



CITY OF
TOPEKA

A G E N D A

TOPEKA PLANNING COMMISSION

MONDAY, JULY 15, 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

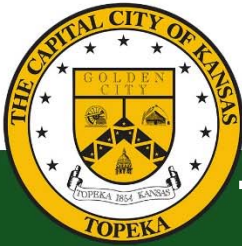


CITY OF
TOPEKA

TOPEKA PLANNING COMMISSION

Agenda for Monday, July 15, 2019

- A. Roll call**
- B. Approval of minutes – June 17, 2019**
- C. Declaration of conflict of interest/ex parte communications by members of the commission or staff**
- D. Public Hearings**
 - 1. 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. (Driver)
- E. Discussion Items**
 - 1. Central Park Neighborhood Plan (Draft)**
- F. Communications to the Commission**
- G. Adjournment**



CITY OF
TOPEKA

MINUTES

TOPEKA PLANNING COMMISSION

Monday, June 17, 2019

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

Members present: Brian Armstrong (Acting Chair), Corey Dehn, Carole Jordan, Wiley Kannarr, Corliss Lawson, Ariane Messina, , Matt Werner (7)

Members Absent: Katrina Ringler, Marc Fried (2)

Staff Present: Bill Fiander, Planning & Development Director; Mike Hall, Current Planning Manager; Dan Warner, Comprehensive Planning Manager; Annie Driver, Planner; John Neunuebel, Planner; Kris Wagers, Administrative Officer; Mary Feighny, Deputy City Attorney

Roll Call – Vice Chair Brian Armstrong called the meeting to order with 7 members present for a quorum.

Approval of Minutes from May 20, 2019

Motion by Ms. Jordan to approve; **second** by Mr. Werner. **APPROVED** (7-0-0)

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

Mr. Werner announced that he would recuse himself from item D1 on the agenda.

Mr. Armstrong announced that he would recuse himself from items D4 and D5 on the agenda. During that time, he would appoint Wiley Kannar to preside over the meeting as Chairperson.

Mr. Armstrong called the first case and Mr. Werner left the room.

Public Hearing of PUD19/01 Sherwood Crossing Master Planned Unit Development Plan by: 29th Street

Partners & Binkley, Michael A. & Rick A. & Gregg A, requesting to rezone 14 acres that were originally included in the 16 acre Master Planned Unit Development Plan for Villa West Shopping Center located at the northwest intersection of SW Wanamaker and SW 29th Street to accommodate the redevelopment of the existing shopping center and new commercial uses on the property.

Annie Driver explained that the two properties at the corner of 29th & Wanamaker are part of the current Villa West PUD plan and are not included in this new PUD. Their zoning will remain under the existing Villa West Shopping Center PUD. She presented the staff report and staff recommendation for approval subject to conditions in the staff report and as revised per the Revised Recommended Conditions in the staff memorandum dated June 17, 2019 and provided to commissioners as a handout.

With no questions from commissioners, Kevin Holland came forward representing the applicant. He stated that the owners were also in attendance and would take questions if necessary.

Mr. Holland explained that the property has been in a state of decline over the past 20 years. The proposal makes improvements to the look of the buildings and the neighborhood. Though a business on the north side of the property might bring more traffic than a self-storage facility, he believes a neighborhood would prefer a nice looking C-4 building as a neighbor. He stated that the owners expect to move quickly with Phase 1 so improvements will be obvious in quick fashion.

DRAFT FOR APPROVAL

Mr. Armstrong asked if “Building F” in Phase 2 is in fact “generically unknown” and Mr. Holland confirmed that it is. He stated that the buildings could vary in size a bit to allow for the requirements of specific users. Mr. Armstrong asked about circulation, and Mr. Holland explained that in Phase II parking would be added to the west, accessible by the far west 29th Street entrance (to the west of where Happy Bassett is located). It has not been determined yet whether there will be access between buildings E & F.

Mr. Armstrong asked for information about signage. Mr. Hall spoke to the approach staff took to working out the agreed upon signage allowances. He explained that the project is seeking CID & TIF incentives and staff’s practice of late has been to apply sign standards that are in the draft sign code (as approved by Planning Commission). Mr. Hall reviewed the sign proposals, staff recommendations, and the signage that was ultimately agreed upon by staff and applicant. Mr. Armstrong expressed appreciation for staff attempting to incorporate updated standards.

Mr. Dehn asked for clarification on landscaping requirements and Ms. Driver provided.

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

Motion by Mr. Dehn to forward to the Governing Body a recommendation of approval of the proposed PUD Master Plan subject to conditions in the staff report and as revised per the Revised Recommended Conditions in the staff memorandum; **second** by Ms. Messina. **APPROVAL** (6/0/1 with Mr. Werner abstaining).

Mr. Werner returned to his seat and Mr. Armstrong called the next case.

Public Hearing of Sherwood Crossing Project Plan, Finding of Consistency with the Land Use and Growth Management Plan 2040 – In accordance with K.S.A. 12-1722, review the tax Increment finance district known as the Sherwood Crossing Project Plan for consistency with the Land Use and Growth Management Plan 2040.

Dan Warner explained that prior to the Governing Body considering approval of the project plan, the Planning Commission must vote on its consistency with the Land Use and Growth Management Plan 2040 (LUGMP). He presented the staff memorandum from Bill Fiander, Planning & Development Director, and staff’s recommendation to approve Resolution 1-2019.

Representing the applicant, Kevin Holland indicated he had nothing to add.

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

Ms. Lawson made a **motion** to approve Resolution 1-2019, finding that the Project Plan is consistent with the intent of the comprehensive plan; **second** by M. Jordan. **APPROVAL** (7-0-0)

Public Hearing of Z19/04 by Tim's Auto Salez, LLC, requesting to amend the District Zoning Map from C-4 Commercial District to I-1 Light Industrial District on property located at 660 NE US 24 Hwy to allow for use as a storage facility.

Mr. Hall presented the staff report and staff’s recommendation for approval.

Kevin Holland came forward representing the prospective developer. Mr. Holland explained that the photo included in the email (agenda packet) is a photo of one of their current facilities in Alabama. They intend the new facility to look very similar. Mr. Holland noted that the owner of the golf course close to the property seeking re-zoning is happy to see this come in. The reason for the I-1 zoning is to allow for the option of having outdoor storage, especially for RVs or boats. The current zoning classification already allows for indoor storage.

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

Motion by Mr. Kannarr to recommend to the Governing Body approval of the reclassification of the property from C-4 Commercial District to I-1 Light Industrial District; **second** by Mr. Dehn. **APPROVAL** (7-0-0)

Mr. Armstrong passed the gavel to Mr. Kannarr and left the room.

Public Hearing of CU19/06 Cantilever Topeka, LLC, by: Giant Communications requesting a Conditional Use Permit for installation and operation of a public utility facility including a small office on property zoned C-4 Commercial District located at 5031 SW 28th Street.

John Neunuebel presented the staff report and staff recommendation for approval subject to conditions listed in the staff report.

With no questions from commissioners, Mr. Kannarr invited the applicant to speak.

Austin Taylor came forward representing Giant Communications. He stated that Giant Communications is excited to be a part of broadband growth in Topeka and this facility will allow them to do so.

Acting Chair Wiley Kannarr **opened the floor for public comment**. With nobody coming forward to speak, Mr. Kannarr declared the **public comment period closed**.

Mr. Kannarr stated that he has no issues with the analysis of staff.

Motion by Mr. Werner to recommend approval to the Governing Body, subject to the conditions of approval in the staff report; **second** by Mr. Dehn. **APPROVAL** (6-0-1 with Mr. Armstrong abstaining)

Public Hearing of CU19/07 by City of Topeka, requesting a Conditional Use Permit for a water booster pump station on property zoned R-1 Single Family Dwelling District located at 2907 NW Topeka Blvd.

John Neunuebel presented the staff report and staff recommendation for approval subject to the condition listed in the staff report.

With no questions from commissioners, Mr. Kannarr invited the applicant to speak.

Angela Sharp with Bartlett & West came forward representing the applicant. Ms. Sharp stated that the pump station will provide a greater level of water service reliability and redundancy for the North Topeka service area, and no detrimental impacts have been identified for adjacent properties. She added that the proposed building will be more attractive than the existing building and will be more in keeping with the residential setting.

Mr. Werner noted that one person had expressed concern in an email about traffic on N Topeka Blvd. and he asked Ms. Sharp how much traffic would be generated by the pump station. Ms. Sharp said that staff will be able to monitor the station remotely so they anticipate two truck trips per week for regular maintenance; much less traffic than a single family residence would generate.

Acting Chair Wiley Kannarr **opened the floor for public comment**.

Greg DeBacker of 2907 NW Topeka Blvd came forward to speak. He provided 3 separate handouts to the commissioners. Mr. DeBacker expressed concern about the amount of traffic on N Topeka Blvd. while noting that the pump station itself does not warrant the widening of the road. He expressed concern about the property not being mowed, about a fence being put around the facility, and about drainage on the property, asking that the CUP be approved conditional to work being done on the drainage. He also stated that the property had been through eminent domain; he doesn't really want the pump station in his front yard and he's not happy that the City intends to use his driveway as an entrance to the new building.

With nobody else coming forward to speak, Ms. Sharp returned to the podium to speak to Mr. DeBacker's concerns. Ms. Sharp stated that a fence is not planned for the perimeter of the property; there is a tree line on two sides of the property. There is a gate to the entry of the pump station to keep cars from pulling into the booster pump station parking area and parking there. Ms. Sharp explained that the access road to the old pump station was off Topeka Blvd. and is in too close to proximity for city standards to put a secondary access due to the existing residential driveway. There's also a grade differential between Topeka Blvd. and

the new site that factors in to the City's choice. As part of the agreement between the City and Mr. DeBacker, there will be a commercial standard concrete drive constructed to replace what is currently a more narrow asphalt driveway. Ms. Sharp also stated that the project will include excavating and re-grading the ditch line and installing a 24" culvert pipe to allow drainage from the north to flow south to Soldier Creek. She stated that impervious area will only be increased by about 4,000sf; design criteria allows an increase of up to 10,000sf without having any stormwater treatment. She stated that Braxton Copley and Paul Bodner were both present to answer any technical questions.

Mr. Dehn asked if this project will be putting any stormwater onto Mr. DeBacker's property and Ms. Sharp answered no, it will all flow south to Soldier Creek.

With nobody else coming forward to speak, Mr. Kannarr declared the **public comment period closed**.

Mr. Kannarr stated that he is satisfied with staff's evaluation. **Motion** by Ms. Lawson to recommend approval to the Governing Body, subject to the condition of approval in the staff report; **second** by Mr. Werner.

Discussion: Mr. Dehn stated that he appreciates Mr. DeBacker's comment regarding traffic on Topeka Blvd, however, this project does not increase traffic in any significant way. Mr. Kannarr stated that he doesn't believe the pump station will affect any traffic flow issue there may be.

Upon roll call vote, **APPROVAL** (6-0-1 with Mr. Armstrong abstaining)

Mr. Armstrong returned to his seat and resumed his position as Chairman.

Public Hearing of P19/11 Horseshoe Bend Subdivision #5 (Final Plat) by RT Builders, LLC, comprising 10.79 acres and proposed as 32 single family residential lots, located at the west end of SE 43rd Terrace (to be extended) and more generally located north of SE 45th Street, south of the Kansas Turnpike and east of SW Topeka Blvd, all being within the City of Topeka, Shawnee County, Kansas.

Ms. Driver presented the staff report and recommendation for approval. She noted that the four conditions listed in the staff report have been addressed, as indicated on the memo emailed to commissioners on 6/17/19 and handed out to commissioners at this evening's meeting.

Mr. Dehn asked if access will be provided to the Landon Trail. Ms. Driver confirmed and added that the county will provide maintenance for the trail easement.

Mark Boyd of SBB Engineering came forward to speak representing the applicant. He noted the owner was in attendance and available for questions. Mr. Boyd explained that this is an ongoing subdivision that is being broken up into smaller phases to allow for more economical development.

Mr. Armstrong asked if there is an expected timeframe for the additional phases. Mr. Boyd explained that they will begin once the 1st phase is built out and marketed.

Ms. Messina noted a concern expressed at the Neighborhood Information Meeting (NIM) about excessive speed on the streets and the possibility of using traffic calming measures. Mr. Boyd explained that in residential areas the speed is designed to be low. COT Traffic Engineering has reviewed the street plans.

Mr. Armstrong **opened the floor for public comment**.

Tim Emerson of 110 SE 44th Parkway in Grand Oaks came forward to speak. He stated he attended the NIM and one of the questions that came up was why Grand Oaks can't be extended in Phase 1 rather than Phase 2. He is concerned about construction traffic that will be on Truman, which is a very narrow road, while Grand Oaks is a wide road. He also spoke of concerns about the speed of traffic and lack of stop signs in the area, as well as concerns about stormwater runoff and a lack of mosquito control.

Mr. Emerson stated that without extending Grand Oaks there will only be one way in and out for emergency vehicles, etc. He also expressed concern about a lack of fence between properties and the Landon trail, stating that anyone using the trail can easily walk into back yards and noting that homeless are currently living just beyond the trail.

Mr. Armstrong asked for clarification about whether there are one or two ways out of the neighborhood and Ms. Driver explained that Truman Ave and SE 43rd Terrace would serve as the two entrances/exits until Grand Oaks is extended. She added that though it may not be ideal, both Fire and Engineering have reviewed and they feel that what is proposed is sufficient until Phase 2.

Mr. Armstrong asked Ms. Driver about potential or current stormwater issues. Ms. Driver stated that the Stormwater Management Plan was approved by City of Topeka Departments of Public Works and Utilities as noted in the memorandum provided dated 6/17/19 re: P19/11 Horseshoe Bend Subdivision #5 – Resolution to Staff Conditions.

Greg DeBacker came forward and encouraged the use of speed bumps to slow down traffic in residential areas, then returned to his seat.

Mr. Fiander explained traffic controls are not governed through the platting process. This is an operational control that takes place once a street plan has been approved by engineering and put in place. Signage or traffic calming measures are not found on plats and are beyond the purview of the Planning Commission.

With nobody else coming forward to speak, Mr. Armstrong declared the **public comment period closed**.

Ms. Lawson asked if there had been consideration about concerns regarding the trail being open to back yards. Mr. Fiander explained that the additional housing would likely discourage the homeless population from living in the area as they attempt to avoid people. He added that the trail is an amenity; providing connections and access to our trail systems is a goal.

