

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, December 14, 2015
6:00 P.M.

620 SE Madison
1st Floor, Holliday Conference Room
Holliday Building
Topeka, Kansas 66607

Members of the Topeka Planning Commission

Brian Armstrong
Kevin Beck
Rosa Cavazos
Scott Gales, Chair
Dennis Haugh
Nicholas Jefferson, Vice Chair
Carole Jordan
Katrina Ringler
Patrick Woods

Topeka Planning Staff

Bill Fiander, AICP, Planning Director
Carlton O. Scroggins, AICP, Planner III
Dan Warner, AICP, Planner III
Mike Hall, AICP, Planner III
Tim Paris, Planner II
Dean W. Diediker, Planner II
Annie Driver, AICP, Planner II
Susan Hanzlik, AICP, Planner II
Taylor Ricketts, Planner I
Kris Wagers, Office Specialist



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

AGENDA ITEMS

Topeka Planning Commission

Monday, December 14, 2015 at 6:00 P.M.

A. Roll Call

B. Approval of Minutes – November 16, 2015

C. Presentations and Discussion Items

1. Bikeways Presentation

2. North Topeka West Neighborhood Plan Preview

3. CIP 2017-21 Preview

4. Quick Updates

i. Downtown D-1 District

ii. Early Site Plan Review

D. Other

E. Adjournment



CITY OF TOPEKA
TOPEKA PLANNING COMMISSION
M I N U T E S

Monday, November 16, 2015

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

Members present: Scott Gales (Chair), Brian Armstrong, Kevin Beck, Rosa Cavazos, Dennis Haugh, Carole Jordan, Katrina Ringler, Patrick Woods (8)

Members Absent: Nicholas Jefferson (1)

Staff Present: Bill Fiander, Planning Director; Mike Hall, Planner III; Dan Warner, Planner III; Susan Hanzlik, Planner II; Kris Wagers, Office Specialist; Mary Feighny, Legal

A) Roll Call

7 Members present for a quorum; Mr. Woods arrived after rollcall.

B) Approval of Minutes from October 19, 2015

Motion to approve as typed; moved by Mr. Beck, second by Ms. Jordan. **APPROVED (6-0-2 with Brian Armstrong and Katrina Ringler abstaining)**

C) Communications to the Commission –

Mr. Fiander welcomed the two new Planning Commissioners, Brian Armstrong and Katrina Ringler.

Mr. Fiander informed the Planning Commission that the December meeting will be held a week early (December 14) at the Holliday Building and will not be televised. There will be no action items, but important updates will be on the agenda.

Mr. Fiander reported that City Council passed the Shawnee County Aquatic Center (CU15/2). The case was heard and approved by Planning Commission at the October 19, 2015 meeting.

Mr. Fiander stated that two KDOT Transportation Alternative (TA) grants would be presented to City Council on 11/17/15, one for Hi-Crest and one for implementation of Safe Routes to School project for Quincy Elementary.

Mr. Gales welcomed Mr. Armstrong and Ms. Ringler to the Commission.

D) Declaration of conflict of interest/exparte communications by members of the commission or staff

None.

E) Public Hearings

DRAFT

CPA15/1 by the City of Topeka amending the text and map of the City of Topeka's Comprehensive Plan updating the Highland Crest Neighborhood Plan. The area affected by the amendment is bounded by SE 29th Street to the north, SE California Street to the east, SE 37th to the south, and S Kansas to the west. **(Hanzlik)**

Mr. Fiander introduced Susan Hanzlik, who reviewed the Hi-Crest Neighborhood Plan update.

Mr. Haugh asked for clarification on how rehab programs work. Ms. Hanzlik explained that they are based on the owner or occupant's income level. If they are below the 80% median family income, they are eligible to apply. If it's rental property, they can apply for exterior improvements (siding, roofing, etc.). If the property is owner occupied, they are allowed to apply for interior rehab also.

Mr. Woods asked if there's a timeline for implementation of the plan. Ms. Hanzlik stated that housing improvements should start next year. Mr. Fiander added that the funding will be there beginning in 2016. Construction of large infrastructure projects (i.e. street projects) would likely begin in 2018, based on a 3-year process of one year for design, one year for right of way / utilities, and the third year for construction.

Ms. Cavazos asked if thought had been given to offering military incentives. She referenced p. 30 and the housing plan. Ms. Hanzlik stated that it hadn't come up before, but they will explore the suggestion.

Ms. Jordan asked Ms. Hanzlik to expand on landlord licensing / housing inspections. Ms. Hanzlik stated that the idea was put forth by residents of the neighborhood and is being used in Lawrence.

Ms. Jordan asked if, in Lawrence, it generates fees. Mr. Warner stated that it does, but he doesn't know those fees pay for the program.

Mr. Gales noted the correlation between rental properties and deterioration of property and acknowledged the challenges of getting some landlords to make improvements. He asked regarding the threshold of replacement rather than renovation of a property. Ms. Hanzlik stated that HND handles those decisions. Mr. Fiander added that the goal is to get landlords to participate more in the City's housing programs.

Ms. Ringler asked if there are stipulations about not allowing landlords to raise the rent once improvements have been made. Ms. Hanzlik noted that one of the stipulations is that renters fall under the 80% median family income.

Mr. Armstrong asked if there is a landowner match to the housing grant fund. Ms. Hanzlik stated that in the past, there was with the rental units, but she doesn't know if that will continue. Property owners receive a soft mortgage with approx. 55% forgiven in 10 years if the property owner keeps the property. The remainder is due when property is sold or deed is transferred.

With no further questions of staff, Mr. Gales invited Mr. Joseph Ledbetter, Hi-Crest NIA President, to speak regarding the Neighborhood Plan proposal. Mr. Ledbetter came forward, stated his name,

stated that he's a lawyer, and stated that he is the President of the Hi-Crest Neighborhood Improvement Association.

Mr. Ledbetter thanked Ms. Hanzlik for the work she's done with the Hi-Crest NIA. He noted the potential for economic development in Hi-Crest based on commercial development surrounding it. He added that the NIA is very supportive of the East Topeka Interchange proposal. He stated that the road improvements that had recently been completed are "phenomenal", adding that Fremont Street is yet to be re-paved. He pointed out that the neighborhood prefers to rehab houses rather than tear them down and infill them, noting that most of the houses can be rehabbed for as little as \$25-30k for the worst ones.

