at the intersection of SW 17th Street and SW Topeka Boulevard will be replaced.

Polk/Tyler Two-Way Conversion - Currently, SW Polk St. and SW Tyler St. are one way roads. Central Park residents have voiced interest in converting these roads to two-way streets to promote a neighborhood feel. Using the leadership of the Central Park NIA, members of the community should communicate with City of Topeka traffic engineers to understand necessary steps for this change to happen.

Curbing
As part of the 2018 streets project curbs and gutters were replaced and should not need any further repair or maintenance in the near future.

Alleys
Paving and repairing alleys is a priority for the neighborhood. Most of the alleys in Central Park have been paved with the remainder being brick. Several of the alleys 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. Improvement of alleys will improve circulation and image. Understanding that there is not enough funding to repair all infrastructure, alleys that run through or run adjacent to the primary and secondary target areas should receive priority to maximize neighborhood benefit.

HISTORIC INFRASTRUCTURE

The City's Brick Street, Alley and Sidewalk Policy should be followed when work is proposed on historic infrastructure. That policy promotes the preservation of historic infrastructure under certain circumstances.

Brick Streets
The existing brick streets in the neighborhood are located on SW Lincoln Street between SW 14th Street and SW Huntoon Street and along SW Buchanan Street between SW 17th Street and SW 16th Street. These brick streets are not designated for preservation per the City's Brick Street, Alley, and Sidewalk Policy.

Brick Sidewalks
Generally speaking, if a brick sidewalk is in a level and maintained condition, it should be preserved. It may be appropriate to replace a brick sidewalk with concrete if it is not level or is not being maintained by the property owner. Much of the brick sidewalk in Central Park is level, but poor upkeep and maintenance has allowed grass and settling earth to create an uneven surface on many of the brick sidewalks. It is appropriate to preserve brick sidewalks on blocks where the sidewalk on one side of the street is:

1. at least 60 percent or more brick sidewalk AND
2. properly maintained and level.

Furthermore, during the final neighborhood meeting, community members prioritized concrete sidewalks over brick.

Stone Curbs
There are numerous stone curbs throughout the neighborhood, and in accordance with the City of Topeka's Brick Street, Alley and Sidewalk Policy should be preserved.

URBAN INFRASTRUCTURE

Planning for People Not Cars

Looking at Central Park 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 Central 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. In 2016, the Topeka Pedestrian Master Plan identified much of Central Park as a priority improvement location. Improvements from 2017 to 2019 have largely taken place west of "Central Park", with ADA ramps being constructed throughout the neighborhood.

To build upon the Topeka Pedestrian Master Plan, future sidewalk projects in Central Park should focus on infill. Starting with the primary target area, sidewalk projects should replace poor quality segments and focus on connectivity to Central Park and Robinson Middle School. All sidewalk infill and replacement should match existing sidewalk width.

Potential sidewalk infill projects are located primarily in the eastern half of Central Park along SW Fillmore Street, SW Western Avenue, SW Polk Street, and SW Tyler Street. While large sections of the sidewalk infrastructure exists, there are sections where sidewalks are non-existent or have enough damage to make pedestrian use difficult.

Bike and Bus Routes

Map 11 shows current and future bike routes as well as current bus routes throughout Central Park. 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. Currently, Route Number 8 runs north to south throughout Central Park with several phases planned in the future.

- *Bike Route 8: Clay/25th Street Bikeway*
  This route connects Central Park to the Kansas River Trail via Clay Street and the Dornwood Trail via 27th/25th Street.

- Bike Route 7: 10th/15th Street Bikeway – Future Phase
- Bike Route 9: Washburn Bikeway – Future Phase
- Bike Route 13: Huntoon Bikeway – Future Phase

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.

Topeka Metro Route #7: Washburn

This route connects Central 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 Spring 2019

Outbound	Inbound:
Washburn at:	Lane at:
Huntoon	17th
17th	Huntoon

Topeka Metro Route #12: Huntoon

This route connects Central Park 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 Spring 2019:

Outbound	Inbound
Huntoon at:	Huntoon at:
N/A	Lane (Shelter)

Topeka Metro Route #17: West 17th

This route connects Central Park to the Quincy Street Station and the West Ridge Mall located in the western part of Topeka via Wanamaker and 17th.

Route #17 bus stops Spring 2019:

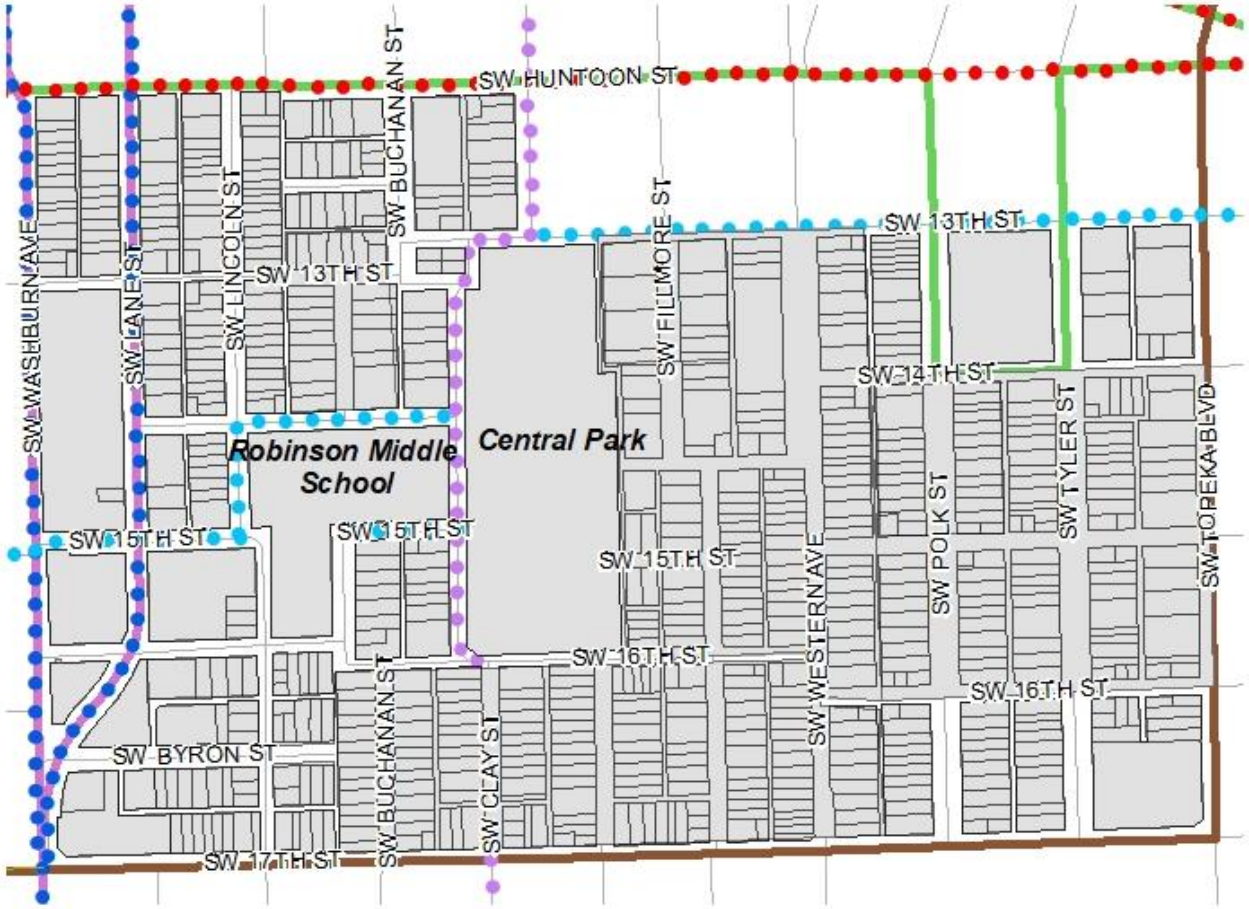
Outbound	Inbound
17th at:	17th at:
Topeka	Washburn
Lane	Topeka

Priorities and Recommendations

- Promote Central Park 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.

Bike and Bus Routes
Map 11



Bike and Bus Routes

Bikeways	Bus Routes
Route 13	12
Route 7	17
Route 8	7
Route 9	

N

PARKS AND OPEN SPACE

CENTRAL PARK

As mentioned previously, the original pastoral character of "Central Park" has been drastically altered over the past century due to the 1966 tornado and the development of the Community Center and outdoor track and field. While these facilities are valuable assets to Robinson Middle School and the Central Park neighborhood, the park itself is still relatively underutilized. This is partly due to the deteriorated housing stock around the park, the general perception of the area as being unsafe, as well as the unattractive chain-link fencing around the football field and track.