Motion by Mr. Kannarr to recommend approval of the final plat for Horseshoe Bend #5 to the Governing Body for acceptance of land to be dedicated for public purposes, as conditioned on page 4 of the staff report and as amended in the memo from Bill Fiander on 6/17/2019 regarding P19/11 Horseshoe Bend Subdivision #5; **second** by Mr. Dehn.

Discussion: Mr. Armstrong stated he is comfortable for now with there being an east and south access point in/out of the neighborhood. He also noted that he likes and supports the connection to the Landon Trail; this will provide access to the neighborhood and encourage more use of the trail.

Ms. Messina stated she agrees with Mr. Armstrong.

Upon roll call vote, **APPROVAL** (7/0/0)

Small Cell Wireless Facilities – discussion item

Mr. Fiander introduced the topic, explaining that staff will be bringing an amendment to the zoning regulations to accommodate “small cells” (those that are 50’ or less, limited to 50 cubic feet volume). Mr. Fiander

Communications to the Commission

Mr. Fiander reported that the amendment to the sign code is scheduled as a discussion item at the August 13 meeting of the Governing Body. Meanwhile, he will be sitting down individually with Council members to review and answer questions.

Brian Armstrong asked about the process of the Sherwood Crossing CID and TIF. Mr. Fiander confirmed that unless they hold a special meeting, the Sherwood Crossing PUD and Project Plan will go before Council in August.

With no further agenda items, meeting was adjourned at 7:34PM

PUD04/06B
Blue Cross and Blue Shield PUD

STAFF REPORT – PLANNED UNIT DEVELOPMENT

TOPEKA PLANNING DEPARTMENT

PLANNING COMMISSION DATE: Monday, July 15, 2019

APPLICATION CASE NO

PUD 04/06B Blue Cross and Blue Shield of Kansas

REQUESTED ACTION /
CURRENT ZONING:

Amendment to PUD Master Plan for Blue Cross and Blue Shield of Kansas (O&I-1, O&I-2, O&I-3 uses) to expand the boundary of that existing PUD Master Plan in order to include a 0.13 acre parcel currently zoned “M-2” Multiple Family Dwelling District into the 13.3-acre PUD boundary.

APPLICANT / PROPERTY OWNER:

Blue Cross and Blue Shield of Kansas (BCBSKS)

APPLICANT REPRESENTATIVE:

Angela Sharp, P.E. – Bartlett and West Inc.

PROPERTY ADDRESS & PARCEL
ID:

1104 SW Polk St./ PID: 1093103020003000

PHOTO:

Former residence (Demolished)



PARCEL SIZE:

0.13 acres (6,075 sq. ft.)

STAFF:

Annie Driver, AICP, Planner

RECOMMENDATION:

Based upon the above findings and analysis Planning Staff recommends **APPROVAL** of this proposal, subject to conditions listed on Pg. 5.

RECOMMENDED MOTION:

Based on the findings and analysis in the staff report, I move that the Topeka Planning Commission forward to the Governing Body a recommendation of **APPROVAL** of the proposed PUD Master Plan along with all conditions listed on Pg. 5.

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY:

The applicant requests the rezoning to allow a net expansion of approximately 12-17 parking stalls. The current zoning of the property is “M-2” Multiple Family Dwelling District and not part of the existing PUD Master Plan for BCBS. Expanding the

boundary of the existing PUD Master Plan is a rezoning and requires a major amendment to the PUD Master Plan.

DEVELOPMENT / CASE HISTORY:

- PUD04/6 - Initial rezoning of campus to accommodate an office and parking lot expansion and combine all the BCBS properties under a single zoning district. BCBS has been within this block since developed in the 1970s.
- PUD04/6a – Major amendment in 2008 to remove a portion of the area from the PUD boundary.

ZONING AND CHARACTER OF SURROUNDING AREA:

The zoning of properties to the north, west, east and south is for “PUD” Planned Unit Development District (O&I-1, O&I-2, and O&I-3) and comprises all of the existing BCBS office campus with surface parking.

PUD MASTER PLAN ELEMENTS (PROPOSED):

PARKING, CIRCULATION &

The PUD Master Plan establishes where parking and access is permitted to the campus.

LANDSCAPE:

The PUD Master Plan requires landscaping under TMC18.235 to be completed at the time of Site Plan Application approval. A 5 ft. landscape parking lot setback for the addition of landscaping along the frontage will be required.

BUILDING AND STRUCTURE:

Not applicable

SIGNAGE:

The PUD Master Plan allows signs for the campus as indicated for the “O&I-2” use group in Division 2 Signs or as amended.

COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES

The Master PUD Plan establishes development standards and guidelines, as indicated above.

OTHER FACTORS

SUBDIVISION PLAT:

The property is platted as Lot 366 and the south ½ of Lot 364, including the adjacent vacated alley, all in Original Town, Topeka, Kansas.

TRAFFIC/TRANSPORTATION:

SW Polk Street is a local road as indicated on the MTPO Functional Classification Map. There are two driveways for BCBS along the east side of Polk. This expansion should use existing driveways via shared cross access and from the driveway to the east. The PUD Master Plan identifies all allowed access openings.

FLOOD HAZARDS, STREAM
BUFFERS:

Not applicable

HISTORIC PROPERTIES:

Not applicable

NEIGHBORHOOD MEETING:

The applicant was not required to conduct a neighborhood information due to the scope of the project and the fact the subject property is surrounded on its four boundaries by the applicant's existing campus. The Historic Holliday Park NIA was notified of the application and has not expressed opposition as of the date this report was mailed.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

ENGINEERING/STORMWATER:

If required, the applicant will submit stormwater plans for review and approval at the time of submittal for the Parking Lot Permit. More information is needed for Engineering to determine what is required for that review.

ENGINEERING/TRAFFIC:

No issues with rezoning

ENGINEERING/UTILITIES:

No issues with rezoning

FIRE:

No issues with rezoning

DEVELOPMENT SERVICES:

The project requires a Parking Lot Permit and Site Construction Activity Permit.

METROPOLITAN TOPEKA TRANSIT
AUTHORITY (TMTA):

Topeka Metro has not expressed any concerns with the project. There is an existing bus route on SW 10th Avenue and there are plans for another bus shelter near SW 10th and Tyler.

KEY DATES

SUBMITTAL:

May 24, 2019

NEIGHBORHOOD INFORMATION
MEETING:

Not required

LEGAL NOTICE PUBLICATION:

June 24, 2019

PROPERTY OWNER PUBLIC
HEARING NOTICE MAILED:

June 21, 2019

STAFF ANALYSIS: As this is a zoning case, Planning staff have considered the golden factors as indicated in Topeka Municipal Code Section 18.245 (*Donald Golden vs. City of Overland Park, 1978 Kansas Supreme Court*). This staff analysis evaluates the proposal based on these factors as indicated below.

CHARACTER OF THE NEIGHBORHOOD: The character of the area and surrounding neighborhood is comprised of surface parking lots associated with the Blue Cross and Blue Shield office campus, except for one apartment building on the west side of SW Polk Street. The single-family neighborhood and historic district is further west in the neighborhood. The immediate surrounding area is zoned under the PUD Master Plan for Blue Cross and Blue Shield. The subject property is surrounded by the existing campus and parking, but still zoned for "M-2" Multiple Family Dwelling District because it has historically contained a residential structure until fairly recent.

ZONING AND USES OF PROPERTY NEARBY: The zoning of surrounding properties is PUD (O&I-1 and O&I2) and used for surface parking associated with the Blue Cross and Blue Shield office campus.

LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER THE PRESENT CLASSIFICATION: The subject property has been used as residential since the existing structure was constructed in the early 1900s. The structure on the subject site was recently demolished. The subject site has been zoned Multiple Family Dwelling District as far back as zoning records show. Surface parking lots have surrounded the residence since at least 1994.

SUITABILITY OF USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED: The subject property is no longer suitable as zoned for multi-family residential land uses because of its small size and because it is surrounded by the BCBS campus and surface parking lots. Although this block historically contained residential uses, those homes have long since been demolished. The previous residential structures on the block were demolished over time between 1966 and 1994 and this area has been overtaken by the BCBS office campus.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is located within the area designated *Office and Professional Service* in the Historic Holliday Park Neighborhood Plan (2008). The neighborhood plan establishes this land use designation to describe the area where BCBS or other large-scale office uses may expand without harming the neighborhood. SW Polk is considered a transition between the plan's *Office and Professional Services* designation and the *Office/Residential* designation. Future rezoning applications for surface parking lots outside of this *Office and Professional Services* boundary may be discouraged because of more impacts on adjacent residential and the historic district (Historic Holliday Park) to the west. The proposed rezoning is in conformance to this neighborhood plan designation.

THE EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTAL AFFECT NEARBY PROPERTIES: The reclassification of the subject property for 12-17 new parking stalls will have few if any detrimental effects on the surrounding properties as much of the surrounding area adjacent with the subject site is already used for parking. A new access opening on to SW Polk is not being proposed and would be discouraged since access is already available on Polk and the PUD Master Plan already established where driveways are permitted. The rezoning allows the remaining "M-2" zoning on the east half of the block to match the zoning of the BCBS campus.

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: There will be no loss to the public health, safety and welfare as the proposed rezoning allows the property to develop consistent with surrounding properties. The landowner has developed the surrounding properties on all sides for parking so it highly unlikely a new residence will develop on the 6,075 sq. ft. parcel.

AVAILABILITY OF PUBLIC SERVICES: All essential public utilities, services and facilities are presently available to this property.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

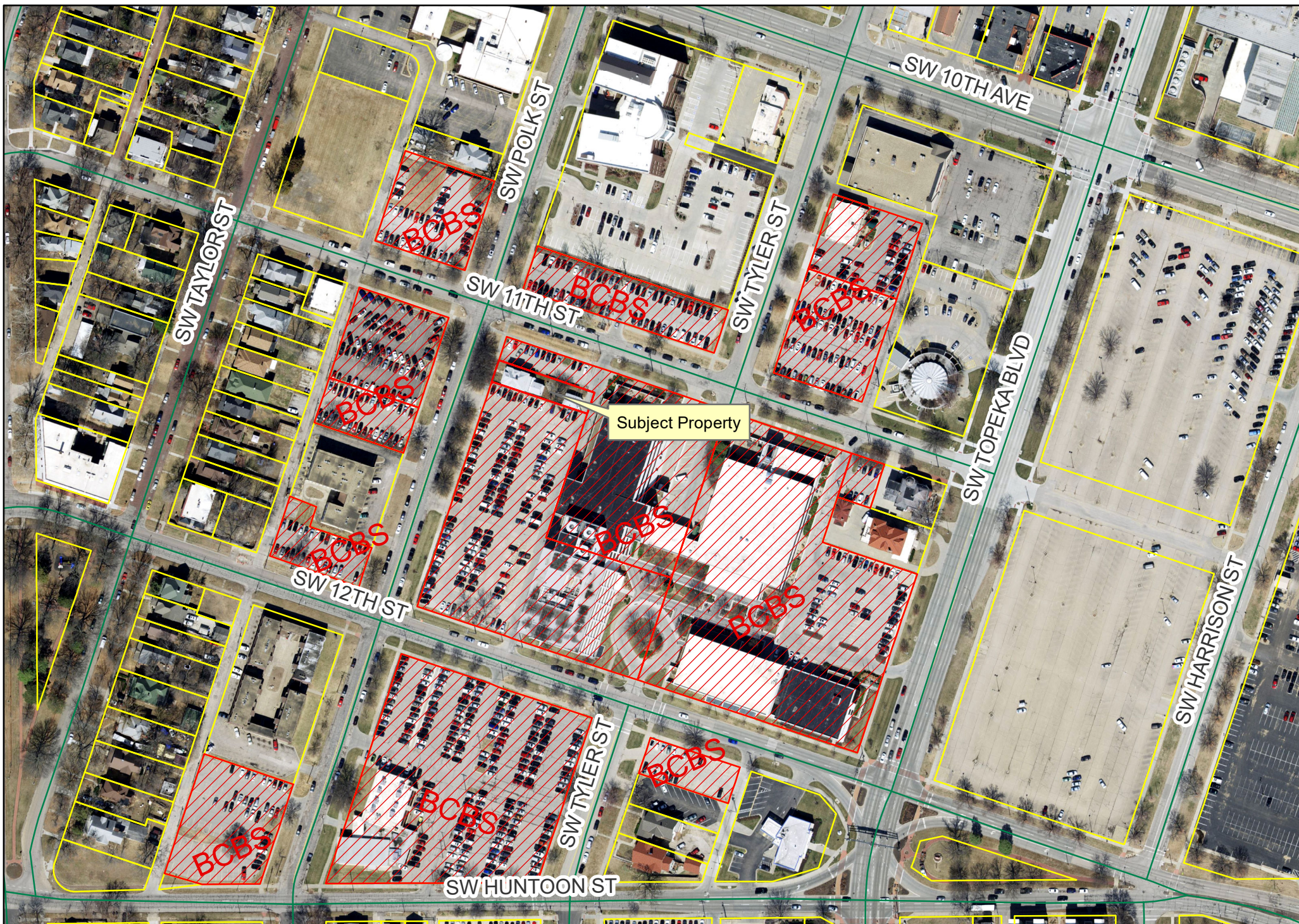
The Master PUD Plan establishes development standards and guidelines as indicated and stated herein.

STAFF RECOMMENDATION: Based upon the above findings and analysis Planning Staff recommends APPROVAL of this proposal, subject to:

1. Use and development of the site in accordance with the **Master Planned Unit Development Plan for Blue Cross and Blue Shield – Revision No. 2** as recorded with the Office of the Shawnee County Register of Deeds.
2. Revising the Use note for NEW AREA XII to indicate: *“No more than a net increase of 12-17 parking stalls upon approval of a Parking Lot Permit, including Landscape Plan, demonstrating the parking lot meets all applicable City requirements.”*
3. Add General Note: *“No building permits shall be issued until Stormwater Management Plans and requirements are met and approved, including granting of any necessary stormwater management easements.”*

ATTACHMENTS:

Aerial Photo
Zoning Map
Future Land Use – Historic Holliday Park
Master PUD Plan



PUD04/6B - Blue Cross & Blue Shield PUD



PUD04/6B - Blue Cross & Blue Shield PUD

A MAJOR AMENDMENT REVISION No. 2 BLUE CROSS AND BLUE SHIELD MASTER PLANNED UNIT DEVELOPMENT PLAN

Part of the Southwest Quarter of Section 31, Township 11 South, Range 16 East of the 6th Principal Meridian,
and part of the Northwest Quarter of Section 6, Township 12 South, Range 16 East of the 6th Principal Meridian
in Topeka, Shawnee County, Kansas.

