

# TOPEKA PLANNING COMMISSION

## A G E N D A

**Monday, September 18, 2017**  
**6:00 P.M.**

**214 East 8th Street  
City Council Chambers, 2<sup>nd</sup> Floor  
Municipal Building  
Topeka, Kansas 66603**

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

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

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



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

## HEARING PROCEDURES

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

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

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

### Members of the Topeka Planning Commission

Wiley Kannarr, Chair  
Brian Armstrong  
Ariane Burson  
Rosa Cavazos, Co-Vice Chair  
Dennis Haugh  
Carole Jordan  
Katrina Ringler, Co-Vice Chair

### Topeka Planning Staff

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

**AGENDA**  
**Topeka Planning Commission**  
**Monday, September 18, 2017 at 6:00 P.M.**

- A. Roll call**
- B. Approval of minutes – August 21, 2017**
- C. Communications to the Commission**
- D. Declaration of conflict of interest/exparte communications by members of the commission or staff**
- E. Public Hearings**
  - 1. Z17/03 by: Topeka Scottish Rite**, requesting to amend the District Zoning Classification of the subject property **from** “M-2” Multiple Family Dwelling District **to** “O&I-2” Office and Institutional to allow future uses consistent with O&I-2 zoning on the 3.2 acre property located at 2300 SW 30<sup>th</sup> Street. **(Driver)**
  - 2. PUD17/04 Aqua Blast Laundry by: Chamberlin Properties, LLC**, requesting to amend the District Zoning Classification **from** “O&I-2” Office and Industrial District **to** “PUD” Planned Unit Development (O&I-2 Use Group and Laundry) for development of a self-service laundromat on the 2.44-acre property located at the Northeast corner of SW Westport Drive & SW 22<sup>nd</sup> Terrace **(Neunuebel)**
- F. Discussion Items**
  - 1. Tennessee Town Neighborhood Plan (Draft)**
  - 2. Sign / Building Design Code Project**
- G. Adjournment**



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

**Monday, August 21, 2017**

**6:00PM – Municipal Building, 214 SE 8<sup>th</sup> Street, 2<sup>nd</sup> floor Council Chambers**

**Members present:** Wiley Kannarr (Chair), Brian Armstrong, Ariane Messina, Dennis Haugh, Carole Jordan, Rosa Cavazos, Katrina Ringler, Scott Gales, Patrick Woods (9)

**Members Absent:** (0)

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

**Mr. Kannarr opened the meeting and roll was called–** Nine members present for a quorum.

**Approval of Minutes from July 17, 2017**

**Motion** to approve; moved by Mr. Gales, **second** by Mr. Haugh. **APPROVED** (8-0-1 with Mr. Kannarr abstaining)

**Communications to the Commission**

Mr. Fiander reported that the Governing Body heard and unanimously passed Z17/02 by JEDO. He added that the Wheatfield Village PUD is scheduled for the September 24 Governing Body meeting.

Mr. Woods and Mr. Gales were each recognized and thanked for their service to the City of Topeka by their years on the Topeka Planning Commission.

Mr. Wiley thanked Ms. Cavazos for serving as Acting Chair at the July 2017 Planning Commission meeting.

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

None reported

**Public Hearings**

**PUD17/03 by Frank Meade** requesting to amend the District Zoning Classification of the subject property (10.7 acres) located at the Northeast corner of SE 29<sup>th</sup> Street and SE Wittenberg Road **from** “R-1” Single Family Dwelling District **to** PUD Planned Unit Development for a self-service storage facility (Type I and Type II Storage) and offices. (Neunuebel)

Mr. Neunuebel presented the Staff Report, concluding with staff’s recommendation for disapproval of the requested zoning reclassification.

**DRAFT**



Mr. Gales asked if the 17 conditions listed in the staff report were minimal expectations for further consideration and suggested there be further elaboration on design character pertaining to the properties, including percentages of materials. Mr. Neunuebel noted that if the applicant were to submit a revised PUD Master Plan, elevations therein would allow for an opportunity to work through design and aesthetics. Mr. Gales emphasized that he believed there should be additional detail regarding requirements for aesthetics.

Mr. Woods stated that he has strong feelings about adhering to the LUGMP 2040 land use recommendations and noted that a constituent had contacted him about this also. He noted that perhaps he should have mentioned the contact as an exparte conversation .

Mr. Fiander stated that the property in question is in Tier 1 of the LUGMP 2040, which is a priority area. He noted that the use of the property may need to be re-considered during the next review of the LUGMP and if it were, it would likely be recommended for mixed use to allow for neighborhood office/residential. He does not think it would be recommended for industrial or heavy intensive commercial uses.

Mr. Woods suggested that the LUGMP should be updated prior to allowing a more intense use than what's currently recommended there. Mr. Fiander noted that the plan is done "with broad strokes" and is not necessarily site specific; it is a general plan rather than a zoning map.

Mr. Kannarr noted that the property has been vacant for at least 20 years and there was brief discussion regarding whether anyone else had attempted to develop it.

Mr. Kannarr noted that the staff report did not mention in the "relative gain to the public health, safety and welfare" section any potential positives the project might bring economically. Mr. Fiander agreed and stated that he believed this was addressed in the Conformance to Comprehensive Plan section.

Mr. Kannarr invited the applicant to come forward to speak.

Mr. Frank Meade came forward, thanking the Planning Department and noting that changes had been made to the PUD proposal even after the deadline necessary to allow for staff's thoughtful consideration. He noted that the process has stretched out for months as additional changes continued to be made to the plans.

Mr. Meade noted that commercial uses were not recommended by Planning staff or the County due to traffic issues it would present on Wittenberg and also on 29th Street even after it's widened. He stated that's one of the big reasons he chose the proposed uses.

First he addressed the proposed office space, noting that East Topeka is lacking in office space. He believes his proposed project will help with that and he said he's gotten good response so far.

Next he addressed storage, noting there's virtually no boat or RV storage in the area. He said he's built boat/RV storage near Clinton and it's worked well for both him and the lake. He then stated there are many RVs, campers, boats and trailers parked in yards around Lake Shawnee and his storage buildings would give the property owners the opportunity to store them somewhere other than in their yards.

Mr. Meade stated that the response to the proposed office space has been so good that he has decided to include additional office space in Phase II of the project . He noted that the project will provide a buffer between residential and commercial and stated that the plans include leaving as many trees as possible between the proposed buildings and the nearby residences. In leaving as many trees as possible and putting the office buildings in front, they are attempting to make the storage virtually invisible.

Mr. Meade closed by asking "if not this, what are you going to put there?"

C.L. Mauer with Landplan Engineering out of Lawrence came forward as the design professional for the project. He showed renderings of the proposed buildings, noting the buffer between the creek to the north, retaining walls on the east with additional trees, and landscaped green space between the buildings and the streets.

Mr. Mauer referenced a report done a year ago that states "DWR classifies this dam as a size 4, class C, high hazard dam". He questioned whether DWR would sign off on residential building or whether insurance companies would insure homes in the area, noting that offices and storage would be lower risk.

Mr. Mauer reviewed renderings of the proposed storage and office buildings that he brought with him as part of a PowerPoint presentation.

Mr. Mauer noted that the property is lower than any of the sanitary sewer lines. For the proposed plans, the applicant will need to provide a small, private pump station to pump sewage up to the sewer lines. He questioned whether that would be affordable for intense residential building.

Mr. Mauer showed an overhead of the staff's conditions and noted that the changes to the plan had been made and noted in red. He stated that the only condition they didn't agree to was #10 where Planning staff asked that the parking be moved from the front to between the buildings. He believes that the buildings are set back far enough and berming and landscaping could hide most of the cars/parking area. He also noted that the driveway had been moved based on a request made by Shawnee County.

Mr. Mauer stated he was open for questions. Mr. Armstrong asked for additional information regarding parking. Mr. Haugh inquired about the difference in elevations between the property and the residences to the east, and how the lighting of the proposed project would affect the residences. Mr. Mauer stated that the residences were sitting at about 950 feet and Mr. Meade's property is at about 930 feet. He explained that the storage facilities will not require much lighting and what there is will be pack lighting at roof level pointed down. He stated the offices will also not require a lot of lighting. If they require pole lighting, poles would be approximately 25' and the lights would be pointed down with shades so you wouldn't see them from above.

There was discussion about what the project would look like from the street, with Mr. Mauer stating that the project will likely look like an office park. Mr. Gales expressed concern about the density of the buildings, stating he might be more open to the idea if it were half as dense with more green space. Mr. Mauer stated that after Phase I the phases will basically be market driven, adding that storage and green space don't really go together because of the need for access, and they are attempting to shield the facility with trees and landscaping. Mr. Meade came forward and stated that there will be a great deal of greenspace behind the proposed buildings, and that the storage buildings viewable from the street will be built to look much like offices.

There was discussion about right of way requested by the county and Mr. Mauer stated that the applicant is okay with the request. He also pointed out that when the plans were drawn up and submitted to Planning, the applicant was unaware of the ROW needed. The plans were changed based on this.

Mr. Kannarr asked about the proposed phasing of the project, and Mr. Meade came forward to address, explaining that physically the buildings for regular storage and boat/RV storage are very similar and what they're used for will be in part market driven. Phase I is what is necessary just to get the project off the ground and hopefully additional phases will follow.

Mr. Haugh asked if 2-story facilities were considered to reduce the number of buildings on the site. Mr. Mauer stated it had been discussed and they're not necessarily ruling anything out.

With no further questions of the applicant, Mr. Kannarr declared the **public hearing open**.

Christopher Gunn of 3000 SE Pices Avenue came forward stating he owns one of the 4 properties directly adjacent to the proposed PUD. He stated that he's an attorney and while not representing anyone this evening, his comments echo those of a number of his neighbors and people who live in the area.

Specific issues included constant lights from the project, and reference was made to 20-25' pole lights, which would be at approximately the same elevation as the residences. He noted that the trees referenced are, for the most part, deciduous and during the winter he can see cars and headlights going down Wittenberg. He noted the fact that he was stating this on the record would serve as advance notice that this may be an issue of quiet enjoyment.

Mr. Gunn noted property value concerns, noting that the storage portion of the project is industrial in nature.

Broader issues include, he said, the fact that the project includes no commercial benefit to the area. He stated that those in the neighborhood are not against commercial development in this part of the city, but it must make sense for this area, and this particular project does not. He stated that it's not an anchor property, it will not spur other commercial development in the area and it will not attract other businesses. He expressed concern about traffic congestion, noting that while there's a plan to widen 29<sup>th</sup> Street, it's not yet been widened. He also noted that trying to turn off Wittenburg onto 29<sup>th</sup> Street is very difficult and often entails a long wait. He said that he's been told that it's not a likely location for a stoplight due to its proximity to another stoplight.

Mr. Gunn expressed concern about what would happen if for some reason 29<sup>th</sup> Street is not widened. He said it was stated by the applicant at the Neighborhood Information Meeting that the success of the project is tied to that street widening.

With the speaker's time allotment running out, it was agreed by the Planning Commission to allow 1 additional minute.

Mr. Gunn stated that the empty hay bales sitting on the property are more attractive than what's being proposed and that he doesn't think people who live in the neighborhood will utilize the storage facility because they have their homes to store their things in.

Mr. Armstrong asked Mr. Gunn if he paid any high-hazard insurance because he lives so close to the dam and Mr. Gunn answered that to his knowledge, no.

Mr. Haugh asked if the area was developed in such a way as to provide jobs that would be beneficial to his neighborhood, would he support that? Mr. Gunn stated he'd consider on a case by case basis. He re-stated his concerns about lighting regardless of what's planned for that space. He noted that the in Staff Report there was a request to plant evergreen trees to try to mitigate that but he noted that it would be a number of years before the trees grow tall enough to impede lighting that would come directly onto his property.

Michael Meyers of 2909 SE Virgo, which is adjacent to the north of the property in question, came forward to speak against approval of the proposed project.

Mr. Meyers noted that all the residences surrounding the subject property sit at a higher elevation so they do have a downward, birds eye view, and most of the trees around the property are deciduous so that in the winter time the homes have a direct view of the property.

Mr. Myers stated that he attended the NIM and Mr. Meyers seems willing to do what's needed to the buildings look nice, including making the roofs green. Mr. Myers is not as concerned about the facades as he is the rooftops and noted that these rooftops will be what someone walking the dam at Lake Shawnee will see.

Mr. Myers stated he hopes Mr. Meade builds the project, but not in his backyard. He is an RV owner and a prospective tenant, but is concerned about what might come in the future if the property is re-zoned for Industrial use. He added that perhaps his greatest concern is future outdoor storage units due to their negative visual impact.

Mr. Myers noted that there's an existing storage facility in the area at 21<sup>st</sup> & Wittenberg. He stated that it's mixed in with other industrial use and that's where an outdoor storage facility belongs. He asked that if the Commission does vote in favor of the project, they include strong prohibitions against outdoor storage.

He also asked that the Commission carefully consider the traffic at 29<sup>th</sup> & Wittenberg. He said trying to find a break in traffic that allows you to turn onto 29<sup>th</sup> from Wittenberg is difficult for a car or truck and it would be much more difficult for a vehicle pulling a trailer or boat, thus making the traffic issue even worse for neighborhood residents.

In conclusion, Mr. Myers suggested that if the project is not approved the City look at long-range planning that includes green space on the property.

Karen Tardiff of 3025 SE Virgo came forward to speak against the project. She stated that there are some evergreen and some deciduous trees around/behind her house and she is able to see the lake in the winter.

Ms. Tardiff noted that Shawnee is a small lake; it's not Clinton or Pomona. She noted that there's a lot of commercial use around 6<sup>th</sup> & Croco and stated that this is not necessarily the atmosphere you'd want in a recreational area. She stated that she doesn't have high hazard insurance premiums and also that most people she has spoken with are horrified at the prospect of storage facility being placed at 29<sup>th</sup> & Wittenberg.

Ms. Tardiff spoke of a property in Kansas City where a large lumber yard and store was built in an area where large expensive homes are forced to look down at the roof and grounds of the store and parking lot, noting that it looks like a prison. She is concerned that homes in her neighborhood will experience the same sort of thing if the project goes forward.

She re-stated that the project doesn't fit in with the atmosphere and said she has recommendations for a recreational area, restaurant, etc. She concluded by saying that she believes the property can be developed but that this isn't an appropriate use.

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

Mr. Fiander pointed out for accuracy sake that the PUD proposal does not permit pole lights. Lighting would be pack lighting pointing down from the top of the building walls. Mr. Meade came forward to verify this is the plan for lighting and also noted that security will be provided via keycards, alarms and cameras so an excess of lighting will not be necessary. Questions from Ms. Ringler and Mr. Woods brought out the fact that Mr. Meade does not anticipate having to light the storage areas late at night. Per Mr. Meade, the lightpacks are designed to hang approximately 9' from the ground and the 25-35 watt LED bulbs are pointed downward. The exterior buildings will be taller than the interior buildings so they will shield some of the view and also some of the lighting.

Mr. Fiander clarified that the standard Right of Way for arterials is 105' and the county is asking for an additional 20' to serve as a permanent construction easement. He also stated that the elevations shown by the applicant in their PowerPoint presentation had not been made available to Planning staff in time for them to evaluate. He noted that Mr. Meade has worked with staff to make changes requested. He pointed out that while staff is not recommending approval, if the Commission chooses to continue the case, the staff recommendations would be the minimal needed to proceed and the applicant needs to be clear about whether the project is an office park with storage or a storage park with office. Staff recommendations in the staff report are meant to move in the direction of an office park with some storage and have a park setting. He concluded by stating staff ran out of time to accept and review changes based on deadlines necessary to bring the case to the August Commission review. Staff had recommended a continuance but the applicant wanted the case to be heard this month. Staff's "big picture" objection is the proposed density of the project.

Mr. Gales inquired regarding the deadlines involved with Planning Commission cases and Mr. Fiander reviewed the various deadlines necessary to allow staff time to review. He added again that staff had recommended the applicant continue the case to the September Planning Commission to allow more time for necessary changes and reviews. The applicant chose not to, so staff wrote their report based on the information they had at the time.

Mr. Kannarr asked for clarification as to whether the applicant has agreed to 16 of the recommendations listed in the staff report, the exception being #10 having to do with the location of parking. Mr. Neunuebel stated that to his knowledge, the applicant has not submitted anything to staff stating their agreement or disagreement with any of the conditions.

Mr. Kannarr then asked the applicant if they are willing to agree to 16 of the recommendations. Mr. Mauer stated that he had made changes but knew staff wouldn't have time to review so simply brought them straight to the Planning Commission meeting. Mr. Kannarr asked if everything had been addressed except for the parking and Mr. Mauer stated that it had.

Mr. Hall stated that condition 11 requires they decrease Type II Storage by 2/3, a substantial change that should be verified by the applicant.