The user-friendliness of the park is a direct reflection of the image of the neighborhood and school. Through an on-going collaborative effort between user groups (neighborhood, school, city, and county), the potential of the park area can be maximized. Special attention should focus on improvements that enhance functionality through attractive, inviting, and safe designs with the goal of creating a facility for a first class sports program. Several key steps that should be taken to help the park achieve all its potential include:

- It is recommended that beyond the Community Center and outdoor athletic field, the park be returned as much as possible to its original state by constructing more walking trails, gardens, and other landscaped amenities (e.g., ponds) that will beautify the area and make it as attractive as Gage Park is today. Any landscaping improvements should meet standards for Crime Prevention Through Environmental Design (CPTED).

- A memorial could also be placed within "Central Park" that would observe the destruction caused by the 1966 tornado and re-live the early beginnings of the Park and the neighborhood. A landmark such as this would make the area unique from other parts of the City and would help to bring a renewed sense of history to the neighborhood as well. Funding for the memorial could be explored through the Kansas State Historical Society.

- Throughout the planning process the neighborhood expressed desires to improve the community center and "Central Park," specifically, a new stove, improved programming, better park maintenance, and improved playground equipment.

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 provide a huge opportunity to a neighborhood. Not only can vacant land be put to a use, but residents will have access to locally grown healthy food. These gardens can build community spirit – something that can help Central Park – as well as provide an outdoor activity for residents.

ROBINSON MIDDLE SCHOOL TENNIS COURTS

The tennis courts located to the south of Robinson Middle School are currently dilapidated, and in need of resurfacing. However, members of the neighborhood have suggested other recreational uses may be more beneficial to the neighborhood. Members of the Central Park NIA should communicate with USD-501 and Shawnee County Parks and Rec. to pursue an alternative to the existing use.

CHAPTER 6

IMPLEMENTATION

IMPLEMENTATION

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

After completing the planning process, action and implementation are essential. Subsequent to 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

Meetings with the Central Park Neighborhood Improvement Association and Steering Committee identified actions for implementing specific strategies. Throughout the planning process the Steering Committee selected projects for implementation, and identified non-SORT related potential projects.

SORT Infrastructure Projects:

Due to recent pavement, curb, and gutter projects in Central Park Infrastructure projects focused primarily on alleyways, sanitary sewer replacement, and sidewalk infill. Infrastructure projects were prioritized based upon their location within the primary and secondary target areas, and by members of the Central Park Neighborhood. Alley and sanitary sewer conditions were combined to identify areas of highest need. Combining projects maximizes SORT monies, while addressing multiple infrastructure issues.

Sidewalk infrastructure within the target areas was evaluated based upon connectivity, material, and maintenance. Most of the sidewalk infill projects will work to replace unmaintained brick sidewalks within the primary target area. Sidewalk projects will be implemented along full block lengths to provide even and consistent surfacing.

Housing:

Central Park NIA has prioritized infill housing and set aside $125,000 of SORT housing money to leverage funds from Cornerstone to build a duplex, on a vacant lot, within the Secondary Target Area. This will be the third new construction that has taken place since 2008 in this Target Area in an effort to revitalize the block. The remaining SORT housing money will allow residents to apply for and receive funds to rehabilitate single family housing within the neighborhood. A tertiary use of SORT housing funds would allow for property owners to request to have wyes replaced as sanitary sewer and alley projects begin.

Non-SORT Potential Projects:

These projects are not included in the SORT funding, but should be pursued by the neighborhood to continue improving livability within the neighborhood. During the final neighborhood meeting on August 01, 2019 members of the neighborhood identified the following as potential projects for the neighborhood to pursue.

- Conduct a Historic Survey
- Neighborhood Conservation District adoption
- Monument signage

Tables:

The tables below show the cost and timing of infrastructure projects for the proposed target areas, as well as other infrastructure recommendations of the plan. By combining several major actions within a concentrated area of a neighborhood SORT dollars have a larger impact. It is intended that multiple target areas can be worked on throughout various stages of completion, but once projects have been completed in the first target area, the remaining 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 be relied upon for future costs or as actual bids for future projects. Increases in materials 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 subsides 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.

Table #7 Primary Target Area SORT Infrastructure Alley Projects

Primary Target Area Alley Projects						
Between		Runs	Width	Length	Material	Total
SW Clay	SW Central Park	N to S	15’	462’	AB-3	$45,264
SW Clay	SW Central Park	E to W	15’	150’	AB-3	$16,800
SW Central Park	Sw Fillmore	N to S	15’	450’	7” Concrete	$80,400
SW Fillmore	SW Western	N to S	15’	620’	7” Concrete	$111,600
Total						$254,064

Table #8 Primary Target Area SORT Infrastructure Sanitary Sewer Projects

Primary Target Area Sanitary Sewer Replacement					
Between		Runs	Width	Length	Total
SW Clay	SW Central Park	N to S	15’	462’	$138,600
SW Clay	SW Central Park	E to W	15’	150’	$90,000
SW Fillmore	SW Western	N to S	15’	620’	$180,000
Total					$408,600

Table #9 Primary Target Area SORT Infrastructure Sidewalk Projects

Primary Target Area Sidewalk Projects									
On	Between		Side	Width	Length	Total	ADA Ramp	Cost	Total Sidewalk
Buchanan	17th	16th	East	4’	600’	$24,000	2	$10,000	$40,800
Clay	17th	16th	East	4’	600’	$24,000	2	$10,000	$40,800
Central Park	17th	16th	West	4’	600’	$24,000	3	$15,000	$46,800
Fillmore	17th	16th	East	4’	600’	$24,000	2	$10,000	$40,800
Western	17th	16th	West	4’	600’	$24,000	2	$10,000	$40,800
Western	17th	16th	East	4’	450’	$18,000	4	$20,000	$45,600
16th	Western	Polk	South	4’	375’	$15,000	4	$20,000	$42,000
Total									$297,600

Table #10 SORT Housing Projects

SORT Housings		
Type	Source	1-3 Years
Rehab	CDBG, Home	$205,000
Infill	CDBG, Home	$125,000
Total		$330,000

Table #11 Secondary Target Area SORT Infrastructure Alley Projects

Secondary Target Area Alley Replacement						
Between		Runs	Width	Length	Material	Total
SW Fillmore	SW Western	N to S	15’	620’	7” Concrete	$111,600
SW Western	Sk Polk	N to S	15’	500’	7” Concrete	$96,000
Total						$207,600

Table #12 Secondary Target Area SORT Infrastructure Sanitary Sewer Projects

Secondary Target Area Sanitary Sewer Replacement					
Between		Runs	Width	Length	Total
SW Fillmore	SW Western	N to S	15’	620’	$180,000
Total					$180,000

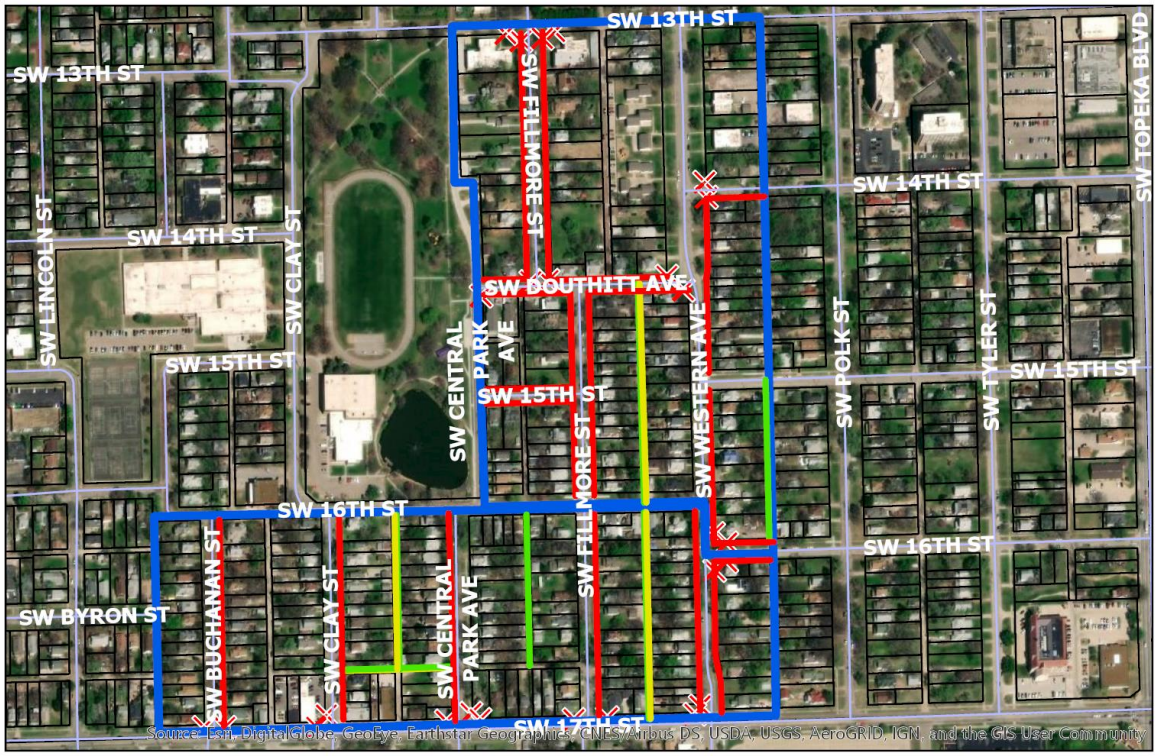
Table #13 Secondary Target Area SORT Infrastructure Sidewalk Projects