MAJOR AMENDMENT REVISION No. 2

LEGAL DESCRIPTION:

ON POLK STREET, ODD NUMBERED LOTS 349 THROUGH 377, THE WEST 45 FEET OF LOT 389, LOT 391 EXCEPT THE EAST 105 FEET OF THE NORTH 80 FEET, LOT 393 AND 395, ODD NUMBERED LOTS 417 THROUGH 431, EVEN NUMBERED LOTS 350 THROUGH 424, ALL OF THE ALLEY, NOW VACATED, LYING BETWEEN 11TH STREET AND HUNTOON STREET AND BETWEEN POLK STREET AND TYLER STREET EXCEPT FOR THE WEST HALF OF SAID ALLEY LYING ADJACENT TO THE SOUTH HALF OF LOT 364 AND LOT 366, ON TYLER STREET, ODD NUMBERED LOTS 361 355 THROUGH 419, THE ALLEY LYING ADJACENT TO LOTS 355, 357 AND 359, TYLER STREET AND ALL OF TYLER STREET, NOW VACATED, LYING BETWEEN 11TH STREET AND 12TH STREET, EVENED NUMBERED LOTS 338 THROUGH 400, THE NORTH 10 FEET OF LOT 402, ALL OF THE ALLEY, NOW VACATED, LYING BETWEEN TYLER STREET AND TOPEKA BOULEVARD AND BETWEEN 11TH STREET AND 12TH STREET, EXCEPT THE EAST HALF OF SAID ALLEY LYING ADJACENT TO LOTS 367, 369 AND 371 ON TOPEKA BLVD; ON TOPEKA BOULEVARD, THE WEST 46 1/2 FEET OF LOTS 361, 363 AND 365, ALL EVEN NUMBERED LOTS 373 THROUGH 395, ALL IN ORIGINAL TOWN, ON TYLER STREET, ODD NUMBERED LOTS 433 THROUGH 439 AND THE NORTH HALF OF LOT 441, ALL IN GOULDS ADDITION; ON TYLER STREET, EVEN NUMBERED LOTS 434 THROUGH 448 TOGETHER WITH THE WEST 5 FEET OF THE ALLEY, NOW VACATED, LYING ADJACENT TO SAID LOTS, ALL IN JOEL HUNTOONS ADDITION; BEING IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

LEGAL DESCRIPTION OF PROPERTY WITHIN THE PUD:

On Polk Street, odd numbered Lots 349 through 377, the West 45 feet of Lot 389, Lot 391 except the East 105 feet of the North 80 feet, Lots 393 and 395, odd numbered Lots 417 through 431, even numbered Lots 350 through 362, the North Half of Lot 364, even numbered Lots 368 through 424, all of the alley, now vacated, lying between 11th Street and Huntoon Street and between Polk Street and Tyler Street except for the West Half of said alley lying adjacent to the South Half of Lot 364 and Lot 366; on Tyler Street, odd numbered Lots 361 through 419, all of Tyler Street, now vacated, lying between 11th Street and 12th Street, even numbered Lots 338 through 400, the North 10 feet of Lot 402, all of the alley, now vacated, lying between Tyler Street and Topeka Boulevard and between 11th Street and 12th Street, except the East Half of said alley lying adjacent to Lots 367, 369 and 371 on Topeka Blvd; on Topeka Boulevard, the West 46 1/2 feet of Lots 361, 363 and 365, all of even numbered Lots 373 through 395, all in Original Town; on Tyler Street, odd numbered Lots 433 through 439 and the North Half of Lot 441, all in Goulds Addition; on Tyler Street, even numbered Lots 434 through 448 together with the West 5 feet of the alley, now vacated, lying adjacent to said Lots, all in Joel Huntoons Addition; being in the City of Topeka, Shawnee County, Kansas.

NOTES

- Signage shall be in accordance with that allowed in the 0 & I-2 use group category.
- Illumination shall be confined to the subject site and is not to exceed 3 foot-candles as measured at the lot line.
- New development within the PUD boundary shall conform to the Landscape Regulations adopted by the Topeka City Council, Ordinance No. 17846, dated June 19, 2002, or the most current regulation in effect at the time of development. Any landscaping materials that die will be replaced within one growing season with a similar species of equal or greater point value to maintain minimum planting requirements as required by the landscaping regulations in perpetuity with the development.
- Pursuant to TMC 18.190.060, the applicant must record the master PUD plan with the Shawnee County Register of Deeds within 60 days upon approval of the governing body. Failure by the applicant to record the plan within the prescribed time period or provide the Planning Department two (2) copies of the recorded plan within ninety (90) days of the date of action by the governing body shall deem the zoning petition null and void.
- The principle use associated with all surface parking lots within the property encompassed by the PUD includes all related office buildings within said property.

PARKING LOT ACCESS

ENTRANCE	WIDTH
A	20'
B	25'
C	17'
D	35'
E	24'
F	25'
G	25'
H	21'
I	25'
J	15'
K	24'
L	20'
M	24'
N	17'
O	24'
P	17'
Q	20'
R	25'
S	24'
T	25'
U	24'
V	25'

NOTE: Parking Lots adjoining alleys have access by alley in addition to the access points indicated.

PARKING REQUIREMENTS

BUILDING NAME	NET AREA TOTAL - OFFICE	NET AREA TOTAL STORAGE
Building A	14,584	5,667
Building B	0	11,910
Building C	41,216	0
Building D	72,861	11,060
Building K	62,318	6,000
Building O (Prop.)	100,000	20,000
1234 Polk (Bldg. G)	10,000	3,200
1010 Tyler (Bldg. N)	4,320	1,260
PHASE 1	305,299	59,097
Building A	<14,584>	<5,667>
Building B	0	<11,910>
Customer Serv. (Prop.)	8,400	0
PHASE 2	299,115	41,520

REQUIRED PARKING BY ZONING

PHASE 1	PHASE 2
59,097 S.F. / 1,000 = 60 cars	41,520 S.F. / 1,000 = 42 cars
305,299 S.F. / 400 = 764 cars	299,115 S.F. / 400 = 748 cars
Total Parking Spaces Required: 824	Total Parking Spaces Required: 790
Total Parking Spaces Provided: 1,108	Total Parking Spaces Provided: 1,111

PARKING LOT SPACES

AREA	STALLS
I	200 (171)
II	116
III	58
IV	64
V	101
VI	35
VII	87
VIII	255
IX	52
X	104
XI	36
XII	32

BOOK : _____ PAGE : _____

DATE : _____ TIME : _____

RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS THIS _____ DAY OF _____, 20____.

REBECCA J. NIOCE, REGISTER OF DEEDS

CERTIFICATION OF MASTER PLANNED UNIT DEVELOPMENT PLAN APPROVAL:

MAJOR AMENDMENT REVISION No. 2: ADD TO THE PUD THE SINGLE RESIDENTIAL LOT LOCATED ON LOT 366 AND THE SOUTH HALF OF LOT 364, POLK STREET, INCLUDING THE ADJACENT ALLEY, ALL IN ORIGINAL TOWN. SAID PROPERTY IS TO BE DEVELOPED AS AN INFILL PORTION OF THE EXISTING SURFACE PARKING LOTS TO THE NORTH AND SOUTH. NO ADDITIONAL STREET ACCESS POINTS ARE PROPOSED.

BILL FIANDER, PLANNING DIRECTOR

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME BILL FIANDER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF: I HEREBY SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTE

This Planned Unit Development (PUD) Master Plan has been reviewed and approved in accordance with the provisions of Chapter 18.190 of the Comprehensive Zoning Regulations of the City of Topeka and Shawnee County, Kansas, and may be amended only as prescribed in Topeka Municipal code 18.190.070 and as set forth on this document or as may subsequently be approved and recorded.

AMENDMENTS

The Property Owner(s) solely may initiate amendment(s) to the approved Planned Unit Development Master Plan, and should more than one entity hold title, then all of the Owners of all such title shall be required to execute any such amendments.

VARIANCE NOTE

Pursuant to Section 48-24.07 of the Comprehensive Zoning Regulations, the Topeka Planning Commission hereby grants the following variances.

Variance to reduce the perimeter setback requirement of Section 48-24.02(b)(2)(a) for the following frontages within the subject property:

North right-of-way, SW 12th St. from SW Polk St. to S Topeka Blvd.: from 30 feet to 8 feet.
West right-of-way, SW Topeka Blvd. from SW 11th St. to SW 12th St.: from 30 feet to 20 feet.
South right-of-way, SW 11th St. from SW Polk St. to S Topeka Blvd.: from 30 feet to 20 feet.
East right-of-way, SW Polk St. from SW 11th St. to SW 12th St.: from 30 feet to 20 feet.
1227 SW Polk St.: from 30 feet to 4 feet along SW Polk St., and from 30 feet to 20 feet along SW Huntoon St. to accommodate the existing structure.
1010 SW Tyler: from 30 feet to 0 feet along the adjacent alley right of way, and from 30 feet to 20 feet along SW Tyler St.

IN TESTIMONY WHEREOF: THE OWNER(S), BLUE CROSS & BLUE SHIELD OF KANSAS INC.*, A KANSAS, CORPORATION, BY MATTHEW D. ALL, PRESIDENT, HAS CAUSED THESE PRESENTS TO BE SIGNED

THIS _____ DAY OF _____, 20____.

MATTHEW D. ALL,
PRESIDENT
BLUE CROSS & BLUE SHIELD OF KANSAS, INC.

STATE OF KANSAS, COUNTY OF SHAWNEE, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY

PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MATTHEW D. ALL, PRESIDENT, OF BLUE CROSS & BLUE SHIELD OF KANSAS, INC., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON(S) DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF: I HAVE HEREUNTO SET MY HAND, AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

*FORMERLY KNOWN AS:
Kansas Hospital Service Association, Inc.;
Kansas Physicians Service Association, Inc.
and Kansas Blue Shield;
Blue Cross of Kansas, Inc. and Blue Shield of Kansas, Inc.;
Blue Cross and Blue Shield, Inc.
*Blue Cross & Blue Shield of Kansas Inc.

Bartlett & West

www.bartlettwest.com

PUD04/06B PROJECT NUMBER - 15489.002
MAJOR REVISION No. 2 - 5/24/2019

PUD04/06A PROJECT NUMBER - 15489.000
MAJOR REVISION No. 1 - 6/6/2008

Professional Engineering Consultants, P.A.
1263 SW TOPEKA BLVD. • TOPEKA, KANSAS 66612
785-233-8300 • FAX 785-233-8855

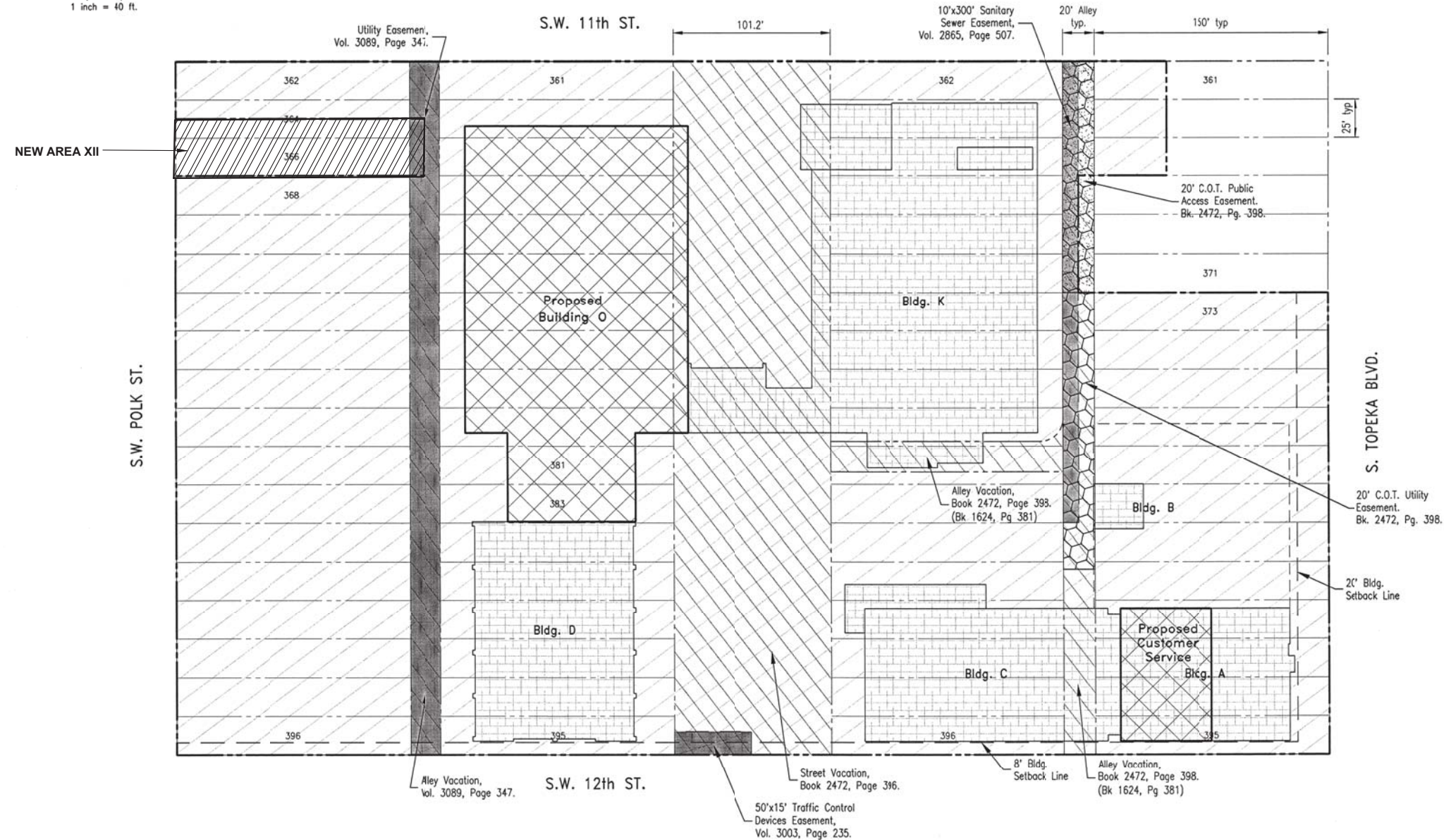
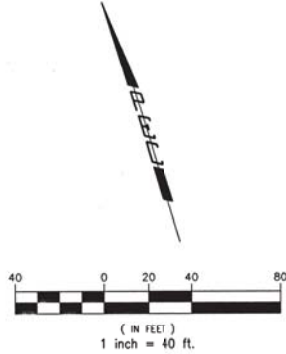
PLAN PREPARATION DATE: JUNE 9, 2004

Sheet 1 of 3

A MAJOR AMENDMENT REVISION No. 2
BLUE CROSS AND BLUE SHIELD
MASTER PLANNED UNIT DEVELOPMENT PLAN

Part of the Southwest Quarter of Section 31, Township 11 South, Range 16 East of the 6th Principal Meridian,
and part of the Northwest Quarter of Section 6, Township 12 South, Range 16 East of the 6th Principal Meridian
in Topeka, Shawnee County, Kansas.