Regarding Condition 11, Mr. Gales asked Mr. Meade about the phasing of the project and pointed out that the I-1 light industrial doesn't come in until Phase 4 or 5. He wondered how important that is to Mr. Meade's business model since that's what seems to be out of place for the area. Mr. Meade noted that RVs take up a large amount of land because of the area required for turn-around. He stated there may be changes in the future regarding climate control based on the market, but the structure will likely stay the same. He stated that he'd like to have a lot more RV storage space but the land is not available due to the office buildings. He said that phasing might change, noting that those changes would have to be approved by Planning staff. He also stated that he doesn't think of the storage as being I-1. After discussion, Mr. Gales stated that what he was hearing Mr. Meade say, indirectly, is that the I-1 is critical to the long term success of the project.

Mr. Kannarr noted that it's easier to get the zoning changed to PUD with I-1 use than directly from R-1 to I-1. Addressing the view the homes would have looking down, he acknowledged the fact that the view would be different in February than in August because of foliage. He noted that the land has been vacant for 20 years and while he's not sure this is the perfect development, he's also not sure there will be one. He expressed concern about staff not having been provided with or allowed time to review the responses to the 17 recommendations.

Mr. Gales discussed the fact that sometimes higher zoning such as O&I and Commercial can blend in with residential settings but he has concerns about going to I-1 zoning. He also questions the necessity based on the proposed phasing of the project; if it's a priority, why aren't they developing that first?

Mr. Kannarr stated that he too is concerned about identifying space around the lake for storage and wonders about the importance of the storage since it's not included in the first 3 phases of the project.

There was discussion about staff's recommendation #10 and Mr. Gales stated he thinks the parking could remain where it is and hidden with landscaping. Ms. Ringler stated she would not want the backs of the buildings to be to the street.

**Motion by Mr. Haugh to defer this matter until the September 18, 2017 Planning Commission meeting so that staff has time to review the new information presented. Second by Ms. Jordan.**

Discussion followed as to whether the September Planning Commission date would allow the applicant to submit to staff the revised plans that had been presented at this evening's meeting, then allow staff time to review. There was also concern expressed about whether this date would allow time for public notification regarding the revisions.

Following this discussion, Mr. Haugh **amended** his **motion** to be to defer the matter until the October 16, 2017 Planning Commission date. Ms. Jordan seconded this revision. Ms. Messina noted that she is in agreement with deferring the matter as she is currently too conflicted to be sure whether to vote for or against the project. Mr. Woods agreed. APPROVAL (9-0-0)

**Adjourned at 8:05PM**

Z17/03  
by Scottish Rite

**STAFF REPORT – ZONING CASE  
TOPEKA PLANNING DEPARTMENT**

**PLANNING COMMISSION DATE: September 18, 2017**

---

<b>APPLICATION CASE NUMBER / NAME:</b>	Z17/3 By: Ancient and Accepted Scottish Rite of Topeka and Appendant Bodies (AKA: Topeka Scottish Rite)
<b>REQUESTED ACTION / CURRENT ZONING:</b>	Zoning reclassification <b>FROM</b> “M-2” Multiple Family Dwelling District <b>TO</b> “O&I-2” Office and Institutional District
<b>APPLICANT / PROPERTY OWNER:</b>	Ancient and Accepted Scottish Rite of Topeka and Appendant Bodies (AKA: Topeka Scottish Rite)
<b>APPLICANT REPRESENTATIVE:</b>	Mr. Dale Fritz, Scottish Rite
<b>PROPERTY LOCATION / PARCEL ID:</b>	2300 SW 30 <sup>th</sup> Street / PID: 1461401001010000
<b>PARCEL SIZE:</b>	3.2 acres
<b>STAFF PLANNER:</b>	Annie Driver, AICP, Planner II
<b>RECOMMENDATION:</b>	<b><u>APPROVAL</u></b>
<b>RECOMMENDED MOTION:</b>	Based on the findings and analysis listed below in the staff report I move to recommend to the Governing Body approval of the reclassification of the subject property from “M-2” Multiple Family Dwelling District <b>TO</b> “O&I-2” Office and Institutional District.

---

**PROJECT AND SITE INFORMATION**

**PROPOSED USE / SUMMARY:** The building was constructed in 1970 for use by the Scottish Rite. The current building no longer suits the needs of their organization, which has declined in membership from 3000 members to 500 members from 1970 to the present. The building has actively been on the market for one year. The Scottish Rite is currently still using the assembly space for their meetings.

The owners are requesting rezoning because they believe the “M-2” zoning classification does not realistically allow for adaptive reuse of the building and the requested “O&I-2” District would allow uses that are more consistent with the needs of potential buyers of this building. There has been interest from cultural, educational, and religious users to purchase the building. (NOTE: Religious Assembly uses are already permitted in “M-2” zoning.) Realistically, a potential buyer would need to make extensive interior renovations to use the building for a professional office or residential use.



**DEVELOPMENT / CASE HISTORY:**

The existing building is 15,239 sq. ft. and has been used as a fraternal organization (i.e. Scottish Rite) meeting hall since constructed for this purpose in 1970. There are 68 paved parking stalls. The site also contains a 6,096 sq. ft. former poultry barn that is used for accessory storage and has been on the subject property since the time this was farmland (prior to 1970).

The building itself contains a large, open gathering hall (no fixed seating), 284 seat capacity horseshoe-shaped auditorium, commercial kitchen, and smaller offices.

The property has been zoned for multiple family uses since 1968 when it was rezoned from the single- family dwelling district for the purpose of developing retirement townhomes (Case #Z67/52). The property was annexed in 1950 and was originally zoned as single-family residential.

**PHOTO:**

View of Scottish Rite building from their parking lot:



Accessory storage building (former poultry barn):



**ZONING AND CHARACTER OF SURROUNDING PROPERTIES:**

South: Zoning - "O&I-2" Office and Institutional and "R-1" Single Family Dwelling District and Land Uses - First Baptist Church/Jardine Elementary and Middle School

First Baptist Church:



North: Zoning - "M-2" Multiple Family Dwelling District and "O&I-2" Office and Institutional District and Land Use - one Single Family dwelling and an office complex



West: Zoning - "M-2" Multiple Family Dwelling District and Land Use - Apartment complex/duplexes along SW 30<sup>th</sup> Street



East: Zoning - "M-2" Multiple Family Dwelling District and "R-1" Single Family Dwelling District and Land uses - Apartment complex and Single Family residences



## **DEVELOPMENT STANDARDS AND POLICIES**

### **PROPOSED ZONING COMPARED TO EXISTING ZONING**

#### **PURPOSE, USE STANDARDS:**

The purpose of the “O&I-2” District is to “*provide for a limited range of nonresidential and noncommercial uses such as general purpose office, professional, or administrative operations. . . Among others, an objective of this district is to provide for a transitional buffer between the districts of lesser and greater intensity; and to restrict the intensity of use to a low to moderate range and to encourage a compatible design with the adjacent use and development.*”

Permitted uses in “O&I-2” and not permitted in “M-2” include: professional offices, medical care facility (i.e. nursing home); private club or lodge; cultural facilities, museums, and libraries; governmental administrative offices; indoor recreation, type I (such as dance studios, exercise studios, gyms, music academies, martial arts, etc); community centers, outdoor recreation, type I (such as pools, basketball courts, tennis, etc); financial institutions; and business/vocational schools.

Permitted uses in “M-2” and not permitted in “O&I-2” include: Most residential uses unless they are secondary to non-residential uses, apartment complexes, boarding houses, group homes, group residences.

“M-2” and “O&I-2” zoning both permit Religious Assembly uses and Assisted Living Facilities.

Retail uses, auto repair, storage and warehousing as the primary use, outside product storage and display, and other vehicle service-oriented uses are not permitted in “O&I-2”.

#### **DIMENSIONAL STANDARDS:**

Setbacks: Side – 7’; Rear/Front – 25’ No exterior changes are anticipated to be made to the existing building.

Building height is restricted to sixty feet (60’) in “O&I-2”.

<b>OFF-STREET PARKING:</b>	The off-street parking requirement for office uses is 1 stall per 300 sq. ft. of net floor area or 1 stall per 400 sq. ft. of net floor area. Religious Assembly uses require 1 stall per 4 seats in the largest room or sanctuary. Off-street parking requirements are determined by land uses not zoning district. The site contains 68 stalls, which should be adequate for most uses allowed in the proposed zoning district.
<b>LANDSCAPING:</b>	Site Plan Review approval and landscaping is required if the building or parking area is expanded by at least 50% of the existing building and parking lots.
<b>SIGNS:</b>	The "O&I-2" zoning district allows free-standing signs (ground signs) up to a maximum of 50 sq. ft., 5 ft. tall and wall signs up to 40 sq. ft.
<b>COMPREHENSIVE PLANS:</b>	<u>Land Use and Growth Management Plan - 2040</u>
<b>TRANSPORTATION/MTPO PLANS:</b>	<p>The <u>Topeka Pedestrian Master Plan</u>:</p> <ul style="list-style-type: none"> <li>• Actions 1B and 1D require sidewalks to be part of new developments (pages 19 and 24). These policies should be implemented at the time, or if, new improvements are made to the site and/or building.</li> <li>• Action 1E requires sidewalks within proximity to schools. This subject property is located within proximity to Jardine Elementary/Middle School where new sidewalks along MacVicar, Randolph, and 30<sup>th</sup> Street are a high priority.</li> </ul> <p>The <u>Topeka Bikeways Master Plan</u>:</p> <ul style="list-style-type: none"> <li>• Randolph Ave and SW 33<sup>rd</sup> Street are designated bike routes. SW 30<sup>th</sup> Street is not a designated bike route.</li> </ul>

## **OTHER FACTORS**

<b>SUBDIVISION PLAT:</b>	A part of Lot 1, Block A, Sunnymead Subdivision #4. A lot split or replat may required prior to future development of the site.
<b>FLOOD HAZARDS, STREAM BUFFERS:</b>	None
<b>UTILITIES:</b>	The site is served by the full range of utilities and services.
<b>TRANSPORTATION/TRAFFIC:</b>	At this location, SW MacVicar and 30 <sup>th</sup> are both classified as local streets on the MTPO Functional Classification Map (30 mph speed limit). SW 30 <sup>th</sup> is located in a school zone (20mph). Sidewalks are a high priority in this location. A school crossing is planned at the 30 <sup>th</sup> and MacVicar intersection. However, MacVicar is functioning similarly to collector street at this location because of school traffic traveling to Jardine.
<b>HISTORIC PROPERTIES:</b>	None

**NEIGHBORHOOD INFORMATION MEETING**

The owners conducted a neighborhood information meeting on Wednesday, August 30, 2017 at 5:30 pm on-site. Property owners within 500 feet were notified. Approximately 12 surrounding owners attended the meeting. Three representatives of the Scottish Rite attended the meeting. The main concern of attendees was the uncertainty that arises with a speculative rezoning where there is no proposed development for the site and potential uses allowed in “O&I-2” zoning versus those allowed in “M-2” zoning.

---

**REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES**

- PUBLIC WORKS/ENGINEERING:** None at this time
- WATER POLLUTION CONTROL:** None at this time
- FIRE:** None at this time
- DEVELOPMENT SERVICES:** Buildings Permits will be required for a Change of Use or Change of Occupancy.

---

**KEY DATES**

- SUBMITTAL:** August 4, 2017
- NEIGHBORHOOD INFORMATION MEETING:** August 30, 2017
- LEGAL NOTICE PUBLICATION:** August 23, 2017
- PROPERTY OWNER NOTICE MAILED:** August 25, 2017

---

**STAFF ANALYSIS**

**CHARACTER OF NEIGHBORHOOD:** The character of the neighborhood is comprised of a mix of educational and religious institutional uses, multiple-family residential, two-family residential, office, and single-family residential land uses.

**ZONING AND USES OF PROPERTY NEARBY:** The subject property is surrounded by the “O&I-2” Office and Institutional District zoning both to the north and south and by the “M-2” Multiple Family Dwelling District to the east and west. There is also “R-1” Single Family Dwelling zoning to the south. However, that site contains a new school campus facility for elementary and middle school students recently constructed by USD 501 (Jardine). First Baptist Church also lies to the south and is already zoned for “O&I-2” uses. Apartment complexes lie to the east and west and an office complex lies to the northeast of the subject site. Duplex residential buildings front along the north side of SW 30<sup>th</sup> Street (across the street from Jardine).

**LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION:** The building located on the subject site has been used for the present use as a fraternal organization since constructed for this purpose in 1970. This 3.2-acre subject site also contains a former

poultry barn that has been located on the property since the neighborhood was farmland (prior to construction of the primary building in 1970) and is permitted only as accessory storage to the primary building.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Land Use and Growth Management Plan-2040 (LUGMP) contains policies related to Tier 1 (City) development and redevelopment. The LUGMP “*encourages infill and redevelopment within Topeka to take advantage of existing urban infrastructure and services and that promote a range of uses to fit within the overall character of the area.*” Building adaptive reuse and renovation are important to the implementation of the LUGMP policies regarding infill and compact development within the core areas of the city. The subject property is located in an area designated “Medium/High Density Residential” on the Future Land Use Map. However, the map is a broad brush approach and is not intended to be a site specific guide for each individual lot or parcel, but rather a general guide for future development. The “Medium/High Density Residential” land use category allows for a mixing of uses and may also include office/institutional as a transitional use. The subject property is located in a “transitional area” with office and multi-family uses to the north, and Jardine Elementary/Middle School and First Baptist Church to the south.

**THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES OF WHICH IT HAS BEEN RESTRICTED:** The subject property and the existing building are not suitable for the primarily residential uses to which it is restricted under the current “M-2” Multiple Family Dwelling District zoning since there are no sleeping quarters and shower accommodations inside the building. Adding these accommodations would require significant investments be made to the existing building. An “O&I-2” zoning classification allows for more uses that may be better adapted to this building.

**THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES:** The change in zoning and re-use of the building on the subject property should not have a detrimental effect upon surrounding properties as it is consistent with the zoning and land uses of the surrounding area. Permitted uses in “O&I-2” include: professional offices, medical care facility (i.e. nursing home); private club or lodge; cultural facilities, museums, and libraries; governmental administrative offices; indoor recreation, type I (such as dance studios, exercise studios, gyms, music academies, martial arts, etc); community centers, outdoor recreation, type I (such as pools, basketball courts, tennis, etc); financial institutions; and business/vocational schools. Most of these uses are generally compatible with the land uses and zoning in the surrounding area. The detrimental effect upon nearby property owners arises primarily from the uncertainty of future development of the site due to the size of the property and ability to expand in the future and the fact that there is no known purchaser. The property contains 3.2 acres and leaves a large area on the site for future expansion. However, a building remaining vacant and not maintained also can have a negative impact on nearby properties.

**THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER:** The zoning change will have no apparent gains to the public health, safety and welfare although it does provide more options for future use so the building does not lie vacant. The hardship imposed upon the individual landowner is the current zoning does not reflect the potential uses of the building since the building does not have sleeping quarters or showering accommodations that are necessary for residential uses.

**AVAILABILITY OF PUBLIC SERVICES:** Adjacent public streets are adequate to serve the building. All essential public utilities, services and facilities are presently available to this area. If improvements are needed to the existing infrastructure, these will be made at the expense of a future owner or developer of the site.

---

## **STAFF RECOMMENDATION:**

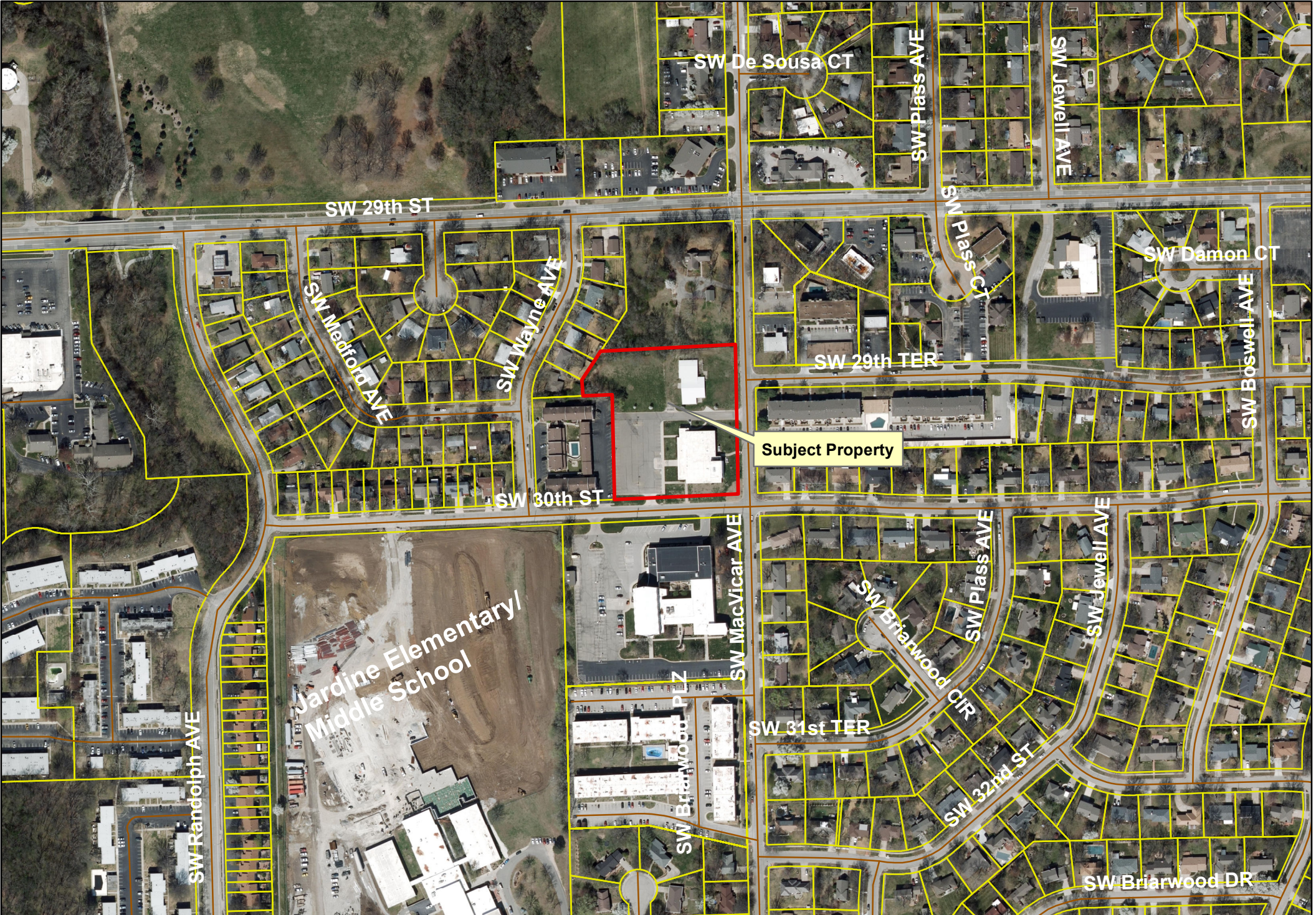
**RECOMMENDATION:** Based on the above findings and analysis the Planning Department recommends **APPROVAL** of the zoning reclassification TO “O&I-2” Office and Institutional as proposed.

