



City Council Committee Meeting Notice

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: (785) 368-3710
www.topeka.org

Committee: Public Infrastructure
Meeting Date: May 20, 2025
Time: 11:00am
Location: 1st Floor Conference Room; Cyrus K. Holliday Building 620 SE Madison
virtual attendance option is available

Agenda:

1. Call to Order
2. Approval of April 15, 2025 Meeting Minutes
3. PRESENTATION: Southeast Topeka Development Plan
4. ACTION ITEMS
 - a. Capital Improvement Project (CIP) Project Exceeding \$250K; Soldier Creek Levee Raise Project Nos. 161005.03, 161005.02 and 161016.01
 - b. Capital Improvement Project (CIP) Project Exceeding \$250K; Fleet Replacement – Sewer Cleaning Machine Project No. 291152.00
 - c. Capital Improvement Project (CIP) Project Exceeding \$250K; Westwood Neighborhood Mill & Overlay Project No. 841097.17
 - d. Capital Improvement Project (CIP) Project Exceeding \$250K; Central Highland Park Neighborhood – Phase I Project Nos. 841098.02, 501107.03 and 281250.19
5. Other Items
6. Public Comment
7. Adjourn

NOTICE: Next scheduled meeting is June 17, 2025; 1st Floor Conference Room at the Holliday Building

In-person and virtual attendance options are available. Members of the public are asked to contact the City Council office at 785-368-3710 or email councilassist@topeka.org before 5:00pm on day prior of meeting to receive the log-in information. The meeting will be live-streamed on the City of Topeka Facebook and City4 Communications platforms.

STAFF REQUESTED: City Manager Dr. Robert M. Perez, Deputy City Manager Braxton Copley, Public Works Director Steve Groen, Deputy Director Pubic Works Jason Tryon, Planning and Development Services Director Rhiannon Friedman, Budget & Finance Division Director Josh McAnarney, Director of Utilities Sylvia Davis, Deputy Director Utilities Nicole Malott, Project Manager Joe Harrington, City Engineer Mark Schreiner, Assistant City Engineer Robert Bidwell.

Members: Sylvia Ortiz - District 3
David Banks (Chair) - District 4
Neil Dobler - District 7

Contact: Tonya Bailey, Senior Executive Assistant
Tara Jefferies, Senior Executive Assistant
Council Office councilassist@topeka.org 785-368-3710



CITY OF TOPEKA

CITY COUNCIL COMMITTEE MEETING MINUTES

PUBLIC INFRASTRUCTURE COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: April 15, 2025

Time: 11:00 a.m.

Location: 1st Floor Conference Room; Cyrus K. Holliday Building 620 SE Madison
(virtual attendance option also available)

Committee members present: Councilmembers Sylvia Ortiz, David Banks (Chair), Neil Dobler.

City staff present: City Manager Robert M. Perez, Assistant City Manager Braxton Copley, Senior Attorney Brandy Roy-Bachman, Utilities Director Sylvia Davis, Planning and Development Services Director Rhiannon Friedman, Public Works Director Steve Groen, Public Works Deputy Director Jason Tryon, City Engineer Mark Schreiner.

Council staff present: Councilmember Michelle Hoferer.

Call to Order

Committee chair Banks called the meeting to order at 11:00 am.

Approval of March 18, 2025 Meeting Minutes

Committee member Dobler made a motion to approve the March 18, 2025 meeting minutes. Committee member Ortiz seconded. Motion approved 3-0-0.

Presentation: Polk Quincy Viaduct (PQV) East and Huntoon/Wanamaker

Braxton Copley, Assistant City Manager, spoke to the public engagement process with Kansas Department of Transportation (KDOT). The Local Consult session will be October 9, 2025 at 9:00am, the location is not confirmed at this time. He added the process will strengthen local partnerships and help KDOT identify what projects matter to the community. He encouraged members of the Governing Body to attend the Local Consult session. There are two projects that will be identified.

Polk Quincy Viaduct (PQV) East project is a proposed partnership between KDOT, City of Topeka and Metropolitan Topeka Planning Organization (MPTO). The project area is I-70 corridor from 5th Street to Indiana Avenue and would address deteriorating bridges, safety issues, and traffic flow challenges. He spoke to the benefits (1) Corrects roadway deficiencies and meets current design standards (2) Increases design

speed and traffic capacity (3) Improves safety and traffic flow (4) Creates comprehensive solutions versus multiple separate projects (5) Enhances downtown access (6) Reduces long-term maintenance costs. The project would constitute a 10% match towards the total project cost, with the City's share currently estimated at \$18,600,000. It is estimated to bid in year 2028 but could go to 2030. He emphasized the project has not been authorized by KDOT for design; which gives the need to lend the City's voice to prioritize the project.

Councilmember Hoferer asked where the exit for 4th Street will be and inquired about the California bridge. Copley responded the exit for 4th Street will be on the west side and added that the project would start at 5th Street estimated to take 2 years. He continued that KDOT reported the California bridge is in design and is intending to construct in 2026 when there is full closer of I-70.

Committee member Ortiz spoke to the highly used Golden Bridge and the poor condition. Copley responded that the Golden bridge has not gone to design stage. KDOT is responsible for the maintenance of the bridge and to inspect for any structural deficiencies.

Committee member Dobler inquired about the ownership of the PQV East project and asked about the breakout for what is KDOT's and the City's. He stated that the City has the responsibility to have reconstructed side streets and make enhancements. Copley added the value to KDOT will be knowing a local municipality is willing to put money towards the project and make the improvements to Topeka roads. He expressed his belief that the cost is reasonable for the benefit the City will receive.

Braxton Copley, Assistant City Manager, spoke to the Huntoon/Wanamaker project overview at SW Wanamaker Road from Huntoon to Winding Road/I-470 ramp. The goal is to provide high level estimates and engage with KDOT and Federal Highway Administration (FHWA) to partner with the City for cost sharing. He continued to speak at a high level to the traffic congestion, long queues, and safety concerns. He added there are proposed intersection design alternatives (1) Traditional intersection improvements, estimated at \$12.5 million (2) Diverging Diamond Interchange (DDI) and a roundabout at Westport Drive, estimated at \$14.8 million (3) Reduced Conflict Intersections (RCI), estimated at \$13.6 million. He continued to speak to the Level of Service (LOS) that gauges the quality of traffic flow. LOS is categorized into six levels A-F, with A representing the best conditions and F representing the worst.

Committee member Dobler questioned the traffic engineer report stating the volume along Wanamaker is expected to double. Copley spoke to the study showing increased growth in the Washburn Rural district, county and retail corridor. Dobler requested to see the figures from the study. He proposed alternative options without spending large amounts on one intersection; double left turn lanes on Huntoon, Wanamaker, and southbound I-470 at Winding Road. He gave emphasis on making sure the project doesn't get bigger than it really needs to be.

Councilmember Hoferer inquired about the timeframe the project would be constructed. Copley spoke to being one full construction season and part of a second season. He noted there is an informal policy of no construction along the Wanamaker corridor after the Thanksgiving holiday. Hoferer did announce that the RCI proposal option was her least favorite alternative. She also spoke to the growth in the area and expressed she believes it is going to continue.

Councilmember Hoferer spoke to a recent KDOT meeting she attended about I-70 west and Macvicar Road. Copley confirmed that the session he was in KDOT was making the PQV East project a high priority for Topeka. She added the importance of knowing the agenda projects before attending.

Committee chair Banks expressed his thoughts that he does not see the growth in the Wanamaker area growth increasing.

Amendment to 2025-2034 CIP and the 2025-2027 CIB: Automatic Vehicle Location (AVL) Project No. 701065.00

Steve Groen, Public Works Director, announced the project will be amending the 2025-2034 CIP and the 2025-2027 CIB for Automatic Vehicle Location (AVL). The project will be funded out of the General Operating Fund for \$75,000 per year for three years. The AVL system is used in City vehicles for Public Works equipment like tracking snow plows and street sweepers.

Committee member Dobler expressed his support for the replacement of a new AVL system. He spoke to the current system being 20 years old and asked if there has been AVL on the snow plows in the past. Groen responded that the current system has connectivity issues on the snow plows. He added with the new system it will integrate better with the Geographic Information System (GIS) platform.

MOTION: Committee member Ortiz made a motion to approve and move forward to the Governing Body for action. Committee member Dobler seconded. Motion approved 3-0-0.

Amendment to 2025-2034 CIP and the 2025-2027 CIB: Road Scanning Project No. 701071.00

Steve Groen, Public Works Director, announced the project will be amending the 2025-2034 CIP and the 2025-2027 CIB for Road Scanning. He spoke to the scanning being an action that a consultant rates the City of Topeka roads. The results generate the Pavement Condition Index (PCI) for the road conditions, assists in the preventative maintenance and road construction projects.

Committee member Dobler expressed his support for the road scanning process. He spoke to the accuracy of the results which helps the City know where it is with road conditions and making improvements.

MOTION: Committee member Dobler made a motion to approve and move forward to the Governing Body for action. Committee member Ortiz seconded. Motion approved 3-0-0.

FIRM Funds Update: (1) Holiday Building garage entrance bar repair (2) Law Enforcement Center cameras

Jason Tryon, Public Works Deputy Director spoke to the (1) Holiday Building garage entrance bar repair (2) Law Enforcement Center cameras. He noted that both of the projects are non-action items, due to being less than \$250,000, a resolution is not needed and will be funded by the FIRM program. He continued to speak to the Law Enforcement Center cameras. He added there was concern from the new command staff to ensure that the facility is secure at all times. The proposal is for 74 new cameras. Lastly, the Holiday Building garage parking lot height bar needs repair due to the multiple collisions with vehicles. Repairs will include raising the height to accommodate a lower clearance to minimize the damage caused by impact.

Committee member Dobler asked what a bullet camera is. Jason Tryon responded that it is a compact style of camera with a very high resolution.

Stormwater Management Agreement of Consent

Sylvia Davis, Utilities Director, spoke to the Stormwater Management Agreement of Consent. The Utilities Department is wanting to educate and provide information to the public on the initiative. She spoke to the Clean Water Act of 1972 and the federal regulations that the City of Topeka is governed by the National Pollutant Discharge Elimination system (NPDES), which gives Topeka the Stormwater MS4 Permit. The Utilities Department manages the Stormwater Management Program.

Sylvia Davis, Utilities Director, continued to speak to the Environmental Protection Agency (EPA) water audit. In 2018 the audit conducted was a comprehensive audit of the Storm Water Management Program. The EPA identified there should be updates and provide stormwater Best Management Practices (BMPs). As a result, the Department has created a database to track BMPs, conducted trainings for consultants and engineers, created supporting items for Post-Construction Stormwater. She continued to speak to the Post-Construction Stormwater Management in new and redeveloped projects; which addresses the post-construction stormwater runoff of projects and keeps areas of its origin of development. Currently, there are accountability practices in place for projects post construction of 2021. She spoke to the limited compliance the City is receiving of varied locations; under Stormwater Management Agreement of Consent the City is required to enforce. This will require the City to communicate with the 199-post construction BMPs and request records to ensure there is compliance with regulations. Lastly, she stated the annual Stormwater Report is due February 2026; the goal is for the EPA to remove the Stormwater Management Agreement of Consent.

Aaron Grames Stormwater Permit Coordinator, spoke to the Long-Term Operation and Maintenance Program Timeframe. He gave information pertaining to the letter that will be sent to property owners outlining the post-construction stormwater BMPs and highlighting the importance of understanding the requirements. There will be (1) BMP survey to help staff get a baseline of property owner understanding regarding post-construction stormwater BMP (2) QR code that will take the property owner to the City Stormwater web page that will provide educational components.

Committee member Ortiz questioned how a homeowner is expected to comply if they are unable due to circumstances. Davis responded that BMPs do not apply to private individual homes.

Council member Hoferer asked about a data base of properties. Davis responded the data base is currently being compiled. She spoke to the difficulty for some information due to property owners that don't live in Topeka, Kansas. She continued to speak to the value it is to get ahold of the right person to make sure they are educated on the enforcement.

Committee chair Banks thanked the Utilities Department staff for their presentation and all City staff that provided information at the Public Infrastructure Committee meeting. Next meeting is scheduled for May 20, 2025.

Adjourned 12:08 p.m.

This meeting can be viewed online at: <https://youtu.be/A0Svoo4CsFc>



**City of Topeka
Public
Infrastructure
Committee**

214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org

DATE: May 20, 2025

CONTACT: Dan Warner, Division Director of Planning/Comp Planning Manager

SUBJECT: Southeast Topeka Development Plan

PROJECT #:

DOCUMENT DESCRIPTION:

Presentation of development strategies for the Southeast Topeka Development Plan.