BOOK : _____ PAGE : _____
DATE : _____ TIME : _____



LEGAL: Or Polk Street, Lot 362, the North Half of Lot 364, even numbered Lots 368 through 396, all of the alley, now vacated, lying between 11th Street and 12th Street and between Polk Street and Tyler Street except for the West Half of said alley lying adjacent to the South Half of Lot 364 and Lot 366; on Tyler Street, odd numbered Lots 361 through 395, all of Tyler Street, now vacated, lying between 11th Street and 12th Street, even numbered Lots 362 through 396, the North 10 feet of Lot 402, all of the alley, now vacated, lying between Tyler Street and Topeka Boulevard and between 11th Street and 12th Street, except the East Half of said alley lying adjacent to Lots 367, 369 and 371 on Topeka Blvd; on Topeka Boulevard, the West 46 1/2 feet of Lots 361, 363 and 365, all of even numbered Lots 373 through 395, all in Original Town, being in the City of Topeka, Shawnee County, Kansas.

USE GROUP CATEGORY:
O&J office campus with associated surface parking.

TOTAL STRUCTURES:
Existing: 85,430 Square Feet of Ground Floor Area.
Phase I: Additional 40,000 Square Foot maximum Ground Floor Area with 200 stall surface parking.
Phase II: Removal of 24,000 Square Foot building footprint area; addition of 6,000 Square Foot ground floor area max. with a total of 171 stall surface parking.

PARCEL SIZE: 310,125 S.F.

MAXIMUM BUILDING HEIGHT: 90 Feet

MAJOR AMENDMENT REVISION No. 2
NEW AREA XII
PARKING - 32 STALL SURFACE PARKING ASSOCIATED WITH PRINCIPAL USE.

LEGAL:
LOTS 366, SOUTH HALF OF 364, AND ADJACENT ALLEY, ORIGINAL TOWN.

USE CATEGORY: O & J-2

TOTAL STRUCTURES: NONE

PARCEL SIZE: 6,075 SQ. FT.

LANDSCAPE - PROPERTY						
TREE TYPE	QTY			PTS		
	A	B	C	A	B	C
Blue Spruce	3	0	0	45	0	0
Elm	0	0	0	0	0	0
Hackberry	17	0	0	255	0	0
Locust	5	0	0	75	0	0
Ornamental	17	0	0	255	0	0
Pear	0	0	0	0	0	0
Pine	1	1	0	15	20	0
Pin Oak	8	6	2	120	120	50
Redbud	1	0	0	15	0	0
Silver Maple	0	0	1	0	0	25
Sycamore	0	0	2	0	0	50
Shrubs	0	0	0	0	0	0
TOTAL						1,045

A = 6'-10", B = 11'-24", C = 24'+

LANDSCAPE - R.O.W.						
TREE TYPE	QTY			PTS		
	A	B	C	A	B	C
Blue Spruce	0	0	0	0	0	0
Elm	0	0	1	0	0	25
Hackberry	1	1	0	15	20	0
Locust	0	0	1	0	0	25
Ornamental	0	0	0	0	0	0
Pear	0	16	4	0	320	100
Pine	0	0	0	0	0	0
Pin Oak	0	0	0	0	0	0
Redbud	0	0	0	0	0	0
Silver Maple	0	0	0	0	0	0
Sycamore	0	0	0	0	0	0
Shrubs	10	0	0	10	0	0
TOTAL						515

A = 6'-10", B = 11'-24", C = 24'+

LEGEND	
--- PUD Boundary Line	▨ PUD Lot
--- Lot Line	▩ Existing Building
--- Right-of-Way	▩ Proposed Building
▨ Easement	▩ Vacation

Bartlett & West

www.bartlettwest.com

PUD04/06B PROJECT NUMBER - 15489.002
MAJOR REVISION No. 2 - 5/24/2019

PUD04/06A PROJECT NUMBER - 15489.000
MAJOR REVISION No. 1 - 6/6/2008

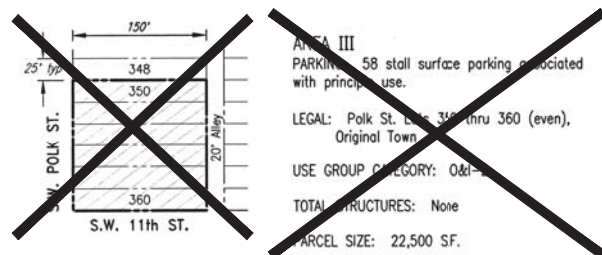
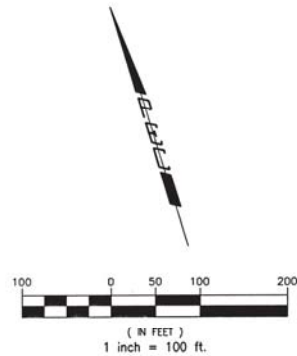
Professional Engineering Consultants, P.A.
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785-233-8300 • FAX 785-233-8855

PLAN PREPARATION DATE: JUNE 9, 2004

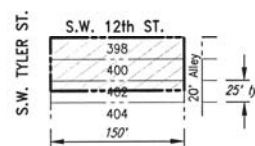
Sheet 2 of 3

A MAJOR AMENDMENT REVISION No. 2 BLUE CROSS AND BLUE SHIELD MASTER PLANNED UNIT DEVELOPMENT PLAN

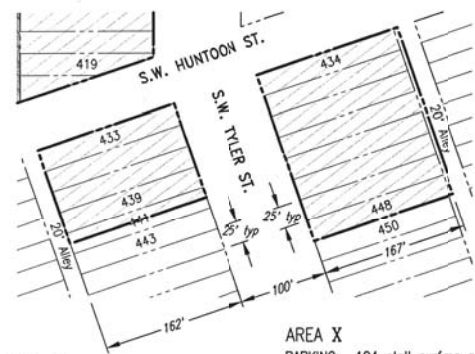
Part of the Southwest Quarter of Section 31, Township 11 South, Range 16 East of the 6th Principal Meridian,
and part of the Northwest Quarter of Section 6, Township 12 South, Range 16 East of the 6th Principal Meridian
in Topeka, Shawnee County, Kansas.



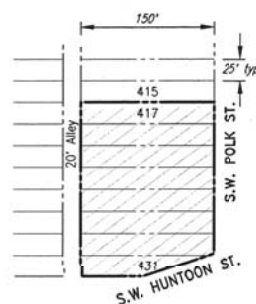
AREA III
PARKING: 58 stall surface parking associated with principle use.
LEGAL: Polk St. Lots 348 thru 360 (even), Original Town
USE GROUP CATEGORY: O&I-2
TOTAL STRUCTURES: None
PARCEL SIZE: 22,500 S.F.



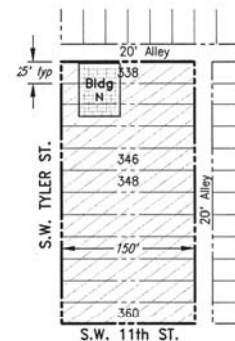
AREA XI
PARKING: 36 stall surface parking associated with principle use.
LEGAL: Tyler St. Lots 398-400, N 10' 402, Original Town
USE GROUP CATEGORY: O&I-2
TOTAL STRUCTURES: None
PARCEL SIZE: 11,250 S.F.



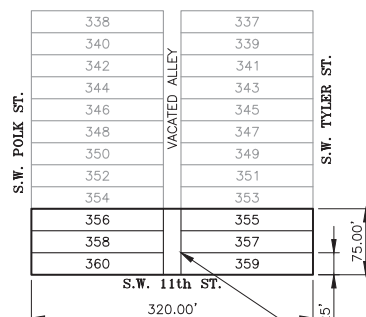
AREA IX
PARKING: 52 stall surface parking associated with principle use.
LEGAL: Tyler St. Lots 433 thru 439 (odd), & N 1/2 Lot 441, Goulds Addition
USE GROUP CATEGORY: O&I-2
TOTAL STRUCTURES: None
PARCEL SIZE: 16,200 S.F.



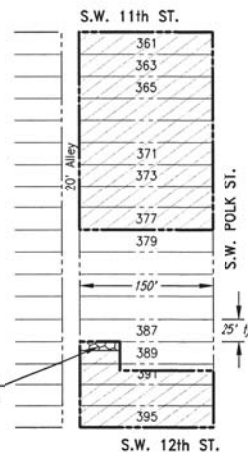
AREA VII
PARKING: 87 stall surface parking associated with principle use.
LEGAL: Polk St. Lots 417 thru 431 (odd), Original Town
USE GROUP CATEGORY: O&I-1
TOTAL STRUCTURES: None
PARCEL SIZE: 28,950 S.F.



AREA II
PARKING (North): 38 stall surface parking associated with existing office building
LEGAL: Tyler St. Lots 338 thru 346 (even), Original Town
USE GROUP CATEGORY: O&I-2
TOTAL STRUCTURES: Existing 2,852 Square Feet of Ground Floor Area.
PARCEL SIZE: 18,750 S.F.
MAXIMUM BUILDING HEIGHT: 45 Feet
PARKING (South): 78 stall surface parking
LEGAL: Tyler St. Lots 348 thru 360 (even), Original Town
USE GROUP CATEGORY: O&I-2
TOTAL STRUCTURES: None
PARCEL SIZE: 26,250 S.F.



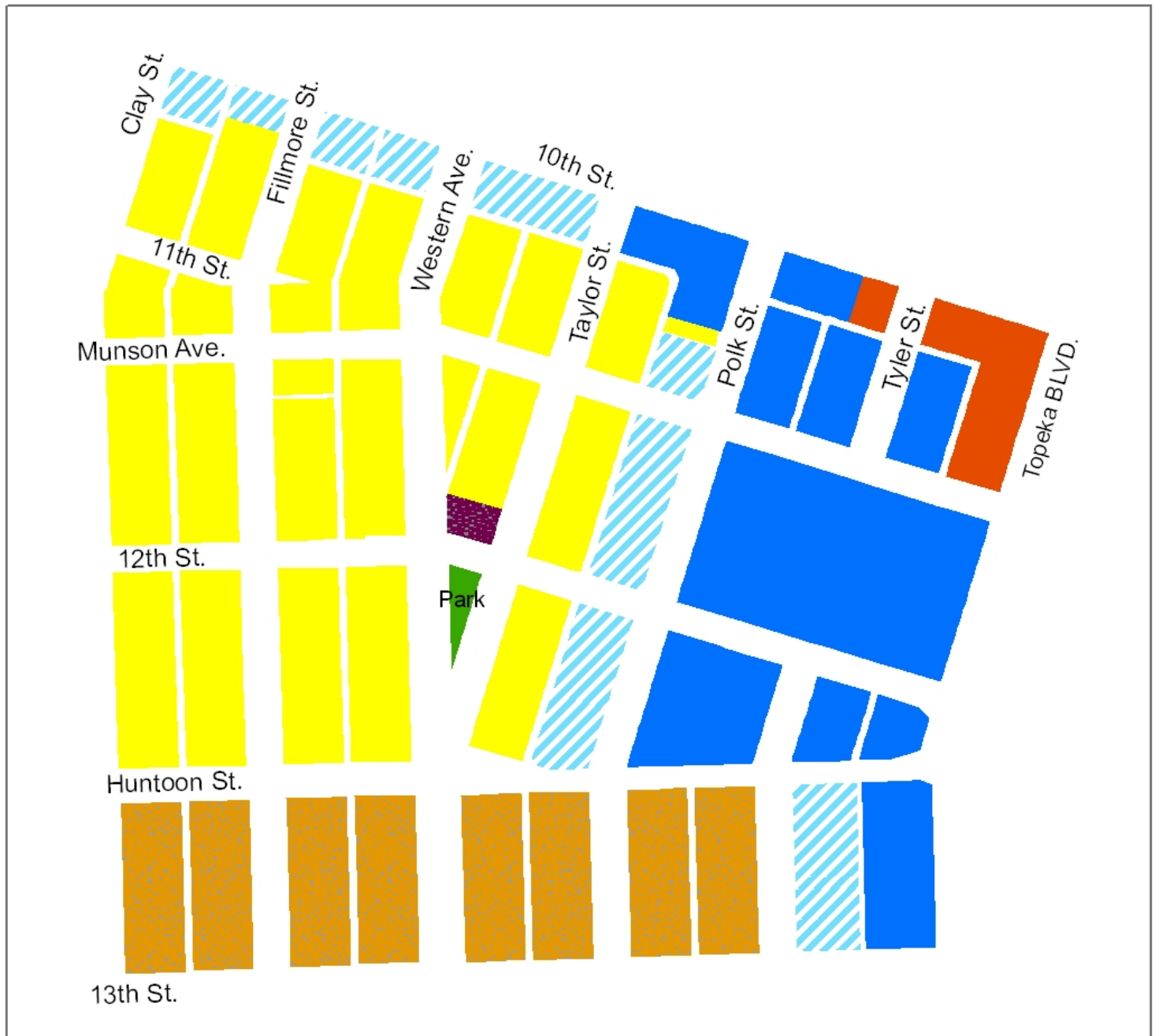
AREA V
PARKING: 28 stall surface parking associated with principle use.
LEGAL: Polk St. Lot 36 & N 15' of Lot 363, Exc W 55' of Lot 361 & W 55' of N 15' of Lot 363 on Polk, Original Town
USE GROUP CATEGORY: O&I-1
TOTAL STRUCTURES: None
PARCEL SIZE: 3,800 S.F.
PARKING: 40 stall surface parking associated with principle use.
LEGAL: Polk St. W 55' of Lots 361, W 55' of N 15' Lot 363, S 10' Lot 363, Lots 365 thru 371 (odd), Original Town
USE GROUP CATEGORY: O&I-1
TOTAL STRUCTURES: None
PARCEL SIZE: 18,700 S.F.
PARKING: 33 stall surface parking associated with principle use.
LEGAL: Polk St. Lots 373 thru 377 (odd), Original Town
USE GROUP CATEGORY: O&I-1
TOTAL STRUCTURES: None
PARCEL SIZE: 11,250 S.F.