**RECOMMENDED MOTION:** Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the reclassification of the property from “M-2” Multiple-Family Dwelling District TO “O&I-2” Office and Institutional District.

**Attachments:**

- Aerial Map
- Zoning Map
- Neighborhood Information Meeting Notes
- Neighborhood Meeting Attendance list





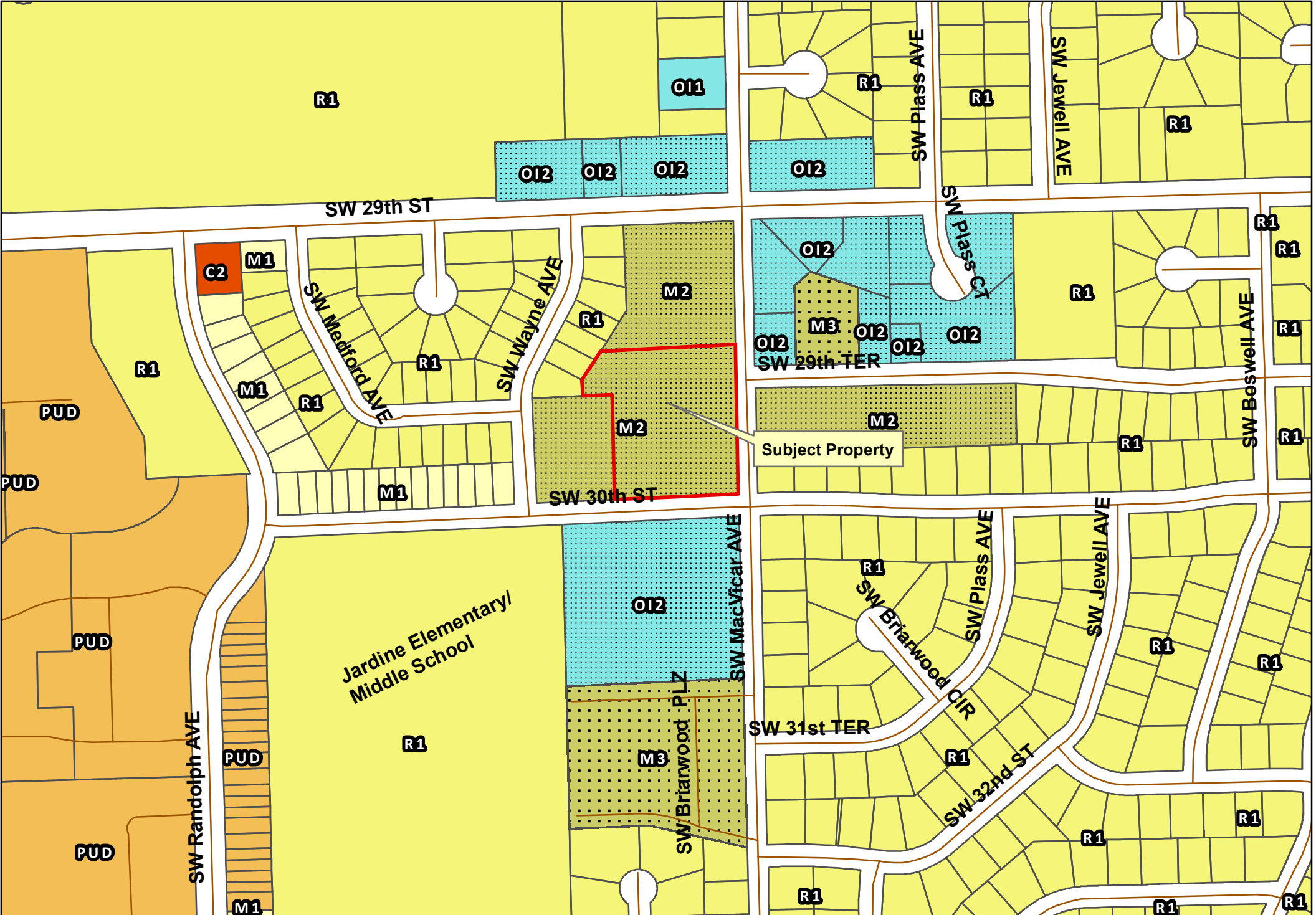
Subject Property

Jardine Elementary /  
Middle School

# Z17/3 By: Topeka Scottish Rite







# Z17/3 By: Topeka Scottish Rite



Report from Topeka Scottish Rite zoning public meeting.

A public meeting was held August 30<sup>th</sup> at 2300 SW 30<sup>th</sup> St for the purpose of informing the neighborhood of the Topeka Scottish Rite's plan to have their property rezone from M2 to OI & 2. There were approximately 12 property owners that attended the meeting, three Scottish Rite representatives, and City planning staff. The presentation was made by Scottish Rite Secretary Dale Fritz. Fritz gave a history of the building as well as current status of the property being up for sale. There were questions from the public about the rezoning process and dimensional standards (i.e. setbacks, parking, etc). The owners of the apartments west of the property expressed concerns of halfway housing and or correction facilities being allowed in OI&2. These concerns were addressed by Annie Driver who indicated a "correctional placement facility" is not allowed in O&I-2, except by CUP. However, I believe that Mr. Reynolds was not satisfied with her answers because "O&I-2" does permit other types of group residences such as, "Community Living Facilities". The overall conclusion from the public was a concern of the zoning change without a specific buyer for the building. If you look at the zoning map, OI&2 is already in this neighborhood so it will not amount to much of a change or impact to existing property owners.

Dale Fritz  
Executive Secretary  
Topeka Scottish Rite  
4228 SW 29th Terrace  
Topeka Ks, 66614  
Office 785-266-3191  
Cell 785-207-4840



PUD17/04

# Aqua Blast Self-Service Laundry (PUD) Master Plan

**STAFF REPORT – PLANNED UNIT DEVELOPMENT  
TOPEKA PLANNING DEPARTMENT**

PLANNING COMMISSION DATE: September 18, 2017

---

**CASE NUMBER & NAME:** PUD17/04  
Aqua Blast Self-Service Laundry (PUD) Master Plan

**REQUESTED ACTION /  
CURRENT ZONING:** To amend the district zoning classification of the property *from* "O&I-2" Office and Institutional District *to* "PUD" Planned Unit Development with "O&I-2" Office and Institutional use group, and "C-1" Commercial use group to provide for construction and operation of self-service laundromat.

**APPLICANT / PROPERTY OWNER:** Applicant/ Property Owner: Chamberlin Properties, LLC

**APPLICANT REPRESENTATIVE:** Mr. Greg Ferris; Ferris Consulting

**PROPERTY ADDRESS & PARCEL  
ID:** Northeast corner of SW Westport Drive and SW 22<sup>nd</sup> Terrace  
Parcel ID: 14209020010060

**PARCEL SIZE:** Size of Project Area: Approximately 2.46 acres

**CASE PLANNER:** John Neunuebel, Planner II

**STAFF  
RECOMMENDATION:** **APPROVAL** of Aqua Blast Laundry PUD Master Plan subject to conditions included on Pages 8 and 9.

**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 conditions.

**PROPOSED USE / SUMMARY:**

Proposed PUD Master Plan includes use group(s) of "C-1" Commercial restricted to self-service laundry and "O&I -2" Office and Institutional.

**DEVELOPMENT / CASE HISTORY:**

The 2.46-acre site consists of vacant land. The current zoning of "O&I-2" Office and Institutional District has been in effect on the subject site since May 2014 when it was changed from "M-3" Multiple Family Dwelling District. In 1972 the previous M-3 Multiple Family Dwelling zoning had been changed *from* "R-1" single family residential and "I-1" Light Industrial when the subject site was adjacent to the former "Allen Air Park" that included light industrial uses.

**PHOTOS:**



View from driveway serving multi-family residential development on south side of 22<sup>nd</sup> Terrace looking north toward subject site and office and commercial development along Westport Drive





South side of project area looking east along 22<sup>nd</sup> Terrace with multi-family residential development on south side of 22<sup>nd</sup> Terrace



View from intersection of Westport Drive and 22<sup>nd</sup> Terrace looking northwest into center portion of project area

**ZONING AND CHARACTER OF SURROUNDING AREA:**

The adjacent land to the north is zoned PUD/C4 use group with an office and recreational use. The adjacent lands to the west across Westport Drive are zoned I-1 with a self-storage facility, and PUD/O&I-1 use group with a professional office use. The adjacent lands to the south and southeast are zoned PUD/M3 use group and include the "Pheasant Run" and "The Woods" residential condominium development(s). Further to the

south is “Whispering Pines” residential apartments, along with single-family residential. An adjacent property located immediately east of the site and adjacent to the I-470 corridor is zoned O&I-2, as is the subject site, and is also currently vacant.

## **OVERVIEW OF PROPOSED PUD ELEMENTS**

**UTILITIES:** All utilities to be underground, with available sanitary sewer and water service to be provided by City of Topeka.

**CIRCULATION, PARKING, AND TRAFFIC:** The PUD master plan provides for internal circulation for vehicles and pedestrians, including a single point of vehicular access on SW Westport Drive. (The initial iteration of the PUD Master Plan included a second access onto SW 22<sup>nd</sup> Terrace, but the applicant removed this second access in response to concerns expressed by nearby residents during the Neighborhood Information Meeting.)

The City’s off-street parking regulations do not include a quantity standard specifically for self-service laundries. Based on the general commercial standard of 1 space for 200 square feet of the net floor area 46 parking spaces are required (Gross floor area minus storage rooms, rest rooms, mechanical rooms, and corridors equals a net floor area of approximately 9,186 square feet.). The PUD Master Plan includes 48 parking spaces in compliance with the City’s parking requirements.

Due to anticipated, relatively minor traffic impacts associated with a self-service laundry, a traffic impact assessment was not required for analysis of the proposed zone change. The use itself is not a peak-hour traffic generator, with the busiest day of the week for a self-service laundry normally being on Sunday.

**BUILDINGS AND HOURS OF OPERATION:** The PUD Master Plan provides for a single building of 12,500 square feet in size. The intended use as a self-service laundry will include glass-door entries on all four building facades, with a covered ‘drive and drop-off entry’ on the east-facing facade. External wall elevations will be brick-clad, along with a pitched roof.

The owner/ applicant proposes that the laundry facility be a 24-hour operation that will also include an attendant being present at all times.

**SIGNAGE:** The PUD Master Plan provides for a single monument-style sign adjacent to Westport Drive and located to the north of the building, and shall not exceed 6 feet in height and shall not exceed a total of 50 square feet per sign face. Wall signs are restricted to no more than one single wall sign on



each side of the building, with each sign being limited to a maximum area of 30 square feet, and shall be located no higher than 15 feet above grade. Electronic message center (EMC) and portable reader board signs are prohibited.

**LANDSCAPING:**

The PUD Master Plan provides for substantial landscaping including required landscape buffers along 22<sup>nd</sup> Terrace and a *portion* of Westport drive, as well as landscape islands located within parking area and adjacent to the northwest, southwest, and southeast corners of the building. The wooded portions of the site to the north and east will remain as undisturbed buffer including drainage channel. A portion of the Westport Drive frontage includes a landscape buffer less than the standard minimum width of 4 feet or is absent altogether. This request for reduced buffer is for an area approximately 75 linear feet south of the access driveway on Westport Drive. (Of affected street frontage, approximately 50 linear feet is without any landscape buffer.)

The applicant proposes that layout and shape of the lot makes it difficult to design the site to allow for access, parking, and parking circulation. The applicant further proposes that a 37 foot landscape buffer at the immediate corner of Westport and 22<sup>nd</sup> Terrace and a 30 foot wide landscape setback provided along most of the 22<sup>nd</sup> Terrace frontage, as a buffer to the adjacent residences south of 22<sup>nd</sup> Terrace, compensates for the substandard or lack of buffer along Westport Drive. It is the opinion of staff that providing a zero-foot landscape setback is not warranted based on the character of the area and a substantial landscape setback should be provided along Westport Drive. The self-service laundry is potentially a more intensive use than the surrounding uses, and the development immediately west of the proposed building is a professional office for which its parking and circulation is set back 16 to 22 feet the Westport Drive right-of-way.

**OTHER:**

A Drainage Plan has been submitted for the PUD, and is undergoing revision pursuant to comments from Department of Public Works.

**COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES**

(The PUD Master Plan establishes development standards and guidelines as generally described in the previous section of this report.)

**OTHER FACTORS**

**SUBDIVISION PLAT:**

The subject property has been platted as Lot 16 within Block A of John O Allen Subdivision No. 2. (plat recorded in 1978)

**FLOOD HAZARDS, STREAM BUFFERS:** As noted in the Drainage Plan prepared for the PUD, the site is currently graded open space with grass cover and trees along its eastern edge within an existing drainage channel. The site accepts off-site water from a storm pipe from SW Westport Drive and some limited surface runoff from the commercial development to the north. The site does not contain any FEMA floodplain. Proposed new development will utilize new storm sewers and a grassed, dry detention area in the southeast portion of the site for developed runoff that will also serve as a sedimentation basin for water quality treatment.

**HISTORIC PROPERTIES:** None

**NEIGHBORHOOD MEETING:** The project applicant held a Neighborhood Information Meeting on Tuesday, August 29, 2017. Questions and comments from approximately 30 attendees related to: drainage; traffic impacts; lighting; crime concerns; signage; building size and design; and business operations including information from owner such as general business plan and staffing, how particular location was identified, owner's similar projects in Wichita, hours of operation, etc. Particular concerns were also expressed in regard to proposed access onto SW 22<sup>nd</sup> Terrace as included in initial iteration of PUD Master Plan.

**OTHER:** None

**REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES**

**PUBLIC WORKS/ ENGINEERING:** City of Topeka Department of Public Works provided particular comments in regard to Stormwater Drainage Plan and revisions and clarifications required therein.

**POLICE DEPARTMENT:** Continuous staffing/ attendant recommended for 24-hour operation.

**KEY DATES**

<b>SUBMITTAL OF PUD APPLICATION</b>	August 3, 2017
<b>SUBMITTAL OF REVISED PUD MASTER PLAN</b>	August 31, 2017 (Submittal of revised PUD Master Plan in response to Staff comments dated August 25, 2017, as well as comments received during Neighborhood Information Meeting. )
<b>NEIGHBORHOOD INFORMATION MEETING</b>	August 29, 2017
<b>LEGAL NOTICE PUBLICATION</b>	August 28, 2017
<b>PROPERTY OWNER NOTICE MAILED</b>	August 23, 2017

## ANALYSIS

**Character of Neighborhood:** The proposed PUD Master Plan provides for development of a vacant property with a use that, although commercial, does provide through development standards a discernible transition between the residential area to the south and the commercial uses to the north. Additionally, the architectural design of the associated building including brick-cladding and pitched roof, approximates the design of the medical/dental building on the west side of Westport Drive and the relatively large size of the building footprint (12,500 sq.ft) provides for potential re-use of the building as office use should such a change be warranted in the future. The requested variance eliminating or reducing the landscape buffer adjacent to Westport Drive is not compatible with the character of the residential neighborhood to the south or the office use to the west, nor is it consistent with providing an appropriate transition between the nearby residential neighborhood and more intense commercial and industrial areas to the north. In addition, there are architectural design elements of the proposed building that need be enhanced in further adhering to the character of the nearby residential area. Staff is also recommending the limiting of hours of operation to 16 continuous hours as an additional measure in protecting nearby residential areas from the potentially negative impacts of a round-the-clock commercial use.