ATTACHMENTS:

Presentation

INFRASTRUCTURE COMMITTEE MEETING

SOUTHEAST TOPEKA DEVELOPMENT PLAN

PREPARED FOR THE
CITY OF TOPEKA, KANSAS

MAY 2025

DEVELOPMENT STRATEGIES



PRESENTATION OUTLINE

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PHYSICAL ANALYSIS

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DEVELOPMENT OPTIONS

POLICY FRAMEWORK AND NEXT STEPS

DISCUSSIONS AND QUESTIONS

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Key Outcomes For Today

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DEVELOPMENT STRATEGIES- A HOLISTIC PRACTICE

REAL ESTATE

Real Estate & Design
Markets
Catalyst Projects
Stakeholders & Partners



COMMUNITY

Engagement
Public Policy
Equity



ECONOMY

Jobs
Workforce
Entrepreneurship



URBAN DESIGN

Placemaking
Concepts & Ideas
Vision & Story



INTRODUCTION

PROJECT TEAM

DEVELOPMENT STRATEGIES

PRIME CONSULTANT/PROJECT MANAGEMENT

SWOT Analysis
Market Analysis
Market Strategy
Engagement + Policy
Feasibility & Fiscal Impacts
Land Use Scenarios + Urban Design
Public Facility Needs + Open Space
Cost-Benefit

PEC

LAND USE+INFRASTRUCTURE PLANNING

SWOT Analysis
Streets + Circulation
Water + Sewer + Storm Sewer
Traffic + Transportation
Public Facility Needs
Parks + Open Space

VENICE COMMUNICATIONS

ENGAGEMENT + COMMUNICATIONS

Public Engagement + Meetings
Social + Traditional Media
Pop-Ups



Andy Pfister, AICP
Principal-In-Charge
Senior Real Estate Advisor



Justin Carney, AICP
Principal
Senior Policy & Engagement Advisor



Anu Samarajiva
Senior Associate
Project Director & Senior Urban Designer



Olivia Borland
Project Planner
Analyst



Priyanka Adhikari
Project Planner
Project Manager & Project Designer



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PHYSICAL ANALYSIS

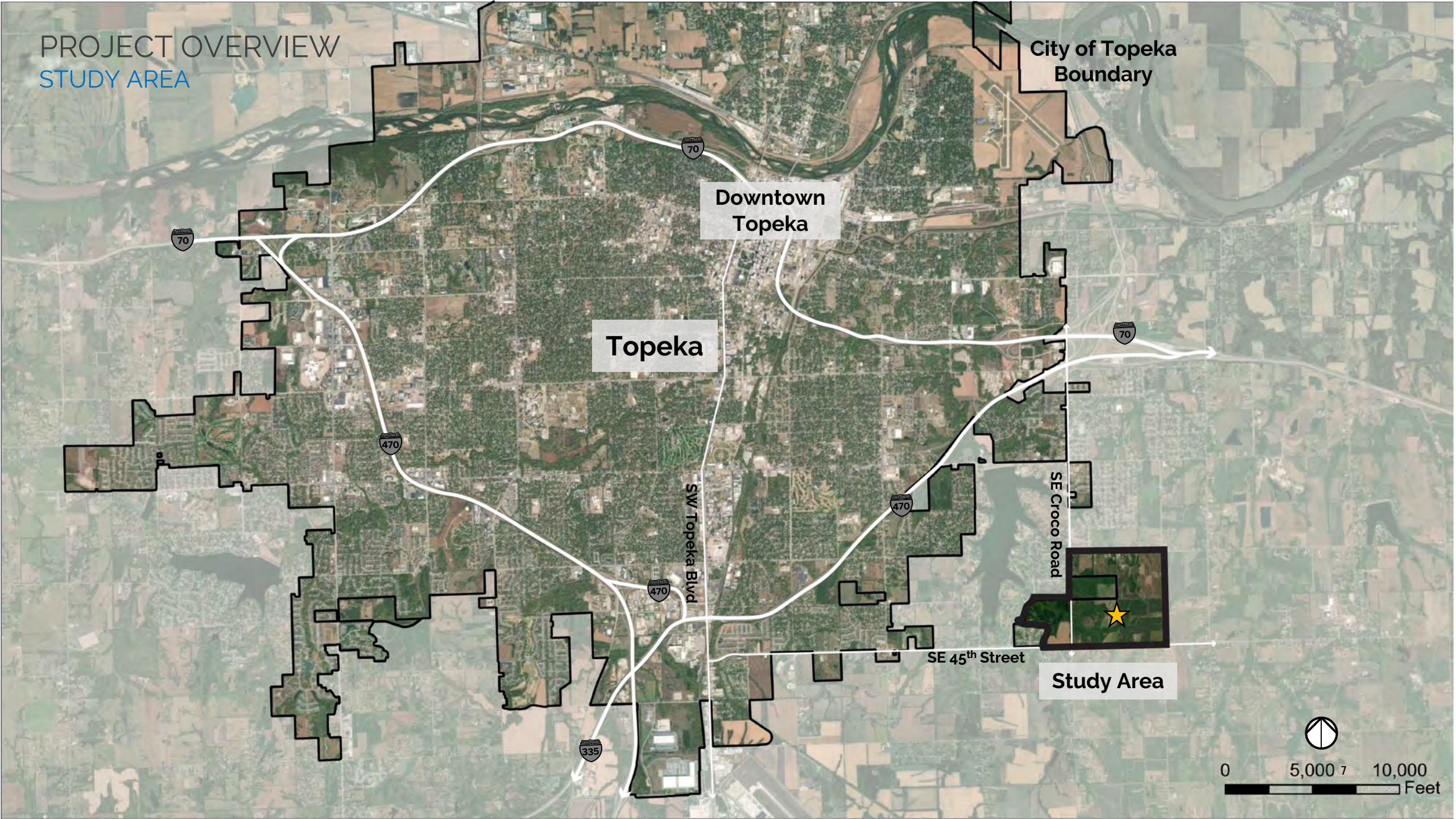
SWOT CONCLUSIONS

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PROJECT OVERVIEW
STUDY AREA



City of Topeka
Boundary

Downtown
Topeka

Topeka

SW Topeka Blvd

SE Croco Road

SE 45th Street

Study Area



WHY THIS PLAN?

1

Take a Proactive
Approach to
**Long-Term
Development
and Growth**

2

**Support Market
Demand**
for products that
aren't present
today

3

**Promote
development**
that provides
**lasting fiscal
benefits** to the
city

4

Use the plan to
**create the
framework** to
**support
development**

WHAT THE SOUTHEAST TOPEKA DEVELOPMENT PLAN IS?

Illustrates **land uses, circulation patterns, open space, land use densities** of potential development over the next **25-30 years**.

Describes **key implementation actions** that support the **development types** shown in the plan.

Provides **Development Programs** for different **development scenarios** and discusses the **pro's and con's of various approaches**.

Includes **fiscal impact projections** to inform decision making about **incentives and overall development viability**.

Is based on **economic and market realities**, balancing aspirations for growth with real-world market metrics.

WHAT THE SOUTHEAST TOPEKA DEVELOPMENT PLAN DOES NOT DO?

Dictate what
Current **property
owners can and
cannot do with
their property**
under current
regulations.

Guarantee that
the
**development
that occurs does
occur** is exactly
what is illustrated
herein.

**“Force”
development** to
occur.

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KEY OUTCOMES FOR THE MEETING

Understanding
the **Intent of the
Project**

Establish **Market
Basis**

Intent Of
**Development
Options**

Reasoning for
**Preferred
Scenarios**

Understanding
**Fiscal
Implications** of
each scenario



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DEMOGRAPHIC CONTEXT

KEY FACTS

	Topeka, KS	Shawnee County	Topeka MSA
Total Population	125,880	177,500	231,600
Change in Population (2010-2024)	-1.5%	-0.2%	-1.0%
Total Households	54,200	73,700	95,100
Average Household Size	2.24	2.35	2.38
Median Income	\$54,000	\$64,000	\$67,000
Share of Households Earning <\$25k/year	23%	19%	17%
Median Age	36.1	38.0	39.0
Share of Residents with Bachelor's Degrees	30%	33%	31%
Share of Single-Family Detached Housing	67%	72%	75%
Median Home Value	\$154,000	\$193,000	\$194,000

Demographic Overview

Decreasing Population



1.5%

decrease in population
2010-2024

Aging Population



36%

increase in adults
aged 65+

Modest Household Growth



1,000 HHs

added since 2010 in
Topeka and Shawnee
County; driven by
decreasing HH sizes

Income Growth



9%

increase in the median
household income
(\$54,000) since 2020

For-Sale Overview

Relatively Affordable



Home prices are 37-50% lower in Topeka than in peer cities

Increasing Momentum



Home prices have risen more rapidly in Topeka than in peer cities since 2010

Consistent Deliveries

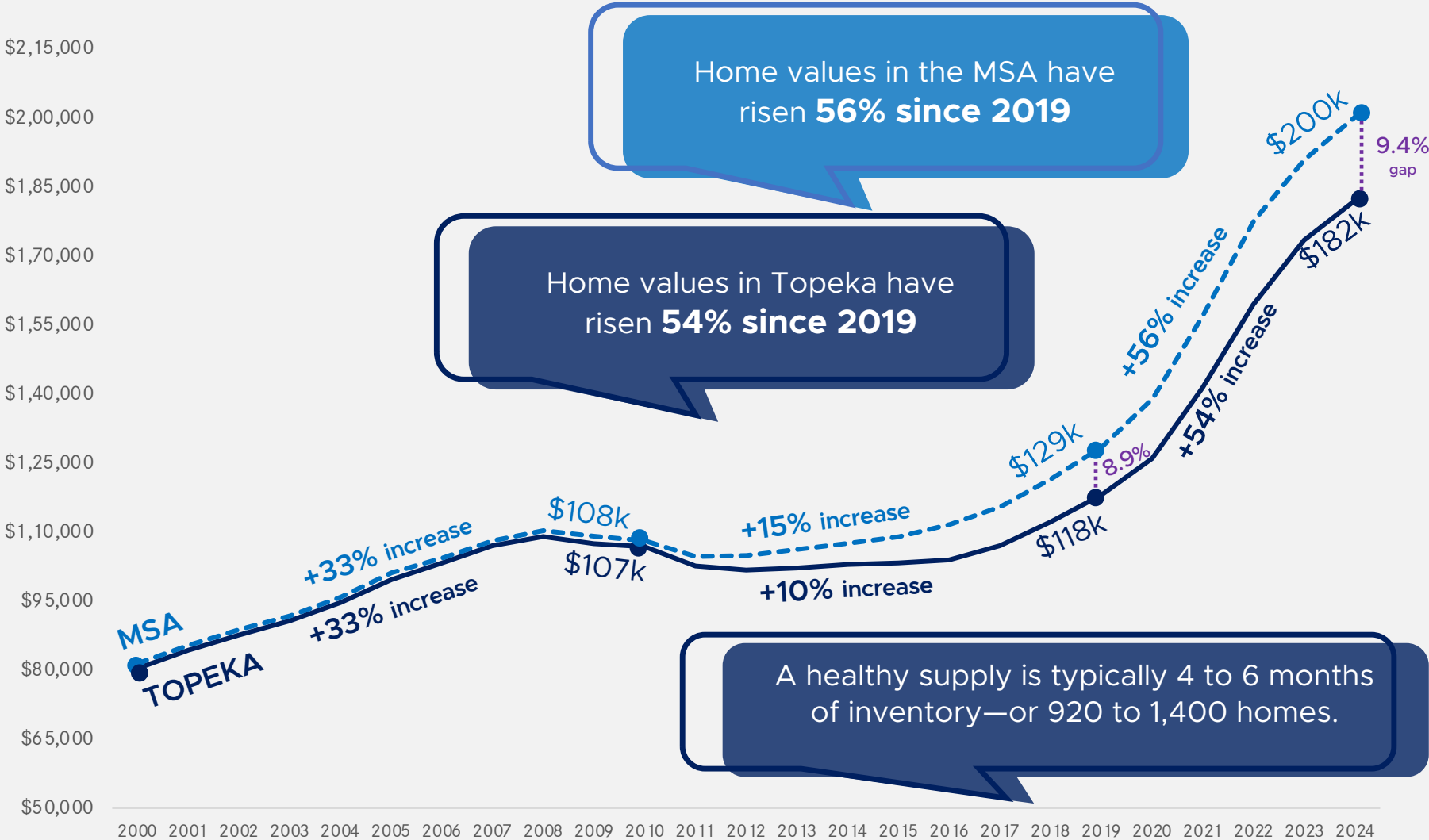


Shawnee County has delivered over 3,000 single-family and almost 200 duplex homes since 2010

FOR-SALE HOUSING TRENDS

TOPEKA, KANSAS MSA

Zillow Home Value Index, 2000 - September 2024
Source: Zillow, 2024



2024 YTD (SEPT.) SALES OVERVIEW

MEDIAN SALES PRICES

\$200k

AVERAGE SALES PRICES

\$227k

AVERAGE DAYS ON THE MARKET

24

INVENTORY

324

Months' Supply

1.4

YoY Change (September 2023 to 2024)