AREA VI
PARKING: 35 stall surface parking associated with principle use.
LEGAL: Polk St. W 45' Lot 389-Lot 391, Less E 105' of N 8 1/2 & all of Lots 393-395, Original Town
USE GROUP CATEGORY: O&I-1
TOTAL STRUCTURES: None
PARCEL SIZE: 11,875 S.F.



Historic Holliday Park Neighborhood Future Land Use Plan Map #7

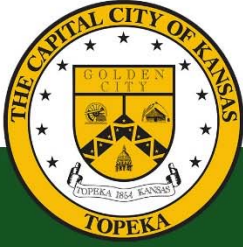


Future Land Uses

- | | |
|--|---|
|  Commercial |  Open Space |
|  Mixed Use |  Residential - Low Density (Urban) |
|  Office - Professional Services |  Residential - Medium Density |
|  Office / Residential | |



Discussion Item
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

Re: Central Park Neighborhood Plan

Date: July 15, 2019

Background

The Central Park NIA was awarded the 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 nearing 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, 2019 to update their 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 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.

The final neighborhood meeting will be held on August 1st. All property owners in the Central Park NIA have been invited to the final meeting. Here, the draft plan will be presented with discussion so as to gain feedback and input from the neighborhood. Staff will then incorporate this feedback into the final 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>

The purpose of the July 15th discussion is to allow the Planning Commission to preview a summary of the draft plan before scheduling a public hearing. Staff will present the plan at the future public hearing for approval as part of the City’s Comprehensive Plan.

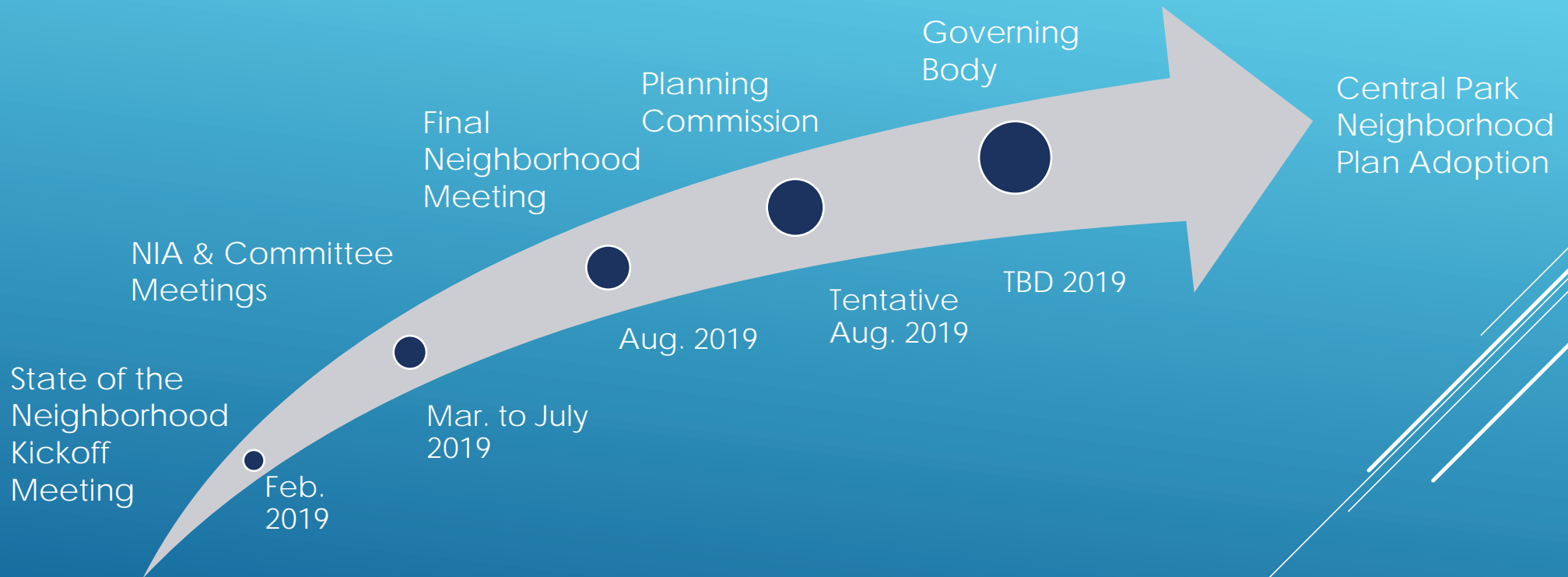
CENTRAL PARK

Central Park NIA & City of Topeka Planning
Department

Neighborhood Plan

2019 Update

PROCESS



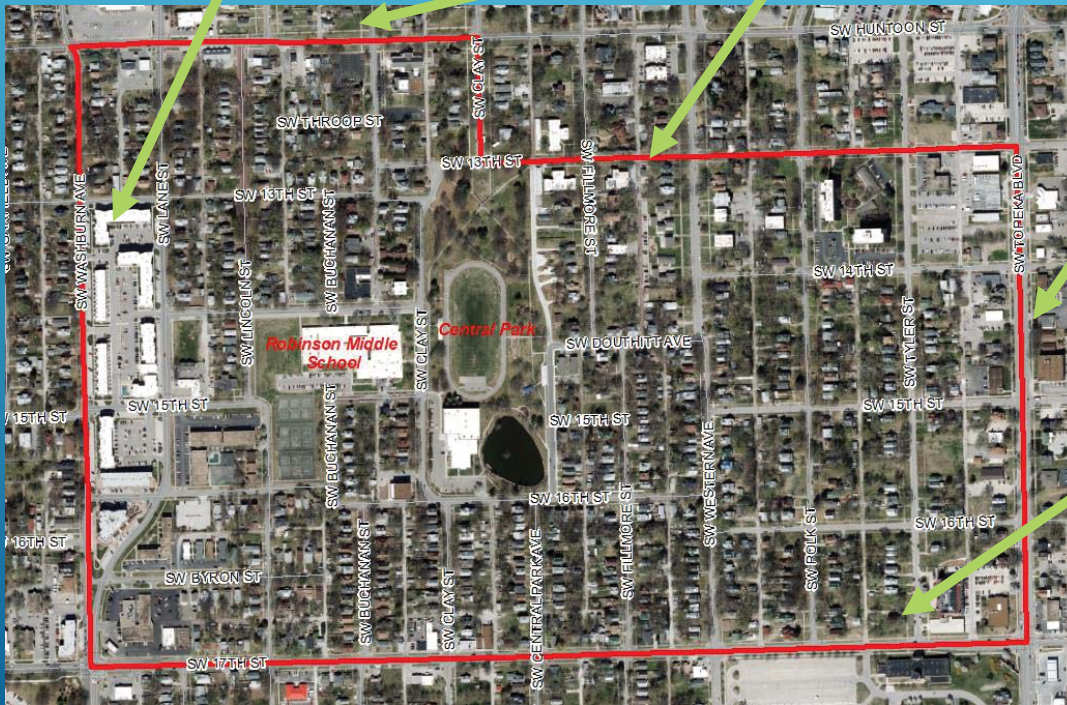
CENTRAL PARK PLANNING AREA

West: SW Washburn Ave


North: SW Huntoon &
SW 13th Street

East: SW Topeka Boulevard

South: SW 17th Street



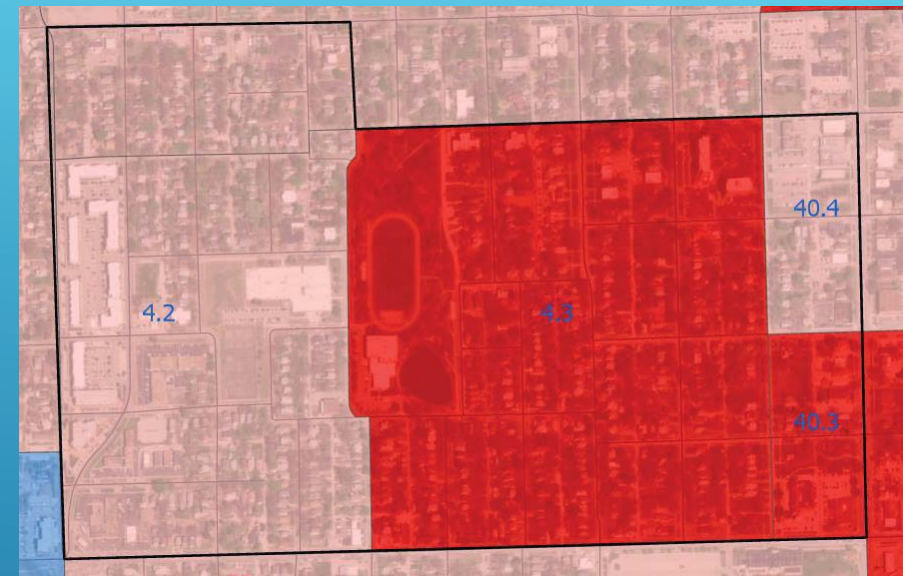
HISTORY

- 1890 - Consolidated into city limits
 - 1901 - 15 acre Central Park dedicated
 - 1966 - Tornado hits Topeka tearing through Central Park
 - 1998 – Holiday Park Neighborhood Plan adopted; downzoning of neighborhood to Single Family
 - 2008 – Central Park Neighborhood Plan Adopted
- 
- Several white lines of varying lengths and angles are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

HEALTH MAP

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 Tract Block Groups and do not conform to recognized neighborhood boundaries



Legend

- Healthy
- Out Patient
- At Risk
- Intensive Care

EXISTING CONDITIONS

Housing



Owner Occupancy



Crime



Infrastructure



CONDITIONS

Housing:

- Mean Single Family Home Value - \$30,838
- 37% of units are single- or two-family
- Nearly 2,000 deficiencies found in the housing stock

Crime:

- Higher rates of crime located near multi-family and commercial uses

Owner Occupancy:

- Only 35% of single- and two-family housing units are owner occupied
- 60% of units are multi-family

Infrastructure:

- Pavement, curb, and gutter had recently been replaced.
- Some ADA compliant ramps installed in neighborhood
- Sidewalks improvements are greatest infrastructure need.

KEY ISSUES

Housing

- High percentage of vacant lots found in Central Park
- Low rates of owner occupied single-family housing

Infrastructure

- Alleys and sanitary sewer in need of repair/replacement
 - Lack of sidewalk connectivity east of Central Park
- 
- Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

GOALS OF THE PLAN

- Engage community members and Central Park NIA to promote citizen buy-in
- Improve housing conditions by focusing development in vacant lots and rehabilitation
- Systematically improve infrastructure
- Improve health rating for Central Park from “intensive care” / “at risk” to “out patient” or “healthy”

FUTURE LAND USE



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

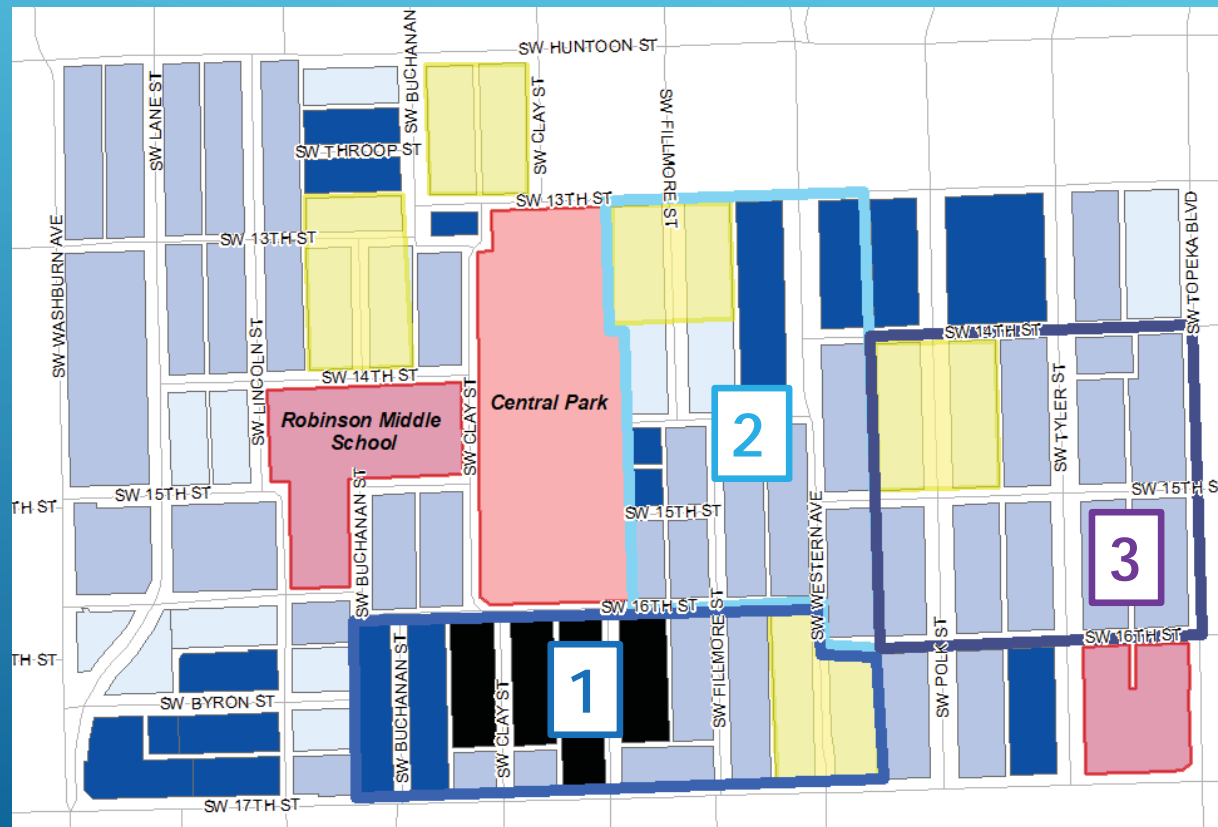
COMPOSITE SCORE



Composite block scores are created using:

- Housing conditions
- Owner occupancy
- Infrastructure
- Crime data

TARGET AREA SELECTION



Areas In Need

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

SORT HOUSING

Infill Housing:

- Identify vacant parcels
- Partner with Cornerstone for infill housing project(s)

Rehabilitation:

- Large single family houses throughout the neighborhood
- Rehabilitation requires dwelling to be brought up to code.