Mr. Ledbetter spoke about landlords who are not taking care of their properties. He stated that he likes the idea put forth about military incentives, and added that the idea of a BMX park had been discussed.

Mr. Woods asked Mr. Ledbetter if he felt the plan "dreams big enough." Mr. Ledbetter stated he believes they included about everything they could think of, noting that there is practicality in the plan. He stated the BMX park would be great, and he really wants to see Fremont Road reconstructed because it's in such bad shape. He stated he believes the areas to the east are fairly well stabilized and reiterated that he believes the recent roadwork is very, very good. He stated he believes the housing part in Hi-Crest West will be the most difficult to deal with, largely because of landlord issues and their unwillingness to maintain their properties.

With no additional questions for Mr. Ledbetter, Mr. Gales opened the Public Hearing.

Mr. Alfred Goodwin, a Hi-Crest property owner/resident, come forward stating that he wished to thank and compliment the City on the work and improvements that have been done already.

Ms. Rita Stanley came forward to speak in support of Hi-Crest, stating she lives on the east side of Hi-Crest. She's with Harvest Church at 3200 SE Indiana; they will occupy that building in December. She stated that they support the west side and they are active with the NetReach program. She stated that the roads are beautiful and they look forward to the completion of curbs around their church building.

Mr. Fiander stated that improvements on 32nd between Indiana and Minnesota are in the table for implementation as part of the Safe Routes to School study area for Eisenhower and Ross. He stated that it's probably a 3-5 year outlook.

With nobody else coming forward to speak, Mr. Gales closed the Public Hearing.

Mr. Fiander explained that with the presentation of the plan, the conversation is not whether something will be done, but rather what the priorities are. The plan attempts to capture the priorities and values of the residents and lays forth a plan to strategically improve the neighborhood. He added that we can make physical improvements, but here, the community building aspect must lead. He complimented NetReach and others who are reaching out to the citizens of the neighborhood.

Mr. Gales complimented staff and especially Ms. Hanzlik for their work. He noted again that this plan requires more than mere infrastructure; staff has looked comprehensively at the community and determined that there are underlying challenges that need to be addressed with policy, procedures and programs. It appears staff took a focused approach and determined what the biggest challenges are and where we can best get a return on our investment.

Ms. Jordan moved to accept the draft Hi-Crest Neighborhood plan as part of the Topeka Comprehensive Plan. Second by Mr. Haugh. **APPROVAL (8-0-0)**

F. Presentations / Discussion Items

1. KTA Interchange

Mr. Fiander presented an update on the KTA Interchange, stating that the Hi-Crest neighborhood was the genesis for spearheading the interchange to the next level. He stated that the Planning Commission will be reviewing the CIP in a couple months, and that will include a cost estimate.

2. Arvonja Study

Mr. Fiander introduced Brian Armstrong of Bartlett & West, who performed the traffic study. Mr. Armstrong reviewed the study and findings, as well as cost estimates.

Adjournment at 7:40 PM

TOPEKA BIKEWAYS MASTER PLAN UPDATE

City of Topeka Planning Department

December 1, 2015



TOPEKA BIKEWAYS MASTER PLAN

WHAT IS IT?

- Approved Plan 2015 (MPO/Low Budget)
- Destination-Based vs. Recreation
- On-Street vs. Off-Street
- Make Topeka more sustainable and bike-friendly



Construction Where are We?

- 42% of street network to check or complete by 2016
- Phase 1: 32 miles being implemented now
- Phase 2: 12 miles by 2017
- Phase 3: N.Y. 17 miles by 2018/2021

Phase 1 & 2



Where are we?

Support System

- Advisory Committee Bikeways - City Hall
- 10th Street Station
- Mike Skye and Nancy Haines
- 10th Street Community Center - Open for 2016
- 10th Street - South Mainway (M. 2 - 2016)
- 10th and 11th Street
- 10th and 12th Street
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- 10th and 50th Street

Funding

THE NUMBERS

- 25 New Bike Routes
- 7 Interconnected Trails
- 122 Miles of on-street Bikeways
- 2,117 street signs
- 1,981 Street symbol signs
- \$4.5 - \$5 MILLION (basic network*)

*Basic network - no trail and/or, protected lanes, traffic calming/paved streets, etc.



WHAT IS IT?

- Approved Plan 2012 (MTPO/Gov Body)
- Destination-Based vs. Recreation
 - On-Street vs. Off-Street
- Make Topeka more sustainable and bike-friendly