Secondary Target Area Sidewalk Projects									
On	Between		Side	Width	Length	Total	ADA Ramp	Cost	Total Sidewalk
Fillmore	16th	Douthitt	West	4’	600’	$24,000	0		$28,800
Fillmore	16th	Douthitt	East	4’	600’	$24,000	0		$28,800
Western	16th	14th	East	4’	1000’	$40,000	0		$48,000
14th	Western	Polk	South	4’	375’	$15,000	2	$10,000	$30,000
16th	Western	Polk	North	4’	375’	$15,000	2	$10,000	$30,000
15th	Central Park	Fillmore	North	4’	250’	$10,000	0		$12,000
15th	Central Park	Fillmore	South	4’	250’	$10,000	0		$12,000
Fillmore	Douthitt	13th	West	4’	350’	$14,000	2	$10,000	$28,800
Fillmore	Douthitt	13th	East	4’	350’	$14,000	4	$20,000	$40,800
Douthitt	Central Park	Western	North	4’	575’	$23,000	2	$10,000	$39,600
Douthitt	Central Park	Western	South	4’	575’	$23,000	2	$10,000	$39,600
16th	Central Park	Western	North	4’	575’	$23,000	0		$27,600
Total									$366,000

Table #14 Neighborhood Wide Projects

Neighborhood Wide Projects				
Streets	Source	Start	End	Cost
SW Huntoon St.	½ Cent Sales Tax	2023	2028	Unspecified
SW 17th St.	½ Cent sales Tax	2028	2030	Unspecified

SORT Projects
Map 12

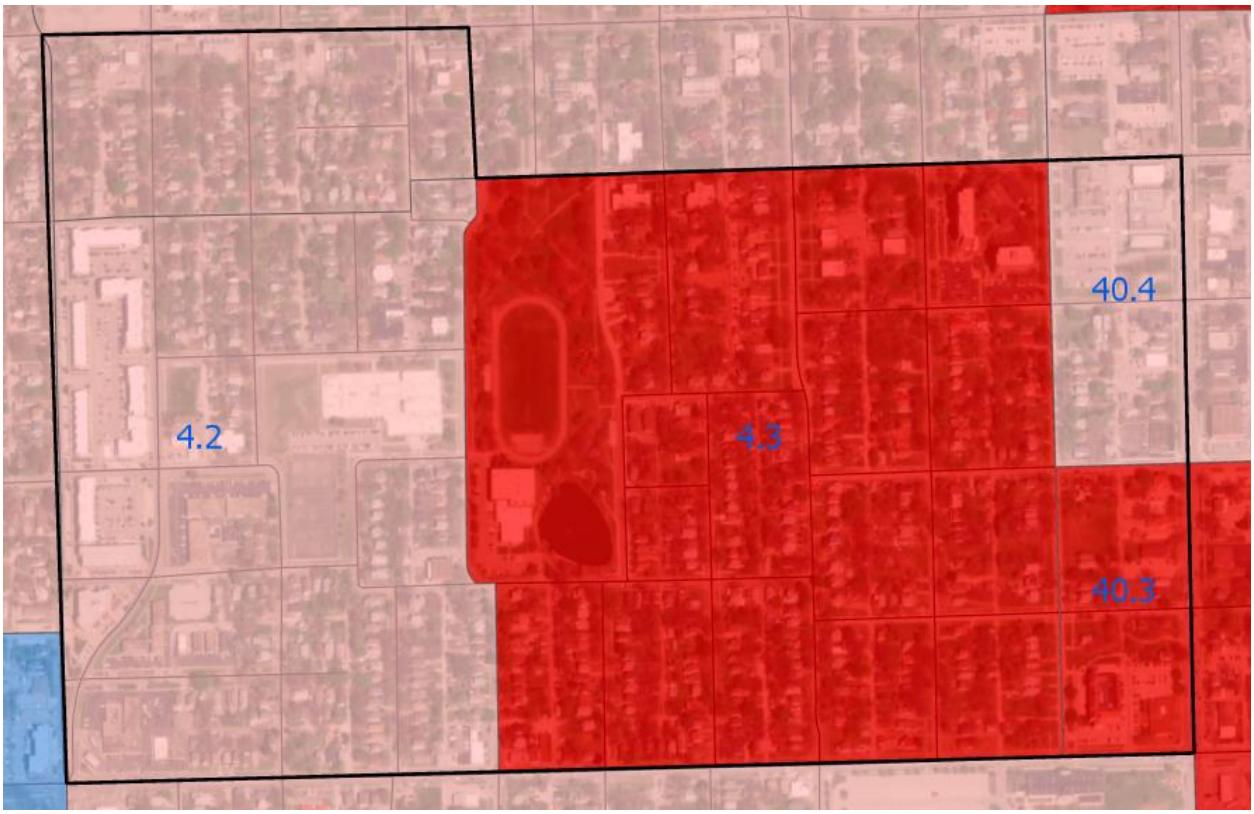


Project Type

- Sewer
- Target Area
- Alley
- Sidewalks
- Non ADA Compliant Ramps

APPENDIX

APPENDIX A: NEIGHBORHOOD HEALTH DATA



CENTRAL PARK

Vital Signs	Block Group (Pop. 2010)	2000	2003	2007	2011	2014	2017
1) % Persons Below Poverty	4:2 (1,023)	18%	21%	21%	51%	53%	40%
	4:3 (1,159)	24%	29%	29%	51%	33%	55%
2) Public Safety (Part 1 Crimes per 100 People)	4:2	(Intensive Care)	29	23	24	16	20
	4:3	(At Risk)	26	21	20	15	22
3) Average Residential Property Values	4:2	$42,410	$33,710	$55,100	$133,600	$133,598	$149,194
	4:3	$33,830	$24,050	$50,710	$56,190	$58,861	$55,595
4) Single Family Home Ownership	4:2	40%	44%	36%	43%	33%	34%
	4:3	41%	45%	30%	34%	33%	33%
5) Boarded Houses/Unsafe Structures	4:2	1	0	1	1	0	0.53
	4:3	1	4	4	0	4	2.38
6) Neighborhood Health Composite (Rating)	4:2	2.0	2.4	2.2	2.4	2.6	2.4
	4:3	2.2	1.6	1.6	2.2	1.8	1.6

*Vital signs are recorded by Census Block Group and do not necessarily conform to recognized neighborhood boundaries.

APPENDIX B: KICKOFF MEETING SUMMARY

During the February 21st, 2019 Central Park SORT kickoff meeting the following items were mentioned as characteristics to preserve in Central Park:

- Historical Properties
- "Central Park"
- Well maintained brick streets
- Easy access to business, schools, and shops
- New streets and curbs
- Improved sidewalks
- Old trees
- Diverse neighborhood
- Close to Washburn
- Bus lines
- The Pond

Attendees at the kickoff meeting also identified things they would like to fix or see change about the neighborhood:

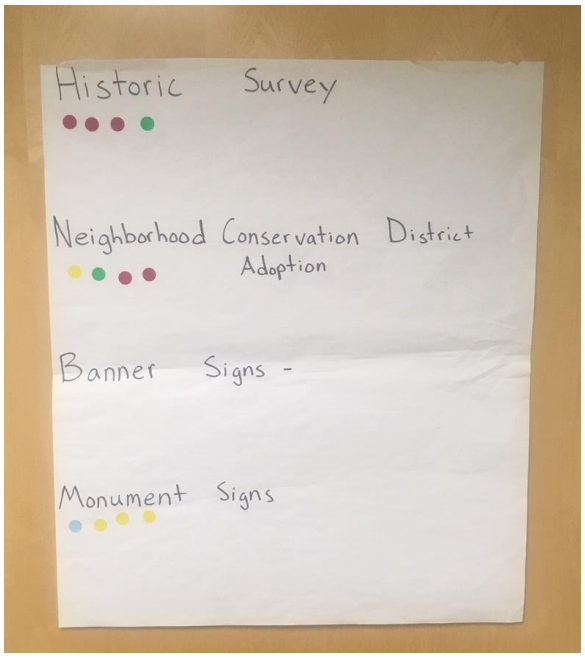
- Boarded up houses
- Enforcement around park
- Park maintenance
- Salvage yard properties
- Inconsistent code enforcement
- Tennis Courts at Robinson Middle School
- Alleys
- Algae filled pond in "Central Park"
- Poor brick road conditions
- More/improved lighting in alleys
- Crime (gunfire specifically)
- Homelessness
- Standards for fences
- Landscaping in "Central Park"