**Zoning and Use of Nearby Properties:** The adjacent land to the north is zoned PUD/C4 use group with an office and recreational use. The adjacent lands to the west across Westport Drive are zoned I-1 with a self-storage facility, and PUD/O&I-1 use group with a professional office use. The adjacent lands to the south and southeast are zoned PUD/M3 use group and include the "Pheasant Run" and "The Wood" residential condominium development(s).

While the proposed development is for a use that C-1 zoning allows, the proposed PUD Master Plan does not allow for other "C" commercial uses and includes restrictive conditions including design and development standards that generally adhere to the intent of the subject property's current underlying zoning of O&I-2 Office and Institutional in serving as a transitional area between existing residential zoning and development to the south and commercial & industrial zoning and development to the north and west. To further ensure that commercial use is limited to the self-service laundry as proposed, staff is recommending a clarification to the PUD Master Plan in regard to allowable PUD-Use Group of O&I-2 plus self-service laundry use.

**Length of time property has remained vacant as zoned or used for its current use under present classification:** The property has remained vacant since it was platted in 1978 although intensive residential and commercial development has occurred in adjacent areas.

**Conformance to Comprehensive Plan:** The proposed PUD Master Plan site comprises an infill development consisting of a self-service laundry, and is categorized within the Future Land Use Map of the Topeka Land Use and Growth Management Plan 2040 (LUGMP) as Regional Commercial and is part of the Wanamaker Commercial Corridor. The LUGMP encourages less intense zoning districts between commercial and residential uses to provide for a stepping down in intensity of land use, and although the existing zoning for the site of "O&I-2" may more readily provide for such a lessening of intensity, the proposed PUD Master Plan through inclusion of standards related to building and site design, signage, and significant landscaped buffer area along 22<sup>nd</sup> Terrace does provide for a discernible transition between the residential area to the south and more intensive commercial area to the north. (The PUD Master Plan also includes O&I-2 as a designated use group.) Based upon the future land use designation for the subject site and proposed development standards within the Master Plan, along with recommended conditions for approval, the proposed PUD Master Plan is consistent with the Topeka Land Use and Growth Management Plan 2040.

**The extent to which removal of the restrictions will detrimentally affect nearby properties:** The proposed Planned Unit Development (PUD) zoning provides for development of the property for a self-service laundry and does not allow for other land uses not permitted under the current zoning designation. While there may be concern about use of the property as a self-service laundry, the conditions of approval for the PUD master plan will help ensure that there are no detrimental effects to nearby properties.

**The relative gain to the public health, safety and welfare by the destruction of the value of the owner's property as compared to the hardship imposed upon the individual landowner:** The property's current zoning of O&I-2 provides for a broad range of uses, including some forms of residential use, numerous types of civic, cultural and recreational uses, and limited commercial uses, including office and health services uses. A disapproval of the proposed change in zoning does not deprive the owner of the opportunity for economically viable development.

The proposed planned unit development (PUD) zoning provides for one type of commercial land use, specifically a self-service laundry, not permitted under the current zoning. The PUD master plan ties the self-service laundry use to a site plan with conditions controlling for signage, landscaping, and the size and design of the building. With the appropriate conditions imposed, the proposed self-service laundry is compatible with surrounding land uses and will not pose a hardship to the owners of surrounding property.

**Availability of Public Services:** All essential public services and utilities are presently available.

**Compliance with zoning and subdivision regulations:** The PUD Master Plan establishes development standards and guidelines as described in the previous section of this report, and these standards are more restrictive than the standards applicable to O&I zoning without a planned unit development with the exception of the requested elimination or reduction in landscape buffer adjacent to Westport Drive.

### **STAFF RECOMMENDATION**

Based upon the above findings and analysis Planning Staff recommend **APPROVAL** of the Aqua Blast Self-Service Laundry PUD Master Plan subject to the following conditions:

- 1.) Re-locate, re-orient, or re-configure self-service laundry building as necessary to provide a landscape setback and buffer adjacent to Westport Drive that retains significant buffer at southwest corner of Westport Drive and 22<sup>nd</sup> Terrace while tapering down to a landscape setback and buffer that is a minimum of ten (10) feet in width.
- 2.) Revise "Current Zoning" within General Provisions to indicate: PUD-Use Group of O&I-2 PLUS SELF-SERVICE LAUNDRY USE.
- 3.) Revise architectural elevations so as to add articulation and visual interest to the 130-foot long rooftop ridgelines on the north and south elevations through the use of elements such as gable-roofed dormers, hip-roof elements, or other design measures that achieve an equivalent result.
- 4.) Revise General Provisions Note #10 to indicate: LIGHTING WITHIN THIS DEVELOPMENT SHALL BE IN ADHERANCE TO CITY OF TOPEKA ZONING CODE. LIGHTING SHALL BE FULL CUT OFF, SHIELDED & RECESSED WITH CUT-OFF ANGLES TO PREVENT THE CAST OF LIGHTING BEYOND THE PROPERTY.
- 5.) Add new Note #11 within General Provisions to indicate: HOURS OF DAILY OPERATION FOR SELF-SERVICE LAUNDRY IS LIMITED TO NO MORE THAN EIGHTEEN (18) CONTINUOUS HOURS.
- 6.) Add new note within Building and Structure Notes to indicate: ALL MECHANICAL EQUIPMENT ON THE EXTERIOR OF BUILDING VISIBLE FROM SW 22<sup>ND</sup> TERRACE SHALL BE FULLY SHIELDED FROM VIEW.
- 7.) Add new landscape Note #5 indicating: A 30" HIGH BERM IN SHIELDING PARKING AREA SHALL BE

INCLUDED IN LANDSCAPE BUFFER ADJACENT TO SW 22<sup>ND</sup> STREET.

- 8.) Add new landscape Note #6 indicating: UNDEVELOPED PORTION NORTH OF PARKING AREA TO CONSIST OF TURF AND/OR A VARIETY OF LANDSCAPE PLANTINGS.
- 9.) Inasmuch as additional uses in separate buildings as may be proposed in the future will require a major amendment of the approved PUD Master Plan including public hearing process, delete last sentence in Building and Structures Note #3 indicating that a revised site plan for additional uses to be submitted to Planning Commission for consideration.

## **ATTACHMENTS**

Aerial Map

Zoning Map

Aqua Blast PUD Master Plan, along with Floor Plan and Building Elevations

Neighborhood Information Meeting report and attendance sheet

Applicant's Letter of August 1, 2017 as submitted with Application

Citizen Comments (1 letter)



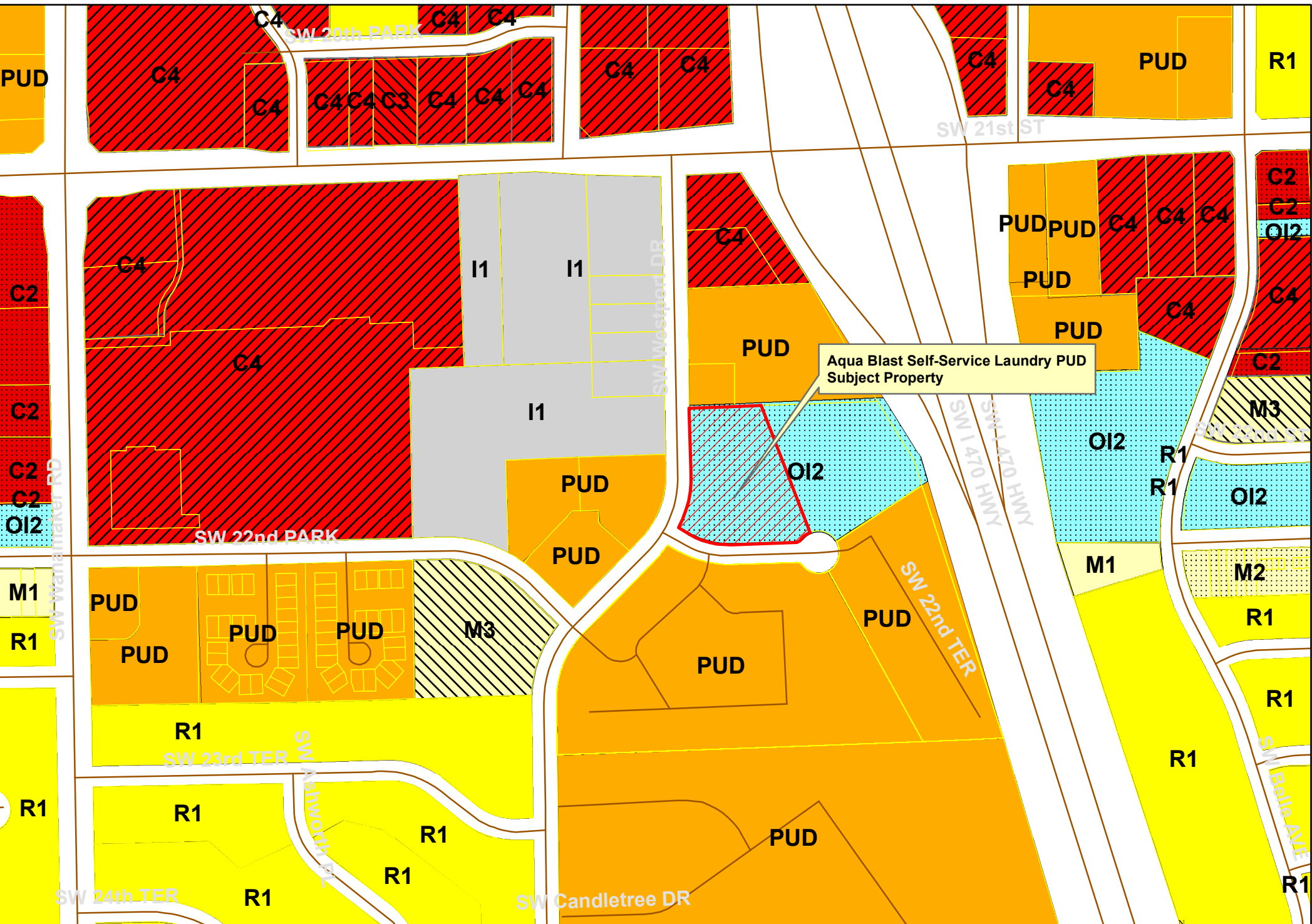


Aqua Blast Self-Service Laundry PUD  
Subject Property

**PUD 17/04**  
**Aqua Blast Self-Service Laundry PUD Master Plan**







Aqua Blast Self-Service Laundry PUD  
Subject Property

**PUD 17/04**  
**Aqua Blast Self-Service Laundry PUD Master Plan**

# AQUA BLAST SELF-SERVICE LAUNDRY PLANNED UNIT DEVELOPMENT MASTER PLAN

## RECORDING NOTE:

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ on \_\_\_\_\_ (Date) \_\_\_\_\_ and \_\_\_\_\_ (Time) \_\_\_\_\_  
Recorded with the Shawnee County Register of Deeds

Betsy Nisco - Register of Deeds

## GENERAL PROVISIONS:

**PROJECT PERFORMANCE OBJECTIVES:**  
THIS PLANNED UNIT DEVELOPMENT IS ESTABLISHED TO PROVIDE FOR A LIMITED RANGE OF NON-RESIDENTIAL USES, INCLUDING SELF-SERVICE LAUNDRY, AND TO PROVIDE FOR A TRANSITIONAL BUFFER BETWEEN THE COMMERCIAL USES TO THE WEST AND NORTH WITH THE MULTI-FAMILY RESIDENTIAL USES TO THE SOUTH.

**PREVIOUS ZONING:** O&I2  
**CURRENT ZONING:** PUD - USE GROUP(B) C-1 RESTRICTED TO SELF-SERVICE LAUNDRY AND O&I2 USES.

**GENERAL NOTES:**

1. THIS PROPERTY DOES NOT LIE WITHIN A F.E.M.A. FLOOD ZONE.
2. PURSUANT TO SECTION 48-24.05, THE APPLICANT MUST RECORD THE MASTER PUD PLAN WITH THE SHAWNEE COUNTY REGISTER OF DEEDS WITHIN 60 DAYS UPON APPROVAL OF CITY COUNCIL. FAILURE BY THE APPLICANT TO RECORD THE PLAN WITHIN THE PRESCRIBED TIME PERIOD OR PROVIDE THE PLANNING DEPARTMENT WITH A WRITTEN EXPLANATION OF THE REASON FOR FAILURE TO RECORD THE PLAN WITHIN THE PRESCRIBED TIME PERIOD SHALL DEEM THE ZONING PETITION NULL AND VOID.
3. ALL PUBLIC IMPROVEMENTS SHALL BE MADE TO CITY STANDARDS.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SITE DEVELOPMENT PLANS HAVE BEEN REVIEWED BY CITY STAFF AND APPROVED BY THE PLANNING DIRECTOR. THE SITE PLANS SHALL ADDRESS BUILDING SITE LOCATIONS AND FOOTPRINT, LANDSCAPING, CIRCULATION, DRIVEWAYS, PULL OFF PAVING, PEDESTRIAN ACCESS, DRAINAGE, EXTERNAL LIGHTING, FENCING, SIGNAGE AND RELATIONSHIP TO ADJACENT LOTS, ETC.
5. THE BASE ZONING OF "O&I-2" SHALL APPLY UNLESS OTHERWISE HEREIN.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS SUBJECT TO TMC 13.335 ARE APPROVED. INCLUDING GRANTING OF ANY NECESSARY STORM WATER MANAGEMENT BASINMENTS, HYDRANTS, LANDSCAPING, PEDESTRIAN CONNECTIVITY, EXTERNAL LIGHTING, SIGNAGE, BUILDING ELEVATIONS, UTILITIES, STORM WATER RELATIONSHIP TO ADJACENT LOTS, ETC.
7. STORM WATER REPORT OR PLAN APPROVAL NOTES, AS REQUIRED.
8. NO BUILDING PERMITS SHALL BE ISSUED UNTIL STORM WATER MANAGEMENT PLANS PURSUANT TO TMC 13.335 ARE APPROVED.
9. THE OPERATION OF THE SELF-SERVICE LAUNDRY FACILITY IS INTENDED TO BE A 24-HOUR FACILITY, AND AN ATTENDANT AND/OR ADDITIONAL SECURITY SHALL BE PROVIDED ON-SITE AT ALL TIMES.
10. LIGHTING WITHIN THIS DEVELOPMENT SHALL BE PER CODE.

### UTILITY NOTES:

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
2. SANITARY SEWER SERVICE SHALL BE BY THE CITY OF TOPEKA.
3. WATER SERVICE SHALL BE BY CITY OF TOPEKA.

### CIRCULATION, PARKING AND TRAFFIC NOTES:

1. THE DRIVE ASSES WITHIN THE PARKING AREAS ARE TO BE UTILIZED TO INDICATE THE INTENDED ONE WAY TRAFFIC CIRCULATION ON THE WEST, SOUTH AND EAST SIDES OF THE BUILDING.
2. ALL DRIVES, LANES, AND PRIVATELY OWNED ACCESS WAYS PROVIDING ACCESSIBILITY TO STRUCTURES, UTILITIES, AND PUBLIC SERVICES SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE APPLICANT SHALL MAINTAIN MUTUAL RIGHTS OF ACCESS FOR OWNERS, TENANTS, INVITED GUESTS, CLIENTS, CUSTOMERS, SUPPORTS, AND UTILITY SERVICE PERSONNEL AND EMERGENCY SERVICE PROVIDERS, INCLUDING LAW ENFORCEMENT, FIRE PROTECTION, AND AMBULANCE SERVICES. ALL ACCESS WAYS PROVIDING GENERAL ACCESSIBILITY AND RESPONSIBILITY OF THE OWNERS. ALL ACCESS WAYS SHALL BE MAINTAINED IN GOOD SERVICEABLE CONDITION AT ALL TIMES IN GOOD SERVICEABLE CONDITION WITH THE MAINTENANCE OF SAID ACCESS WAYS BEING THE RESPONSIBILITY OF THE OWNERS.

### SIGNAGE NOTES:

THE FOLLOWING TYPES OF SIGNS AS PERMITTED IN THE O&I-2 DISTRICT, WITH THE FOLLOWING VARIANCES:  
1. A SINGLE MONUMENT STYLE SIGN ADJACENT TO WESTPORT DRIVE SHALL BE LOCATED ADJACENT TO THE NORTH SIDE OF THE BUILDING, AND SHALL NOT EXCEED 60 SQUARE FEET (OR 90 SQUARE FEET PER SIGN FACE).

2. WALL SIGNS ARE RESTRICTED TO NO MORE THAN ONE SINGLE WALL SIGN ON EACH SIDE OF THE BUILDING. WALL SIGNS SHALL BE LOCATED NO HIGHER THAN 15' ABOVE GRADE, AND SHALL BE INSTALLED FLAT TO THE EXTERIOR WALL OR CANOPY.
3. ELECTRONIC MESSAGE CENTER (EMC) SIGNS ARE PROHIBITED.
4. PORTABLE READER BOARD SIGNS, EITHER MANUAL OR ELECTRONIC, ARE PROHIBITED.