THE NUMBERS

25

New Bike Routes

7

Interconnected Trails

122

Miles of on-street Bikeways

2,117

street signs

1,981

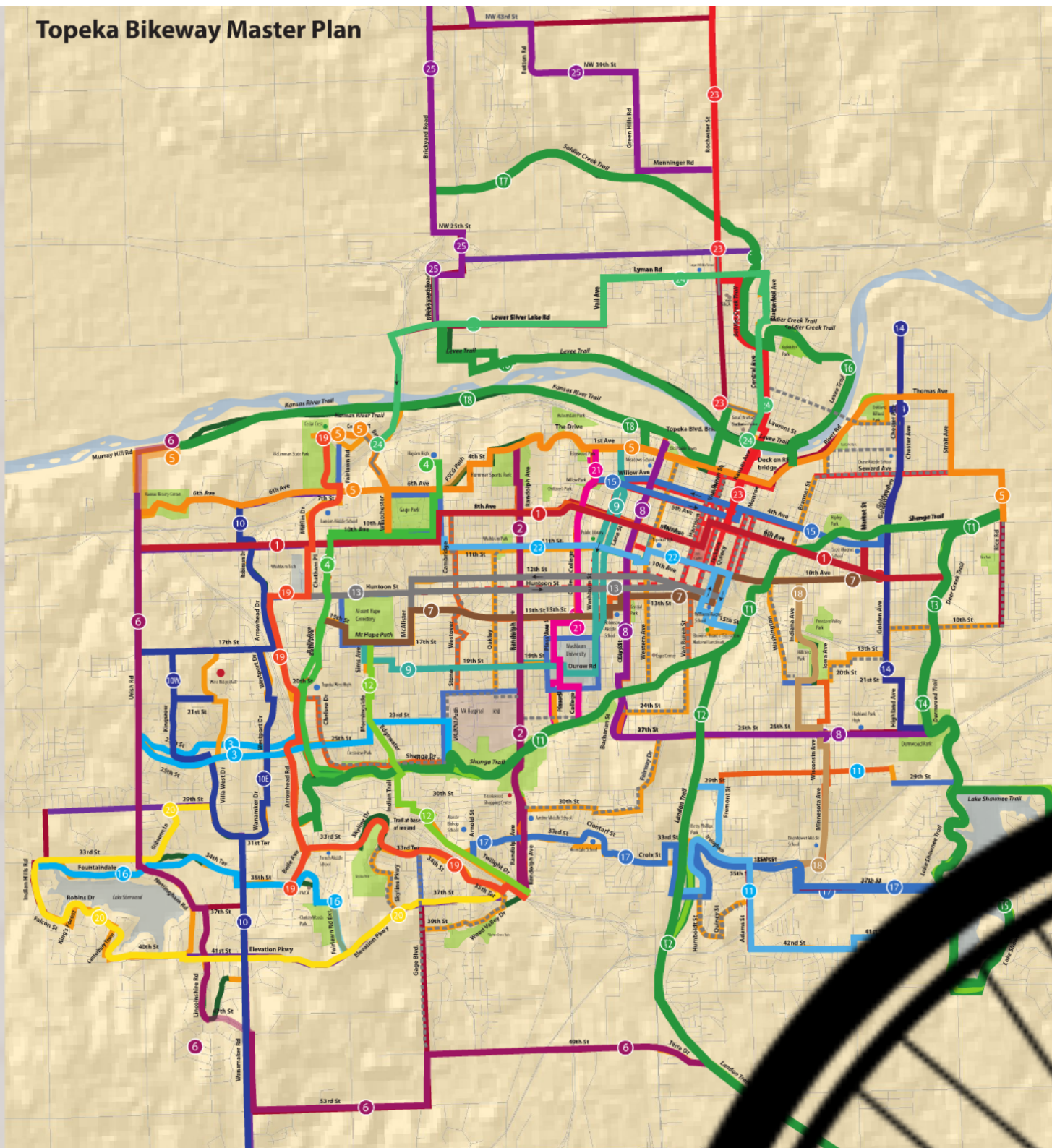
Street symbol signs

\$4.5 - \$5 MILLION

(basic network*)

*basic network = no trail additions, protected lanes, traffic calming/boulevard effects, etc.

Topeka Bikeway Master Plan

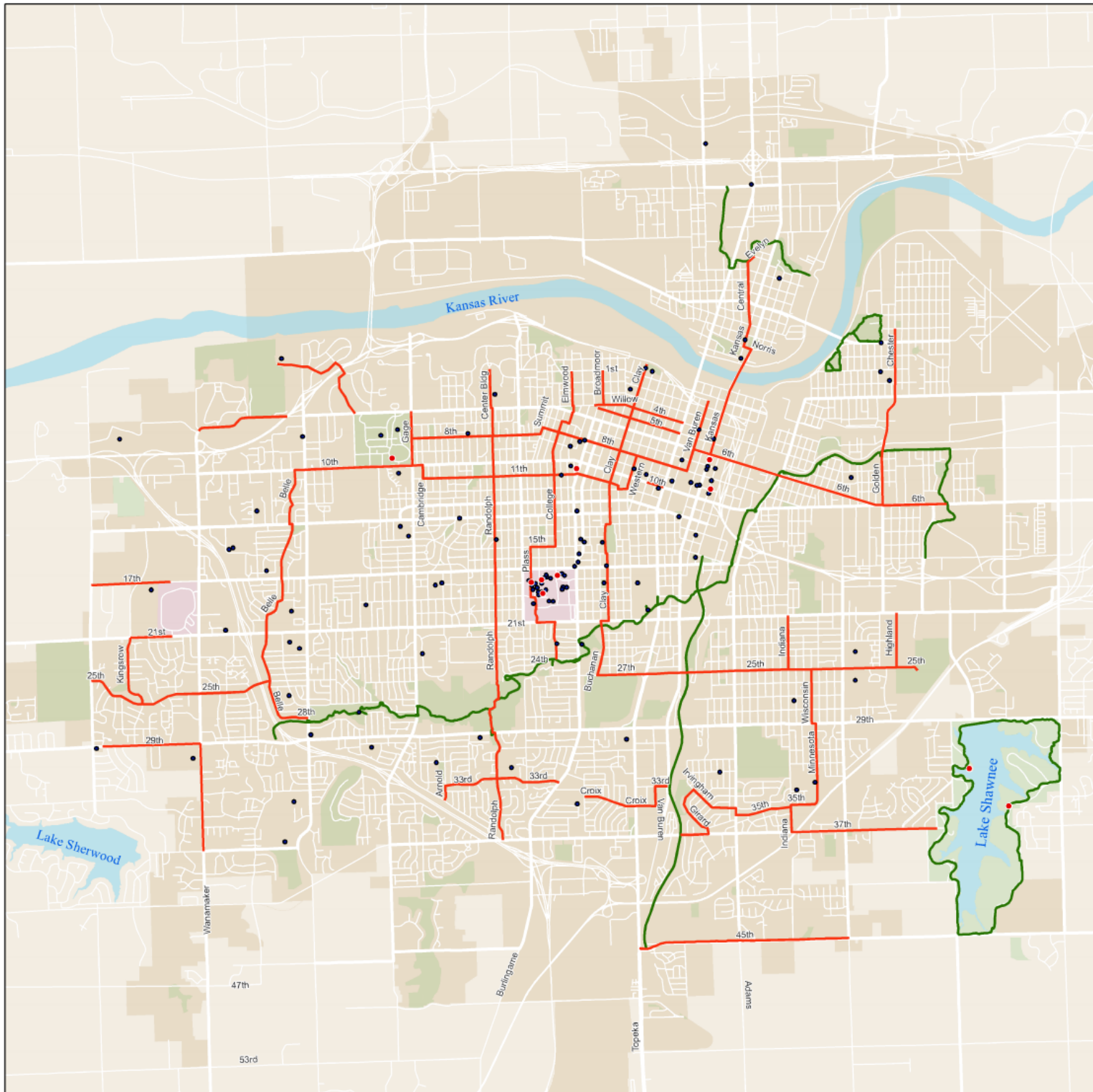


Construction Where are We?