SORT INFRASTRUCTURE – TARGET AREA 1

Boundaries: Alley west of Buchanan, 16th Street, alley east of Western, and 17th Street

Sewer

- North to South Between Clay and Central Park
- East to West Between 17th and 16th
- North to South Between Fillmore and Western

Alley

- North to South Between Clay and Central Park
- East to West Between 17th and 16th
- North to South Between Fillmore and Western
- North to South Between Central Park and Fillmore

Sidewalks

- East Side of Buchanan
- East Side of Clay
- West Side of Central Park
- East Side of Fillmore
- Both Sides of Western



Legend

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

SORT INFRASTRUCTURE – TARGET AREA 2

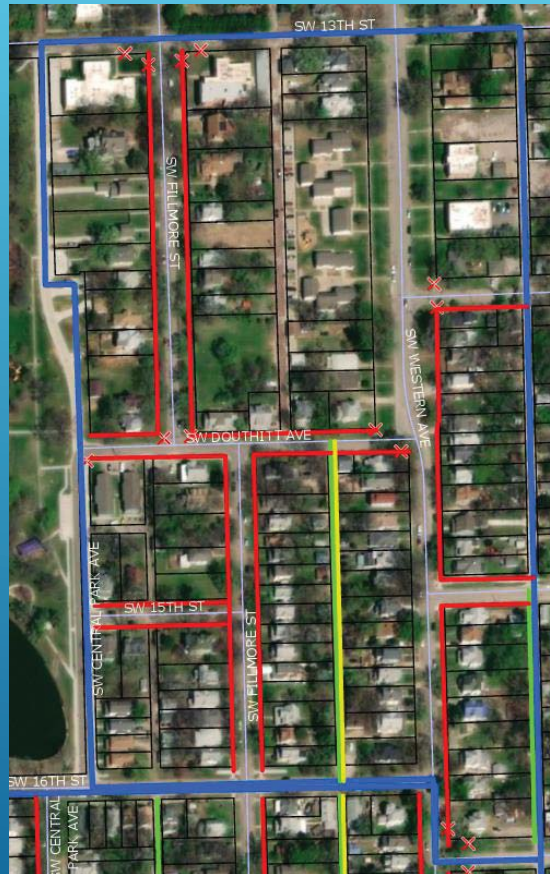
Boundaries: Alley west of Buchanan, 16th Street, alley east of Western, and 17th Street

Sidewalks

- 16th to 13th along Fillmore
- 16th to 14th East Side of Western
- North and South along Douthitt
- Infill on half blocks

Alley

- North to South Between Fillmore and Western
- North to South Between Western and Polk



Sewer

- North to South Between Fillmore and Western

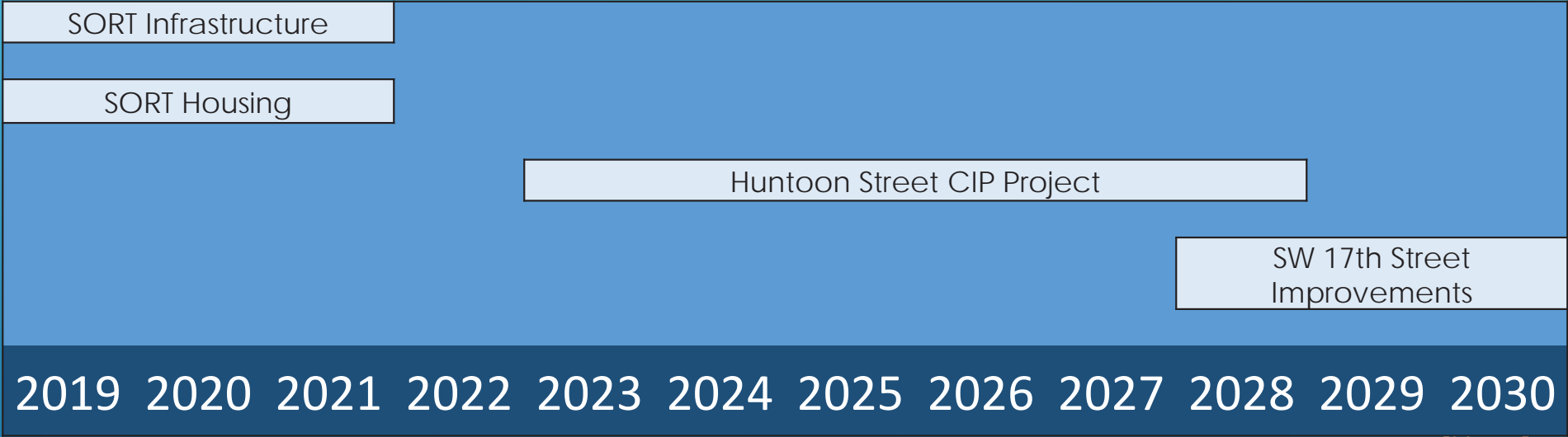
Legend

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

FUNDING

• SORT Infrastructure	\$1,400,000
• SORT Housing	\$330,000
• City-wide ½ cent sales tax	TBD
• County-wide ½ cent sales tax	TBD

TIMELINE



NEXT STEPS

- Available online at <https://www.topeka.org/planning/neighborhood-area-plans/>
- Public comments available until **August 01, 2019**
- Ask for NIA approval on **August 01, 2019**
- Planning Commission Public Hearing tentatively scheduled for **August 19, 2019**

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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)

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ACKNOWLEDGEMENTS

Central Park Neighborhood Improvement Association

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Don Perkins – Vice President
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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.

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RELATION TO OTHER PLANS

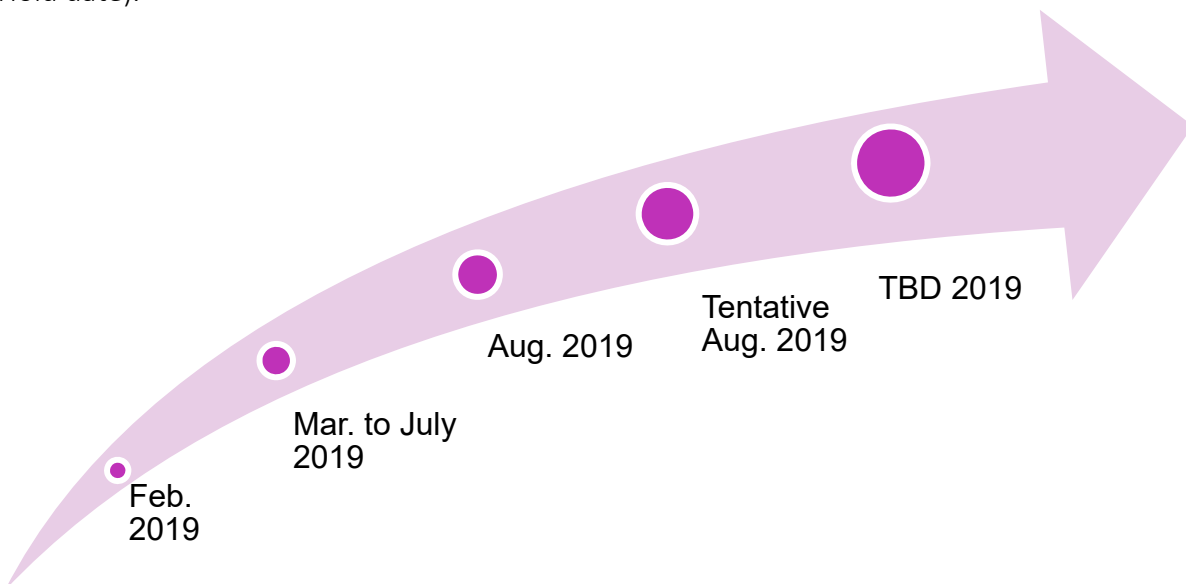
The Central Park Neighborhood Plan constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan 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. (Refer to flow chart on page (Insert Page Num)).

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 (hold date) at the (hold location). A work session was held with the City of Topeka Planning Commission on (Hold date).



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CENTRAL PARK NEIGHBORHOOD PLAN PROCESS



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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.

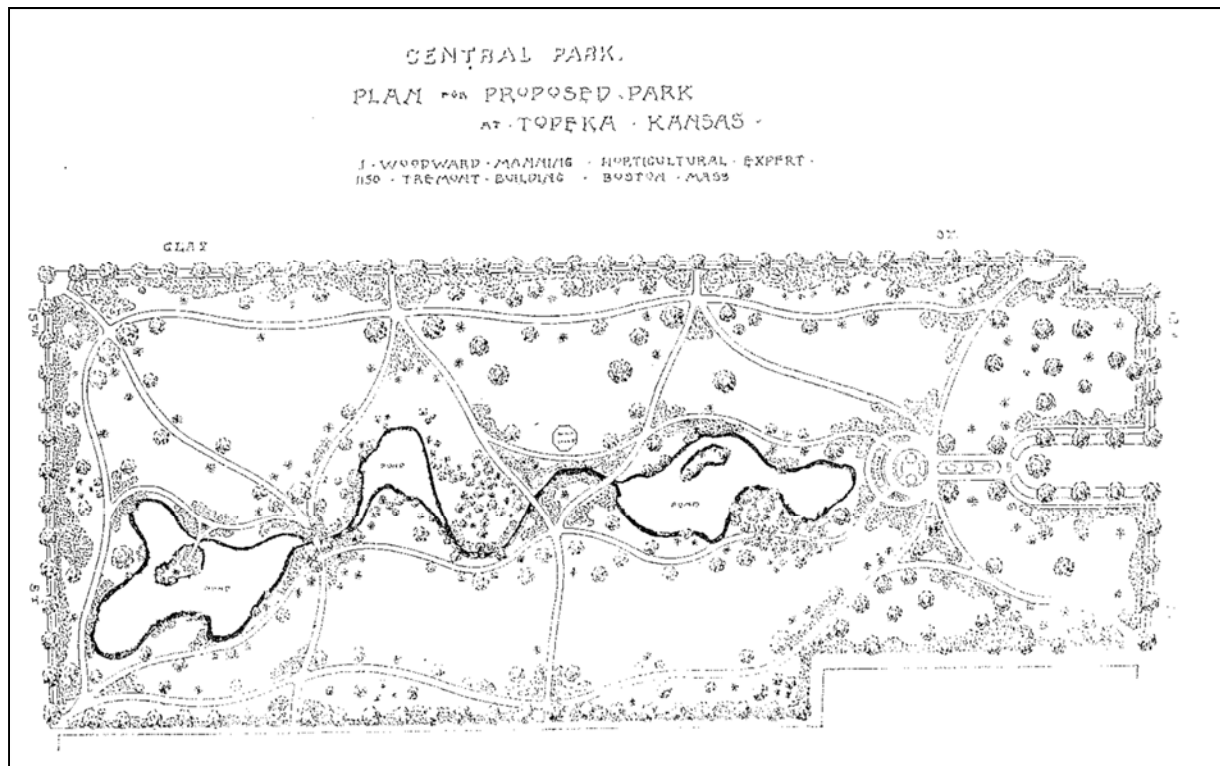
HISTORY

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.

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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

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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:

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“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.

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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.

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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.

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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 4 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. This indicates that housing conditions within Central Park continue to be relatively poor and experience significant deficiencies.

While deficiencies show housing conditions continue to worsen 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.

Deficiency Type	Total
-----------------	-------

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Minor Deficiencies	1,017
Intermediate Deficiencies	676
Major Deficiencies	242
Total	1,935













Table #4: Housing Conditions

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Current Land Use Map 1



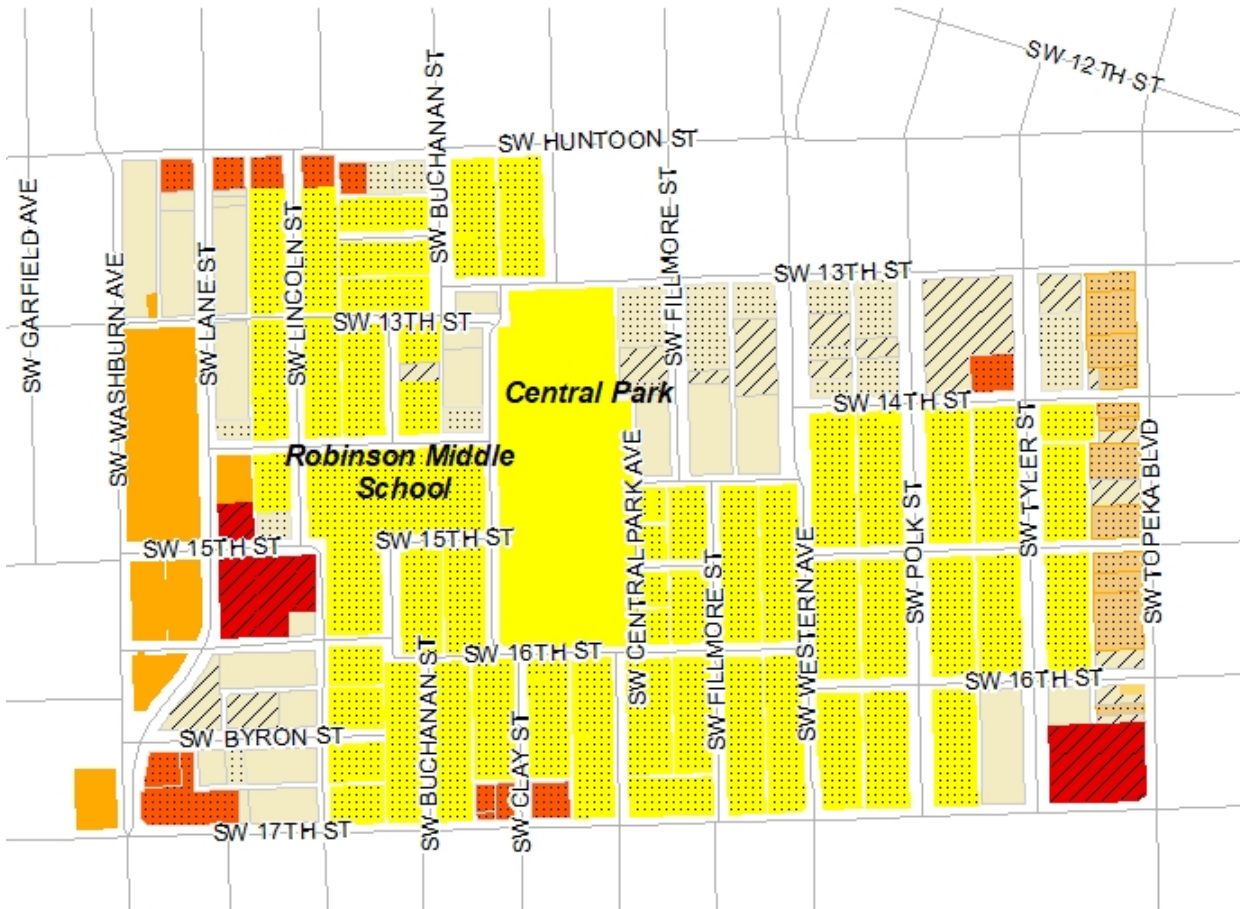
Land Use Classifications

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




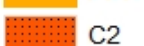


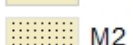
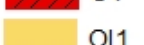