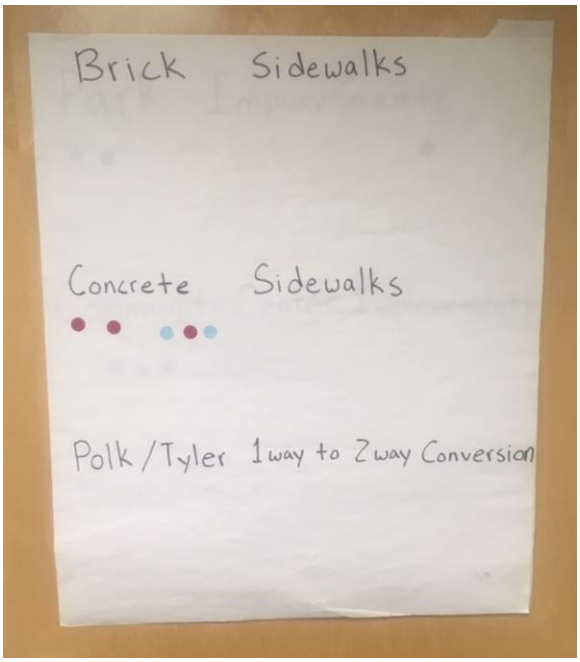
Members of the neighborhood were also asked to create a vision of what Central Park looks like in 15 years. The vision included:

- A safer neighborhood
- Fewer rental properties
- Well maintained houses
- Maintained trees in “Central Park”
- Landscaping in “Central Park”
- A grocery store
- Community Events
- A neighborhood enhancement program
- Greater neighborhood involvement
- And generally the same, but nicer

APPENDIX C: FINAL NEIGHBORHOOD MEETING

During the final neighborhood meeting held on August 01, 2019 members of the Central Park community completed a neighborhood prioritization exercise. The prioritization exercise took elements identified throughout the planning process and let members of community vote which items they believe should be addressed. Not all of the items listed can be addressed with SORT funding, but the prioritization is designed to help City and County staff, as well as the NIA, and community members have a starting place for future projects in the neighborhood.





APPENDIX D: HOUSING AND INFRASTRUCUTRE 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 1 2	2 2 2	0 0 0
Deteriorating (1 point)	Any 3 Any Any	Any 2 3 >2	<5 0 0 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

Table #14 Central Park Housing Deficiencies	
Deficiency Type	Total
Minor Deficiencies	1,017
Intermediate Deficiencies	676
Major Deficiencies	242
Total	1,935

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- 2.71 - 3
Minor repairs/maintenance issues- 2.41 – 2.70
Intermediate repairs- 2.00 – 2.40
Major repairs/total construction or replacement- < 2.00

Z19/06
by Marinek & Flynn Wholesale, Inc.

STAFF REPORT – ZONING CASE
TOPEKA PLANNING DEPARTMENT

PLANNING COMMISSION DATE: Monday, August 19, 2019

APPLICATION CASE:	Z19/6 By: Martinek and Flynn Wholesale Inc.
REQUESTED ACTION:	Zoning change from "M-1" Two Family Dwelling District TO "C-4" Commercial District
APPLICANT / PROPERTY OWNERS:	Martinek and Flynn Wholesale Inc. Windows, Siding, Guttering
APPLICANT REPRESENTATIVE:	Angela Sharp, P.E. – Bartlett and West Inc.
STAFF:	Annie Driver, AICP – Planner
PROPERTY LOCATION / PARCEL ID:	2046 SW Van Buren/PID: 1330603012004000
PARCEL SIZE:	0.15 acres (6,500 sf)
STAFF RECOMMENDATION:	Approval
RECOMMENDED MOTION:	Based on the findings and analysis in the staff report I move to recommend to the Governing Body approval of the reclassification of the property from "M-1" Two Family Dwelling District TO "C-4" Commercial District

PHOTOS:

Subject property view from SW Van Buren

Martinek and Flynn business/view from Roby Place

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY:	Future use of the property for vehicle and truck parking in association with the adjacent business. The residence has been demolished and the site is currently fenced along Van Buren.
DEVELOPMENT / CASE HISTORY:	One single-family residence since at least 1966 until 2018 when that residence was demolished and the site was fenced across.
ZONING AND USE OF SURROUNDING PROPERTIES:	East: "C-4" Commercial District / Martinek & Flynn Siding, Windows, Doors West: "C-4" Commercial District/ Garage and commercial building of which the use is unknown and "M-1" Two Family Dwelling District / Single-family residences South: "C-4" Commercial District / Parking and storage lot associated with Martinek & Flynn North: "C-4" Commercial District / Parking and storage lot associated with Martinek & Flynn

DEVELOPMENT STANDARDS AND POLICIES

PURPOSE, USE STANDARDS:	"C-4" District: *This district is established to provide for commercial uses and activities which are intended to serve as community or regional service areas. Uses and activities permitted are typically characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, by outdoor commercial amusement and recreational activities, or by activities or operations conducted in buildings and structures not completely enclosed. The extent and range of activities permitted are highly intensive and therefore special attention must be directed toward buffering the negative aspects of these uses upon any residential uses.*
DIMENSIONAL STANDARDS:	Front/Rear building setbacks: 25' Side building setbacks: 10' The maximum building coverage is 60 percent.
OFF-STREET PARKING:	"C-4" District: Off-street parking is required per the standards in TMC 18.240. Outside storage areas will need to be hard surfaced per City policy based on the loads and types of vehicles having or requiring access including vehicles for emergency response.
OTHER DESIGN GUIDELINES AND CONSIDERATIONS:	A Landscape Plan subject to TMC 18.235 Landscape Regulations will be required at the time of Parking Lot Permit Application. A 5' landscape buffer setback between the property line and parking lot for a landscaped yard may be required.
SIGNAGE:	Signage will be permitted per TMC 18 Division 2 Signs or as amended. All signs require a Sign Permit through Development Services Division.
COMPREHENSIVE PLANS:	Land Use and Growth Management Plan 2040 (LUGMP): The Land Use and Growth Management Plan – 2040 designates the property for *Mixed Use.*
TRANSPORTATION/MTPO PLANS:	Not applicable

OTHER FACTORS

SUBDIVISION PLAT:	South ½ of Lot 754, Lots 756 and 758, Kevan's Addition
FLOOD HAZARDS, STREAM BUFFERS:	Designated "Zone X Area of Minimal Flooding" (outside of 100-year and 500 – year flood plain)
UTILITIES:	City water located along Van Buren. Nearest city sanitary sewer is on Van Buren. GIS map indicates there are no storm sewers adjacent to the property.

TRAFFIC:	Access to the site will be taken from the existing access openings on Hampton and Roby Place
HISTORIC PROPERTIES:	The adjacent property to the direct east is listed on the National and State Register of Historic Properties.
NEIGHBORHOOD MEETING:	The applicant conducted a neighborhood information meeting on Monday, July 29, 2019. The property owner, representative and Planning staff attended this meeting. There were two nearby property owners attending the meeting. They expressed no opposition to the zoning change. The adjacent neighbor to the east did express some concerns she has experienced with drainage issues, in general, not as a result of this property owner. The applicant's engineer indicated that prior to site development they will be required to show there is not a net increase in runoff as a result of the increase in impervious surface.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

PUBLIC WORKS/ENGINEERING:	A 4" water main runs along the west side of SW Van Buren. There is an existing fire hydrant at the corner of Van Buren and Hampton. An 8" sanitary sewer runs along the west side of Van Buren. GIS mapping indicates there are no storm sewer adjacent to the property. Plans for stormwater drainage will be reviewed and approved at the time of Parking Lot Permit submittal so that there is not a negative impact on adjacent properties. The applicant's property has two access openings along Roby Place and one along Hampton. No new access will be proposed.
FIRE:	New development will be required to ensure adequate access and hydrants for effective emergency response.
DEVELOPMENT SERVICES:	No concerns expressed at this time. Development Services will review development plans when they are submitted for review as a part of the application for the Parking Lot Permit.

KEY DATES

SUBMITTAL:	July 5, 2019
NEIGHBORHOOD INFORMATION MEETING:	July 29, 2019
LEGAL NOTICE PUBLICATION:	July 24, 2019
PROPERTY OWNER NOTICE:	July 26, 2019

STAFF ANALYSIS

As a zoning case Planning staff have reviewed the case relative to the required findings and conclusions in Topeka Municipal Code Section 18.245 (Findings and conclusions reflect the "golden factors" per Donald Golden v. City of Overland Park, 1978 Kansas Supreme Court).