- 43% on-street network in place or complete by 2016
- Phase I - 32 miles being implemented now
- Phase II - 13 miles in 2016-17
- Phase III, IV, V - 77 miles in 2018-2031

Phase 1 & 2





Bikeways Infrastructure Types



Sharrows 63 miles

6th and Mulvane

Bike Boulevards



30 Miles



SE 6th Avenue

Bike Lanes 17 Miles

Sideways 12 Miles



Gage Park Construction at Gage between 6th-10th



17th Street



Blue Boulevard Signs



Bikeways Sign at 27th and Clay



Wayfinding Sign in NOTO

Signage & Connectors



Connector at College and Willow Park

Funding

Basic Network funded

Phase 1-2 Pilot (2014-16)

KDOT Grants = \$1.3 million

City Match/Design = \$280K/\$110K

Private Funding = \$55K

Phases 3-5 (2017-31)

Countywide Sales Tax (2017-2031) = \$3.5 million + proposed \$5 million

New CIP road projects integrate routes when applicable (e.g., sidepaths)

Where are we?

Support System

- Advisory Committee (Bikeways ->Bike/Ped)
- Multi-modal Planner
- Bike Share (red bikes)/TMTA
- Bike Friendly Community Status – Goin for Bronze!
- Pvt. fundraising – topekabikeways.org (ph. 2 = \$55k)!
- Policy and Ordinances
 - Sidewalk Speed - passed
 - Bike Parking Requirements – passed
 - Downtown dismount zone – in the works
 - Motor vehicle ban on trails – in the works
 - Harassment – in the works

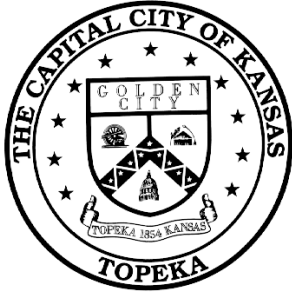
Education & Marketing Campaign

- Social Media, radio PSAs, TV, fliers
- Rules of the Road Videos
- 501 Bicycle Education Program



@COTBikePed





CITY OF TOPEKA

PLANNING DEPARTMENT
620 SE Madison Street, Unit 11
Topeka, Kansas 66607-1118
Tel.: (785) 368-3728
Fax: (785) 368-2535

MEMORANDUM

Date: December 14, 2015

To: Topeka Planning Commission
From: Bill Fiander, AICP, Director

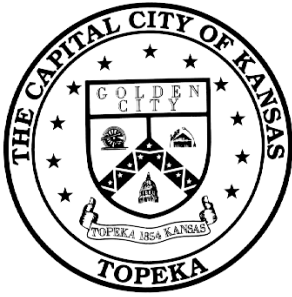
Re: CPA15/2 – North Topeka West Neighborhood Plan

Background

- The North Topeka West NIA was awarded one of two SORT (Stages of Resources Targeting) grants to begin in 2015.
- This is a two-part process with neighborhood planning occurring in the first year and implementation occurring in the second and third years.
- The NIA has been working with Planning staff since July 2015 in updating and creating their new plan.
- The planning stage of this process has been completed, the final neighborhood meeting held on December 7, 2015, and the draft North Topeka West Neighborhood Plan released for public comment.

Process

- Staff notified all property owners in the planning area and held a Kickoff meeting on July 6 to present a “current conditions” analysis.
- 4 steering committee meetings were held to receive input and ideas for the new plan over the summer.
- All property owners and renters throughout North Topeka West received a mailed notice advertising the Final Meeting on December 7.
- At the Final Meeting, attendees will be presented with the draft of the final plan and will be asked to rate their implementation priorities. These will be included in the final document.
- The purpose of the December 14 discussion is to allow the Planning Commission to preview a summary of the final plan before scheduling a public hearing on January 20, 2016. Staff will present the Plan for approval as part of the City’s Comprehensive Plan.



CITY OF TOPEKA

PLANNING DEPARTMENT
620 SE Madison Street, Unit 11
Topeka, Kansas 66607-1118
Tel.: (785) 368-3728

Bill Fiander, Director
Email: bfiander@topeka.org
Fax: 785-368-2535
www.topeka.org

TO: Topeka Planning Commission

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

DATE: December 4, 2015

RE: Proposed Capital Improvement Program 2017-2021

Section 2.65.130 of the Topeka Municipal Code states: "In accordance with K.S.A. 12-748(b) the Topeka planning commission shall review the city's capital improvement program to ensure that it is consistent with the comprehensive metropolitan plan. The Topeka planning commission shall then submit its findings to the governing body as to whether such plans and programs or projects are consistent with the comprehensive metropolitan plan."

KSA 12-748 further states that "no public improvement, public facility, or public utility of a type embraced within the recommendations of the comprehensive plan or portion thereof shall be constructed without first being submitted to and being approved by the planning commission. Whenever the planning commission has reviewed a capital improvement program and found that a specific public improvement, public facility or public utility of a type embraced within the recommendations of the comprehensive plan or portion thereof is in conformity with such plan, no further approval by the planning commission is necessary under this section."