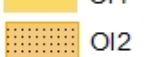


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Zoning Map 2



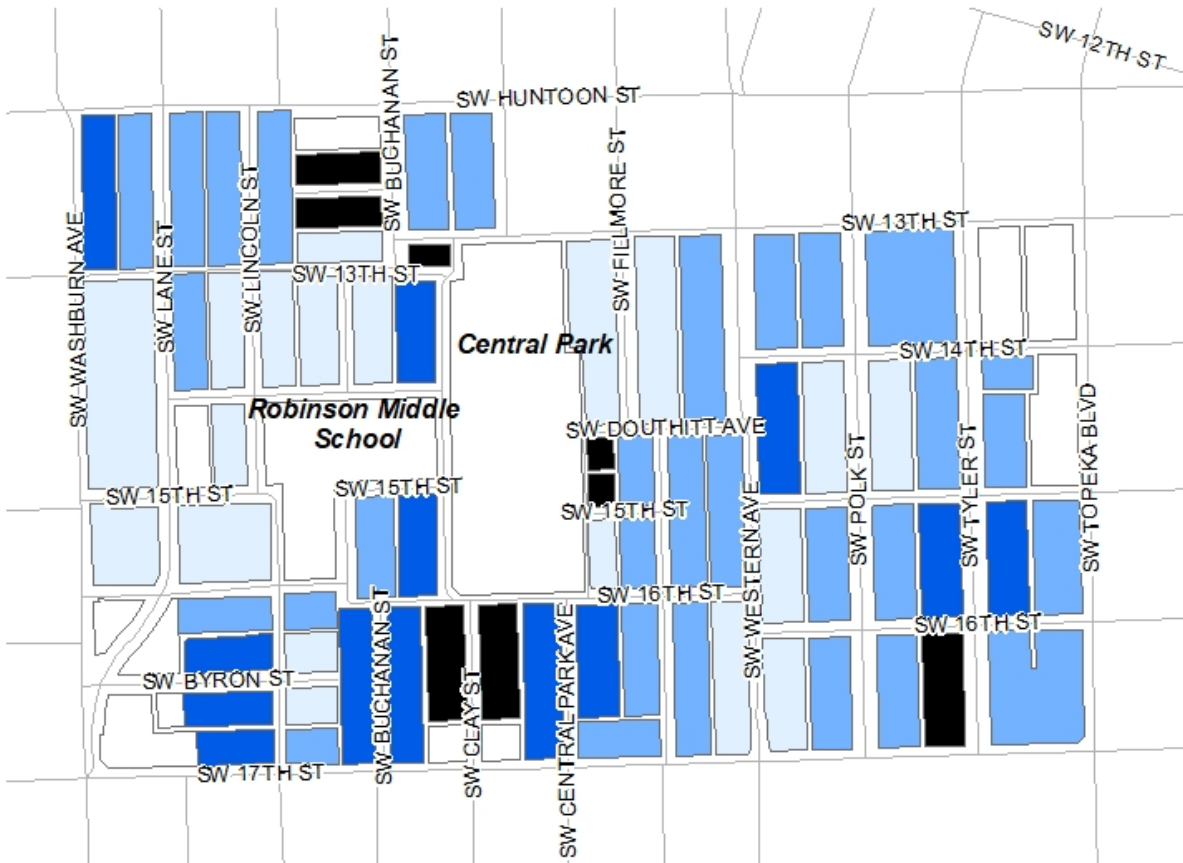
Zoning

 R1	 PUD
 R2	 C2
 M1	 C4
 M2	 OI1
 M3	 OI2

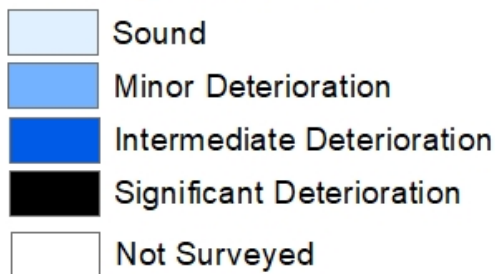


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Housing Conditions Map 3



Housing Conditions



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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

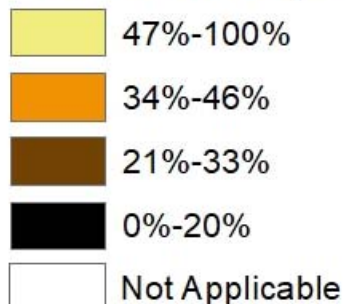
Infrastructure includes pavement, sidewalk, curb, and alleyway conditions. Recently, all curbs, gutters, and streets (front and side) have been improved to urban standards. However, much of the neighborhood lacks proper sidewalk infrastructure with over 55% of the parcels having cracked, broken, missing, 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



Infrastructure Conditions Map 5



Infrastructure

-  No Defects
-  Minor Maintenance
-  Intermediate
-  Major Repairs

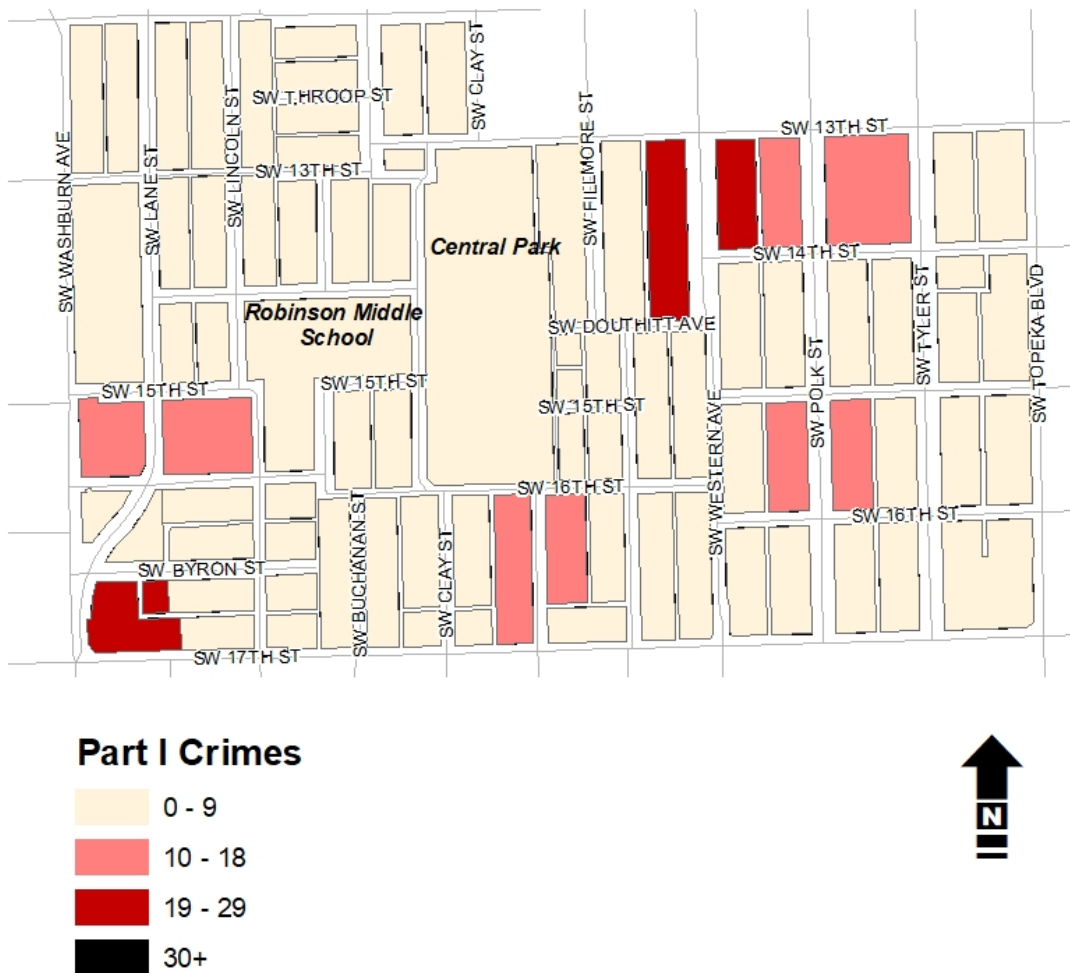


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PUBLIC SAFETY

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*

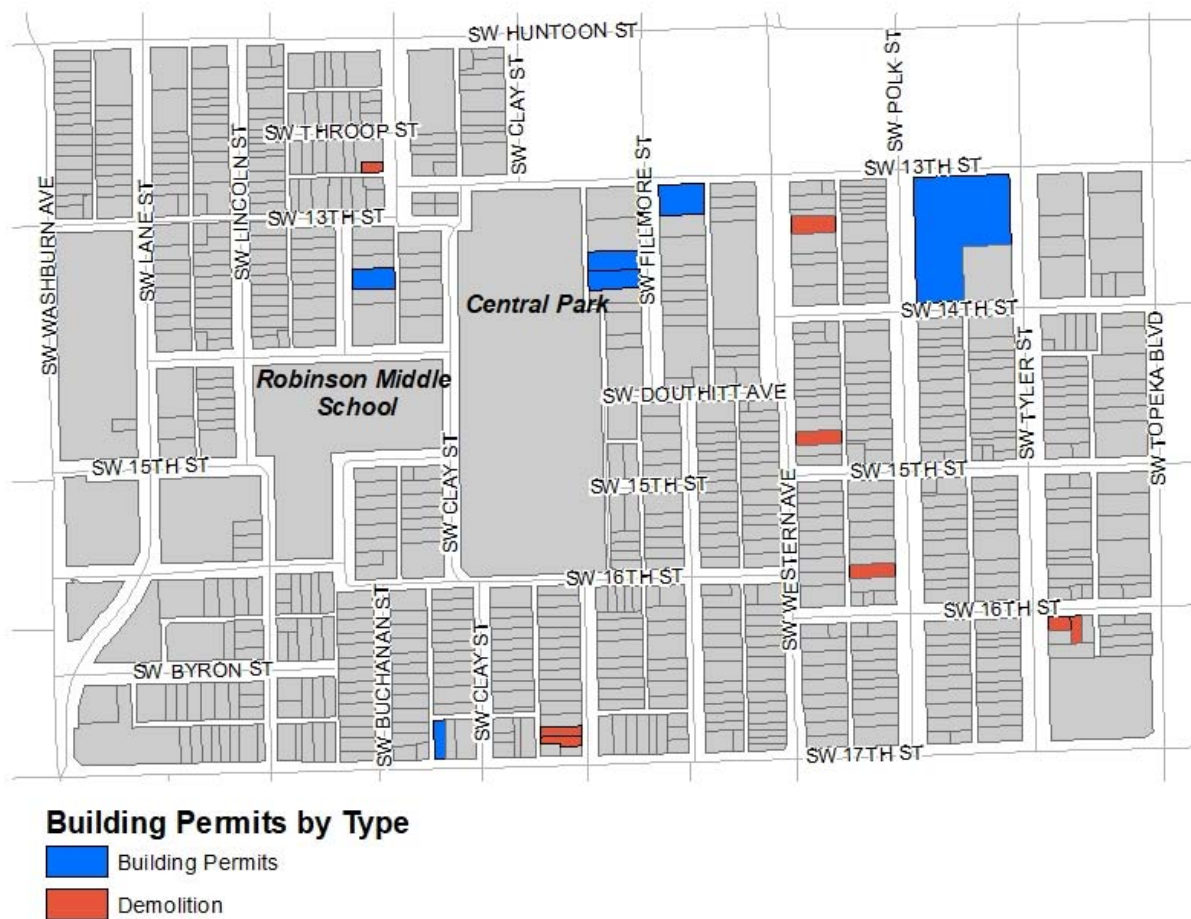


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BUILDING ACTIVITY

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*



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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 5-Table 7)

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 Maptitude, a GIS mapping system that assists in breaking down partial census tract data. Table 5 shows that the population saw a decreased 12.5% between 1990 to 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 #5: 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

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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 and 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 #6: 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 #7: 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

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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

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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

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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.

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CHAPTER 4
FUTURE LAND
USE PLAN

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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



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)



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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

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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

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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

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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

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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.