+4.8%

DEVELOPMENT TRENDS
FOR-SALE SINGLE-FAMILY BUILT SINCE 2020

Rockfire
Topeka, KS



\$399k

Listing Price
5/BR 3/Ba
2,520 SF
\$158/SF

Aquarian Acres
Topeka, KS



\$405k

3/BR 2/Ba
1,840 SF
\$220/SF

Capricorn Woods
Topeka, KS



\$315k

3/BR 2/Ba
1,425 SF
\$221/SF

FOR-SALE HOUSING TRENDS

FOR-SALE PIPELINE: TOPEKA, KS

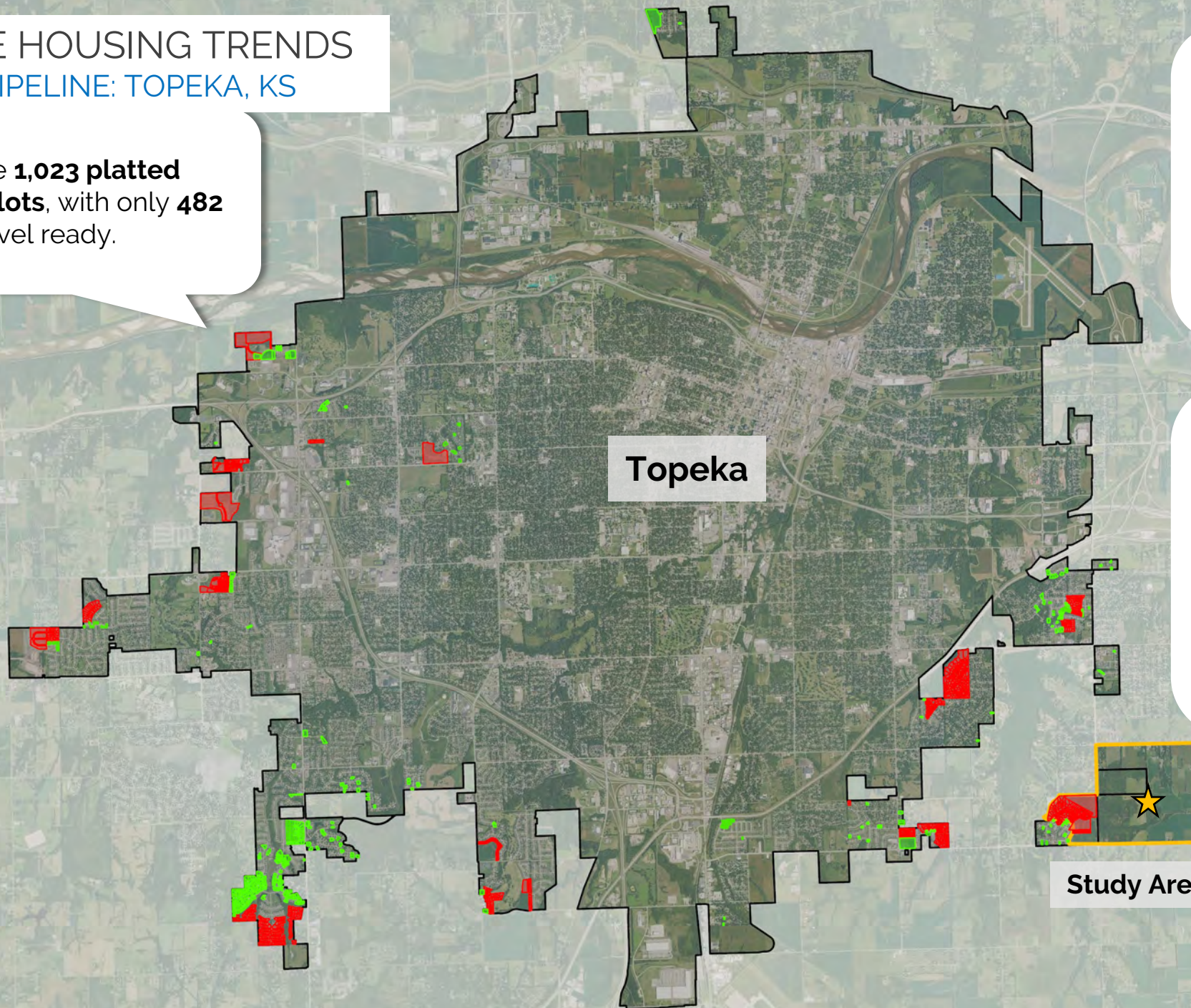
There are **1,023** platted
subdivision lots, with only **482**
shovel ready.

Since 2010, **Topeka** has
averaged **90 single-
family home permits**
per year.

At that rate, there is an
**11.5-year supply of
subdivision lots.**

Since 2010, **Shawnee
County** has averaged
**200 single-family
home permits** per year.

At that rate, there is a **5.2-
year supply of
subdivision lots.**



PRIME VACANT LOTS

- Shovel-ready
- Not shovel ready

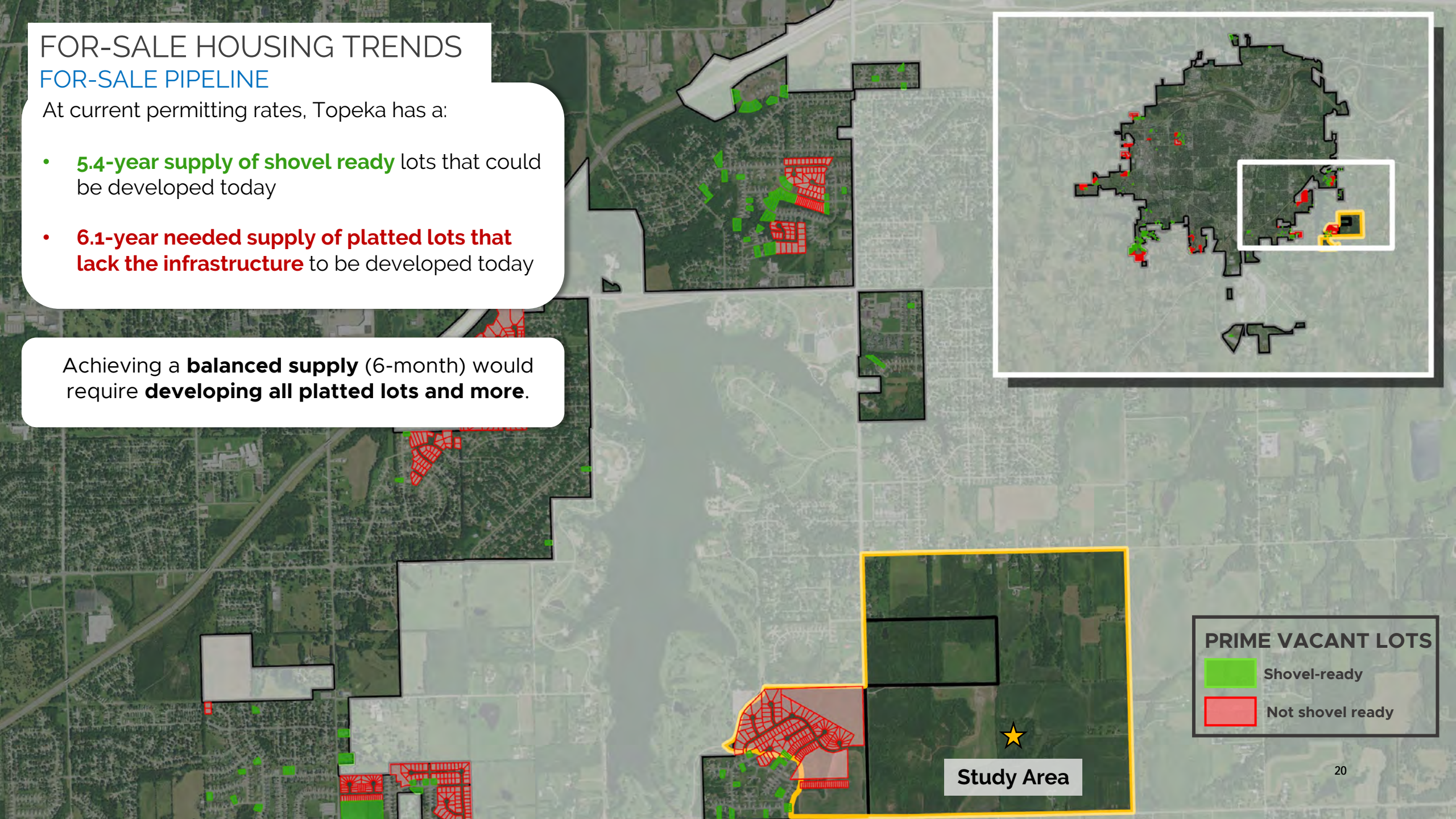
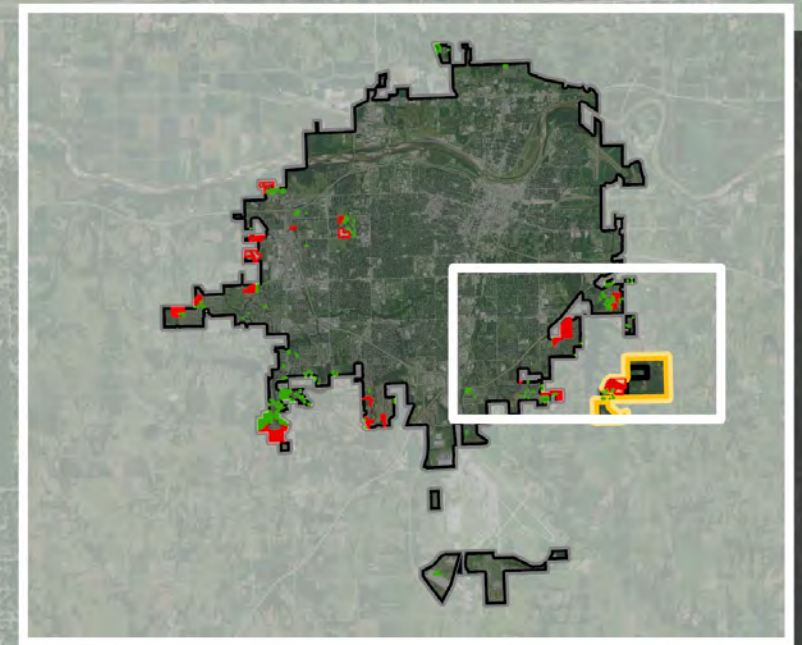
FOR-SALE HOUSING TRENDS

FOR-SALE PIPELINE



At current permitting rates, Topeka has a:

- **5.4-year supply of shovel ready** lots that could be developed today
- **6.1-year needed supply of platted lots that lack the infrastructure** to be developed today

Achieving a **balanced supply** (6-month) would require **developing all platted lots and more.**



PRIME VACANT LOTS

-  Shovel-ready
-  Not shovel ready

Study Area

Multifamily Overview

Post-COVID Recovery



3%

decrease in vacancy
since 2020

Rising Rents



23%

increase in asking rents
since 2019

Strong Growth



86%

increase in multifamily
product (326 units) since
2010

Recent Momentum

over

half

of new multifamily
product was delivered
in 2021 alone

DEVELOPMENT TRENDS
MULTIFAMILY BUILT SINCE 2019

Wheatfield Village
Topeka, KS

\$2.10/SF

Average Rent

94%

Occupancy

Switch Apartments
Kansas City, KS

\$1.63/SF

93%

Lake Estates
Lawrence, KS

\$1.29/SF

100%

Office Overview

Increased Vacancy

↑ **2-4%**
Increase in vacancy
post-COVID

Rising Rents Pre-Covid

↑ **23%**
increase in asking rents
between 2019 and
2021

Stagnating Rents

↓ **1.2%**
Decrease in rent YoY
(Q3 2023 to 2024)
after flat growth since
2021

Supply Decrease

↓
Net decrease due to
the demolition of State
Office Building (under-
construction
replacement will add
100k)