Last year, the Planning Commission recommended the following projects in the proposed 2016-2020 CIP as being in conformity with the City's Comprehensive Plan elements:

Neighborhoods

- Neighborhood Infrastructure

Public Safety

- South Fire Station #14

Traffic

- Traffic Safety Projects

Streets

- Complete Streets
- Citywide Infrastructure
- SE California Ave. -- 33rd St. to 37th St.
- SE California Ave. -- 29th St. to 33rd St.
- SW Arvon Place/Huntoon Street/I-470 ramps

- Infill Sidewalks/Pedestrian Master Plan
- SW 10th Avenue –SW Fairlawn to SW Wanamaker
- SE 29th Street/KTA Interchange
- Bike Lanes on SE 6th & SE 10th Ave Bridges over I-70

Water

- South Elevated Tank - 65th Street
- Southeast Elevated Tank - SE 41st St
- West Elevated Tank (West Zone)

SUMMARY OF PROJECTS BY FUNDING SOURCE



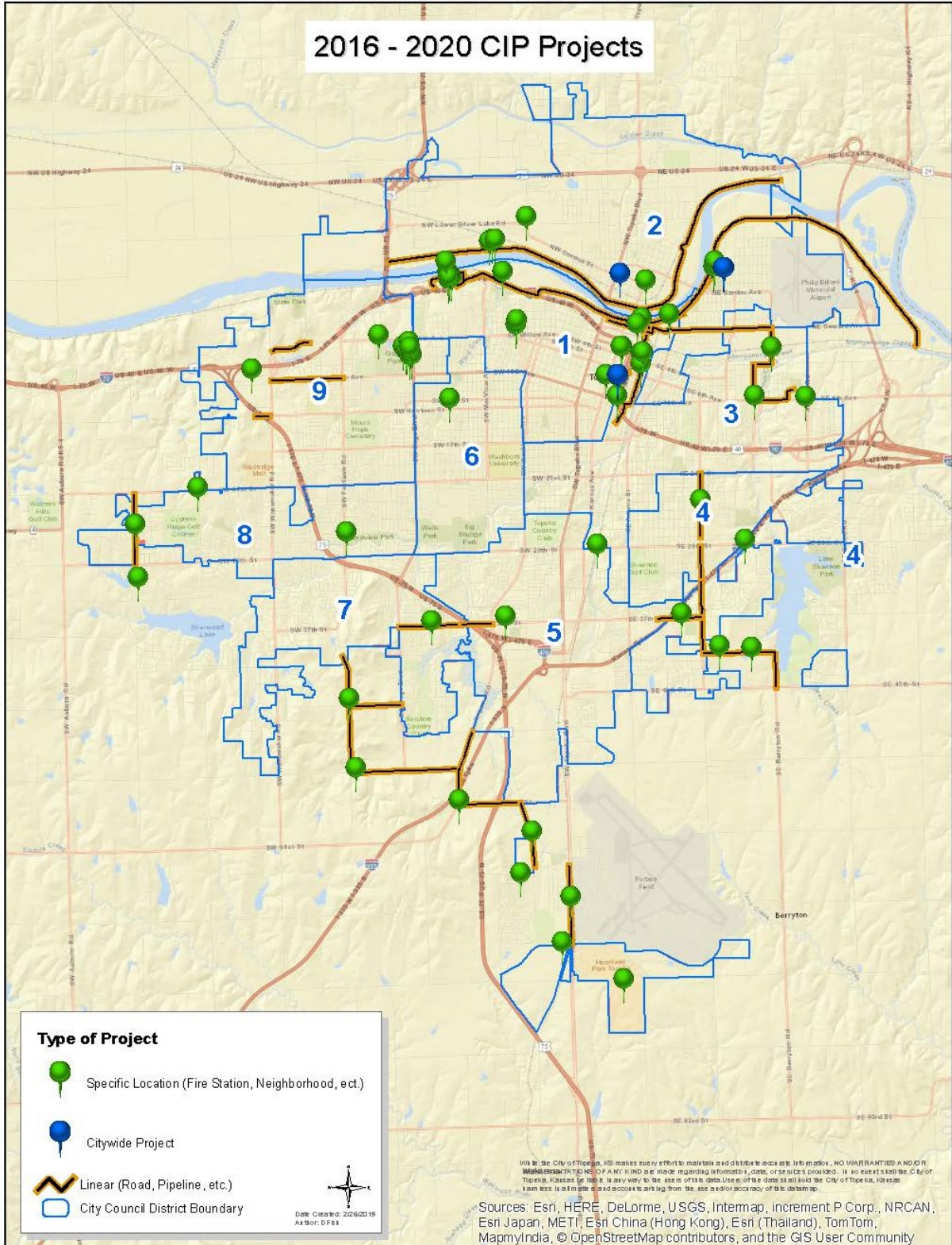
Below is a summary of projects by Funding Source. The CIP document also includes detailed sheets for each project including project definition, Department, location, and impact on operating budgets.

	Capital Improvement Budget			Capital Improvement Plan		
	Adopted	Adopted	Proposed	Proposed	Proposed	5 Year
	2016	2017	2018	2019	2020	Total
General Obligation Bond Projects						
Neighborhoods						
Neighborhood Infrastructure	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$7,000,000
Public Safety						
South Fire Station (FS #14)	\$263,187	\$1,968,407	\$1,436,007			\$3,667,600
Secure Staging Facility					\$750,000	\$750,000
Purchase 1 Truck Apparatus (Truck 10)		\$705,500				\$705,500
Purchase Two Engine Apparatus (Engines 1 & 12)			\$1,349,500			\$1,349,500
Purchase One Aerial Apparatus				\$1,378,000		\$1,378,000
Purchase Two Engine Apparatus (Engines 8 & 10)					\$1,417,500	\$1,417,500
Traffic						
Traffic Safety Projects	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$925,000
Traffic Signal Replacement	\$640,000		\$640,000	\$640,000	\$640,000	\$2,560,000
Traffic Signal Communication System Upgrade	\$1,198,800					\$1,198,800
Streets						
Complete Streets	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Citywide Infrastructure	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
SW 37th Street -- SW Burlingame Rd to Gage Blvd.	\$300,000					\$300,000
SE California Ave. -- 33rd St. to 37th St.	\$3,300,000					\$3,300,000
SE California Ave. -- 29th St. to 33rd St.	\$200,000	\$2,200,000	\$500,000			\$2,900,000
Bike Lanes on SE 6th & SE 10th Ave Bridges over I-70					\$500,000	\$500,000
SW Arvon Place/Huntoon Street/I-470 Ramps	\$500,000	\$1,000,000	\$500,000			\$2,000,000
Infill Sidewalks/Pedestrian Master Plan	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
SW 10th Avenue -- SW Fairlawn Road to SW Wanamaker Road		\$400,000	\$240,000	\$4,360,000	\$1,000,000	\$6,000,000
SE 29th Street/KTA Interchange					\$500,000	\$500,000
Quality of Life						
Zoo Green House and Storage Building	\$154,200					\$154,200
Zoo Service Road Repair		\$212,520				\$212,520
Zoo Parking Lot			\$377,396			\$377,396
Zoo Rain Forest HVAC				\$184,800		\$184,800
Zoo Discovering Apes Roof Replacement					\$173,250	\$173,250
City Facilities						
Municipal Building Renovations & Mechanical System Upgrades	\$50,000	\$125,000	\$1,025,000			\$1,200,000
Facility Improvements					\$1,000,000	\$1,000,000
TOTAL GO Bond Projects	\$8,991,187	\$8,996,427	\$8,452,903	\$8,947,800	\$8,365,750	\$43,754,066
Total Annual Target	\$9,000,000	\$9,000,000	\$9,000,000	\$9,000,000	\$9,000,000	\$45,000,000
Difference Target to Subtotal	\$8,813	\$3,574	\$547,098	\$52,200	\$634,250	\$1,245,934