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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

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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 to 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

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Partner with Cornerstone to develop new infill housing (funding dependent)

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

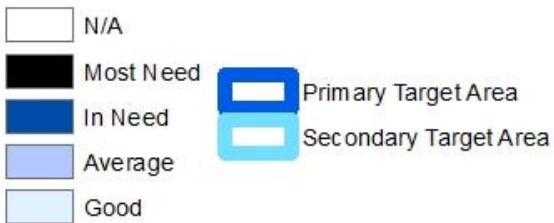


Example 3
Paved alley approaches and gravel

Target Area Evaluation Map 9



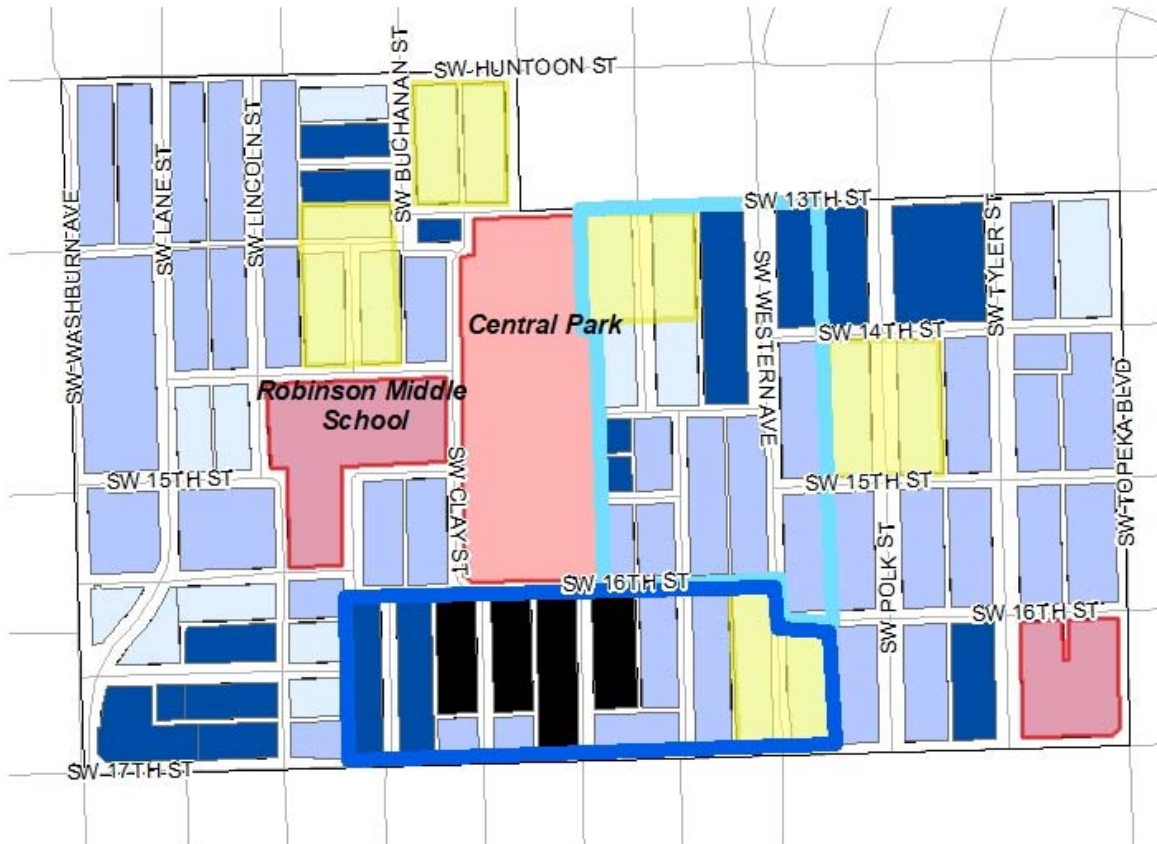
Areas In Need




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Target Area Concept Map

Map 10



Areas In Need

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



NEIGHBORHOOD-WIDE STRATEGIES

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

Daniel Burnham, Chicago City Planner

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

HOUSING

HOUSING REHABILITATION

When City funds are used, priority investments into housing rehabilitation should be focused in the areas outlined in the Target Area Strategies section 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.

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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.

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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:

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- 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.

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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

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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.

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.

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BEFORE



AFTER



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.

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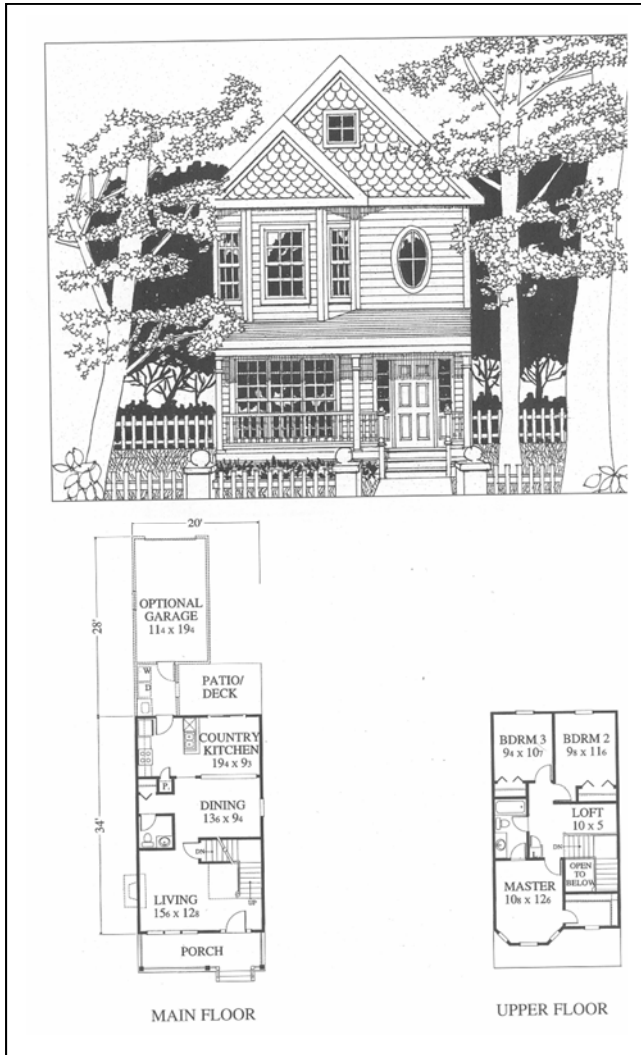
Architectural Characteristics of Central Park Housing:

	Housing Type	Characteristics (Typical)
	Victorian Queen Anne (1880-1910) <ul style="list-style-type: none"> • 2 ½ story gable front 	<ul style="list-style-type: none"> ▪ High pitched, front-gabled roof ▪ Wrap-around front porch ▪ Asymmetrical façade ▪ Textured shingle siding ▪ Trim detailing ▪ Detailed spindle work
	Homestead (1900-20) <ul style="list-style-type: none"> • 2 ½ story side-gabled built to fit narrow lot 	<ul style="list-style-type: none"> ▪ Simple rectangular shape ▪ Front-gabled roof ▪ Columned front porch ▪ Multiple roof lines ▪ Trim detailing
	Bungalow (1910-25) <ul style="list-style-type: none"> • 1 ½ story gable front on narrow lot 	<ul style="list-style-type: none"> ▪ Short, vertical profile ▪ Front porch ▪ Raised foundation ▪ Stone or brick column bases ▪ Multiple roof lines
	Prairie School (1900-20) <ul style="list-style-type: none"> • 2 ½ story hipped roof 	<ul style="list-style-type: none"> ▪ Wide horizontal profile ▪ Wide overhanging eaves ▪ Flat or hipped roof ▪ Solid construction ▪ Windows grouped in horizontal bands

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Characteristics of New Infill Housing for Central Park:

Detached Single-Family



- A functional covered front porch.
- 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



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.

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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.

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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.

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.

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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.

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.

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

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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

These sidewalks could be replaced with ADA compliant concrete sidewalks.

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

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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.

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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

Washburn at:

Huntoon

17th

Inbound:

Lane at:

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

Huntoon at:

N/A

Inbound

Huntoon at:

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

17th at:

Topeka

Lane

Inbound

17th at:

Washburn

Topeka

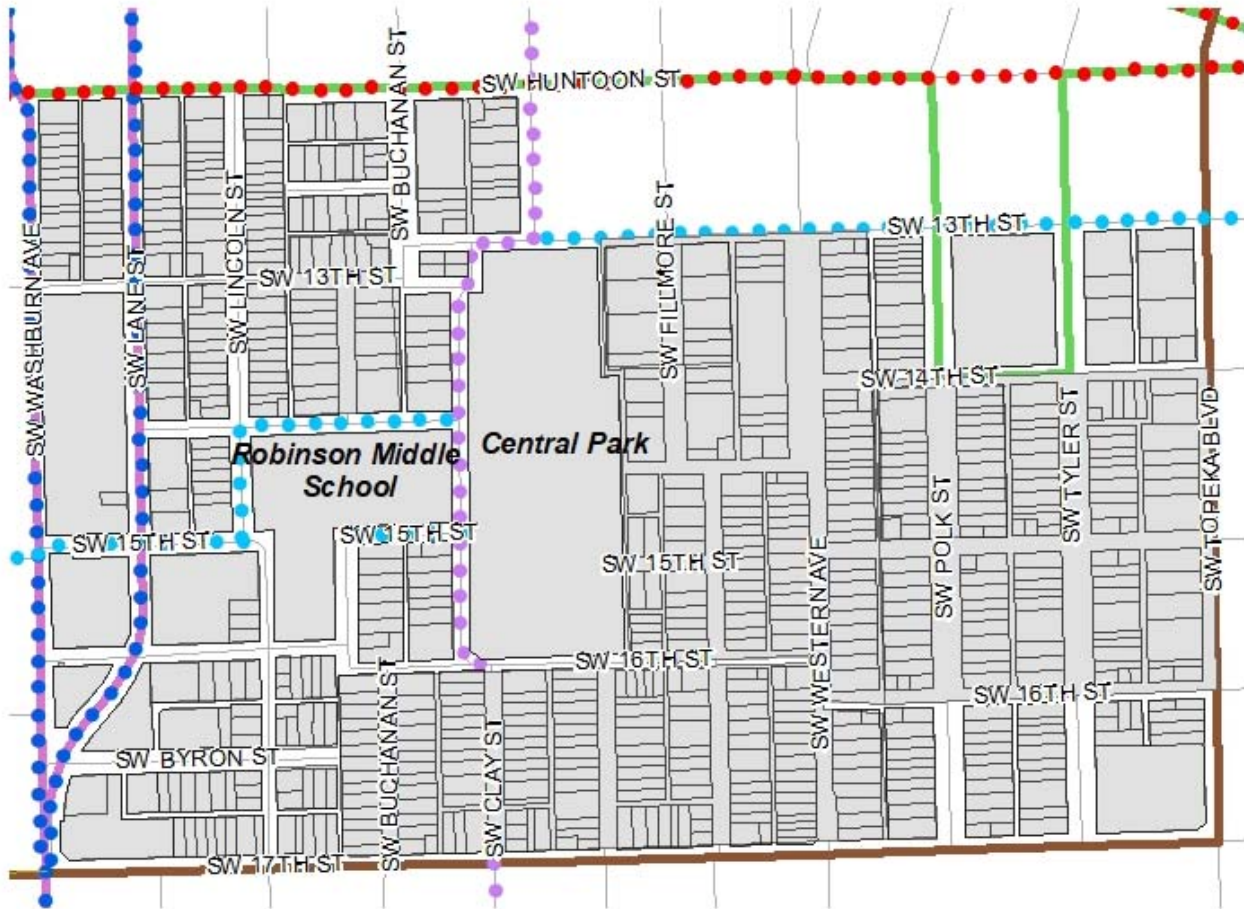
Priorities and Recommendations

- 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.

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Bike and Bus Routes

Map 11



Bike and Bus Routes

Bikeways

- ● ● Route 13
- ● ● Route 7
- ● ● Route 8
- ● ● Route 9

Bus Routes

- 12
- 17
- 7



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 – organizing, public safety and image – are explored below in greater detail to help create a better sense of community.

CAPACITY

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



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

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.

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There are existing small businesses across the street that could be re-located into a refurbished space and allow their extremely small parcel to be used for parking. The City and GOTopeka support a micro-business program through which owners and prospective owners of micro-businesses (a venture with five or fewer employees) may receive loans, business plan development, product and service design, market analysis, sales, records, and record keeping, financing information and other support.

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 Assistant Consultant

The Housing & Neighborhood Department has a neighborhood assistant consultant in order to help all of the NIA's recognize their organizational strengths and weaknesses. In addition, HND can provide funds through the Neighborhood Improvement Association Support program in order to help pay for office materials and support, miscellaneous printing, the preparation and distribution of meeting notices, costs associated with record keeping or any other public service activity allowed under federal regulation.

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, Neighborhoods USA holds an annual conference and the Neighborhood Reinvestment Training Institute conducts a number of training conferences every year as well. 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 or e-mail group list should be developed to rally supporters when needed. The impact of this demonstration is very difficult for those to ignore.

Collaborate to Form Partnerships

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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 include advertising in national magazines as well as media placement upon highway billboards. It could also provide an “open house” event or homes tour with the Topeka Area Association of Realtors (TAAR) to keep the momentum going forward.

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 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.

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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.

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- *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.

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:

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- 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.

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.

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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

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

SORT Infrastructure Projects:

- Alley reconstruction
- Sanitary sewer replacement
- Sidewalk infill and repair

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 Northern 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 and receive funds to rehabilitate single family housing within the neighborhood. A tertiary use of SORT housing funds would allow for owner occupied wyes to be replaced as sanitary sewers are replaced.

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.

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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 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 subsidies from City Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure reflect City of Topeka capital costs from sources typically found within the City's Capital Improvement Program (CIP), unless otherwise indicated.

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Target Area Primary				
Alleys + design and contingency	Source	1-3 Years	3-5 Years	5+ Years
SW Central Park Street Westward ½ block (between 17 th and 16 th)				
½ block North of SW 17 th Street between SW Clay and ½ block West of SW Fillmore				
SW Western Ave Westward ½ block (between 17 th and 16 th)				
(Alleys Total)				
Sanitary Infrastructure + design and contingency				
SW Central Park Street Westward ½ block (between 17 th and 16 th)				
½ block North of SW 17 th Street between SW Clay and ½ block West of SW Fillmore				
SW Western Ave Westward ½ block (between 17 th and 16 th)				
(Sanitary Total)				
Sidewalks + design and contingency				
Sidewalk Infill and Replacement				
ADA Compliant Ramps				
(Sidewalk Total)				
Other Projects				
All Infrastructure Projects				
Housing				
Rehab	CDBG, Home			
Infill	CDBG, Home			
(Housing Total)				
All Infrastructure and Housing Projects Total				

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Neighborhood Wide Projects				
Alleys + Design and Contingency	Source	1-3 Years	3-5 Years	Unfunded
SW Western Westward ½ block (between SW 16 th and SW Douthitt				
SW Western Westward ½ block (between SW Douthitt and SW 13 th ; Southern half)				
(Alley Total)				
Sanitary Infrastructure + design and contingency				
SW Western Westward ½ block (between SW 16 th and SW Douthitt				
SW Western Westward ½ block (between SW Douthitt and SW 13 th ; Southern half)				
(Sanitary Total)				
Sidewalks + design and contingency				
Sidewalk Infill and Replacement				
ADA Compliant Ramps				
(Sidewalk Total)				
Streets				
SW Huntoon St.	½ Cent Sales Tax			
SW 17 th St.	½ Cent sales Tax			
Projects Total				