CHARACTER OF NEIGHBORHOOD: The proposed zoning will have little or no detrimental effect on the character of the neighborhood. The existing siding, guttering, and window contractor storage yard, shop and retail store covers ½ the block lying between Van Buren and Kansas. The building containing the applicant's main shop and store has been on this block since near 1900 and the surrounding property was rezoned for the expansions in the late 1990s. The subject property is surrounded by storage and loading areas already used by the applicant.

The area contains mostly single-family residences fronting along the west side of Van Buren and north side of Hampton. A 3,239 sq. ft. residence, built in 1922, lies on a 1.15 acre parcel to the immediate east of the subject property owner's business and is listed on the State and National Registers of Historic Places. There is a commercial garage and warehouse located directly to the west of subject property. Kansas Avenue contains single-family residences on small lots fronting directly on Kansas.

THE ZONING AND USE OF PROPERTIES NEARBY: The proposed zoning is compatible with the zoning and land use of adjacent properties to the south, north and east, which were rezoned to the "C-4" Commercial District in 1998. The areas to the southwest and north of Hampton are zoned "M-1" Two Family Dwelling District and have historically remained zoned for single and two – family dwellings. The 1.15 acre residential parcel to the east on this block containing the historic residence is still zoned "M-1" Two Family Dwelling District. Because of the small size of the subject property compared to surrounding property, the proposed zone change and land use is compatible with the residentially zoned property on adjacent blocks.

LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION: The subject property has remained zoned for two family dwelling district uses as far back as zoning records indicate. There was a residence on the property until it was demolished in 2018. The property owner's surrounding property was rezoned for this business in 1998 and surrounds this property on its three sides.

CONFORMANCE TO COMPREHENSIVE PLAN: The subject property is located on the edge of a *Commercial Node* at the intersection of Topeka Blvd and SW 21st Street and adjacent with a *Mixed Use Area* along Kansas Avenue to the east. The land use plan designates these *Mixed Use Areas* where there is a significant display of undeveloped or vacant land that exhibit the potential for mixing uses because of the current pattern of development for both residential and commercial. The plan provides guidelines for the design of new development in these areas so that reflects an urban character (i.e. new buildings close to sidewalk, parking to rear, etc.). That being said, the proposed rezoning is in conformance to the plan since it is only to accommodate the expansion of parking and loading areas for an existing business that already surrounds the subject site. A recommended 5 ft. landscape setback along SW Van Buren will better promote these objectives in the plan. Additionally, the LUGMP-2040 promotes making investments in place/adding value where we are in order to grow value in Topeka's existing neighborhoods as one of its "pillars of prosperous community". This proposal contributes to that "pillar" of the LUGMP-2040 as it supports the growth of an existing business in the core of Topeka.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES OF WHICH IT HAS BEEN RESTRICTED: The subject property is not suitable as presently restricted under the "M-1" zoning as it is not a suitable site for a new residence because of its small size and that it is surrounded by existing parking and storage areas for commercial vehicles. This makes it extremely unlikely that a new residential structure would be built on the site.

THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: Removal of current restrictions resulting from the proposed zoning change are not anticipated to detrimentally affect nearby properties since the adjoining uses to the north, south, and east are associated with this

particular business and the site is entirely enclosed. The developer will be required to detain the increased stormwater run-off on-site so that it does not negatively impact adjacent properties as demonstrated prior the approval of a Parking Lot Permit from the City of Topeka. Additionally, development of the property as a parking lot will require a permit and be subject to landscaping standards.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: The hardship imposed upon the individual land owner is that the business on adjacent property, which entirely surrounds the subject site may not expand under the current zoning and it is no longer viable to develop a new residence on the site. There appears to be little or no gain to the public health, safety, and welfare from denial of the proposed zone change.

AVAILABILITY OF PUBLIC SERVICES: Sewer and water are presently available and located along SW Van Buren. Storm sewer does not appear to be directly adjacent to the property. The design and handling of stormwater runoff will need to be reviewed and approved by the Department of Utilities as a part of the Parking Lot Permit submittal so as to not have a negative impact on adjacent properties.

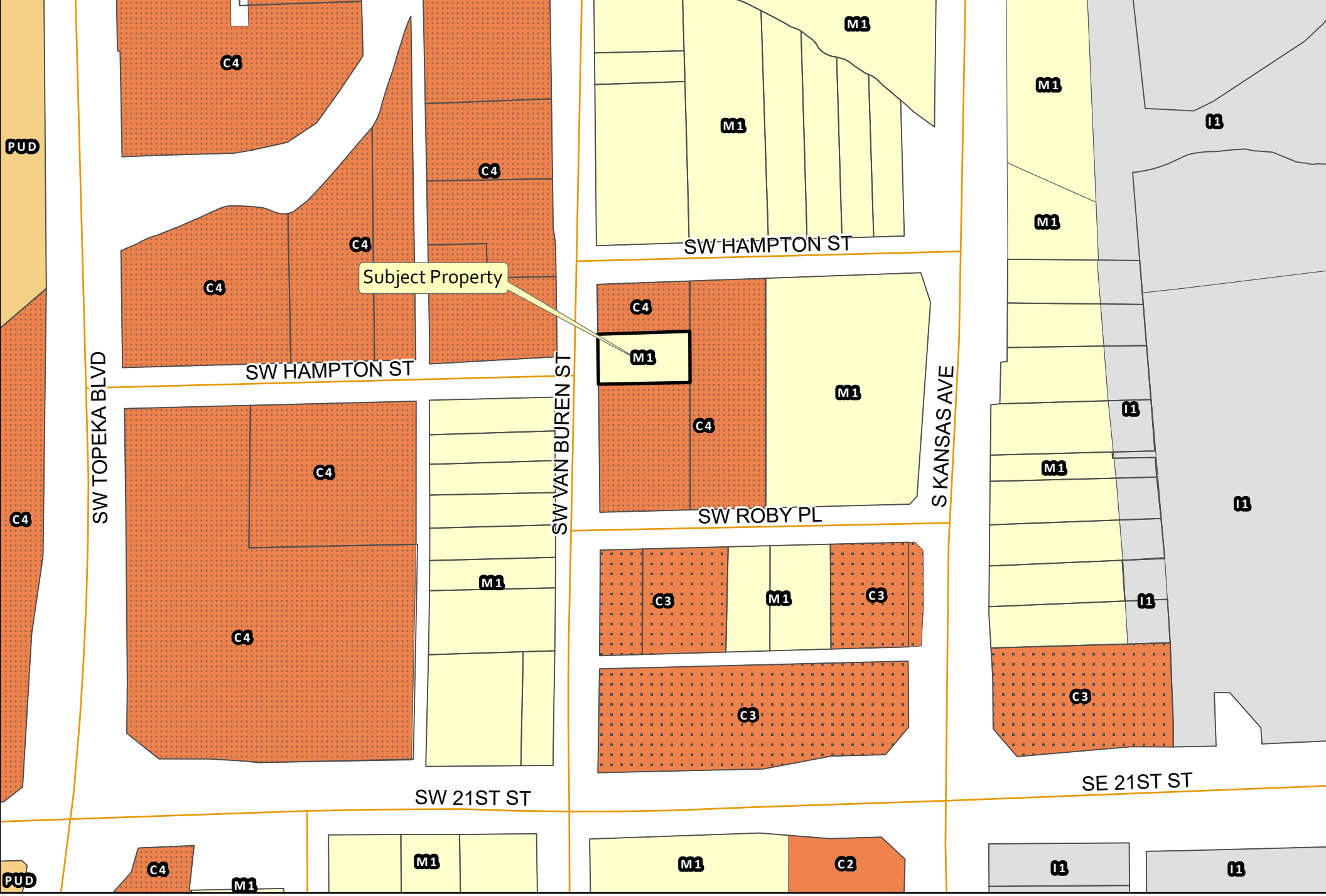
STAFF RECOMMENDATION:

RECOMMENDATION: Based on the above findings and analysis Planning Staff recommends approval of the zoning reclassification from "M-1" Two Family Dwelling District TO "C-4" Commercial District.

RECOMMENDED MOTION: Based on the findings and analysis in the staff report I move to recommend to the Governing Body approval of the reclassification of the property from "M-1" Two-Family Dwelling District TO "C-4" Commercial District.

Exhibits:
Aerial map
Zoning map
Future land use map
NIM Attendance

Z19/6 BY: MARTINEK AND FLYNN WHOLESALE INC.



Z19/6 BY: MARTINEK AND FLYNN WHOLESALE INC.