MAP OF PROJECTS



Capital Improvement Plan projects occur throughout the City. Below is a map showing where the 2016-2020 projects will occur. Note that Citywide projects, like half-cent sales tax projects, will occur in multiple locations but are represented by a single blue point.





Capital Improvement Budget			Capital Improvement Plan		
Adopted 2016	Adopted 2017	Proposed 2018	Proposed 2019	Proposed 2020	5 Year Total

Other Funding Sources

City Half-Cent Sales Tax Street Repair

Maintain & Improve Existing Streets	\$14,300,000	\$14,500,000	\$14,700,000	\$14,900,000	\$15,100,000	\$73,500,000
ADA Street Curb Repair	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
Curbs, Gutters and Street Maintenance and Repair	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,500,000
Alley Repair	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Sidewalk Repair 50-50	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000

Federal Funds

Bridge on Cherokee St over Ward Cr.	\$70,000	\$50,000	\$730,000			\$850,000
Bridge on 3rd St over Ward Cr.		\$75,000	\$50,000	\$750,000		\$875,000
Bridge on SE 29th Street over Butcher Creek			\$80,000	\$70,000	\$850,000	\$1,000,000
Neighborhoods (Housing Portion)	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
Kansas River Levee System Rehabilitation - Ph. II	\$9,000,000	\$7,000,000	\$2,900,000			\$18,900,000
Upstream River Weir (Federal Portion)		\$500,000				\$500,000

General Fund Cash

Cyrus K. Holliday Building Boiler/carpet replacement	\$112,500					\$112,500
TFD Stations Renovations	\$60,000	\$120,000	\$180,000			\$360,000
Police Department Fleet Replacement	\$850,000	\$550,000	\$550,000	\$250,000	\$250,000	\$2,450,000
Zoo Digital X-Ray	\$91,140					\$91,140
Law Enforcement Building - Surveillance System	\$117,536					\$117,536

Parking Fund Cash

Parking Garage Systems (Hardware and software) Upgrades	\$690,000					\$690,000
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Cash (To be Determined)

Upstream River Weir (Cash and Donations Portion)	\$350,000	\$1,400,000				\$1,750,000
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Countywide Sales Tax Proposal (2017-2031)

SW 6th-Gage to Fairlawn		\$500,000	\$5,100,000			\$5,600,000
Zoo Master Plan			\$1,500,000	\$1,500,000	\$5,000,000	\$8,000,000
Bikeway Master Plan			\$300,000		\$600,000	\$900,000
12th Street (2 lanes) - Gage to Kansas Ave				\$500,000	\$300,000	\$800,000
SE California-37th-45th					\$400,000	\$400,000

Total Other Sources	\$28,351,176	\$27,405,000	\$28,800,000	\$20,680,000	\$25,210,000	\$130,446,176
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Total Capital Improvements

	\$ 61,814,746	\$ 73,418,097	\$ 60,111,163	\$ 43,930,310	\$ 37,725,750	\$ 277,000,066
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UNFUNDED PROJECT LIST



The City has far more infrastructure needs than funding available. Below is a nonexclusive list of currently unfunded projects. These are projects that have been identified as potential projects in the next 5 –10 years, but are not included in the Capital Improvement Plan due to funding constraints. Note there may be additional unfunded projects that aren't included below. This list is a “living document” which will be added to throughout the year and considered each year with the next CIP process.