### LANDSCAPING NOTES:

1. LANDSCAPE PLANS SHALL BE SUBMITTED FOR REVIEW WITH THE SITE DEVELOPMENT PLAN. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY LANDSCAPE REGULATIONS IN TMC 18.235. EXISTING TREES ALONG THE EAST AND NORTH EDGES OF SITE SHALL BE RETAINED OR REPLACED SUBJECT TO CITY'S REVIEW OF A LANDSCAPE PLAN.
2. THE CARE, MAINTENANCE, AND OWNERSHIP OF COMMON OPEN SPACE, PARKING AREAS, UTILITIES, PRIVATE STREETS, ACCESS WAYS, STORM WATER MANAGEMENT EASEMENTS, FENCING, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS. IF ANY PORTION OF THE LANDSCAPED MATERIAL DIES, IT SHALL BE REPLACED BY THE NEXT PLANTING SEASON.
3. THE MODIFICATION OF THE MINIMUM 4-FOOT LANDSCAPE BUFFER ALONG A SMALL PORTION OF THE WESTERN PROPERTY LINE (AS NOTED ON THE PLAN), PROVIDED THE APPLICANT DEVELOP A COLLECTIVELY GREATER BUFFER ALONG THE REMAINING FRONTAGE (AS SHOWN ON THE PLAN).
4. AT SITE DEVELOPMENT PLAN LANDSCAPING WILL BE REVIEWED FOR ITS CONFORMANCE WITH PRINCIPLES AND METHODS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

### BUILDING AND STRUCTURE NOTES:

1. USE GROUP DIMENSIONAL REQUIREMENTS APPLY UNLESS OTHERWISE SPECIFICALLY SET FORTH HEREIN.
2. THE LOCATION OF TRASH AND RECYCLING RECEPTACLES SHALL BE DETERMINED AT THE SITE DEVELOPMENT STAGE TO ENSURE TRASH AREAS ARE NOT OVERLY CONCENTRATED, ARE EFFECTIVELY SCREENED FROM PUBLIC VIEW, AND ARE COMPATIBLE WITH THE ARCHITECTURAL FEATURES OF THE PRINCIPAL BUILDING.
3. THE DESIGN OF SIGNAGE ON THE PLAN INDICATES ONE DESIGN OPTION. ADDITIONAL DESIGN OPTIONS TO THE SIZE AND/OR LOCATION OF IMPROVEMENTS, BUILDING FOOTPRINT, AND/OR ACCESS LOCATIONS MAY BE PERMITTED, PROVIDED THEY MEET ALL REQUIREMENTS OF THIS PLAN. IN THE EVENT ADDITIONAL USES WITHIN SEPARATE BUILDINGS ARE PROPOSED, THE APPLICANT SHALL SUBMIT A REVISED SITE PLAN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.
4. THE BUILDING WILL BE CONSTRUCTED SUBSTANTIALLY IN CONFORMANCE WITH APPROVED BUILDING ELEVATIONS ON FILE WITH THE CITY OF TOPEKA PLANNING DEPARTMENT (CASE FILE "PUD 17/04"). BUILDING ELEVATIONS WILL BE REQUIRED TO BE SUBJECT TO REVIEW WITH THE CITY OF TOPEKA PLANNING DEPARTMENT WITH THE PUD MASTER PLAN AND ASSOCIATED ELEVATIONS.

### VARIANCES:

1. DUE TO THE DESIGN OF THE PARKING LOT WITH THE DRIVEWAYS, THERE IS A SMALL AREA WHERE IT IS NOT POSSIBLE TO PROVIDE A 4-FOOT WIDE LANDSCAPE BUFFER. TO COMPENSATE, THE PUD PROPOSES INCREASED BUFFERS ALONG BOTH STREET FRONTSAGES.
2. THIS PUD PROPOSES A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES FROM 61 TO 49 SPACES.

## VICINITY MAP



## LEGAL DESCRIPTION:

Lot 116, Block A, John O. Allen Subdivision No. 2, in the City of Topeka, Shawnee County, Kansas.

## REVISIONS:

Created: May 16, 2017  
Revised: August 2, 2017  
Submitted: August 3, 2017  
Revised per staff comments: August 31, 2017  
Revised per Planning Commission: August 31, 2017  
Approved per Governing Body:

## AMENDMENT 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, Shawnee County, Kansas, and may be amended only as prescribed in TMC 18.190.070 and as set forth on this document or as may subsequently be approved and recorded.

## PLANNED UNIT DEVELOPMENT NOTE:

Pursuant to TMC 18.190, the applicant must record the Master PUD Plan with the Shawnee County Register of Deeds within sixty (60) days upon approval of the Governing Body. Failure by the applicant to record the plan within the prescribed time period and provide the planning department with the required number of copies of the recorded plan within ninety (90) days of the date of action by the Governing Body shall render the zoning petition null and void.

## CERTIFICATION OF MASTER P.U.D. PLAN APPROVAL:

(Bill Flander, AICP, Planning Director) (Date),  
Secretary to Planning Commission

Be it remembered that on this \_\_\_\_\_ date of \_\_\_\_\_ A.D., before me, the undersigned, a notary public in and for said County and State came \_\_\_\_\_ (Planning Director's Name) 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 affix my notarial seal the day and year last written above.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## OWNER'S CERTIFICATION:

OWNER'S CERTIFICATE: (Type Name) agrees to comply with the conditions and restrictions as set forth on the master PUD plan.

In Testimony Whereof,  
The Owner(s) of the above described property, (Type Name), have signed these presents this \_\_\_\_\_ day of \_\_\_\_\_ (Year)

(Type Name and Title) (Type Name and Title)

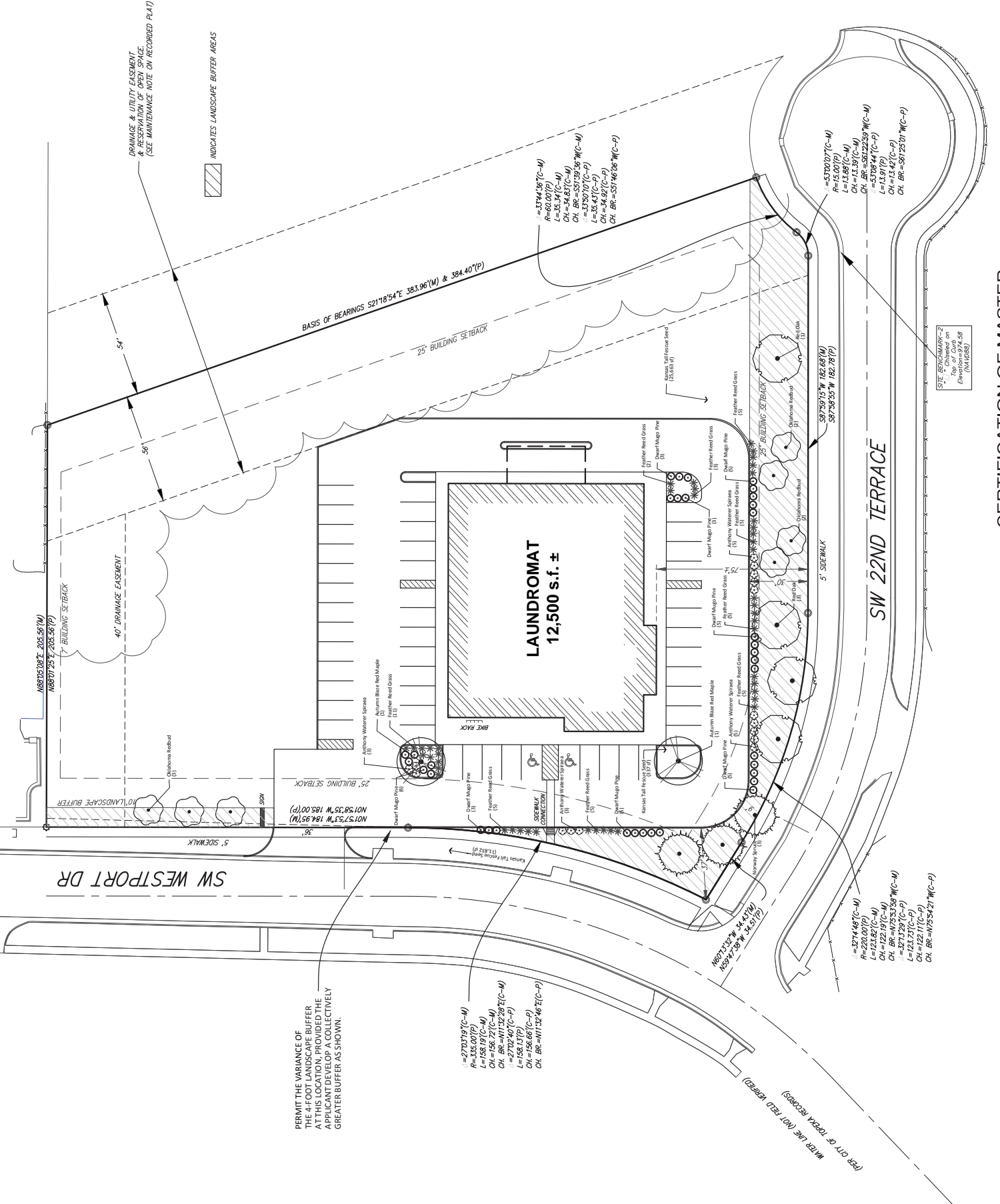
Be it remembered that on this \_\_\_\_\_ date of \_\_\_\_\_ A.D., before me, a notary public in and for said County and State came \_\_\_\_\_ Owner(s) of the above described property.

I hereby set my hand and affix my notarial seal the day and year last written above.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## LOT COVERAGE DATA:

Total Area:	±107,078 sq. ft. (2.46 acres)
Disturbed Area:	±63,206.1 sq. ft. (1.45 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±43,000.9 sq. ft. (0.99 acres)
Maximum Building Coverage (permitted):	53,539 sq. ft. (50%)
Maximum Building Coverage (proposed):	30,000 sq. ft. (18.7%)
Maximum Building Height (permitted):	60'
Maximum Building Height (proposed):	35'



**AQUA BLAST SELF-SERVICE LAUNDRY**  
PLANNED UNIT DEVELOPMENT MASTER PLAN

**Baughman Company, P.A.**  
315 E. 11th St., Topeka, KS 66606  
P: 785.224.7271 F: 785.224.0499

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTURE



SCALE: 1" = 30'







# FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201  
PHONE 316-516-0808 EMAIL ferrisco@aol.com

August 31, 2017

## Aqua Blast Laundry Neighborhood Meeting

Held at:

6:00 PM Tues. Aug 29, 2016  
TrampoLazerRockball Park  
2134 SW Westport Dr.

Attendance: 28 Neighbors (not all attending signed in)  
2 Topeka Planning Staff  
Former Property Owners, Property Developers, Owner's Agent

The meeting was open at 6:05 by John Neunuebel, from the Topeka Planning Staff, with a brief explanation of the project. Greg Ferris, agent for the owner, described the project in more detail. This explanation included that the building would be brick with a pitched roof to fit a residential character, the increased landscaping, and the exact type of operation that would be in the laundry. Drawings showing the site plan, landscaping, building elevations, and building layout were at the meeting. The floor was then opened for questions and comments. The issues and questions raised by the neighbors were:

1. Traffic on Westport would be increased causing a hazard: *Greg Ferris explained that the project had been reviewed by Topeka Traffic Engineering and they did not believe it would increase traffic significantly. This is because the property is zoned O&I1 and would allow office development. The proposed laundry peak traffic is not during any peak traffic hours. Therefore, the traffic issues would very likely be less than an office with it some traffic during peak hours.*
2. Questions were asked how long the developers had been in the laundry business: *The developers described their experience of 9 to 40 years and number of current facilities.*
3. Questions were asked of the developers, "Why this location?": *The developer stated that he had another facility in Topeka he wanted to relocate. That is due to two reasons. First, he is leasing the property and would like to own the facility. The second is that the owner of his building did not maintain it to the standards he wanted for his type of facility. He had look for several months for an appropriate location to build or purchase. This property fit the demographics he was interested in.*
4. The proposed laundry would attract people from outside the neighborhood that might not be desirable: *The developers explained that they hoped*

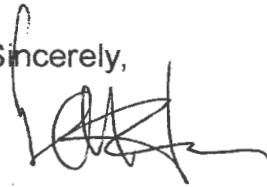


*many people use the facility, but they believed that the facility would draw from a 1 to 1 ½ mile area.*

5. While people were doing their laundry, they would be bored and may roam the neighborhood: *It was explained that the facility will have TVs and an inviting interior that would serve to entice people to stay on site. There may be people going outside but the owners had not seen that as a problem in their other locations.*
6. Lighting from the project would be so bright it would keep up neighbors across the street from the project: *Greg Ferris answered that the project will be designed to City Code that does not allow light to leave the property. The developers are willing to look into lowering the brightness of the lights.*
7. The change to C1 zoning would allow other commercial uses including bars, convenient stores, retail uses and possibly something like the "Suds & Buds Laundry": *Greg Ferris explained that this is not correct. The proposed PUD is to allow uses in O&I1 plus the laundry. No other commercial uses are allowed. No serving of alcohol would be allowed. If there were to be any other changes in the future they would have to amend the PUD and go through the public process again.*
8. The access to SW 22<sup>nd</sup> Terrace would create major traffic issues for the condos on the south side of SW 22<sup>nd</sup> Terrace: *While the owners & developer disagreed with this premise, they have agreed to close the entrance on SW 22<sup>nd</sup> Terrace and will submit revised PUD drawings to that effect.*
9. Most people in the area had their own washers and dryers and would not use the facility: *An audience member pointed out that she had a washer and dryer but often used a laundry facility because she could get her entire laundry done in 1 to 1 ½ hours. The developer said that 40% of all users of a laundry have their own washers and dryers but enjoy the convenience. The developer also believes there are enough apartments in the immediate area to make this the appropriate location.*
10. The current site has tall grass that needs mowing: *The developer acknowledged this and promised to have it mowed immediately.*
11. The development would cause flooding: *Greg Ferris explained that the project would be designed to standards acceptable to the City of Topeka and would not be allowed to add to any flooding issues.*
12. Question was asked how many washers and dryers would be at the facility: *The developers said they would have approximately 70 total washers and 55 total dryers*
13. Questions were asked of the developers why it needed to be open 24 hours: *While the developers believe there are a few people who will use the facility during late hours the primary reason is to allow cleaning of all the machines, lint traps, the facility, etc. The developers also believe the reason none of their facilities have had security issues is because they have someone on site 24 hours per day.*
14. Concern was raised that the business would not be successful and the developers would leave an empty building: *The developers explained that they would be spending \$1.8 million on the building, not including land. They have never closed a facility and did the due diligence to believe this*

*facility would be successful or they would not make that substantial investment.*

The formal meeting concluded at 7:20. The developers and Greg Ferris remained to answer any other questions and go through the drawings if needed.

Sincerely,  


Gregory Ferris

# Neighborhood Information Meeting

## Sign in Sheet

Proposed Zone Change for Property Located at Northwest Corner of SW Westport Drive and SW 22nd Terrace

Date: August 29, 2017 at 6:00 PM

Meeting Location: TrampoLazerRockballPark; 2134 SW Westport Drive

Name	Address	Email (preferred)/Phone
Dorcas Wells	5741 #1 22 <sup>nd</sup> Terr	wellsdof@aol.com
Mary Hubbard	5747 #5 22 <sup>nd</sup> Terr	maryhubbard@gmail.com
Off & Esther Lane	5839 SW 22 <sup>nd</sup> Terr #2	607721@gmail.com
Sally Calamunee	5707 SW 22 <sup>nd</sup> Terr #3	785-271-8342
Leanda Walshire	5807 SW 22 <sup>nd</sup> Terr. #2	lwashire@att.net
Nickolas A. McKinney	5862 SW 27 <sup>th</sup> St.	nickel84pro@gmail.com
Jane George	5713 SW 22 <sup>nd</sup> Terrace #3	rvesgeorge@yahoo
Ruth Madell	5719 SW 22 <sup>nd</sup> Terr #3	rmadell@cox.net
RAY RHODD	5861 SW 22 <sup>ND</sup> TERR #1 TOPEKA 66614	RHODDRL@AOL.com 785-640-8751
Pete Tarnow	5809 SW 22 <sup>nd</sup> Terr #4	willcom-tarnow-785-640-0716@yahoo.com
Marigred Mitchell	5713 S.W. 22 <sup>nd</sup> Terr	MMitchell@AOL.com
Virginia Peniston	5753 SW 27 <sup>th</sup> Terr	
Elizabeth Stevens	5707 SW 22 <sup>nd</sup> Terr	castevens1954@att.net
Brian & Chris Mathers	5753 SW 22 <sup>nd</sup> Terr	
Jane Shelton	5851 SW 22 <sup>nd</sup> Terr #1	jesheltonks@att.net
Joy Barin	5851 SW 22 <sup>nd</sup> Terr #2	ksphamom@gmail.com
Jeff Coen	2416 SW Burnett Rd	jcoen@topeka.org
Chuck Benedict	5807 SW 22 <sup>nd</sup> Terr #4	chuckbenedict@gmail.com
Ned Nustbaum	5829 SW 22 <sup>nd</sup> Terr #2	
Ananda Hartshorn	5741 #2 SW 22 <sup>nd</sup> Terr	ahartshorncpa@gmail.com
Cherie Rowoy Byrd	5940 S.W. 24 <sup>th</sup> Terr.	jcherie@att.net

# FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201  
PHONE 316-516-0808 EMAIL ferrisco@aol.com

PUD 17/04

August 1, 2017

Michael Hall, Current Plans Manager  
City of Topeka Planning Department  
620 SE Madison, 3<sup>rd</sup> Fl.  
Topeka, KS 66607

RECEIVED

AUG 03 2017

TOPEKA PLANNING  
DEPARTMENT

RE: PUD for Self-Service Laundry located on the NE Corner of SW Westport Dr. and SW 22<sup>nd</sup> Terrace; Lot 16 Block A, John O Allen Subdivision #2

Dear Mr. Hall:

The application for a PUD seeks the ability to construct a self-service laundry at on SW Westport Dr. The property is currently zoned Office & Institutional-1. The PUD proposes to allow the uses of O&I-1 plus the self-service laundry. The site is currently vacant.