Z19/6 - FUTURE LAND USE MAP

Bartlett & West

MEMORANDUM

Date: July 29, 2019

To: Annie Driver, AICP, Case Planner, Topeka Planning Department

From: Angela Sharp, Bartlett & West

Re: Neighborhood Information Meeting: Martinek & Flynn C-4 Rezoning, Z19/06
Location and Time: Martinek & Flynn Warehouse; Monday, July 19, 2019 at 5:30 PM

Those in attendance are as indicated on the attached attendance sheet. The meeting began at 5:30 PM with an overview of the zoning process and answering of general questions by Annie Driver, Topeka Planning Department. Angela Sharp described the purpose of the meeting as providing an opportunity for neighbors to understand the proposed project and have any questions answered. The attendees walked outside to view the subject area being rezoned, which is now an empty lot where the single family residence that existing has been demolished. The neighbors in attendance made comments about a general lack of parking along the streets in the area and it was commented that the additional area being paved will provide additional parking stalls for Martinek & Flynn vehicles. The other comment from the neighbors relative to the project was a concern that there are some existing stormwater flooding concerns in the area. Ms. Sharp responded that in order to receive the parking lot permit to complete any paving drainage calculations would have to be submitted, reviewed and approved to show how any increase in runoff would be handled so that no detrimental affects would occur on the surrounding properties or downstream. There was a great deal of discussion relative to the history of the neighborhood and recent public works projects on the adjacent streets. The meeting ended at approximately 6:30.

7/29/19 Martinek & Flynn
Neighborhood Information Mtg
at 5:30 pm

Sign In

NAME	ADDRESS	EMAIL
[illegible]	P.O Box 1282	coffeepeppy@att.net
Angela Sharp	1300 SW Executive Dr	angela.sharp@hartwest.com
Jenny Prichard	2053 S Kansas Ave	jprichard6@cox.net
Brenda Martinek	118 SW Roby Pl.	
Rick Flynn	118 SW Roby Pl	
[signature]	118 SW Roby Pl	

P19/09
Mix Lot Subdivision

Request for Design Variance

CITY OF TOPEKA
Planning & Development Department
620 SE Madison, Unit 11
Topeka, KS 66607
Bill Fiander, AICP, Director
Tel: 785-368-3728
www.topeka.org

MEMORANDUM

To: City of Topeka Planning Commission

From: John Neunuebel, Planner II

Date: August 19, 2019

SUBJECT: Design Variance Request for Proposed Mix Lot Subdivision No.4

Request: Pursuant to *TMC 18.30.040 Design Variances,* the Planning Commission is authorized to grant design variances to the provisions of *TMC 18.40 Design Standards* contained in the subdivision regulations. Specifically, the applicant requests consideration of a variance to the provision of *TMC 18.40.110 (b)* requiring that the minimum depth of lots in subdivisions be 110 feet. The revised east-west property line on the proposed subdivision plat will result in re-configured Lot 3 (2626 SE 33rd Terrace) having a depth of less than 110 feet. The east lot line of Lot 3 will be 106.27 feet in length and the west lot line will be 104.86 feet in length.

The Mix Lot Subdivision No.4 is a re-plat of portions of two existing plats, and is being processed as a *"minor plat"* that would normally be administratively approved and signed-off by City staff; however, the Planning Commission is reviewing the plat in consideration of the above-referenced variance request. The attached Plat Report was completed and given to the applicant in May 2019. The purpose of the new plat is to re-locate a joint property line approximately 20 feet to the south to reflect actions by property owners through the years such as placement of landscaping and fences affected by a utility easement. The new location of the property line will enable the owner of Lot 1 to install and maintain additional landscaping within the utility easement that is currently located partially on adjacent properties but demarcated from those properties due to the placement of an existing fence many years ago. There are four (4) property owners affected by the new plat and each property owner is a co-applicant and signatory for the plat as follows: Lot 1 (2620 SE Mars Terrace); Lot 2 (2620 SE 33rd Terrace); Lot 3 (2626 SE 33rd Terrace); and Lot 4 (2632 SE 33rd Terrace).

Background Information: The subject design variance is requested to provide for the relocating of a property line so that an existing utility easement is located solely within one of the affected lots (Lot 1) which will enable said property owner to install and maintain additional landscaping. The proposed new property line coincides with the placement of an existing fence in the northerly portions of Lot(s) 2, 3, and 4, and southerly portion of Lot 1, that was installed many years ago. In order to approve the design variance, the Planning Commission shall consider and make a finding in favor of the requested variance based upon the following factors as stipulated within City of Topeka Subdivision Regulations included on the next page.

18.30.040 Design variances.

Whenever it is found that the land included in a proposed subdivision presented for approval is of such size or shape or is subject to, or is affected by, such topographical location or conditions, or is to be devoted to such usage, that full conformity to the provisions of this division is impossible or is impractical, the planning commission may authorize certain design variances which in its determination and findings will not adversely affect the subject property, other properties nearby or the public interest. In consideration of such variance the planning commission shall make a finding that:

(a) There are special circumstances or conditions affecting the property.

Analysis: The presence of a substantial utility easement as previously recorded on the subject properties affected the placement of fences and landscaping through the years which resulted in the owner of Lot 1 being burdened with the maintenance of the utility easement area. The relocating of the property line will enable this property owner to enhance and maintain landscaping that is located solely within their new property boundaries. It is Lot 3, located directly south of Lot 1, which will have revised property lines that are shorter than the minimum length of 110 feet normally required for a residential lot.

(b) The variances are necessary for the reasonable and compatible development of the subject property.

Analysis: There are existing residences and associated structures such as fences and accessory structures located on the affected lots in the proposed subdivision. The requested variance will provide for re-location of a property line that will coincide with existing fences and provide for enhanced landscaping and continued maintenance.

(c) The granting of the variances will not be detrimental to the public interest or other properties in the vicinity and will effect substantial justice and promote the general welfare.

Analysis: The affected lots are within the R-1 Single-Family Dwelling District with required front and rear building setbacks of 30 feet. Although the proposed variance will result in Lot 3 having a depth less than 110 feet, all existing development will fully conform to required building setbacks and other applicable development standards. Additionally, the proposed location of the new property line is approximately 45 feet from the existing single-family residence on Lot 3, thus providing for the potential expansion of the residential structure in the future that conforms to required building setbacks. Lastly, although all affected property owners are a party to the application for the proposed subdivision plat and associated variance, the property owner of Lot 3 has submitted a letter agreeing

with the variance. (Letter dated July 19, 2019, from the representative attorney of the Lot 3 property owner attached.)

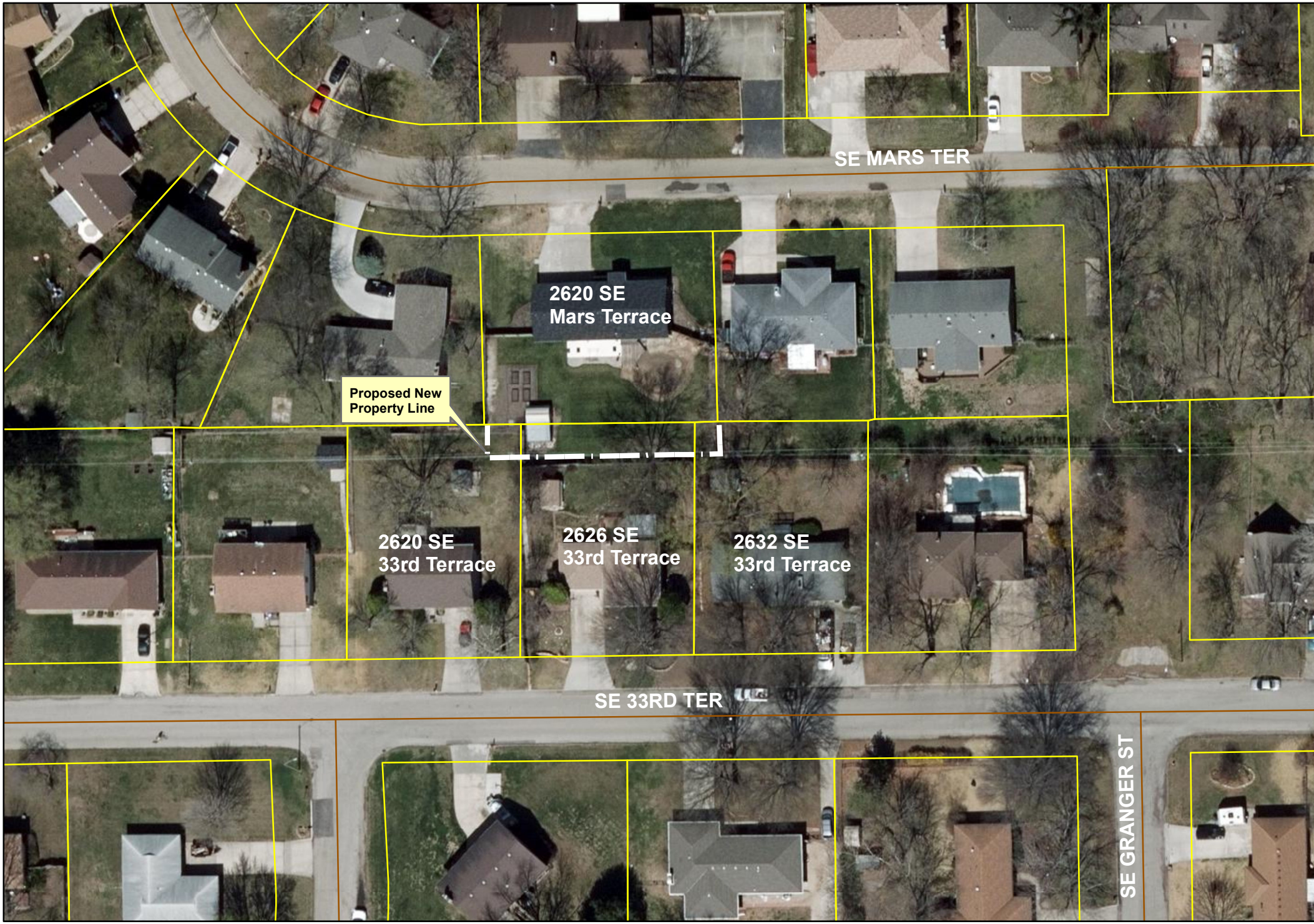
The findings and conclusions of the planning commission shall be entered into the record and the variances shall be noted on the plat of subdivision.