Project Title	Type of Project	Estimated Unfunded Amount	Reason for Project
SW 10th Avenue -- SW Wanamaker Road to SW Gerald Lane	Street	2,000,000	Road Expansion; Future Commercial Development
SW Huntoon Street -- SW Executive Drive to SW Urish Road	Street	3,800,000	Road Expansion; Future Residential Development
Replacement of Medians	Street	300,000	Maintenance
Union Pacific Railroad Pedestrian Crossing N. Kansas Ave/NOTO	Street	1,300,000	Safety
SW Wanamaker - 6 th to loop road entrance	Street	<i>To be determined</i>	Road Expansion; Future Office/Medical Campus Development
Southwest Parkway - Gage to Wanamaker	Street	<i>To be determined</i>	New Road Construction; Future Development
SW Fairlawn - 37 th to Southwest Parkway	Street	<i>To be determined</i>	New Road Construction; Future Development
SW Urish - 21 st to 29 th	Street	<i>To be determined</i>	Road Expansion
SW Urish - 17 th to Huntoon	Street	<i>To be determined</i>	Road Expansion; Future Development
SW 45 th - Gage to Burlingame	Street	<i>To be determined</i>	Road Expansion; Future Residential Development
SW 49 th - Topeka to Wenger	Street	<i>To be determined</i>	Road Expansion; Future Industrial Development
SW 57 th - Topeka to Hwy 75	Street	<i>To be determined</i>	Road Expansion; Future Industrial Development
SE Indiana - 45 th to 42 nd	Street	1,500,000	New Road Construction; Future Residential Development
LEC Parking Lot Improvements	Facility	500,000	Maintenance
Wastewater Replacement Program (<i>Partially Funded</i>)	Utility	7,500,000	Maintenance
Storm Conveyance System Rehab (<i>Partially Funded</i>)	Utility	13,500,000	Maintenance
Water Main Replacement Program (<i>Partially Funded</i>)	Utility	5,000,000	Maintenance
Water Plant Rehabilitation Program (<i>Partially Funded</i>)	Utility	1,750,000	Maintenance
WTP High Service Pumping Emergency Power	Utility	2,763,400	System Resiliency
Strait at Seward; South - 2nd - Tefft	Utility	2,233,400	Capacity Improvements
Fairlawn; 45th - 53rd and East - Burlingame	Utility	4,301,400	Growth
41st & California east to West Edge & south to 45th St	Utility	2,195,000	Capacity Improvements
Burlingame; 49th to 57th and east to Wenger	Utility	4,951,400	System Reliability
East High Service Pumping Electrical Controls	Utility	2,363,400	System Resiliency
Tefft from 2nd to 6th St & 6th east to Norwood - Ph. I	Utility	4,172,300	Capacity Improvements
California from 21st to 28th (33rd) - Ph. I	Utility	2,726,500	Capacity Improvements
57th & Wenger to 65th & Westview	Utility	2,529,600	System Reliability
Fairlawn - 41st (Skyline Dr) to 45th and East to Gage	Utility	3,141,500	Growth
West Elevated Tank (West Zone)	Utility	5,464,900	Capacity Improvements
Disinfection Modification Phase I	Utility	10,000,000	Regulatory Compliance
Disinfection Modification Phase II	Utility	12,000,000	Regulatory Compliance
South Elevated Tank; SW 65th Street	Utility	5,360,690	Capacity Improvements
Estimated Total		101,353,490	

CITYWIDE HALF CENT SALES TAX STREET PROJECTS



The CIP includes Citywide Half-Cent Sales Tax funding each year for the maintenance and improvement of existing city streets. The total amount is approved in a combined amount (i.e. \$14,300,000 in 2016) but there are many specific projects which are completed with these funds. Below is a tentative list of what the City plans to use the funds for from 2016-2020. *Note that projects beyond 2016 are tentative, as each year needs are reassessed and resources reallocated based on updated street conditions and priorities.*

2016

SW Hope Street from 17th Street to 21st Street, Ph. 2
 NE Seward Avenue from Branner Street to Rice Road, Ph. 2
 SW 6th Avenue from Wanamaker Road to I-70 Bridge, Ph. 2
 SW Clay Street from 6th Street to 10th Street
 SW 25th Street from Wanamaker Road to Arrowhead Road
 SW Belle Avenue from 17th Street to 21st Street
 S Topeka Blvd. from 7th Street to 11th Street
 SW Wanamaker Road from 6th Street to Huntoon Street & Winding Road to 21st Street – Mill & Overlay
 SW 21st Street from Westridge Drive to Wanamaker Road
 Bridge Repair Program – As identified in Bi-Annual Bridge Inspections
 Local Street Repair Program in Central Park and Chesney Park areas

2017 Tentative Projects

SW 29th Street from Burlingame Road to Topeka Blvd.
 NW Tyler Street from Lyman Road to Hwy 24
 SE Fremont Street from 29th Street to 31st Street
 SW 25th Street from Arrowhead Road to Fairlawn Road
 SW Oakley Avenue from 10th Street to 12th Street
 S. Kansas Avenue from 17th Street to 21st Street
 N. Kansas Avenue from Curtis Street to Norris Street
 SE 10th Avenue & Rice Road
 Bridge Repair Program – As identified in Bi-Annual Bridge Inspections
 Local Street Program in Prospect Hills and West Hills areas

2018 Tentative Projects

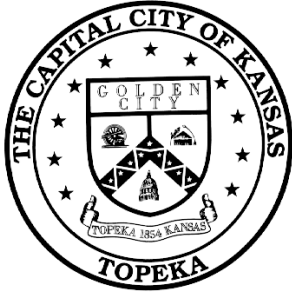
SE Adams Street from 29th Street to 33rd Street
 SW Gage Blvd. from 21st Street to 25th Street
 S. Topeka Blvd. from 37th Street to 49th Street
 S. Kansas Avenue from 10th Street to 17th Street
 N. Vail Avenue from Gordon Street to Hwy 24 Frontage Road
 N. Kansas Avenue from Morse Street to Old Soldier Creek
 Bridge Repair Program – As identified in Bi-Annual Bridge Inspections
 Local Street Repair Program in College Hill and North Topeka areas

2019 Tentative Projects

SE Adams Street from 33rd Street to 37th Street
 SW Gage Blvd. from 25th Street to 29th Street
 S. Topeka Blvd from 21st Street to 29th Street
 SW 21st Street from I-470 Bridges To Fairlawn Road
 SE Quincy Street from 6th Street to 10th Street
 Bridge Repair Program – As identified in Bi-Annual Bridge Inspections
 Local Street Repair Program in Central Highland Park, Tennessee Town & Historic Holliday Park areas

2020 Tentative Projects

SW Gage Blvd. from I-70 to 6th Street
 SW 6th Avenue from Wanamaker Road west to Museum Drive
 SE 29th Street from Kansas Avenue to Adams Street
 SW Fairlawn Road from 23rd Street to 29th Street
 Bridge Repair Program – As identified in Bi-Annual Bridge Inspections
 Local Street Program in Oakland and East Topeka areas



CITY OF TOPEKA

PLANNING DEPARTMENT
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MEMORANDUM

To: Topeka Planning Commission

From: Dan Warner, AICP, Comprehensive Planning Manager

Re: Downtown Zoning D-1 Conversion Update

Date: December 14, 2015

There are three components to the D-1 District:

- use matrix,
- design guidelines, and
- signs.

Staff presented the D-1 components to the Topeka Planning Commission at meetings on July 20, 2015 and August 12, 2015. Since that time:

- Staff has been working on changes to the use matrix based on feedback from the Planning Commission and other considerations. Those changes are primarily complete.
- Staff also met with a working group of local architects to review the existing D-1 Design Guidelines. Revisions to the D-1 Design Guidelines, including the addition of sign guidelines, are proceeding and should be complete by the end of the 2015.