The area is a mix of industrial, commercial, office and high density multifamily. There is single family housing located south on SW Westport Dr. However, it is buffered from the proposed development by the multifamily. The industrial includes storage units to the west. The commercial includes a recreational facility to the north and C-4 zoning north of the recreational facility. The office uses are north and west. The multifamily units are located south, across SW 22<sup>nd</sup> Terrace.

While the proposed use is considered a retail use its character is a neighborhood service. The use is one that will serve the multifamily to the south. Because of the type of structure proposed it serves as a transition from the industrial and commercial uses to the north to the high density residential to the south. The limitations of the PUD further restrict the uses to make sure it remains transitional in nature. Even though it requires a commercial zoning; the use does not lend itself to typical retail. There are not a large volume of customers coming to the property for short intervals. They will be fewer, come from the neighborhood and stay for a significant amount of time.

The proposed development will increase the required 25-foot setback from SW 22<sup>nd</sup> Terrace to approximately seventy feet. A landscape buffer, much greater than is required, will separate the multifamily from the proposed site. The landscape buffer along SW 22<sup>nd</sup> Terrace also includes large and medium trees; thus, increasing the buffering.

The application seeks a waiver from the street-side landscape requirement along SW Westport for a small section south of the entrance. The layout of the lot makes it impossible to design the site to allow for the entrance, parking, and parking movement. The application proposes to significantly increase the size of the

required buffer in other areas along SW Westport to compensate for this waiver. There also will be parking lot landscaping just east of the section where the waiver is requested.

The site has been designed to best utilize the property and its limitations. The drainage easement on the east side of the property greatly restricts the flexibility of the site. The building size has been reduced from its originally desired 15,000 square feet to approximately 12,500 square feet. This was done because of the constraints of the site.

SW Westport is a collector street. The proposed use generates traffic at off-peak times. Most of the traffic will be from the neighborhood. Any traffic not from the neighborhood will access the property from SW 21<sup>st</sup> St. and will not need to drive through or past the residential uses. Topeka Engineering Department has determined that SW Westport is adequate for the traffic generated by the proposed use.

The proposed structure will fit the character of the area. It is proposed to be a brick structure with a pitched roof. The sides facing the both streets will include windows and doors. This is significantly more in character than the recreational use just north of the property. There is always one employee on site that increases the security of the site.

The proposed development and PUD comply with the factors laid out in the Kansas Supreme Court case of Golden vs. Overland Park. Those factors are:

- **The zoning, uses and character of the neighborhood;** The area is a mix of industrial, commercial, office and high density multifamily. The majority of the property surrounding the site are non-residential uses. The site serves as a buffer from the less restrictive uses to the north to the multifamily to the south. The brick structure with a pitched roof and significant landscaping further allows the site to serve as a buffer.
- **The extent to which removal of the restrictions will detrimentally affect nearby property;** The removal of the restrictions will have no detrimental effect on the nearby properties. The site is setback from the roadways, has significant landscaping and will be an attractive structure. The requirements of the PUD contain many provisions the more restrictive than the current allowed uses.
- **The length of time the subject property has remained vacant as zoned;** The property has remained vacant for many years. It has been platted for a long time but no development has occurred.
- **The relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant;** The development will provide needed service to the area; particularly the multifamily development. It will increase the tax base. The construction of sidewalks will be a gain to public safety. Taking vacant property and development takes it from an attractive nuisance to a productive use.



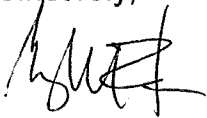
Failure to approve the PUD will result in a great loss of value to the applicant.

- **The conformance of the requested change to the adopted or recognized comprehensive plan or other plans or policies being utilized by the City or County;** The property is planned as medium or high density residential or office. The use is a neighborhood service that will generate less traffic and negative impact than some allowed uses.
- **Impact of the proposed development on community facilities;** Topeka Engineering has determined SW Westport is adequate for the development. There is adequate sewer and water to serve the proposed use. There is no negative impact on community facilities.
- **Opposition or support of neighborhood residents;** A neighborhood meeting will be held to inform the area of the proposal. No support or opposition is known at this time.

The applicant believes the PUD complies with the majority of the elements laid out in Golden vs. Overland Park and there are no elements that would lead to a denial of the PUD.

Please contact me if you have any questions regarding this application. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Ferris', written in a cursive style.

Gregory Ferris

## John Neunuebel

---

**From:** Elizabeth Stevens <eastevens1956@att.net>  
**Sent:** Friday, September 01, 2017 5:49 PM  
**To:** John Neunuebel  
**Subject:** Comments regarding Request for Zoning, Chamberlain Properties, LLC // Case #PUD17/04

Dear Mr. Neunuebel,

Since the neighborhood meeting earlier this week I have given the project a lot of thought, and weighed the costs and benefits to the neighborhood. Frankly, the only benefit that I see is that a sidewalk would be installed in an area that currently doesn't have one. The costs to the neighborhood far outweigh the benefits.

Our immediate neighborhood has little need for a Laundromat; the majority of residents in the close vicinity have their own homes, condos or apartments with laundry facilities. I, personally, can imagine visiting a Laundromat only on extremely rare occasions.

The traffic on Westport in our area is currently an overloaded and dangerous mess, especially during peak hours. Adding any additional traffic will make it more frustrating and dangerous to drive on Westport.

Because of our proximity to the freeway, noise is a big factor in the area, and adding a business that is family- and kid-friendly will certainly add noise. I'm sure that some kids will be happy to play indoors but others will come outside to play in the parking lot and in the 22<sup>nd</sup> Terrace cul-de-sac. That will be not only noisy but also dangerous for the kids and drivers at The Woods and Pheasant Run.

Opening a business of this type at this location seems like it will increase the potential crime risk in the neighborhood since laundry customers will have idle time, and at all hours of the day and night.

Lighting in the parking lot will leak into the surrounding neighborhood and, for me personally, a view of the Laundromat, its parking lot and its lighting is what I will see from my dining room window and from my balcony. That's not what I wanted when I bought a condo at The Woods.

The lot is currently a sea of greenery bordered by trees, but it will become a paved area with a building. That change is a loss for the neighborhood.

24/7 operation is a huge problem in a residential and office-oriented area. It's simply disruptive of residents' ability to enjoy peace and quiet in their homes.

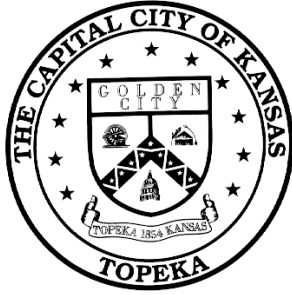
In the end, it seems that the request for this zoning change will put the lot into a commercial status but with PUD exemptions that allow for an even larger building footprint than the C-1 district, a business that is not economically supported by the nearby population and that definitely does draw more community-wide patronage into the area. I believe that the zone change request should be denied because it only benefits the developer, not the local neighborhood or nearby community.

Sincerely,

Elizabeth Stevens

# Tennessee Town Neighborhood Plan

DRAFT



# CITY OF TOPEKA

---

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

Bill Fiander, AICP, Director  
Email: [bfiander@topeka.org](mailto:bfiander@topeka.org)  
Fax: 785-368-2535  
[www.topeka.org](http://www.topeka.org)

---

## MEMORANDUM

**To:** Topeka Planning Commission

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

**Re:** Tennessee Town Neighborhood Plan

**Date:** September 18, 2017

### Background

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

The NIA has been working with Planning staff since March, 2017 in updating and creating their new plan. The Plan is based in part on the 2001 Tennessee Town Neighborhood Plan but reflects the more 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 March 29<sup>th</sup> to present a “current conditions” analysis. Steering committee meetings were held throughout the spring and early summer months for more in-depth evaluation and up-dating of the Plan topics. Major focus areas and updates included Goals and Policies, Land Use, Revitalization Themes, Neighborhood-Wide Strategies, and Implementation.

The final neighborhood meeting will be held at the end of September. All property owners in the Tennessee Town NIA will be invited to the final meeting. Here, the draft plan will be presented with discussion so as to gain feedback and input from the neighborhood. Additionally, housing and infrastructure priorities will be voted on by those present at the meeting. Staff will then incorporate this feedback into the final Tennessee Town Neighborhood Plan document. The draft plan is available online:

[https://www.topeka.org/planning/Documents/NeighborhoodPlans/TTownNP2017\\_DRAFT.pdf](https://www.topeka.org/planning/Documents/NeighborhoodPlans/TTownNP2017_DRAFT.pdf)

The purpose of the September 18<sup>th</sup> 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.

# TENNESSEE TOWN

Topeka, Kansas



## Neighborhood Plan *(DRAFT)*

An Element of the  
*Topeka Comprehensive Plan*

A Cooperative Effort By:

The Tennessee Town Neighborhood Improvement Association

&

Topeka Planning Department



ADOPTED:

Topeka Planning Commission, *DATE*

Topeka Governing Body, *DATE*

Tennessee Town Neighborhood Plan



## ACKNOWLEDGEMENTS

### **Tennessee Town Neighborhood Improvement Association**

Michael Bell – President  
Pat DeLapp – Vice President  
Sandy Lassiter – Secretary-Treasurer  
Don Fortin – CAC Member

### **City of Topeka Mayor**

Larry Wolgast

### **Topeka City Council**

Karen Hiller	Tony Emerson	Elaine Schwartz
Sandra Clear	Michelle De La Isla	Jeff Coen
Sylvia Ortiz	Brendan Jensen	Richard Harmon

### **Topeka Planning Commission**

Wiley Kannarr, Chair

Brian Armstrong	Ariane Burson
Rosa Cavazos	Dennis Haugh
Carole Jordan	Katrina Ringler

### **Topeka Planning Department**

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

# CONTENTS

- INTRODUCTION AND PURPOSE ..... 2
- NEIGHBORHOOD PROFILE..... 6
  - LOCATION AND CHARACTER ..... 6
  - EXISTING CONDITIONS ..... 10
  - SOCIO-ECONOMIC TRENDS ..... 22
  - PROFILE SUMMARY ..... 23
- VISION AND GOALS ..... 25
  - VISION STATEMENT ..... 26
  - GOALS AND GUIDING PRINCIPLES..... 27
- FUTURE LAND USE PLAN ..... 30
  - LAND USE PLAN CATEGORIES..... 31
- REVITALIZATION THEMES ..... 35
  - THEMES..... 36
  - TARGET AREA STRATEGIES ..... 38
  - NEIGHBORHOOD-WIDE STRATEGIES ..... 44
    - HOUSING..... 44
    - CIRCULATION AND INFRASTRUCTURE ..... 55
    - COMMUNITY BUILDING AND INITIATIVES ..... 60
- IMPLEMENTATION ..... ..
- APPENDIX A: NEIGHBORHOOD HEALTH DATA ..... 72
- APPENDIX B: BRAINSTORMING ACTIVITIES ..... 73
- APPENDIX C: HOUSING AND INFRASTRUCTURE SURVEY ..... 75

# Maps and Tables

Map 1: Current Land Use .....	12
Map 2: Current Zoning .....	13
Map 3: Housing Conditions .....	14
Map 4: Tenure .....	16
Map 5: Infrastructure .....	17
Map 6: Reported Crimes .....	18
Map 7: Development Activity .....	19
Map 8: Future Land Use .....	29
Map 9: Target Area Evaluation .....	40
Map 10: Target Areas .....	41
Map 11: Pavement Conditions .....	53
Map 12: Sidewalk Conditions .....	55
Map 13: Bike and Bus Routes .....	57
Table 1: Existing Land Use .....	9
Table 2: Housing Density .....	10
Table 3: Property Values .....	11
Table 4: Housing .....	11
Table 5: Population Demographics .....	21
Table 6: Households .....	22
Table 7: Income and Work .....	22

CHAPTER 1

# INTRODUCTION AND PURPOSE

# INTRODUCTION AND PURPOSE

## BACKGROUND

---

In August, 1996, the Tennessee Town Neighborhood Improvement Association (NIA), through the Central Topeka TurnAround Team, submitted a request to the Topeka-Shawnee Metropolitan County Planning Commission for the rezoning of their neighborhood to a single-family residential classification. In September of 1997, Topeka City Council passed a resolution directing the Planning Commission and staff to prepare the necessary studies, reports, and recommendations in response to the this request. Planning staff collected field data in 1998 and facilitated goal statements in support of the NIA's planning process. However, due to staffing commitments, the plan and downzoning proposal were not finalized at that time. The NIA moved forward with adoption of a draft strategic plan to begin addressing many of their housing needs.

In 2001, the Tennessee Town Neighborhood Plan was adopted. At the time the neighborhood plan was adopted, the Topeka Planning Department rated Tennessee Town as an "intensive care" neighborhood, meaning that it was one of the city's neighborhoods "with the most seriously distressed conditions." All of the city's neighborhoods were rated, with the most distressed being rated "intensive care," those with fewer issues "at risk," those with fewer issues still "outpatient," and those with few or no issues "healthy." The Planning Department said that while Tennessee Town had been declining, it had "high revitalization potential, and therefore is considered a high priority for reinvestment." Three short years later, in 2004, the Planning Department reexamined the health of all of the city's neighborhoods, including Tennessee Town. With the addition of 61 new or rehabilitated single- and multi-family housing units created by public and private partners, increased property values and safety, and infrastructure improvements, among other upgrades, Tennessee Town went from being rated "intensive care" to "at risk." No other Topeka Neighborhood had moved up one whole rating in such a short period of time, let alone accomplishing such an achievement while starting out as one of the most distressed neighborhoods in the city.

In 2014, Tennessee Town began a new journey to improve its "at risk" rating to "outpatient" while building on the diversity that the neighborhood embodies. In 2016, Tennessee Town submitted an application and was selected as a SORT neighborhood. With this decision comes the opportunity to update the neighborhood plan and create new opportunities to guide future resource allocation and project ideas.

## ACCOMPLISHMENTS SINCE THE 2001 PLAN

- o In partnership with the City of Topeka and Topeka City Homes, the NIA was able to rehabilitate several single-family housing units throughout Tennessee Town. The creation of new housing allowed the NIA to begin the process of becoming a neighborhood with no abandoned homes or vacant lots. These changes have inspired other homeowners in the neighborhood to begin rehabilitating their own homes as well.



- The NIA’s work at creating or rehabilitating housing, while maintaining the neighborhood’s historical, social, and economic character enabled the NIA to balance the need to develop quality in-fill housing with the need to compliment the architectural fabric of the neighborhood.
- The NIA and Faith Temple Church created King’s Court, a basketball facility and playground named on Southwest Lincoln and Munson Streets. By building this new community asset, they helped the neighborhood achieve its goal of becoming more “kid-friendly” and were even able to include local youth and their families in the overall decision making process. There has also been an increase in youth programs sponsored by neighborhood churches.
- The Buchanan Center created a neighborhood history area featuring photographs and other memorabilia.

## PURPOSE

---

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

In the spring and summer of 2017, the NIA and Planning staff was able to collaborate on finalizing a neighborhood plan that fully addressed land use, housing, economic development, safety, infrastructure, and neighborhood character issues as well as the vision and goals from the previous neighborhood plan. The purpose of this document is to provide long-range guidance and clear direction to the City and its agencies, residents, and private/public interests for the future revitalization of the Tennessee Town neighborhood. It establishes a 10-year vision and appropriate policies for land use, housing, community character, and circulation for the Tennessee Town neighborhood. This Plan provides the policy basis from which to identify appropriate zoning, capital improvements and programs for implementation.

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

Through the SORT program, Tennessee Town residents seek to continue efforts to reach a status of a “Healthy” neighborhood. If Tennessee Town is successful in this, it will be the first NIA to go from “Intensive Care” to “Healthy.”