Recommendation: Based upon the above findings and analysis, Planning & Development Department staff recommend approval of the design variance to the requirement that the minimum depth of lots in subdivisions shall be 110 feet as stipulated in TMC 18.40.111(b).

Recommended Motion: Based on the findings and analysis in the staff report I move to approve the requested design variance related to the requirement that the minimum depth of lots in subdivisions shall be 110 feet.

Attachments

- Aerial Map
- Plat for Mix Lot Subdivision No.4
- Minor Plat Report for Mix Lot Subdivision No.4
- Letter from the representative attorney of Lot 3 property owner



P19/09 - Aerial Map
Variance for Mix Lot Sub. #4

Topeka Planning & Development
Department

N
W E
S

FINAL PLAT

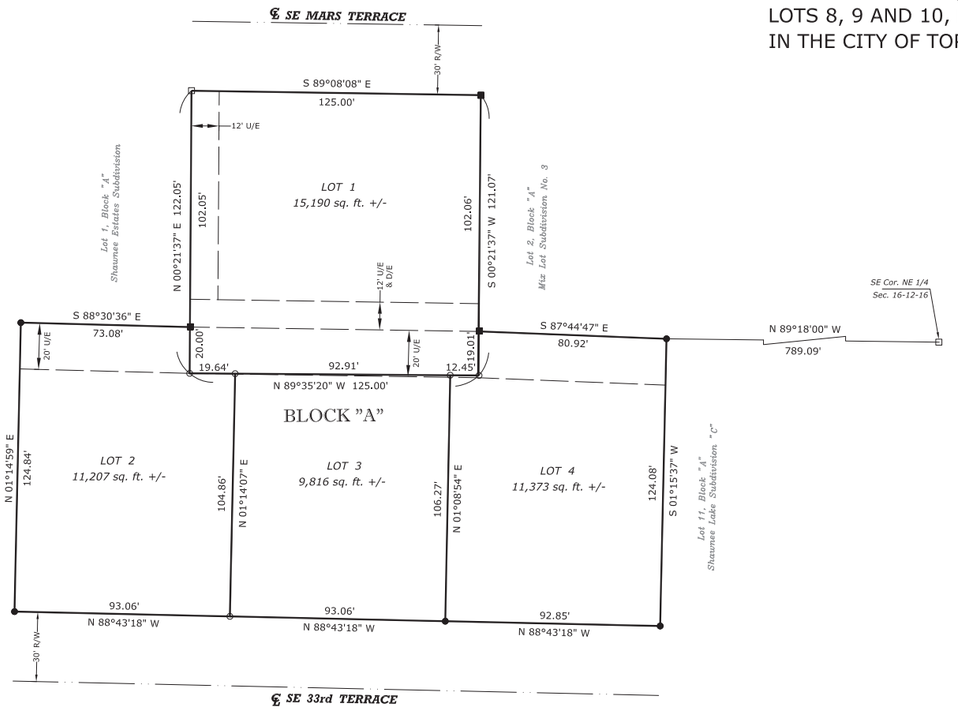
MIX LOT SUBDIVISION NO. 4

A MINOR PLAT

A REPLAT OF LOT 1, BLOCK "A", MIX LOT SUBDIVISION NO. 3 AND LOTS 8, 9 AND 10, BLOCK "A", SHAWNEE LAKE SUBDIVISION "C", IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

BOOK _____ PAGE _____

DATE _____ TIME _____



DESCRIPTION:

Lot 1, Block "A", Mix Lot Subdivision No. 3 and Lots 8, 9 and 10, Block "A", Shawnee Lake Subdivision "C" in the East half of Section 16, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas.

REFERENCE SURVEYS:

1: Bearings are based on the Final Plat for Mix Lot Subdivision No. 3.

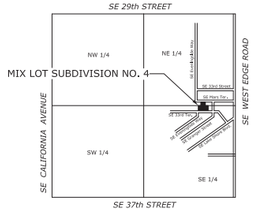
2: All utilities shall be placed underground pursuant to the City's right-of-way management standards.

3: Sewer and water service is provided by the City of Topeka.

4: The above described real property according to "FIRM" Map Community Panel Number 20177C0219E with an effective date of September 29, 2011, this parcel is not in the flood zone.

LEGEND:

○	Set 1/2" x 24" rebar with cap #1356
●	Found 5/8" rebar, origin unknown
□	Found 1/2" rebar, origin unknown
■	Found 1/2" rebar with cap #1356
R/W	Right-of-way
U/E	Utility easement
D/E	Drainage easement



LOCATION MAP

Section 16-12-16

Scale: 1" = 2000'

IN TESTIMONY WHEREOF:

The owner of the above described parcel of land Floyd K. Wims Jr. and Marie A. Wims have caused these presents to be signed this _____ day of _____ 2019.

_____ Floyd K. Wims Jr.

_____ Marie A. Wims

STATE OF KANSAS, COUNTY OF SHAWNEE, SS:

Be it remembered that on this _____ day of _____ 2019, before me a notary public, in and for the county and state aforsaid, came Floyd K. Wims Jr. and Marie A. Wims, who are personally known to me to be the same persons who excuted the within Instrument of writing, and such persons duly acknowledged the excution of the same.

IN WITNESS WHEREOF:

I have hereunto set my hand, and affixed my seal the day and year last written above.

_____ NOTARY PUBLIC

_____ My commission expires

IN TESTIMONY WHEREOF:

The owner of the above described parcel of land Fred D. Rogge and Idonna K. Rogge have caused these presents to be signed this _____ day of _____ 2019.

_____ Fred D. Rogge

_____ Idonna K. Rogge

STATE OF KANSAS, COUNTY OF SHAWNEE, SS:

Be it remembered that on this _____ day of _____ 2019, before me a notary public, in and for the county and state aforsaid, came Fred D. Rogge and Idonna K. Rogge, who are personally known to me to be the same persons who excuted the within instrument of writing, and such persons duly acknowledged the excution of the same.

IN WITNESS WHEREOF:

I have hereunto set my hand, and affixed my seal the day and year last written above.

_____ NOTARY PUBLIC

_____ My commission expires

IN TESTIMONY WHEREOF:

The owner of the above described parcel of land Floyd Wayne J. Wasson and Gwendene Wasson have caused these presents to be signed this _____ day of _____ 2019.

_____ Wayne J. Wasson

_____ Gwendene Wasson

STATE OF KANSAS, COUNTY OF SHAWNEE, SS:

Be it remembered that on this _____ day of _____ 2019, before me a notary public, in and for the county and state aforsaid, came Wayne J. Wasson and Gwendene Wasson, who are personally known to me to be the same persons who excuted the within instrument of writing, and such persons duly acknowledged the excution of the same.

IN WITNESS WHEREOF:

I have hereunto set my hand, and affixed my seal the day and year last written above.

_____ NOTARY PUBLIC

_____ My commission expires

IN TESTIMONY WHEREOF:

The owner of the above described parcel of land Bryan J. Harkin. and Jodi C. Harkin have caused these presents to be signed this _____ day of _____ 2019.