The next steps include presenting the package of changes in public meetings with downtown property owners, and other stakeholders, including Downtown Topeka, Inc. during the 1st quarter of 2016. The expectation is to bring this project to the Planning Commission for consideration following the public meetings.

DEVELOPMENT PROCESS – for commercial development

Planning Phase

Purpose: To determine compliance with Topeka's subdivision and zoning regulations, and to provide for coordination with policies and regulations of other city departments and local agencies.

Initial Review / Pre-application: To determine planning application requirements and to identify issues associated with the reviewing departments and agencies

Application Process: If not compliant with subdivision or zoning regulations, the applicant submits application materials for:

- re-zoning,
- subdivision platting, and
- variances, as applicable.

Public Participation: Kansas statutes and City regulations determine how and to what extent the public and other stakeholders are engaged in the process, including:

- property owner notices,
- neighborhood information meetings, and
- public hearings.

Building Permit and Construction Phase

Step 1:

Building Permit Application & Review

- Applicant submits complete **building permit** application with construction plans.
- Applicant submits **site plan** for Development Services and Planning review.
- Application routed for review to:
 - Development Services
 - Building
 - Trades
 - Site
 - Planning
 - Fire Prevention
 - Engineering
 - Utilities
 - Water Pollution Control
- As needed, review comments and request for revisions are sent to design professional.
- Design professional makes any necessary revisions and resolves issues.

Step 2:

Building Permit Issuance

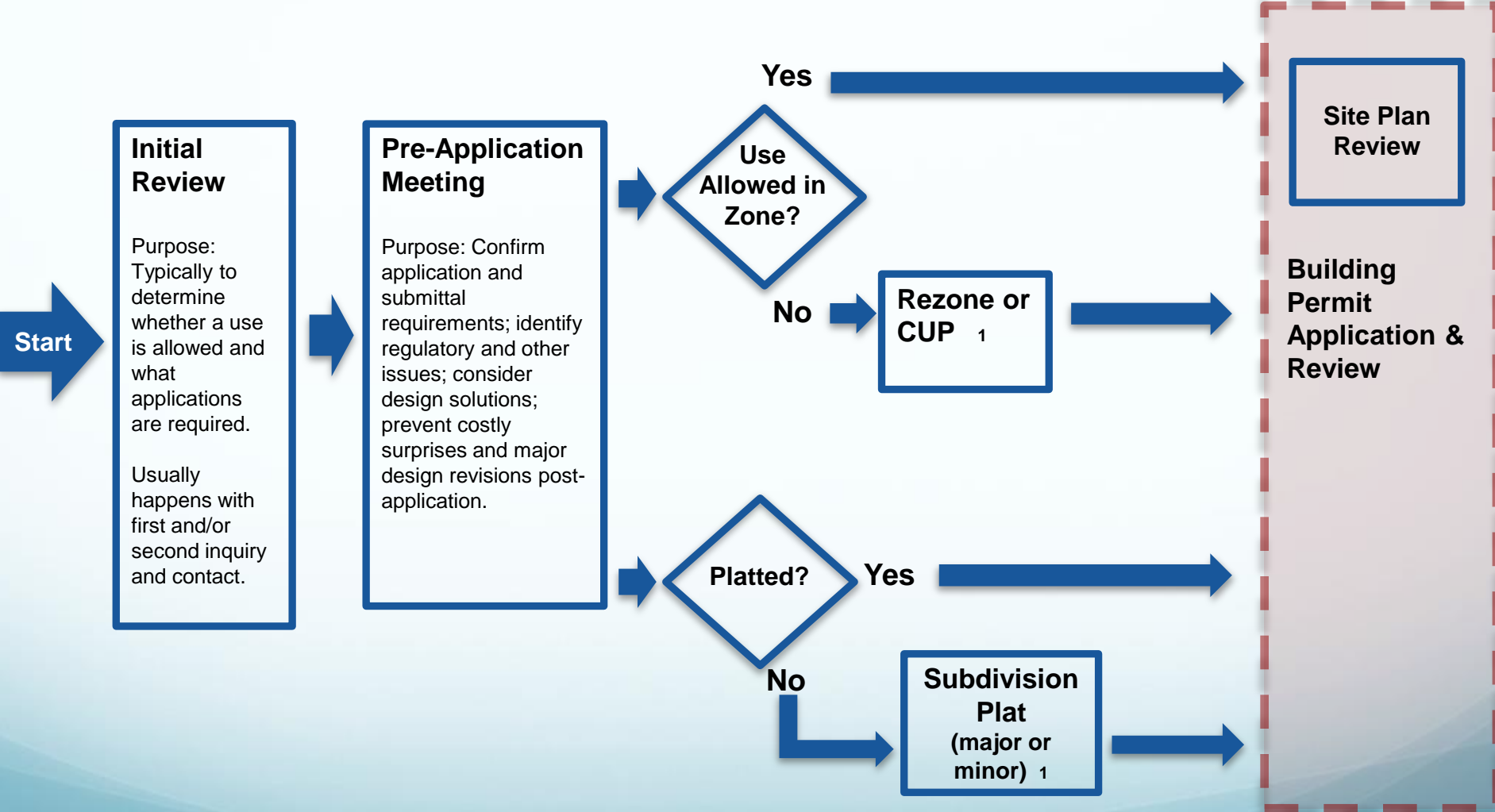
- After compliance is determined, approve & issue building permit upon payment of fees.
- Schedule pre-construction meeting.
- Create trade permits.
- Verify deferred submittal requirements & approvals.

Step 3:

Inspections & Certificate of Occupancy

- Inspections: Work related to building, the trades - mechanical, electrical, & plumbing systems - & fire prevention is required to be inspected & approved during the progress of construction including but not limited to footings and foundations, framing, fire separations, mechanical, electrical, plumbing, fire prevention and suppression systems.
- Upon final inspection and compliance building official issues certificate of occupancy. (Letter of compliance issued instead for 1 and 2-family residential)

Planning Process – prior to early site plan review process



1. Rezone, CUP, and major plats require approval of Planning Commission and the Governing Body and thus typically require 10-12 weeks for a decision.