Retail Overview

Decrease in Vacancy



< 5%

Vacancy in 2024, below
pre-COVID levels

Rising Rents



43%

increase in asking rents
since 2019

Limited Growth



15k of retail

added since 2010;
none currently under
construction

Hospitality Overview

Increased Revenue

↑ **19.5%**

increase in average
daily rate (ADR) since
2019

Deliveries and Demolition

↑ **123**

Net new rooms since
2010 due to 350 new
rooms and a large
demolition in 2023

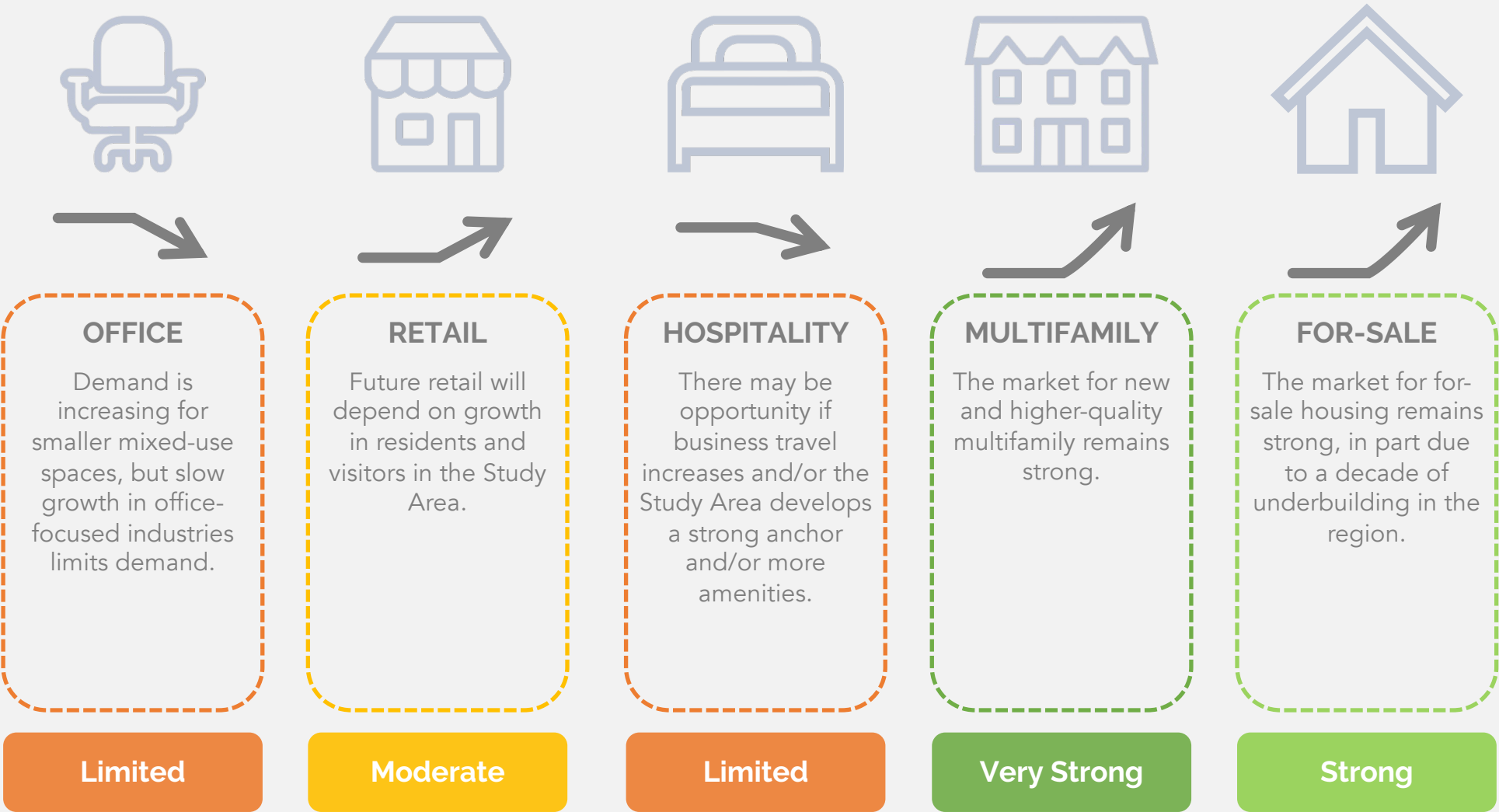
Demand Continues to Recover Post-COVID

↓ **decrease**

in occupancy in
2024 after positive
growth

DEVELOPMENT TRENDS

CONCLUSIONS





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DISCUSSIONS AND QUESTIONS

SITE CONTEXT
SITE ASSETS

Ted Ensley
Gardens

Lake Shawnee
Campground

Tecumseh South
Elementary School

↗ 5 mins from Site



Lake Shawnee
Tennis Complex

Lake Shawnee
Golf Course

Rockfire Club
House

Paw Prints
Animal Hospital



Shawnee Heights
High School

→ 8 mins from Site



- Legend**
- City of Topeka Boundary
 - Urban Growth Boundary
 - Existing Development
 - Existing Trail Network



SE 37th St

SE 45th St

SE Paulen Rd

SE Croco Rd

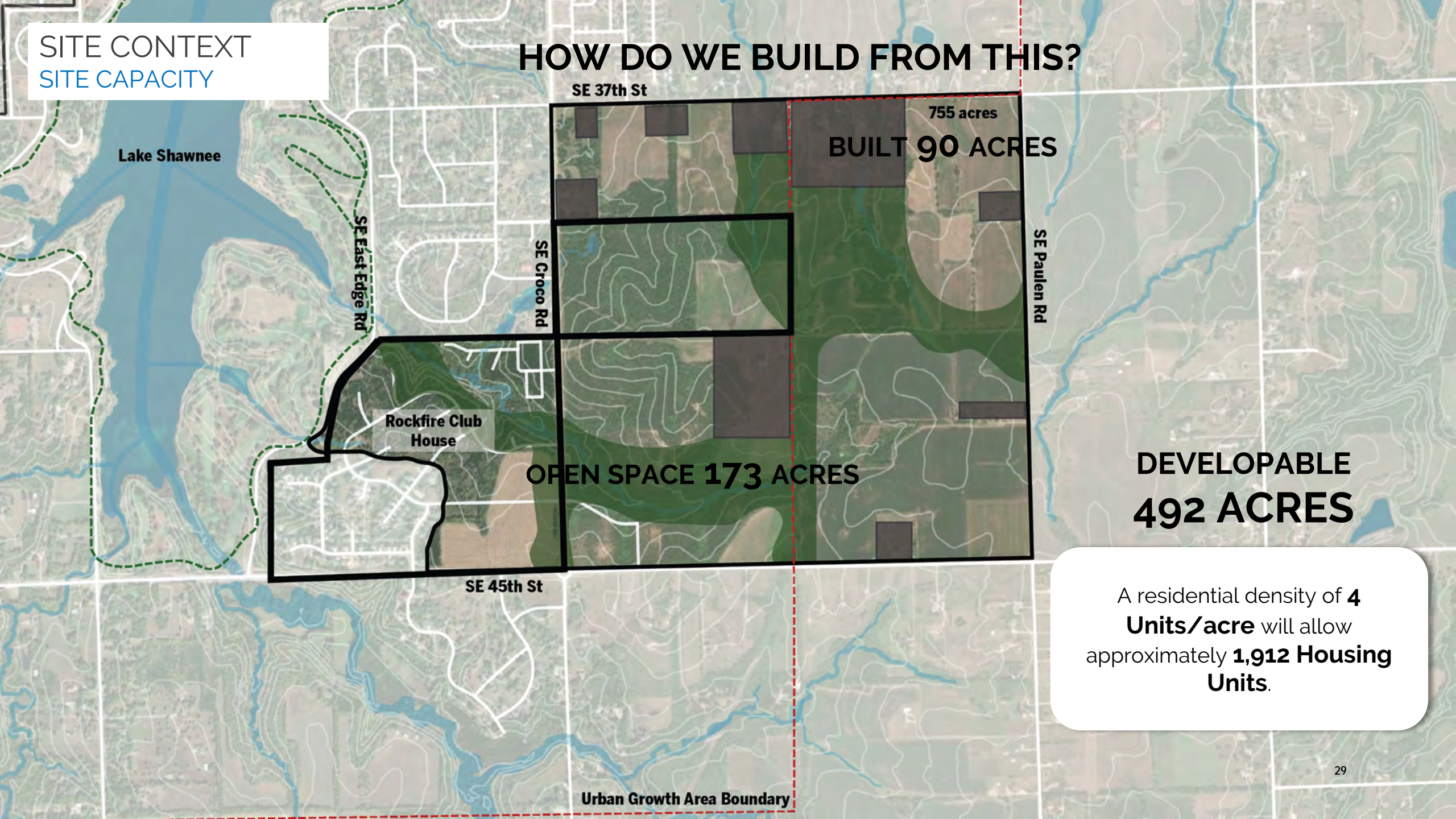
SE Edge St

Urban Growth Area Boundary



SITE CONTEXT
SITE CAPACITY

HOW DO WE BUILD FROM THIS?



755 acres
BUILT 90 ACRES

OPEN SPACE 173 ACRES

**DEVELOPABLE
492 ACRES**

A residential density of **4
Units/acre** will allow
approximately **1,912 Housing
Units**.

Urban Growth Area Boundary



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SWOT CONCLUSIONS



CONNECTIVITY

Trail Extension to Shawnee Lake and Golf Course



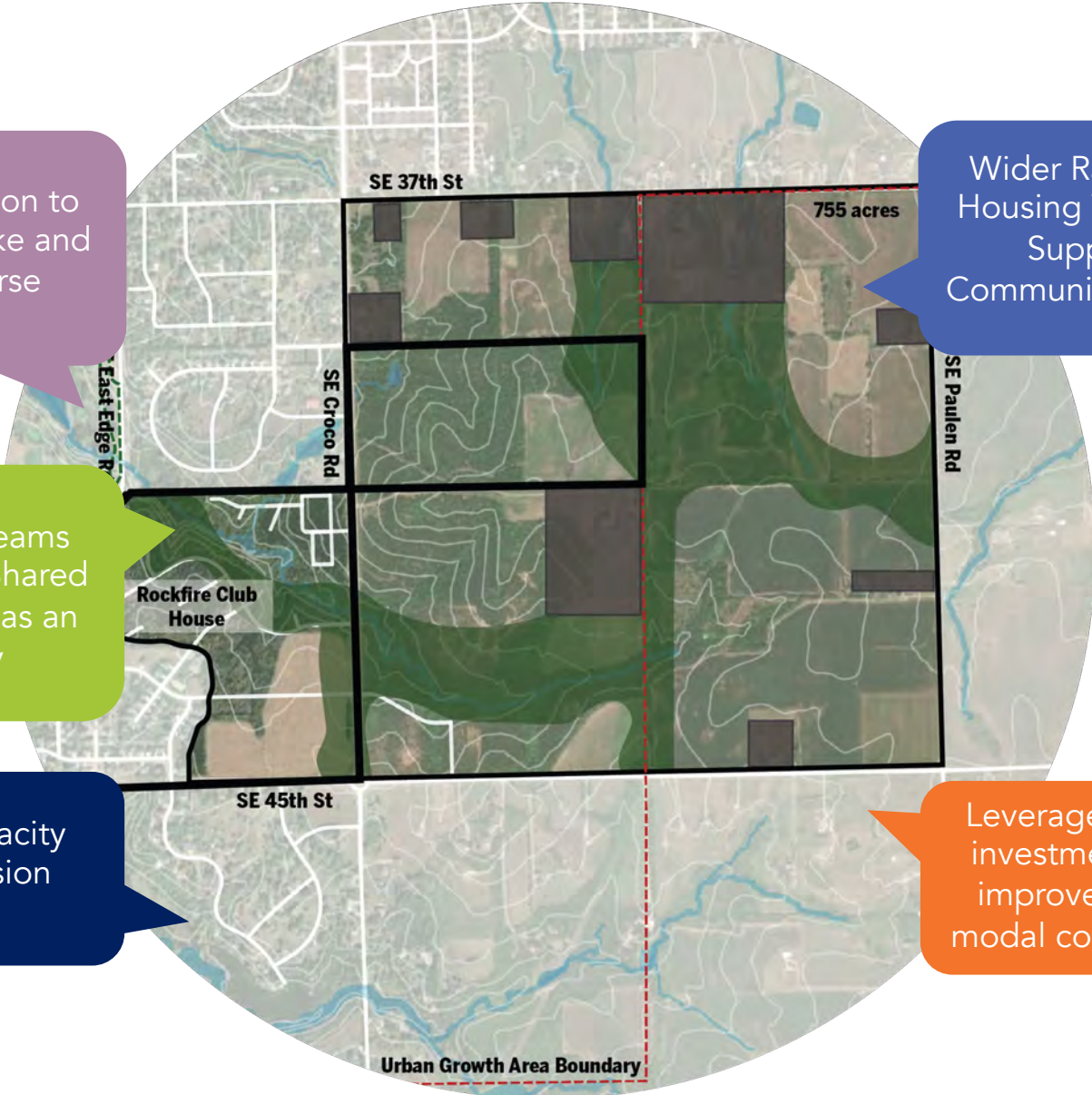
PARKS AND OPEN SPACES

Preserve Streams and Buffers, Shared Open Space as an Amenity



UTILITIES

Service Capacity and Expansion



Wider Range of Housing Types to Support Community Needs



LAND USE & DENSITY

Leverages recent investments and improves multi-modal connections



TRANSPORTATION & MOBILITY



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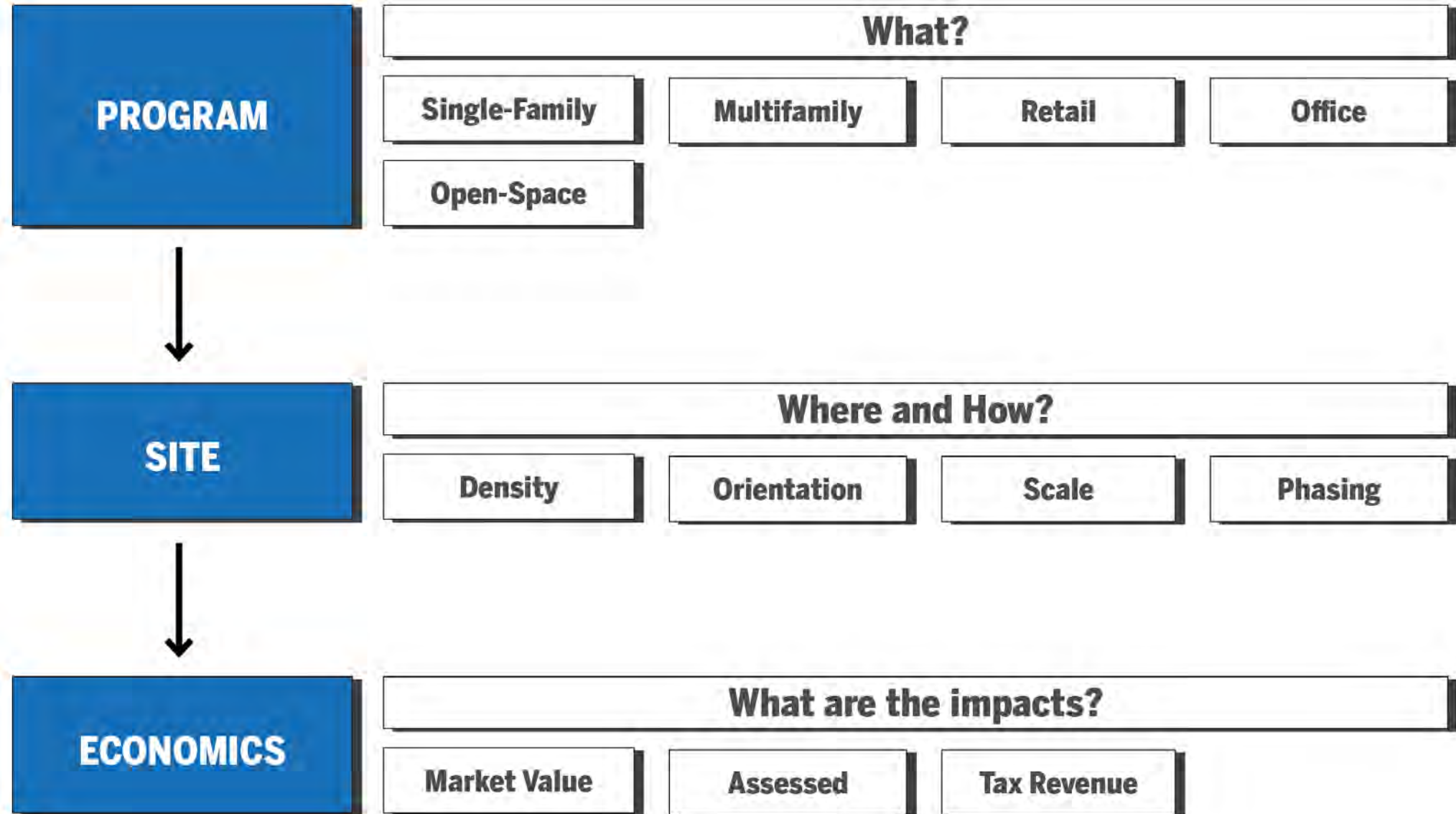
SWOT CONCLUSIONS

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LAND USE SCENARIOS DECISION FRAMEWORK



LAND USE SCENARIO

DEVELOPMENT TYPES- CONSERVATIVE PLANNING SCENARIO



2840 SE Skyview Ct, Topeka, KS



3360 SW Mariposa Pl, Topeka, KS

Conservative Planning Scenario (Business-As-Usual)

- The Conservative Planning scenario reflects **typical development practices in recent decades**.
- The majority of the site is planned for **single-family housing**, with some inclusion of **townhomes and duplexes**.
- The density is consistent with **adjacent neighbourhoods, maintaining a familiar residential character**.