## RELATION TO OTHER PLANS

The Plan is a comprehensive community-based approach to neighborhood planning that constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including Downtown, Transportation, Economic Development, and Trails Elements. This plan is consistent with the previous plan for Tennessee Town from 2001.

## PROCESS

---

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

This “state-of-the-neighborhood” information was shared and presented during the kickoff meeting on March 29, 2017. The steering committee, comprised of neighborhood volunteers, met 5 times between April and September, and looked in-depth at issues such as goals and guiding principles, land use and zoning, circulation and parks, corridors, and selected SORT Target Areas.

A summary of the final plan was presented to the community at a final meeting held on September 25, 2017 at the LOCATION. A work session was held with the Planning Commission on September 15, 2017.

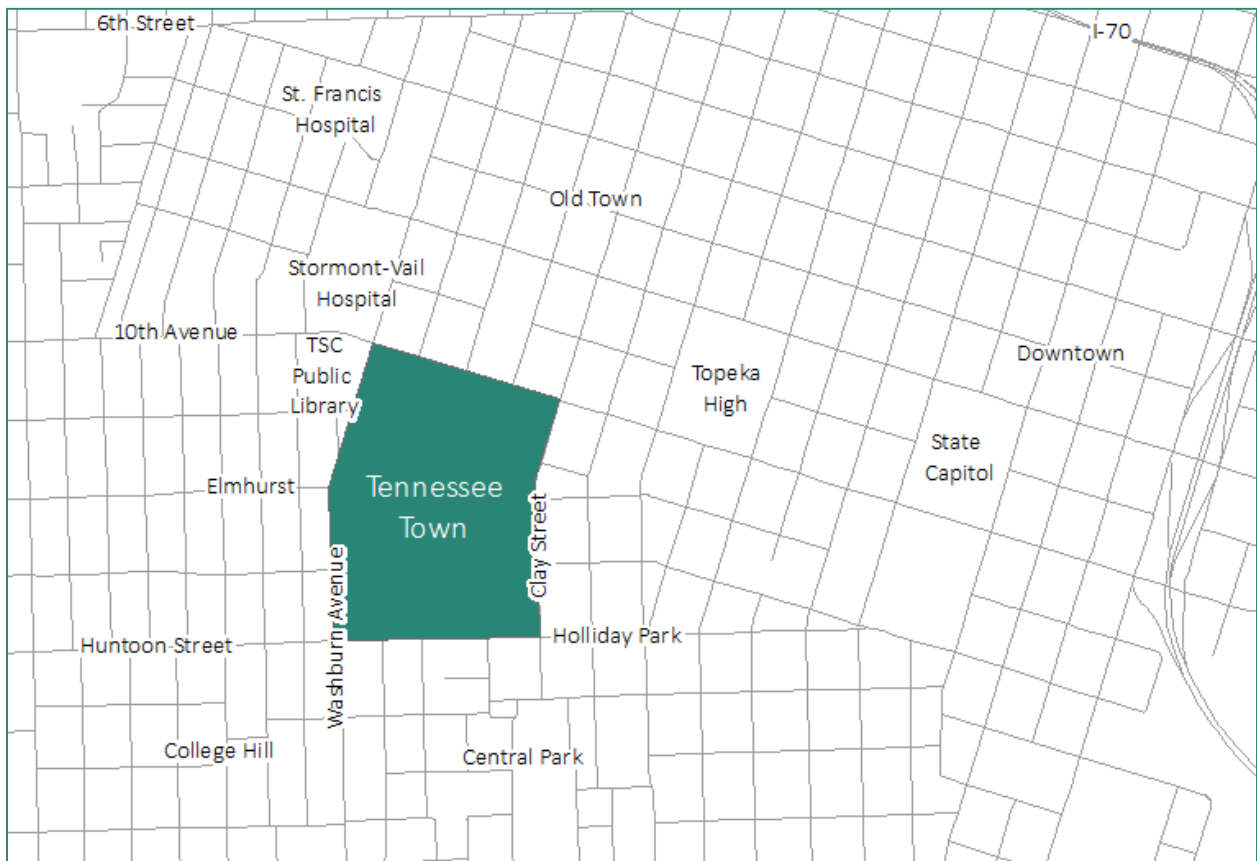
# TENNESSEE TOWN NEIGHBORHOOD PLAN PROCESS



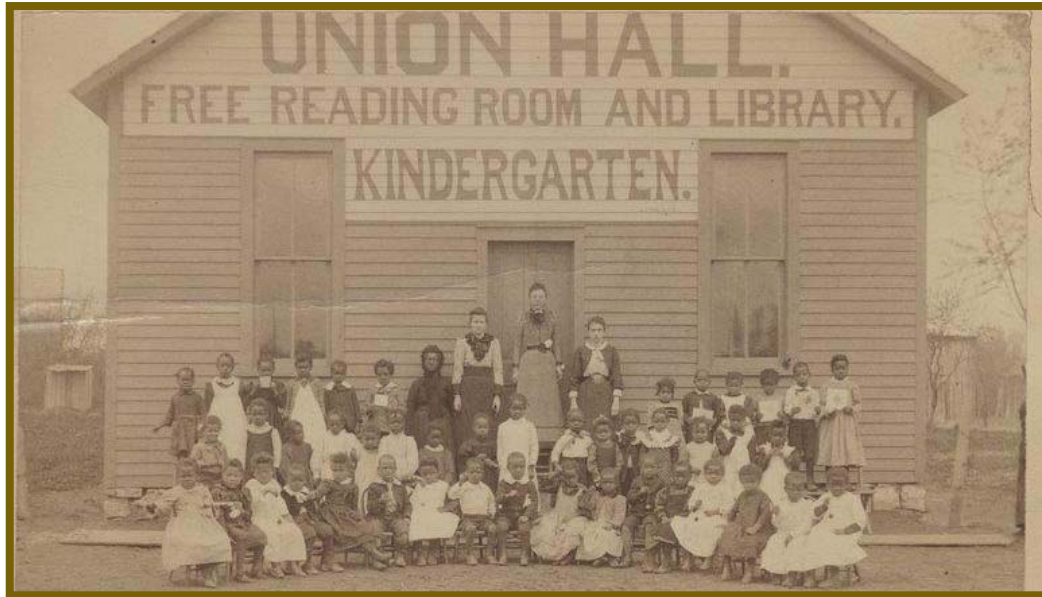
# NEIGHBORHOOD PROFILE

## LOCATION AND CHARACTER

The Tennessee Town Neighborhood is located in the city of Topeka, Kansas, approximately one mile southwest of the State Capitol Building and Downtown. The neighborhood is bounded by 10<sup>th</sup> Avenue to the north, Washburn Avenue to the west, Huntoon Street to the south, and Clay Street to the east. The neighborhood comprises approximately 89 acres with roughly 35 acres dedicated primarily to residential land use.



Heavily traveled arterial streets, Washburn Avenue, 10<sup>th</sup> Avenue and Huntoon Street bound three sides of the neighborhood. The areas to the west, east, and south are generally residential in character with the area bordering 10<sup>th</sup> Avenue and the northwest corner of the neighborhood being generally institutional and medical service uses. A major resource for the neighborhood is its proximity to major employers, institutions, and services, much of which is within walking distance. Topeka's Medical District is adjacent to the neighborhood, as well as the recently expanded Topeka Public Library. Schools within short walking distance are Lowmann Hill Elementary to the west and Topeka High to the East.



*Students and teachers standing in front of Union Hall located at the southwest corner of 11th & Lincoln Kansas in Tennessee Town. This was a kindergarten for African American children sponsored by the Central Congregational Church.*

## HISTORY

The earliest residents of Tennessee Town were newly freed slaves who migrated from the South to the West as part of the Exoduster Movement. Some of them, who left plantation life behind in Tennessee, arrived in Topeka in 1879 on what was then the western edge of the city, in an area known as King's Addition. After arriving in Topeka and establishing Tennessee Town, the settlers built homes, businesses, schools and churches, making Tennessee Town one of the centers of Topeka's African-American community. The 1880 Topeka census identified 880 blacks in the city, comprising 31 percent of the city's population. Lacking financial and city support to aid their efforts to settle here, living conditions were less than those of the rest of the city. However, during the 1890s, Tennessee Town residents began to garden and trade produce for clothes and other necessities. Soon after, businesses, schools and churches began to dot the Tennessee Town landscape.

Also during the 1890s, the first white man to show any real interest in Tennessee Town, Dr. Charles Sheldon, came into the settlement from his post as pastor of Central Congregational Church, which still stands at SW Huntoon and Buchanan Street. He spent three weeks in Tennessee Town surveying the people and conditions. He found that there were about 800 people who had migrated here directly after leaving behind plantation life in the South, 100 children between the ages of three and seven who might be considered kindergarten age, and four black churches. Sheldon thought that Jordan Hall would be a good place to start a kindergarten, and by the spring of 1893, the first black kindergarten west of the Mississippi River was opened.

By the early 1900s, four churches had sank roots in Tennessee Town: Shiloh Baptist (still on the southwest corner of 12th and Buchanan Streets), Mt. Olive Episcopal (now Asbury-Mt. Olive United Methodist Church, on the northeast corner of 12th and Buchanan Streets), The Church of God (now Lane Chapel, at 12th and Lane Streets), and the Christian Church (now Dovetail, at 12th and Washburn Streets). The Colored Women's Club was also founded at about

that time. It occupied the house at 1149 SW Lincoln St. until a few years ago. The Topeka nonprofit Living the Dream, Inc.'s headquarters now occupy the clubhouse

During the 1970s Tennessee Town experienced the first rumblings of a renaissance. The Community Development Block Grant Program, through the U.S. Department of Housing and Urban Development, began in Topeka in 1974. CDBG funds began to come to Topeka as an entitlement to poor neighborhoods like Tennessee Town.

In 1976, Tennessee Town became the first Neighborhood Improvement Association in the city. A group of Kansas State University architecture students came into the neighborhood in the early 1980s to conduct a semester-long inventory of housing. The results of their work were impressive, including recommendations for in-fill housing that included actual prototypes. At about that same time the neighborhood began working with Topeka Metropolitan Planning on a comprehensive look at Tennessee Town, including housing, infrastructure and safety issues. A comprehensive manual was compiled, along with an executive summary.

The 1980s began the downward spiral of Tennessee Town. Once a proud, vibrant neighborhood inhabited by low- to middle-class folks who often worked two jobs to support their families, lived in modest but well-kept homes and interacted with their neighbors on a daily basis; Tennessee Town became older, less vibrant, more lower-class socioeconomically and less interactive. As the neighborhood's most senior residents began to pass on, the neighborhood began to decay and slowly wither away. Homes that were formerly owned became rentals, and some of the landlords and renters seemed indifferent about keeping up with basic maintenance to their homes. Stable families were often replaced with short term renters, tending to only live here for only months. Older homes were demolished, creating vacant lots, but new homes were not built in their places. The commercial strip along the 1300 block of SW Huntoon St. deteriorated even faster than the housing. Many businesses in the area suffered structural damage or closed all together during this time. A number of businesses have been in and out of that strip since then.

One positive outcome during the 1980s was the construction of the Tennessee Town Plaza Apartments through the Topeka Housing Authority. Tennessee Town Plaza's units were, and still are, geared towards seniors and the physically challenged. Tennessee Town Plaza, since its inception, has been one of THA's most successful complexes. The first phase of construction, completed in 1983, replaced aged housing in the second 1100 block of SW Buchanan St. and along the 1200 blocks of SW Munson Street and 12th Street. The second phase, completed in 2010, replaced aged housing and vacant lots in the second 1100 block of SW Lincoln St. Things began to change in the late 1990s. Beginning in 1998, Tennessee Town began revitalization efforts to halt the neighborhood's slide into disrepair. By 2001, the NIA's neighborhood plan was adopted by local government, setting new standards for stability and growth. At the time the neighborhood plan was adopted, the Topeka Planning Department rated Tennessee Town as an "intensive care" neighborhood, meaning that it was one of the city's neighborhoods "with the most seriously distressed conditions." The Planning Department said that while Tennessee Town had been declining, it had "high revitalization potential, and therefore is considered a high priority for reinvestment."

In 2004, the Planning Department reexamined the health of all of the city's neighborhoods, including Tennessee Town. With the addition of 61 new or rehabilitated single- and multi-family housing units created by public and private partners, increased property values



and safety, and infrastructure improvements, among other upgrades, Tennessee Town went from being rated "intensive care" to "at risk." No other Topeka Neighborhood had moved up one whole rating rung in such a short period of time, let alone doing it while starting out with the rating characterizing the most distressed neighborhoods in the city. In 2016, Tennessee Town submitted an application and was selected as a SORT neighborhood, with the decision to update the neighborhood plan prior to the funding of implementation projects or the selection of target areas.

### CHARACTER

Tennessee Town is comprised of five subdivisions: Kings Addition, Moffits, W.H. Brooks Jr. 2<sup>nd</sup> (Bona), Lafayette Place Addition, and Youngs Addition 3. The typical lot sizes in Tennessee Town are 25 feet wide and between 150 to 162 feet deep. The street widths for those running north to south are on average 100 feet wide and the streets that run east to west are 75 to 80 feet wide. The average lot size in Tennessee Town is 0.13 acres.

Single family structures dominate the architectural character of the neighborhood. Homes in this neighborhood are typically small to accommodate the small lot size common throughout the neighborhood. Other characteristics of the architecture in this Tennessee Town include front facing doors/ porches, raised foundation, and horizontal siding.



*1942 Tennessee Town Aerial*



*2016 Tennessee Town Aerial*

## EXISTING CONDITIONS

### HEALTH

The Neighborhood Element of the Comprehensive Plan establishes a neighborhood health rating system for all neighborhoods in Topeka to prioritize planning assistance and resource allocation. This uses five categories—Poverty Level, Public Safety, Residential Property Values, Single Family Homeownership, and Boarded Houses—to assign a health rating to each Census Tract Block Group. Tennessee Town encompasses 2 block groups, with group 5.3 comprising the northern section of the neighborhood and 4.1 in the southern section. In 2011, Tennessee Town, due to the continued efforts of neighborhood members and the City of Topeka, moved from a classification of “Intensive Care” to “Outpatient.” The 2014 Health Ratings showed the two block groups as “At Risk” due in part to the economic downturn. In 2013, Tennessee Town was named Topeka’s most improved neighborhood. Please see Appendix A for more detailed information.

### LAND USE

The neighborhood is predominately residential, with 72% of all parcels being devoted to residential uses. Single-family residential use accounts for 65% of all parcels and 50% of the land area within Tennessee Town (see Table #1). Vacant land accounts for 16% of all parcels and 12% of the total land area. Four parcels are committed to public open space. The remaining land area falls in the following categories: commercial – office, commercial – retail/service, institutional, parking/other, and recreation/open space.

Table #1: Existing Land Use – Tennessee Town

Land Use Category	Parcels	Percent	Acres	Percent
Residential – Single Family	180	64.75%	29.45	49.45%
Residential – Two Family	9	3.24%	1.36	2.29%
Residential – Multi Family	12	4.32%	3.83	6.43%
Commercial	7	2.52%	3.18	5.34%
Institutional	12	4.32%	5.17	8.67%
Industrial	0	0%	0	0%
Office	4	1.44%	0.58	1.64%

In the early 2000s, multiple entities such as the City of Topeka and the Topeka Housing Authority began new construction and rehabilitation activities throughout the neighborhood including a Habitat for Humanity House on Southwest Buchanan.

Map #1 illustrates the existing land use in the neighborhood. Several areas in the interior of the neighborhood have high concentrations of two- and multi-family residential structures. These

areas of medium/high density residential development are generally located where high intensity uses are encroaching upon older single-family residential neighborhoods. Former single-family homes, which have been converted to two and multi-family homes, are scattered throughout the neighborhood. Commercial and office uses are generally located on the perimeter of the neighborhood along 10<sup>th</sup> Avenue, and at Huntoon Street and Lan Avenue.

ZONING

Historically, the neighborhood was zoned for single-family uses. Gradually, the neighborhood began to experience more intensive residential zoning with Clay Street, and the northern portions of Buchanan and Lincoln converting to two-family residential around the mid-1940s. From the mid-1940s until around 1956, the zoning in the neighborhood transformed, roughly splitting the area between two-family and multi-family. One of the goals of the 20001 plan was to “down zone” to reflect the single family character of he neighborhood. In 2001, the neighborhood was rezoned based on the future land use map of the 2001 plan. Map 2 illustrates the current zoning for Tennessee Town and reflects a residential pattern.

HOUSING DIVERSITY

The housing density of 7.7 units/acre found in Tennessee Town can be attributed to the number of single family housing units with a few multiple-family structures. In 2000 at the time of the first neighborhood plan, the housing density in Tennessee Town was 5.4 units/acre. Of the housing unit, 68% in the neighborhood are single-family structures while multiple-family structures account for 32% of the housing units. Each of these numbers have increased since 2000. Present densities are low considering the amount of vacant land. Tables 2 and 3 demonstrate the housing diversity and housing values of Tennessee Town.