_____ Bryan J. Harkin

_____ Jodi C. Harkin

STATE OF KANSAS, COUNTY OF SHAWNEE, SS:

Be it remembered that on this _____ day of _____ 2019, before me a notary public, in and for the county and state aforsaid, came Bryan J. Harkin and Jodi C. Harkin, who are personally known to me to be the same persons who excuted the within instrument of writing, and such persons duly acknowledged the excution of the same.

IN WITNESS WHEREOF:

I have hereunto set my hand, and affixed my seal the day and year last written above.

_____ NOTARY PUBLIC

_____ My commission expires

EASEMENTS:

Easements are hereby granted to the public as follows: "Utility Easements" to allow public utility providers, contractors, and authorized agents to locate, construct and maintain facilities to provide service to the public. All public utilities specifically including but not limited to water, gas, sewer, stormwater, and telecommunications may place or locate their facilities over, under and along the strips marked "utility easements". A temporary construction easement of 12 feet adjacent to the side of the utility easement is dedicted for the use of the public utilities while initial construction of the public utility's facilities are in progress.

Property owneers shall be abmonished from placing any permanent or semi-permanent obstruction in permanent sewer, drainage or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semi-permanent obstruction located in the permanent sewer or utility easement may be removed by personnel representing the governing body, to provide for the proper operation and maintenance of that utility line. without cost or obligation for replacement, cost or removal, and/or replacement shall be the responsibility of the property owner.

STREETS:

The public ways (streets and roads) not heretofore dedicated, are hereby dedicated to the public.

BUILDING LINES:

Building or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street right-of-way line.

DEDICATION:

Known all men by these presents that the owner of the above described parcel of land have caused the same to be Mix Lot Subdivision No. 4.

NOTICE:

In the event there are other owners or those holding any proprietory interest in any land contained in this subdivision whom do not appear and duly acknowledge this plat prior to the time of recording, the plat shall be null and void.

CERTIFICATE OF APPROVALS:

Approved this _____ day of _____ 2019.

_____ Bill Flander, AICP Director of Planning, City of Topeka, Kansas

Approved this _____ day of _____ 2019.

_____ Jason Peek, Director of Public Works, City of Topeka, Kansas

Entered on the transfer record of Shawnee County, Kansas this _____ day of _____ 2019.

_____ Cynthia A. Beck, County Clerk

Filed for record in the office of the Shawnee County Register of Deeds this _____ day of _____ 2019, at _____ O'clock.

_____ Rebecca J. Nloce, Register of Deeds

SURVEYOR'S CERTIFICATE:

I hereby certify the details of this plat to be true and correct to the best of my knowledge and belief and that all boundary corners of the subdivision of land have been monumented as shown on the attached plat this _____ day of _____ 2019.

_____ Danny L. Stebbins, PS No. 1356

Reviewed by Shawnee County Surveyor, this _____ day of _____ 2019, in accordance with K.S.A. Chapter 58, Article 20.

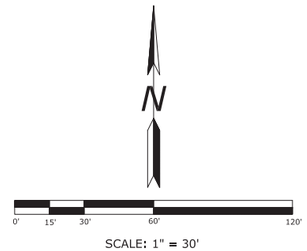
_____ Deborah J. Thomas, PS No. 1461

REFERENCE SURVEYS:

1) Final Plat for Shawnee Lake Subdivision "C"

2) Final Plat for Shawnee Estates Subdivision

3) Final Plat for Mix Lot Subdivision No. 3



SCALE: 1" = 30'

Owner: Marie Wims

Address: 2635 SE Mars Terrace
Topeka, Kansas 66605

Case:

STEBBINS SURVEYING LLC
4778 Decatur Road
Meriden, Kansas 66512
785-246-3513

Plat Preparation Date: April, 2019

Minor Plat Report
Topeka Planning Department

NAME: A Final Minor Plat for Mix Lot Subdivsion No.4 (A replat of Lot 1, Block "A", Mix Lot Subdivision No.3 and Lot(s) 8, 9, and 10 of Block "A", Shawnee lake Subdivision C)

PROPERTY OWNER(S): Floyd & Marie Wims (2620 SE Mars Terrace) –Reconfigured Lot 1
Fred & Idonna Rogge (2620 SE 33rd Terrace) –Reconfigured Lot 2
Wayne & Gwedene Wasson (2626 SE 33rd Terrace) –Reconfigured Lot 3
Bryan & Jodi Harkin (2632 SE 33rd Terrace) –Reconfigured Lot 4

ENGINEER/SURVEYOR: Danny L. Stebbins, PS 1356 / Stebbins Surveying LLC

GENERAL LOCATION: Above-Cited Property Addresses within the City of Topeka

Area	# of Lots	Density	Proposed Land Use	Zoning
1.09 acres	4	3.67 units/acre	Residential	R-1 Single-Family Dwelling District
Pending Zoning Case: None				
Purpose/Background: The purpose of the plat is to re-configure lots with existing single-family residences to reflect actions by property owners through the years such as placement of landscaping and fences. Such actions are likely related to property owners' perceptions of property line locations as affected by the presence of a 20' wide utility easement at the rear portions of originally-configured Lot(s) 2, 3, and 4. Property owners of Lot 1 are planning substantial new landscaping and are seeking to complete reconfiguration and expansion of their platted lot to reflect their continued maintenance of their rear yard area, as demarcated through fencing, including the 20' wide utility easement presently on portions of Lot(s) 1, 2, and 3.				

Conformance with Land Use & Growth Management Plan 2040 (LUGMP):

The property is located within the corporate limits of the City of Topeka.

The City's Land Use and Growth Management Plan (LUGMP) designates the subject area as Low Density Residential.

APPLICATION: COMPLETE

PLAT CONTENTS:

COMPLETE/with the following revisions:

1) In regard to Easements notes; delete initial verbiage of "Easements are hereby granted to the public as follows:" and replace with "Established public easements are hereby maintained as follows:"

2) Pursuant to TMC 18.40.110 Lot Dimensions, re-locate proposed new property line to the north so as to provide re-configured Lot 3 with a minimum lot depth of 110 feet, and revise indicated length(s) of all affected north-south property lines. (Please note that proposed subdivision plats that include residential lots with minimum depths of less than 110 feet require consideration and approval by the City of Topeka Planning Commission, and may not be administratively approved by city staff.)

3) Delete letters "SS" as placed after "State of Kansas, County of Shawnee" for each of the 4 property owners.

Please submit for review a copy of the Final Plat and incorporating the above revisions.

Staff Recommendation:

X Approval with revisions

___ Does not meet eligibility criteria. (See #.)

___ More information required. (See #)

(**See Eligibility Matrix beginning on next page.**)

Eligible	Not eligible	More information needed

Eligibility

1. Right-of-way for new streets is not proposed or required to serve the lots or tracts in the subdivision.

Comments: New or additional public right-of-way is not required.	X		

2. The subdivision includes the total contiguous tract of land owned, or under control of, the applicant.

Comments:	X		

3. The applicant has complied with any applicable stormwater and/or wastewater management requirements.

Comments: 1) No plans for additional development are proposed, and there are no stream buffers or flood hazard zones on the property. Drainage Statement approved as provided and on file in the City of Topeka Planning & Development Department.	X		

4. No more than five lots or tracts are added.

Comments:	X		

5. Dedication of land for public purposes is not required.

Comments: No additional public right-of-way required or provided.	X		

6. New lots or tracts front onto or are accessible from an existing street right-of-way

which, except for non-buildable lots or tracts, conforms to city specifications.

Comments:			
	X		

7. Extensions of water or sewer mains are not required to serve existing or additional lots or tracts.

Comments: 1. Existing single-family residence served by City water and City sanitary sewer.			
			X

8. Easements for utilities are not vacated, altered, removed or realigned unless the utility consents in writing and the planning director determines that vacation will not adversely impact adjoining property owners or the public health and welfare.

Comments:			
	X		

9. The plat is consistent with the comprehensive metropolitan plan.

Comments: See section on Consistency with the Land Use & Growth Management Plan (LUGMP).			
	X		

10. Real estate taxes and special assessments on the property proposed to be platted or replatted are not delinquent.

Comments**:** Real estate taxes need be current on all properties or Register of Deeds will not record the plat.			
	X		

Prepared by: John Neunuebel
Planner II

The Law Office of Scott W. Sexton, P.A.

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July 19, 2019

To Whom It May Concern:

My name is Scott W. Sexton and I am the attorney for Gwen Wasson. Per the request of Marie Wims, I am writing to acknowledge that Mrs. Wasson is aware of the proposed variance effecting the reduction in minimum linear footage for proposed new lot lines for her home down from 110 minimum linear feet to 104.86 linear feet and 106.27 linear feet. Further, Mrs. Wasson expressly consents to said proposed variance and agrees to any and all changes proposed.

Please advise if you have any questions or concerns.

Sincerely,

Scott W. Sexton

Reviewed and Agreed to by:

Gwendene Wasson
Gwendene Wasson