LAND USE SCENARIO

DEVELOPMENT TYPES- TRADITIONAL NEIGHBORHOOD DESIGN



Walkable Urban Blocks at Central Park, Denver, CO



New Town at St. Charles, MO

Traditional Neighborhood Design (TND)

- Traditional Neighborhood Design (TND) is a development approach that aims to **create walkable, mixed-use neighborhoods** that foster a **strong sense of community and enhance quality of life**.
- This scenario emphasizes **pedestrian-friendly streets, diverse housing types and leveraging natural site features, like the tributary stream as community amenities**.
- **Similar to design concepts** observed in Topeka and other cities' **core neighborhoods**

LAND USE SCENARIO

HOUSING TYPOLOGIES

Small-Lot Single-Family Homes



Duplexes



The Traditional Neighborhood Design scenario integrates a variety of typologies:

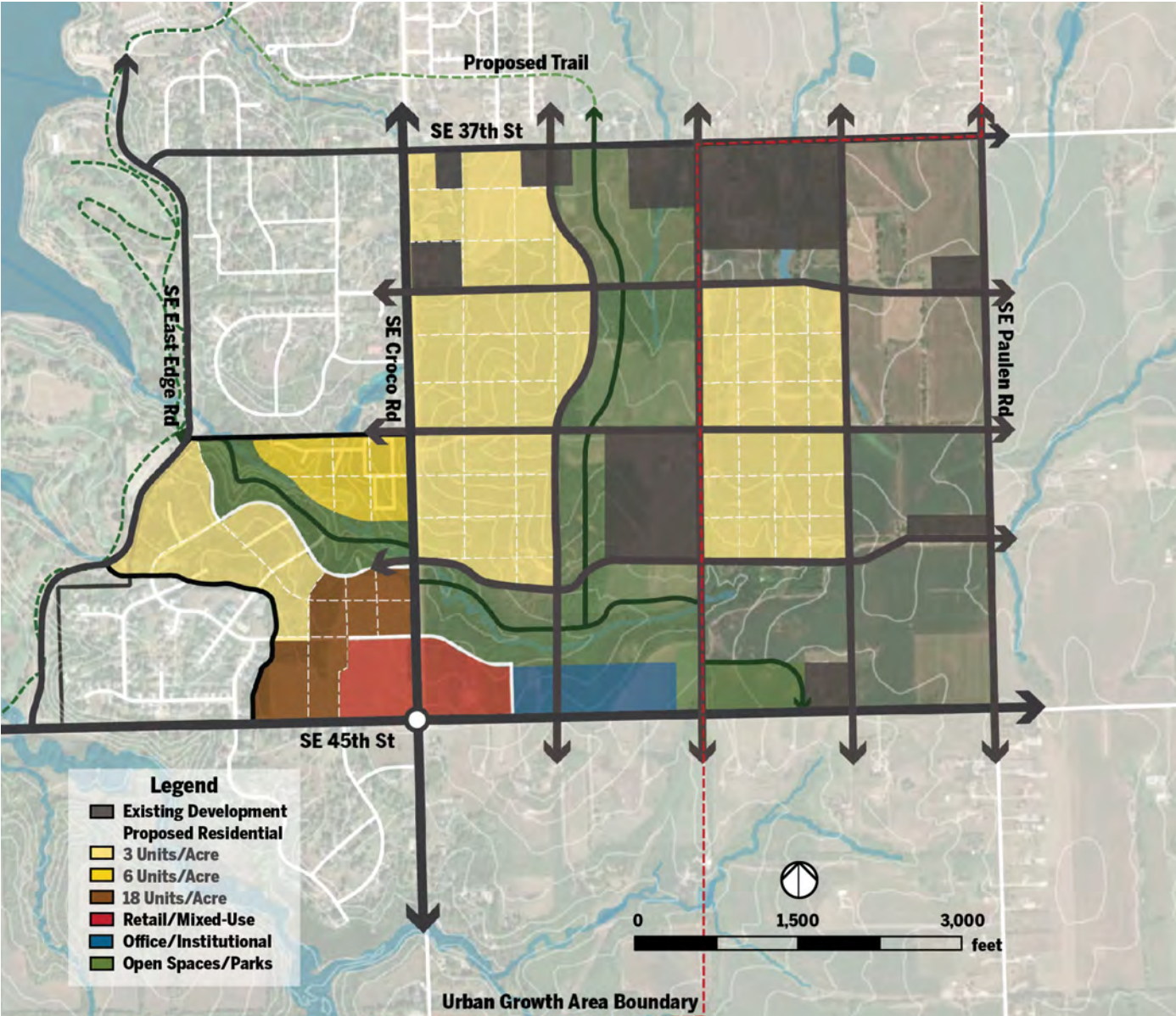
- **Traditional single-family**
- **Small-lot single-family**
- **Duplexes**
- **Townhomes**
- **Villas**
- **Multi-family**

Multi-family

Townhomes and Villas

LAND USE SCENARIO

1A. CONSERVATIVE PLANNING SCENARIO PHASE 1



1a. Conservative Planning Scenario Phase 1: Development Summary

Land Use Type	Area (acres)	% of Site Area
Residential- Developed (Existing)	90	12%
Residential-Proposed (New)	270	35%
Retail/Mixed-Use	20	2.5%
Office/Institutional	15	2%
Open Space/Parks	160	21%
Undeveloped	200	27.5%
	755	100%

1a. Residential Net Density Breakdown (Proposed Development)

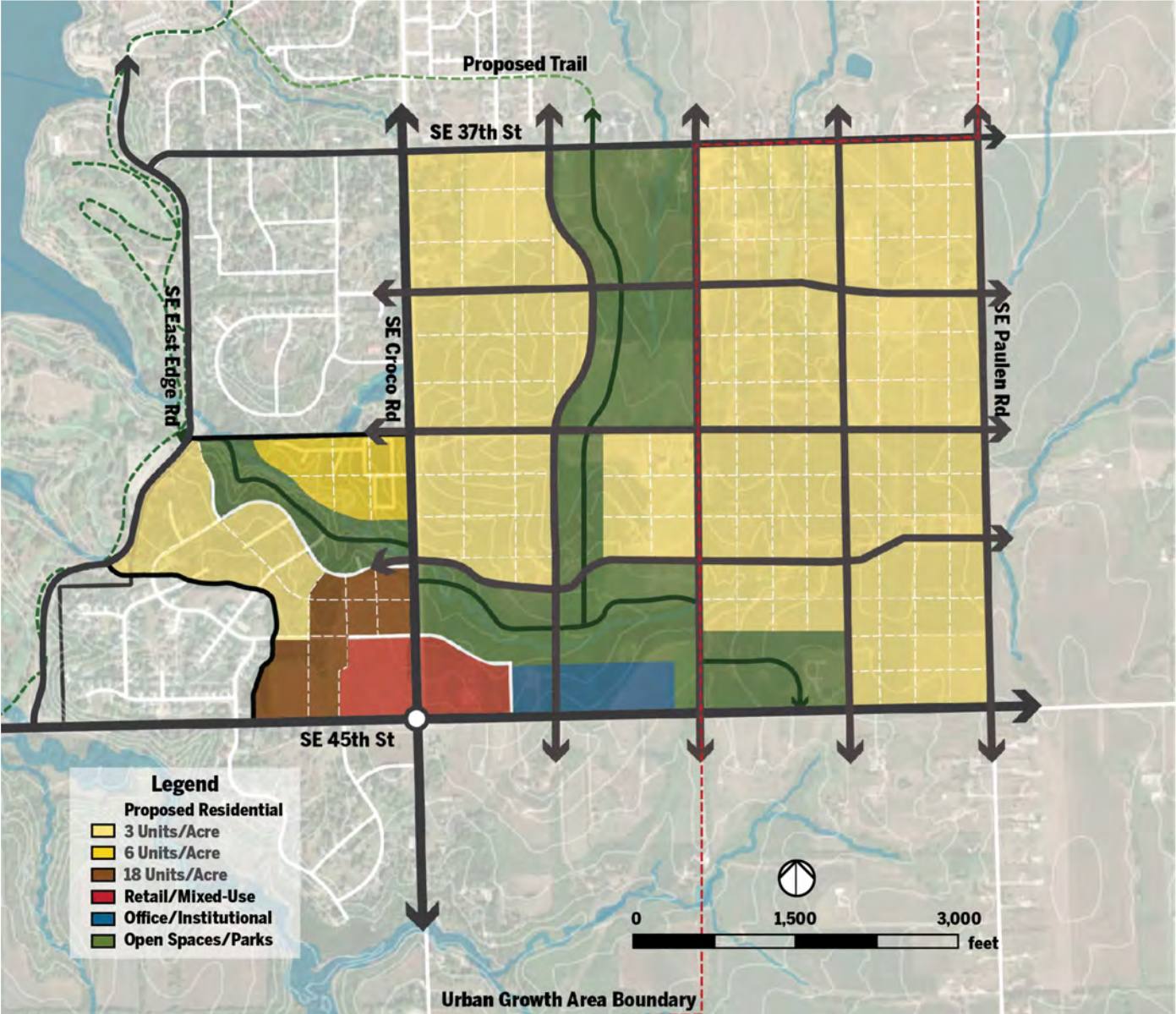
Net Density	Typology	Total Units	%
3 Units/Acre	Low-Density Single-Family	680	54%
6 Units/Acre*	Medium-Density Single-Family	120	10%
18 Units/Acre	Multifamily Apartments	450	36%
*Duplexes and Single-Family			
8.7 Units/acre (Net Density Weighted Average)		1,250	100%

Total Market Value **\$475.8 M**

Projected Assessed Value **\$80.4 M**

LAND USE SCENARIO



1B. CONSERVATIVE PLANNING SCENARIO FULL BUILD-OUT



1b. Conservative Planning Scenario Full Build-Out: Development Summary

Land Use Type	Area (acres)	% of Site Area
 Residential-Proposed (New)	521	69%
 Retail/Mixed-Use	20	2.5%
 Office/Institutional	15	2%
 Open Space/Parks	199	26.5%
	755	100%

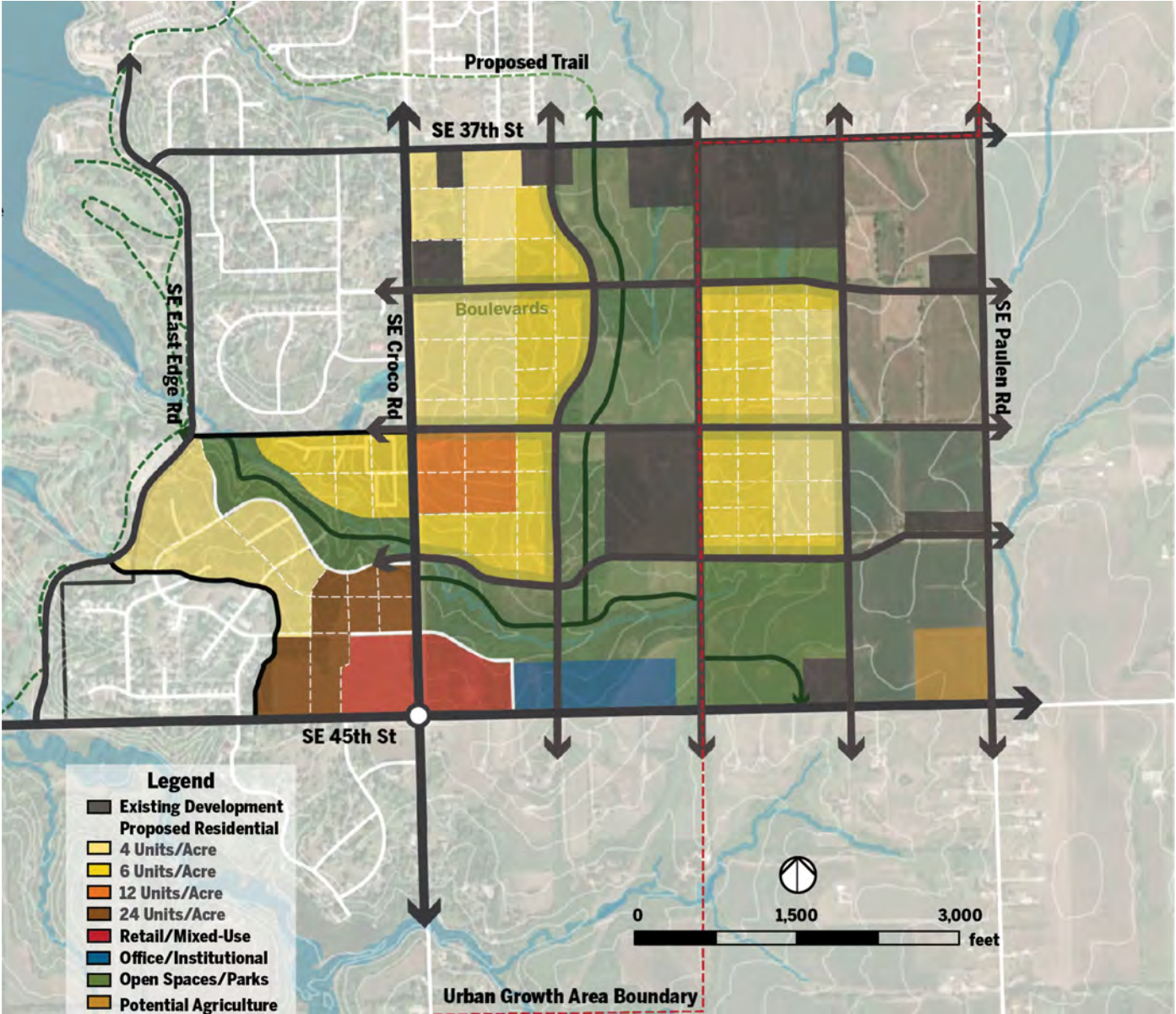
1b. Residential Net Density Breakdown (Proposed Development)

Net Density	Typology	Total Units	%
 3 Units/Acre	Low-Density Single-Family	1,430	71.5%
 6 Units/Acre*	Medium-Density Single-Family	120	6%
 18 Units/Acre	Multifamily Apartments	450	22.5%
*Duplexes and Single-Family			
6.6 Units/acre (Net Density Weighted Average)		2,000	100%

Total Market Value **\$782.4 M**
Projected Assessed Value **\$101.6 M**

LAND USE SCENARIO

2A. TRADITIONAL NEIGHBORHOOD DESIGN (TND) PHASE 1



2a. Traditional Neighborhood Design (TND) Phase 1: Development Summary

Land Use Type	Area (acres)	% of Site Area
Residential- Developed (Existing)	90	12%
Residential-Proposed (New)	290	38%
Retail/Mixed-Use	20	3%
Office/Institutional	15	2%
Open Space/Parks	197	26%
Undeveloped	130	17%
Agriculture	13	2%
	755	100%

2a. Residential Net Density Breakdown (Proposed Development)

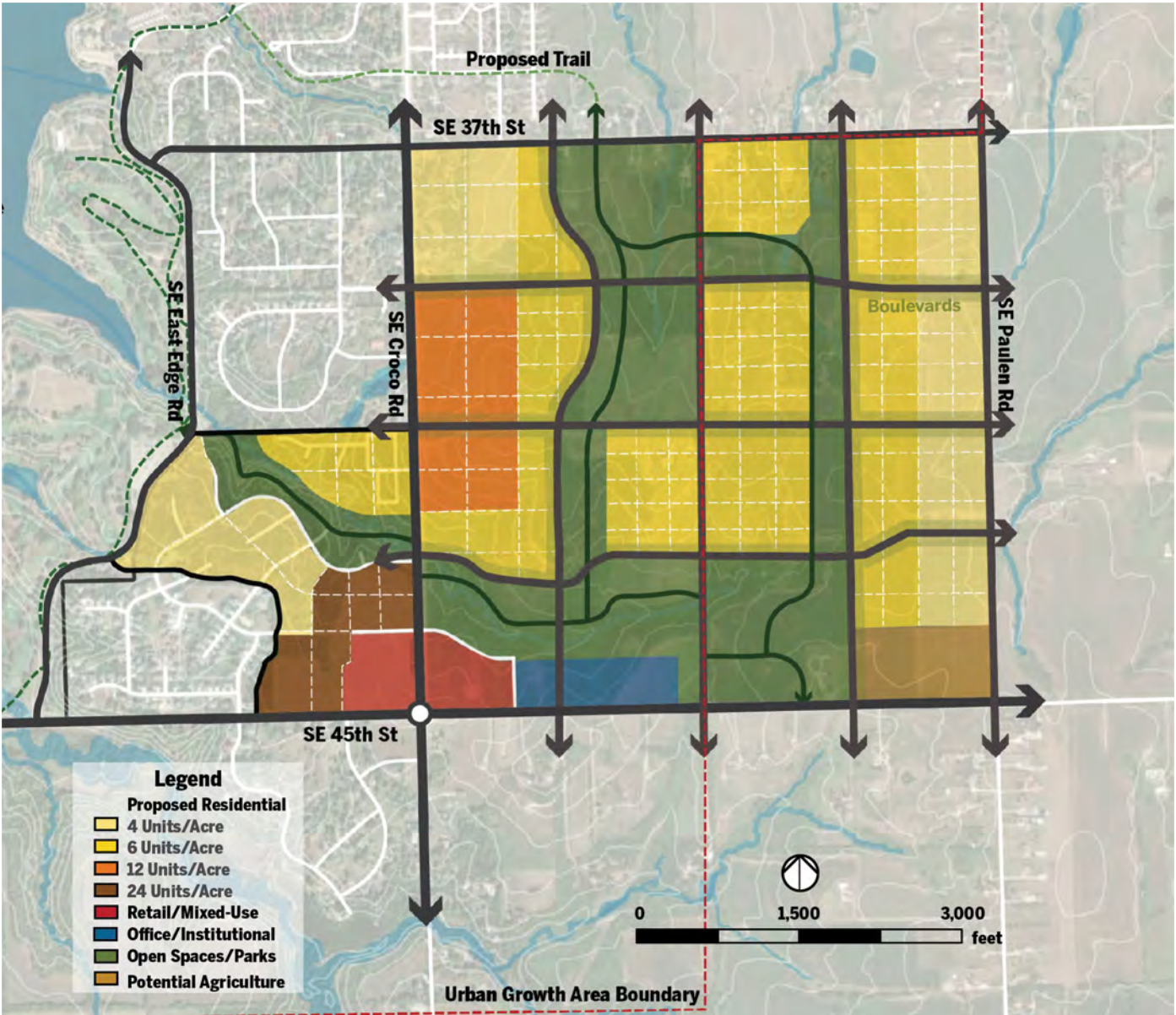
Net Density	Typology	Total Units	%
4 Units/Acre	Low-Density Single-Family	560	28%
6 Units/Acre	Medium-Density Single-Family	660	33%
12 Units/Acre	Townhomes/Duplexes	190	9.5%
18 Units/Acre	Multifamily Apartments	590	29.5%
11.3 Units/acre (Net Density Weighted Average)		2,000	100%

Total Market Value **\$788.9 M**

Projected Assessed Value **\$102.4 M**

LAND USE SCENARIO

2B. TRADITIONAL NEIGHBORHOOD DESIGN (TND) FULL BUILD-OUT



2b. Traditional Neighborhood Design (TND) Full Build-Out: Development Summary





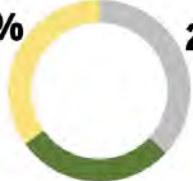



Land Use Type	Area (acres)	% of Site Area
Residential-Proposed (New)	458	60%
Retail/Mixed-Use	20	2.5%
Office/Institutional	15	2%
Open Space/Parks	241	32.5%
Agriculture	21	3%
	755	100%

2b. Residential Net Density Breakdown (Proposed Development)

Net Density	Typology	Total Units	%
4 Units/Acre	Low-Density Single-Family	545	17%
6 Units/Acre	Medium-Density Single-Family	1,505	47%
12 Units/Acre	Townhomes/Duplexes	560	17.5%
18 Units/Acre	Multifamily Apartments	590	18.5%
11.3 Units/Acre (Net Density Weighted Average)		3,200	100%

Total Market Value **\$1.1 B**
Projected Assessed Value **\$140.5 M**

COMPARISON TABLE

	Conservative Planning Scenario	Traditional Neighborhood Design	Conservative Planning Scenario	Traditional Neighborhood Design
	Phase 1	Phase 1	Full Build-Out	Full Build-Out
1 Development Program				
2 Development Summary	 <p>26% 27.5% 21%</p>	 <p>55% 17% 28%</p>	 <p>73.5% 26.5%</p>	 <p>64.5% 35.5%</p>
3 Total Development Market Value	\$475.8 M	\$789.0 M	\$782.5 M	\$1.1 B
4 Total Development Value per acre	\$203,600/acre	\$239,200/acre	\$182,800/acre	\$273,000/acre
5 Average Annual Property Tax Revenue	\$12.6 M	\$16.0 M	\$15.9 M	\$21.9 B

LAND USE SCENARIO

TRADITIONAL NEIGHBORHOOD DESIGN- THE PREFERRED OPTION



Walkable Urban Blocks at Central Park, Denver, CO



New Town at St. Charles, MO

TND Scenario

WHY IS THIS PREFERABLE?

- Foster **walkability and a strong sense of community and enhance quality of life.**
- Potential to help move the needle in **meeting housing goals through providing diverse options**
- **Fosters economically and ecologically sustainable development** for the community and city
- **Greater fiscal impacts** per housing unit
- Density can help **drive housing attainability**
- **Use of RHID gives the city leverage** to ask for moderately-priced homes as part of the mix

An aerial photograph of a suburban neighborhood. In the upper left, there are several houses with lawns. A road runs horizontally across the middle. To the right of the road is a large, irregularly shaped pond surrounded by trees and grass. The foreground is dominated by a large area of dry, scrubby vegetation and trees.

PRESENTATION OUTLINE

INTRODUCTION

TRENDS & MARKET CONCLUSIONS

CURRENT CONDITIONS AND SWOT

DEVELOPMENT OPTIONS

POLICY FRAMEWORK & NEXT STEPS

DISCUSSION & QUESTIONS

POLICY FRAMEWORK AND NEXT STEPS

POLICY FRAMEWORK



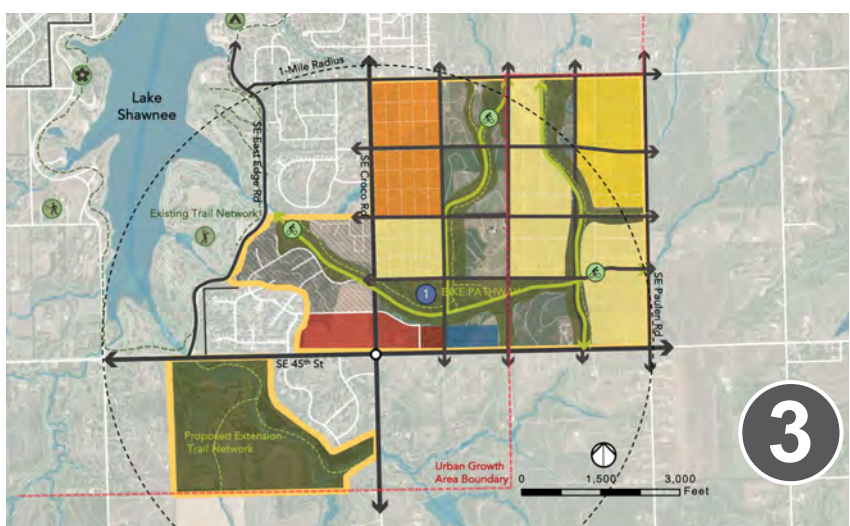
1

Housing



2

Open Space



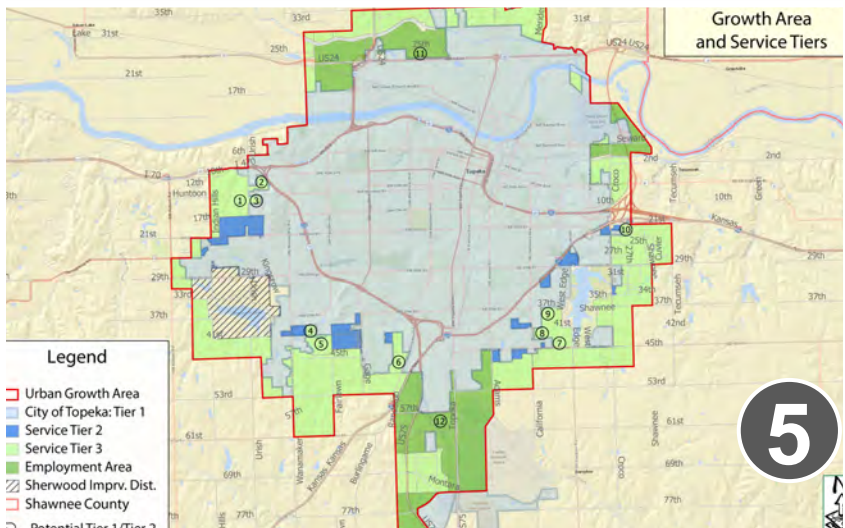
3

Land Use & Development



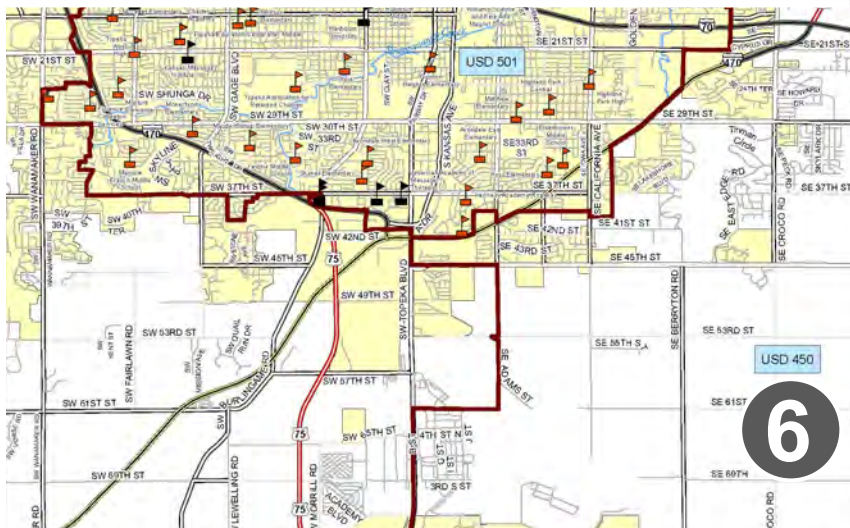
4

Infrastructure



5

Growth and Annexation



6

Jurisdictional Partnerships

Guiding Principles
SWOT
Market Analysis
Stakeholder Engagement

Plan's Major Goals

Housing

Open Space

Supportive Policy Decision Areas

Land Use + Development

Infrastructure

Growth + Annexation

Jurisdictional Partnerships

Next Steps

POLICY FRAMEWORK & NEXT STEPS

USING THE SE TOPEKA PLAN TO ADVANCE TOPEKA'S HOUSING GOALS

**4,000
Units**
Affordable
Housing

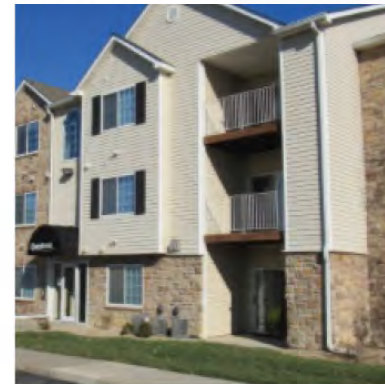
**3,650
Units**
Workforce
Housing

**3,100
Units**
Market-Rate
For-Sale

**1,400
Units**
Market-Rate
Rental

**S4**

Encourage development of a diverse mix of housing types

**S5**

Expand production of affordable housing to enhance economic mobility



POLICY FRAMEWORK & NEXT STEPS
JURISDICTIONAL PARTNERSHIPS ARE NEEDED



**Green Space and Trails as a
Shared Amenity**



Connection to Lake Shawnee



Integrated Trail Network



**Preservation of biodiversity and
natural habitat**



**Neighborhood amenities and
connectivity**




Marketability

POLICY FRAMEWORK & NEXT STEPS

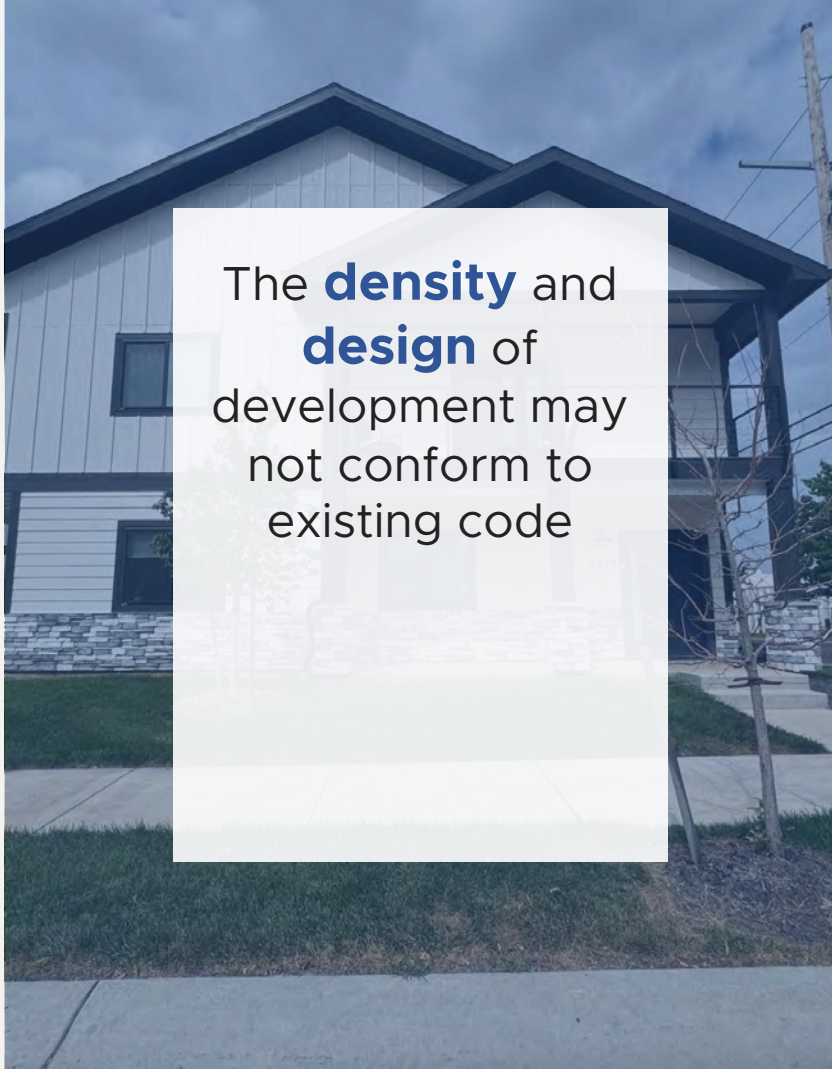
LAND USE AND DEVELOPMENT

Subdivision Design



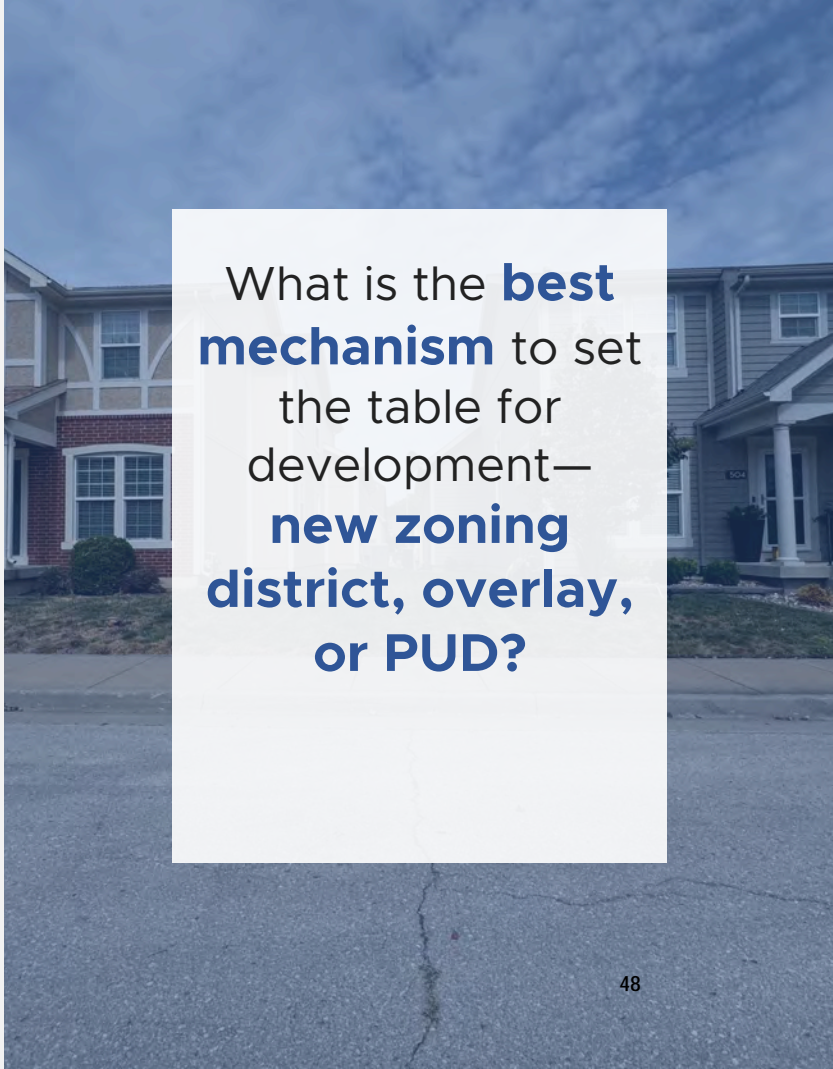
The plan proposes a different kind of design, such as **clustering lots, amenity integration, and trails** as their own **right-of-way**

Flexibility and Creativity



The **density** and **design** of development may not conform to existing code

Zoning




What is the **best mechanism** to set the table for development—**new zoning district, overlay, or PUD?**

POLICY FRAMEWORK & NEXT STEPS

INFRASTRUCTURE CONSIDERATIONS

Sewer



There is existing **capacity for connections**, but future development requires **further study** and **planning** as infrastructure ages and demand grows

Water



Existing water main lines **can support** future development, but the city needs to collaborate with Rural Water to **define service territories**

Streets



Street improvements will be needed to 37th and 45th Streets as development occurs

POLICY FRAMEWORK & NEXT STEPS

GROWTH AND ANNEXATION POLICY CONSIDERATIONS

Extraterritorial Jurisdiction (ETJ)

The city's
**subdivision
regulations** apply
to the
unincorporated
Study Area under
ETJ

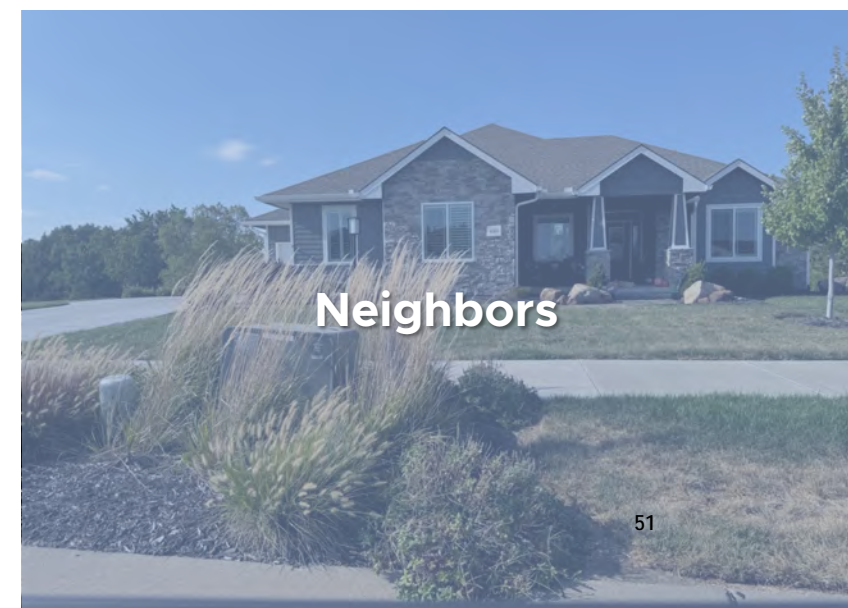
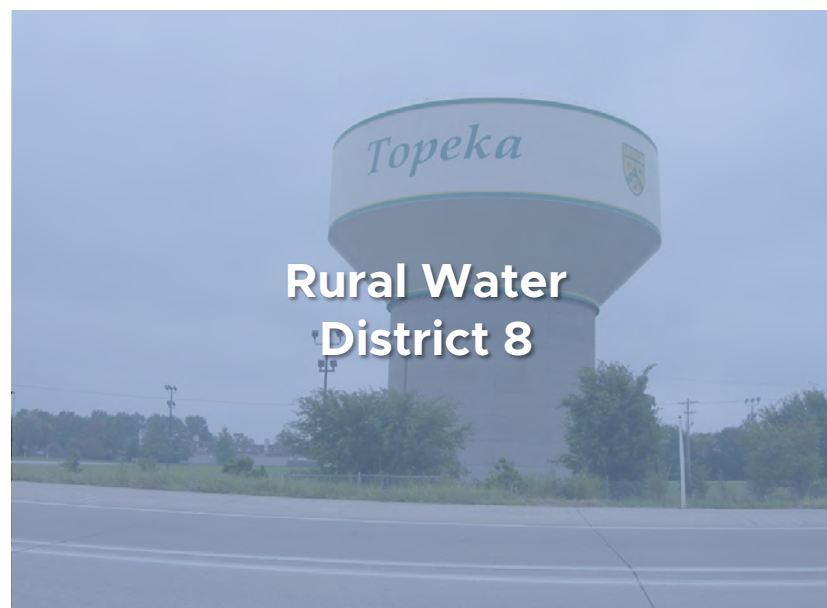
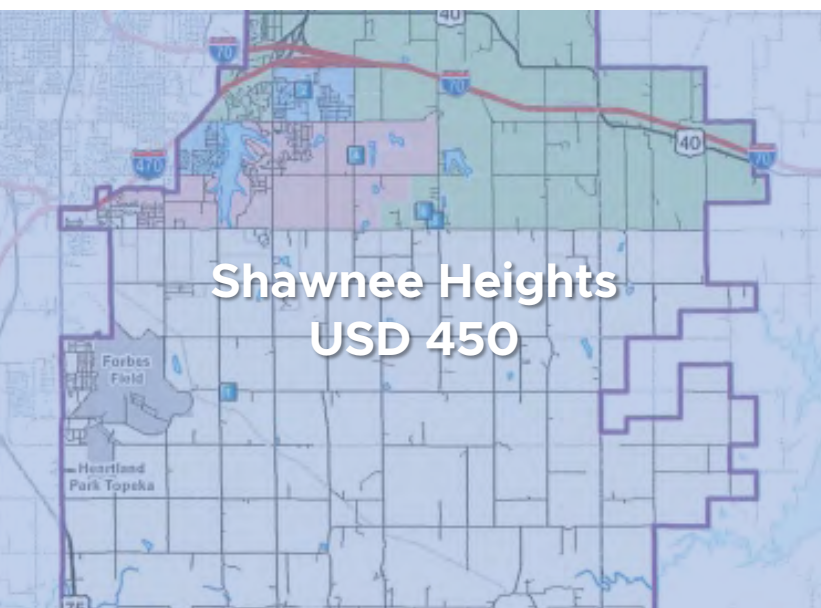
Urban Growth Area (UGA)

The city needs to
consider
**how the UGA's
policy positions
interplay**
with development
of the area.

Annexation Policy

The city needs to
consider
**how the UGA's
policy positions
interplay**
with development
of the area.

POLICY FRAMEWORK & NEXT STEPS
JURISDICTIONAL PARTNERSHIPS ARE NEEDED



WHY THIS PLAN?

1

Take a Proactive
Approach to
**Long-Term
Development
and Growth**

2

**Support Market
Demand**
for products that
aren't present
today

3

**Promote
development**
that provides
**lasting fiscal
benefits** to the
city

4

Use the plan to
**create the
framework** to
**support
development**

An aerial photograph of a city area, likely St. Louis, with a white line tracing a path through the city. The line starts from the left, goes down, then curves right and up, ending on the right side. There are small white arrows at the start and end of the line. The text "DISCUSSIONS/QUESTIONS" is overlaid in the center.

DISCUSSIONS/QUESTIONS



**City of Topeka
Public
Infrastructure
Committee**

214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org

DATE: May 20, 2025
CONTACT: Sylvia Davis, Utilities Director
SUBJECT: Soldier Creek Levee Raise
PROJECT #: 161005.03, 161005.02, 161016.01

DOCUMENT DESCRIPTION:

Capital Improvement Project (CIP) Project Exceeding \$250K for the Soldier Creek Levee Raise between NW Menoken Road and Highway 75. Project includes a 50/50 split funding with the North Topeka Drainage District.

ATTACHMENTS:

Resolution and Exhibit A

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler
5 recommending approval of Project Nos. 161005.03, 161005.02 and
6 161016.01 for the Soldier Creek Levee Raise.
7

8 WHEREAS, the Governing Body adopted Resolution No. 9006 approving the 2019-
9 2021 Capital Improvement Budget (CIB), Resolution No. 9108 approving the 2020-2022
10 CIB and Resolution No. 9226 approving the 2022-2024 CIB; and

11 WHEREAS, the Governing Body requires approval for projects that are ready for
12 construction and whose total project budget exceeds \$250,000; and

13 WHEREAS, on May 20, 2025, the Public Infrastructure Committee recommended
14 approval of the project(s).

15 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
16 CITY OF TOPEKA, KANSAS, that Project Nos. 161005.03, 161005.02 and 161016.01 for
17 the Soldier Creek Levee Raise, as further described in Exhibit A, are hereby approved.

18 ADOPTED and APPROVED by the Governing Body on _____.

19 CITY OF TOPEKA, KANSAS
20

21
22 _____
23 Michael A. Padilla, Mayor

24 ATTEST:

25
26
27 _____
28 Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval		
Project Name:	Soldier Creek Levee Raise	This project raises the Soldier Creek Levee between NW Menoken Rd and Highway 75 by approximately 6 inches. This levee is owned by the North Topeka Drainage District, but it's certification with the United States Army Corps of Engineers is required for the continued certifiaciton of the North Topeka Levee Unit. This project includes a 50/50 funding split with the North Topeka Drainage District.
Main Project Number:	161005.03, 161005.02 & 161016.01	
Project Manager:	Zach Stueve	
Event	Target Date	
Design	Complete	
Construction	2025	
Funding Source	Final Estimate	
Cash	\$ 450,000	
Totals	\$ 450,000	



**City of Topeka
Public
Infrastructure
Committee**

214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org

DATE: May 20, 2025
CONTACT: Sylvia Davis, Utilities Director
SUBJECT: Fleet Replacement – Sewer Cleaning Machine
PROJECT #: 291152.00

DOCUMENT DESCRIPTION:

Capital Improvement Project (CIP) Project Exceeding \$250K for the Fleet Replacement Sewer Cleaning Machine.

ATTACHMENTS:

Resolution and Exhibit A

RESOLUTION NO. _____

A RESOLUTION introduced by Public Infrastructure Committee comprised of Councilmembers Sylvia Ortiz, David Banks and Neil Dobler recommending approval of Project No. 291152.00 for the Fleet Replacement – Sewer Cleaning Machine.

WHEREAS, the Governing Body adopted Resolution No. 9425 approving the 2024-2026 Capital Improvement Budget (CIB) and 2024-2033 Capital Improvement Plan (CIP); and

WHEREAS, the Governing Body requires approval for projects that are ready for construction and whose total project budget exceeds \$250,000; and

WHEREAS, on May 20, 2025, the Public Infrastructure Committee recommended approval of the project(s).

NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that Project No. 291152.00 for Fleet Replacement of a Sewer Cleaning Machine, further described in Exhibit A, is hereby approved.

ADOPTED and APPROVED by the Governing Body on _____.

CITY OF TOPEKA, KANSAS

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval										
Project Name:	Fleet Replacement/Sewer Cleaning Machine	Replacement of our 2019 3/4" sewer cleaning machine, with a 2025 3/4" sewer cleaning machine. Our current replacement schedule has allowed us to operate and maintain a fairly young fleet of sewer cleaning machines								
Main Project Number:	291152.00 / Operating Cash									
Project Manager:	Darrin Coffinad									
Event	Target Date									
Equipment	Immediately									
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%; background-color: black; color: white;">Funding Source</th> <th style="width: 40%; background-color: black; color: white;">Final Estimate</th> </tr> </thead> <tbody> <tr> <td style="border: 1px solid black;">Cash</td> <td style="border: 1px solid black; text-align: right;">\$551,047.96</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; height: 40px;"></td> </tr> <tr> <td style="border: 1px solid black;">Totals</td> <td style="border: 1px solid black; text-align: right;">\$ 551,048</td> </tr> </tbody> </table>		Funding Source	Final Estimate	Cash	\$551,047.96			Totals	\$ 551,048	
Funding Source	Final Estimate									
Cash	\$551,047.96									
Totals	\$ 551,048									



**City of Topeka
Public
Infrastructure
Committee**

214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org

DATE: May 20, 2025
CONTACT: Steve Groen, Public Works Director
SUBJECT: Westwood Neighborhood
PROJECT #: 841097.17

DOCUMENT DESCRIPTION:

Capital Improvement Project (CIP) Project Exceeding \$250K for a mill and overlay project in the Westwood Neighborhood.

ATTACHMENTS:

Resolution and Exhibit A
Map

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler
5 recommending approval of Project No. 841097.17 for a mill and
6 overlay project in the Westwood Neighborhood.
7

8 WHEREAS, the Governing Body adopted Resolution No. 9425 approving the 2024-
9 2033 Capital Improvement Program and the 2024-2026 Capital Improvement Budget; and

10 WHEREAS, the resolutions require Governing Body approval for projects that are
11 ready for construction and whose total project budget exceeds \$250,000; and

12 WHEREAS, on May 20, 2025, the Public Infrastructure Committee recommended
13 approval of the project(s).

14 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
15 CITY OF TOPEKA, KANSAS, that Project No. 841097.17 for mill and overlay and curb and
16 gutter replacement in the Westwood Neighborhood on SW Arnold Avenue from SW 17th
17 Street to SW 19th Street, SW 19th Street from SW Arnold Avenue to SW Pembroke Lane,
18 and SW Oakley Avenue to SW High Avenue, as further described in Exhibit A is hereby
19 approved.

20 ADOPTED and APPROVED by the Governing Body on _____.

21 CITY OF TOPEKA, KANSAS
22
23

24 _____
25 Michael A. Padilla, Mayor

26 ATTEST:
27
28
29

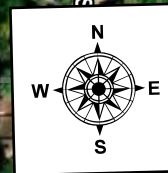
30 _____
Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval										
Project Name:	Westwood Neighborhood Mill & Overlay	This project will consist of mill and overlay with full-depth patching and curb & gutter replacement on SW Arnold Ave from SW 17th St to SW 19th St and SW 19th St from SW Arnold Ave to SW Pembroke Ln, SW Oakley Ave to SW High Ave.								
Main Project Number(s):	841097.17									
Project Manager:	Robert Bidwell									
Event	Target Date									
Estimated Construction Year	2025									
<table border="1"><thead><tr><th>Funding Source</th><th>Final Estimate</th></tr></thead><tbody><tr><td>Citywide Half-Cent Sales Tax</td><td>\$ 369,600</td></tr><tr><td colspan="2">Totals</td></tr><tr><td></td><td>\$ 369,600</td></tr></tbody></table>		Funding Source	Final Estimate	Citywide Half-Cent Sales Tax	\$ 369,600	Totals			\$ 369,600	
Funding Source	Final Estimate									
Citywide Half-Cent Sales Tax	\$ 369,600									
Totals										
	\$ 369,600									

Westwood Neighborhood Mill & Overlay

Project - 841097.17





**City of Topeka
Public
Infrastructure
Committee**

214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org

DATE: May 20, 2025
CONTACT: Steve Groen, Public Works Director
SUBJECT: Central Highland Park Neighborhood
PROJECT #: 841098.02, 501107.03 and 281250.19

DOCUMENT DESCRIPTION:

Capital Improvement Project (CIP) Project Exceeding \$250K for street, stormwater, and waterline improvements to the Central Highland Park Neighborhood.

ATTACHMENTS:

Resolution and Exhibit A
Map

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler
5 recommending approval of Project Nos. 841098.02, 501107.03 and
6 281250.19 for street, stormwater and waterline improvements to the
7 Central Highland Park Neighborhood.
8

9 WHEREAS, the Governing Body adopted Resolution No. 9425 approving the 2024-
10 2033 Capital Improvement Program and the 2024-2026 Capital Improvement Budget and
11 Resolution No. 9520 approving the 2025-2034 Capital Improvement Program and the
12 2025-2027 Capital Improvement Budget; and

13 WHEREAS, the resolutions require Governing Body approval for projects that are
14 ready for construction and whose total project budget exceeds \$250,000; and

15 WHEREAS, on May 20, 2025, the Public Infrastructure Committee recommended
16 approval of the project(s).

17 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
18 CITY OF TOPEKA, KANSAS, that Project Nos. 841098.02, 501107.03 and 281250.19 for
19 street, stormwater and water main improvements to the Central Highland Park
20 Neighborhood on SE 17th Street from Hudson Boulevard to Chandler Street, and SE 19th
21 Street from Adams Street to Indiana Avenue, as further described in Exhibit A is hereby
22 approved.

23 ADOPTED and APPROVED by the Governing Body on _____.

24 CITY OF TOPEKA, KANSAS
25
26

27 _____
28 Michael A. Padilla, Mayor

29 ATTEST:
30
31

32 _____
33 Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval												
Project Name:	Central Highland Park Neighborhood - Phase I	This project will consist of pavement reconstruction on SE 17th St from Hudson Blvd to Chandler St, SE 19th St from Adams St to Indiana Ave, and concrete panel replacement on the 1900 block of SE Indiana Ave. It will also include reinforced concrete box replacement funded under 501107.03 - Stormwater Conveyance System Rehabilitation Program and waterline relocation funded under 281250.19 - Water Main Replacement Program. Both programs leverage operating funds and revenue bonds.										
Main Project Number(s):	841098.02; 501107.03; 281250.19											
Project Manager:	Chris Bruntz											
Event	Target Date											
Estimated Construction Year	2025											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Funding Source</th> <th style="background-color: black; color: white;">Final Estimate</th> </tr> </thead> <tbody> <tr> <td>Citywide Half-Cent Sales Tax</td> <td style="text-align: right;">\$ 1,523,888</td> </tr> <tr> <td>Stormwater - Revenue Bonds and Operating Funds</td> <td style="text-align: right;">\$ 322,144</td> </tr> <tr> <td>Water - Revenue Bonds and Operating Funds</td> <td style="text-align: right;">\$ 26,300</td> </tr> <tr> <td style="background-color: black; color: white;">Totals</td> <td style="background-color: black; color: white; text-align: right;">\$ 1,872,332</td> </tr> </tbody> </table>		Funding Source	Final Estimate	Citywide Half-Cent Sales Tax	\$ 1,523,888	Stormwater - Revenue Bonds and Operating Funds	\$ 322,144	Water - Revenue Bonds and Operating Funds	\$ 26,300	Totals	\$ 1,872,332	
Funding Source	Final Estimate											
Citywide Half-Cent Sales Tax	\$ 1,523,888											
Stormwater - Revenue Bonds and Operating Funds	\$ 322,144											
Water - Revenue Bonds and Operating Funds	\$ 26,300											
Totals	\$ 1,872,332											

Central Highland Park Neighborhood
Phase I

Project - 841098.02, 501107.03 &
281250.19