Table #2: Housing Density – Tennessee Town

Housing Type	Units	Percent	Acres	Units/Acre
Single Family	180	67%	29.45	6.1
Two Family	18	7%	1.36	13.2
Multiple Family	69	26%	3.83	18
<i>Net Density Residential</i>	<i>2637</i>	<i>100%</i>	<i>34.6</i>	<i>7.7</i>
<i>Net Density All</i>	<i>267</i>		<i>59.6</i>	<i>4.5</i>
<i>Gross Density (with ROW)</i>			<i>88.59</i>	<i>3</i>

Table #3: Property Values

	Median	Mean	Minimum	Maximum
Residential – Single Family	\$32,680	\$42,378	\$2,580	\$583,500
Residential – Two Family	\$38,290	\$41,137	\$4,550	\$96,100
Residential – Multi Family	\$185,645	\$206,848	\$36,860	\$527,100
Vacant	\$1,805	\$3,444	\$420	\$37,720

### HOUSING CONDITIONS

Housing conditions in Tennessee Town exhibit a below-average rating, with only slightly more than half of the residential structures having minor deficiencies, as seen in Table #4 (*housing conditions and ratings are defined in Appendix “A”*). Housing Conditions in Tennessee Town exhibit an average rating with 52% with minor deficiencies and 30% with major deficiencies.

The highest concentration of blocks with intermediate or major deterioration can be found in the northern half of the neighborhood, (see on Map #3). Blocks north of Munson contain the highest concentrations of deteriorated housing, particularly in the second 1100 block of Washburn Avenue, and the second 1100 block of Clay and Lane Streets. (*NOTE: Average block conditions are relative to the neighborhood and should not be compared to other neighborhoods. Refer to Appendix “A” for specific definitions of conditions*)










Table #4: Housing Conditions

Housing Type	Minor Deficiencies		Intermediate Deficiencies		Major Deficiencies		Total
	Prop.	Percent	Prop.	Percent	Prop.	Percent	Prop.
Single Family	92	87.6%	31	29.5%	57	54.3%	180
Two Family	5	4.8%	2	1.9%	2	1.9%	9
Multi-Family	8	7.6%	2	1.9%	2	1.9%	12
Total	105	52.2%	35	17.4%	61	30.3%	201

# Map #1: Current Land Use



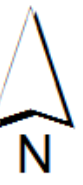
**Land Use**

 Single Family	 Office
 Two Family	 Parking/ Utility
 Multi-Family	 Park, Open Space, Recreational
 Commercial	 VAC
 Institutional	





# Map #2: Zoning





# Map #3: Housing Conditions



## TENURE

Tennessee Town has almost double the number of renter-occupied housing units compared to the number of owner-occupied housing units (see Table 4). Single-family structures account for 68% of all housing units, of which 45% are owner occupied.

The areas with the highest concentrations of homeownership are located around 12<sup>th</sup> Street and Buchanan Street. A slightly higher concentration of blocks with high levels of owner occupancy can be found in the northern portion of the neighborhood than in the southern section of the neighborhood. The lowest owner occupancy levels can be found along Lincoln Street and Washburn Avenue. These trends are demonstrated in Map #4.

## INFRASTRUCTURE

All of the streets in Tennessee have been improved to urban standards. Infill projects have improved sidewalks on many streets and all have curb and gutter drainage systems in place. The one area with major infrastructure problems in this area is SW Munson Avenue and SW Buchanan Street. The cross section of these streets has poor pavement, curb, and sidewalk conditions. Another area in need of infrastructure rehabilitation is on SW Lincoln between 10<sup>th</sup> Street and 11<sup>th</sup> Street. The infrastructure conditions are illustrated by Map #5.

## PUBLIC SAFETY

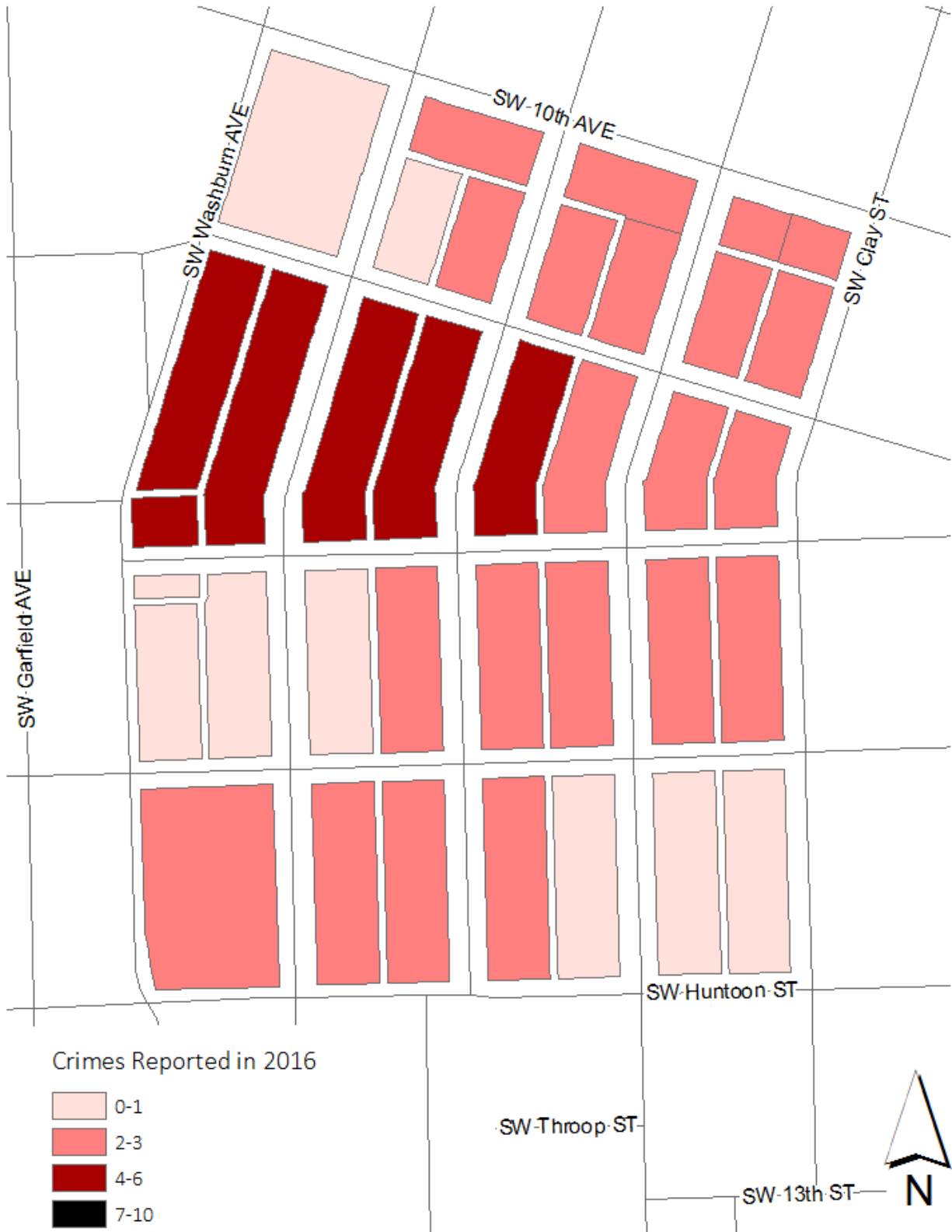
Map # 6 illustrates the number of reported major crimes committed by block according to crime statistics provided by the Topeka Police Department for 2016. Criminal activity was dispersed throughout the neighborhood. Although blocks with high levels of crime can be found throughout the community, high concentrations of reported major crimes occurred on Lane and Washburn between 11<sup>th</sup> and Munson Streets, and on Lincoln Street and Buchanan Street between Munson and 12<sup>th</sup>. Major crimes are defined as Part 1 crimes – murder, rape, robbery, aggravated assault, burglary, and theft.

# Map #4: Housing Tenure





# Map #6: Reported Crimes 2016



## BUILDING ACTIVITY

Development activity in the neighborhood between 1990 and 1997 was limited almost entirely to demolitions. No building permits were issued for new construction during that time period. The 12 building permits issued for that time period were for demolitions. Development activity in the neighborhood between 2000 and 2016 has been similar with many of the building permits being for primarily demolitions. Building permits (Map #7) tracked are for new construction or whole demolitions and do not include rehabilitation or additions.

Map #7: Building Permits 1990-2016





## CIRCULATION

As identified by the Topeka-Shawnee County Transportation Plan, the neighborhood is bound to the west by the minor arterials SW Washburn Avenue and SW Lane Street, to the north and south and by minor arterials 10<sup>th</sup> Ave and Munson Street and to the east by the collector Clay Street. The neighborhood also experiences heavy traffic as one minor arterial street, 12<sup>th</sup> Street, runs through the interior of the neighborhood.

Tennessee Town is well served by the City's bus service with bus lines running on 10<sup>th</sup>, Washburn, Lane, Huntoon, and 12<sup>th</sup>.

## PUBLIC FACILITIES

On the corner of Southwest Lane and 12th Street is Aaron Douglas Park. This park is currently owned and maintained by Shawnee County.

## HISTORIC PROPERTIES

In Tennessee Town, there is one registered historic property. 1149 Southwest Lincoln is on the Register of Historic Kansas Places and is known as the Topeka Council of Colored Women's Club Building.

## SOCIO-ECONOMIC TRENDS

\*Refer to Appendix C for Socio-Economic Tables (Table 7-Table 9)

Tennessee Town is located within parts of census tracts 4 and 5. Information from the US Census on population, age, households and income are summarized in Tables #5-7. The neighborhood population increased by 21 percent between 1990 and 2010. The largest decrease was seen in the under 5 years old cohort, accounting for 14 percent of the population in 1990 as opposed to 4 percent in 2010. The 45-54 year old cohort, accounting for 16 percent of the 2010 population as opposed to 5 percent of the 1990 population experienced the largest increase in population.

The number of households increased, while the average household size decreased. The percentage of female headed households with a child under 18 years of age also decreased. In 1990 this represented 100% of the households as opposed to 22 percent of the households in 2010. Incomes in the neighborhood increased in real terms during the 1990's to 2010. The number of people below the poverty level decreased significantly, representing 14.12 percent of the population in 2010 compared to 49.4 percent in 1990. The population can therefore be described as an increasing population with smaller household sizes, residing in an aging housing stock. It is an aging population with lower incomes, which are just over half of the household median income of the City of Topeka.

Table #5: Population Demographics

POPULATION	Tennessee Town 2010		Tennessee Town 1990		Topeka	
<b>Total</b>	<b>765</b>	<b>100%</b>	<b>605</b>	<b>100%</b>	<b>127,473</b>	<b>100%</b>
Female	341	45%	330	55%	66,532	52%
Male	423	55%	275	45%	60,941	48%
Black	148	19%	413	68%	17,918	14%
White	505	66%	156	26%	102,698	81%
Other	60	8%	36	6%	13,732	11%
Hispanic Origin	82	11%	0	0%	17,026	13%
Under 5 years	30	4%	85	14%	9,505	7%
5 to 9 years	53	7%	61	10%	8,948	7%
10 to 14 years	103	13%	44	7%	7,877	6%
15 to 19 years	77	10%	27	4%	8,050	6%
20 to 24 years	66	9%	50	8%	9,200	7%
25 to 34 years	60	8%	129	21%	18,601	15%
35 to 44 years	108	14%	58	10%	14,714	12%
45 to 54 years	125	16%	31	5%	17,080	13%
55 to 64 years	51	7%	41	7%	15,312	12%
65 and over	93	12%	79	13%	18,186	14%
Median Age	22		27		36	

Table 6: Households

HOUSEHOLDS	Tennessee Town 2010		Tennessee Town 1990		Topeka	
<b>Households</b>	<b>357.84</b>	<b>100%</b>	<b>229</b>	<b>100%</b>	<b>53,943</b>	<b>100%</b>
Families	150	42%	131	57%	30,707	56.92%
With Children <18	134	37%	99	76%	14,240	26.40%
Husband-Wife	86	24%	64	28%	20,430	37.87%
Female-Headed (no husband)	62	17%	48	21%	7,661	14.20%
With Children <18	80	22%	48	100%	4,760	8.82%
Persons per Household	1.64		2.64		2.29	
Persons Per Family	3.93		3.49		2.99	

Table 7: Income and Work

INCOME	Tennessee Town 2010	Tennessee Town 1990	Topeka
Household Median	\$24,465.64	\$10,774.00	\$40,342.00
Family Median	\$25,223.35	\$11,563.00	\$52,483.00
Per Capita Income	\$12,059.51	\$6,373.00	\$21,638.00
Below Poverty Level			
Percent of Persons	14.12%	49.4	23.40%
Percent with children <18	77.42%	61.2	41.00%

## PROFILE SUMMARY:

---

The Tennessee Town neighborhood is a proud neighborhood rooted in its single-family development. Its character shifted to high-density as a result of the urban migration patterns from the 1930's to the 1950's. The resulting conditions and aging population have presented the neighborhood with a number unique of opportunities and constraints, as summarized by the following:

### NEEDS AND CONSTRAINTS

- Problems associated with low-income concentrations: social, transportation, health
- What the neighborhood considers “slumlords” running down rental properties
- Deteriorating housing stock
- Abandoned houses
- Most concentrated in the north half of neighborhood
- 16% of all parcels are vacant

### STRENGTHS/ OPPORTUNITIES

- Diversity of land uses and proximity to downtown typifies strength of traditional neighborhood living, working, shopping, recreating, and schooling within walking distance
- Family oriented neighborhood with over 82% of housing types dedicated to single family structures
- Close knit, supportive community strengthens quality of life
- Neighborhood is adjacent to the medical district, Lowman Hill Elementary, and Topeka High School

- A concentration of churches and the Buchanan Center provide anchors and amenities, which increases the social utility of residents
- Vacant lots available for infill housing gives the neighborhood the potential to increase home ownership and overall neighborhood appeal
- A history rooted in African American culture presents the opportunity to share a story of historical significance

CHAPTER 3  
VISION AND  
GOALS

# VISION AND GOALS

## VISION STATEMENT

---

*In Progress*







## GOALS AND GUIDING PRINCIPLES

---

### LAND USE

*Preserve the viable-single family character of the neighborhood, while accommodating commercial, office and higher density residential within established higher intensity areas.*

- Single family residential should remain the predominate land use
- Restrict commercial activity to its current locations and preclude large institutional encroachment into the neighborhood
- Strengthen current park system by providing additional equipment and increase the amount of useable greenspace accessible to residents.
- Define a neighborhood center that can serve as a mixed-use commons for community-based activities and events

### HOUSING

*Increase the quality of the housing stock to promote the desirability to live in Tennessee Town through investment and targeted marketing*

- Improve existing housing stock through public and private investment
- Strive to achieve a neighborhood of no abandoned homes or vacant lots
- Support new infill development and ensure it is complimentary to the traditional character of the neighborhood through design guidelines and standards
- Encourage landlords and homeowners to improve the appearance and living conditions of their properties through rehabilitation activities such as voluntary compliance, increased code enforcement, or any other mechanism deemed appropriate/feasible
- Promote Tennessee town as a niche market for elderly accessible housing, environmental friendly housing, or affordable housing due to its unique lot sizes and configurations.

### PUBLIC FACILITIES AND INFRASTRUCTURE

*Provide infrastructure improvements to the Tennessee Town neighborhood that demonstrate commitment to continued improvements in the quality of life of the residents*

- Continue street, sidewalk and alley infrastructure improvements so they may provide the level of service required for their current use and support future planned development
- Create pedestrian friendly streetscapes (streets and sidewalks) that connect to neighborhood amenities and assets while increasing pedestrian safety.
- Make neighborhood parks more “kid friendly”, appealing, and accessible.

## SAFETY

*Create a safe, clean, and livable environment for all those in Tennessee Town to live, learn, work and play*

- Promote a strong relationship with police and promote community wide educational programs and efforts related to crime prevention and detection techniques
- Increase effectiveness of public and private lighting in order to reduce incidents of crime and increase public safety
- Ensure playgrounds and parks are open and visible from the streets.
- Support improvements that will improve safety of pedestrians and school children at crossings and bus stops
- Organize volunteer resources to take on a more organized and proactive role in safety

## NEIGHBORHOOD CHARACTER

*Create a positive image for Tennessee Town while preserving its deeply rooted historic character and rich social heritage.*

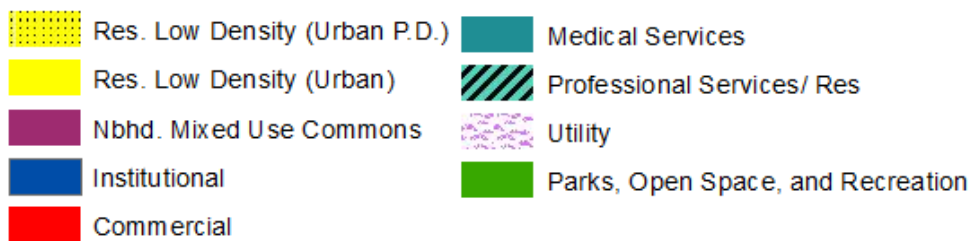
- Identify, preserve, and promote the heritage of Tennessee Town by ensuring that it remains welcoming and supportive to a diversity of people
- Preserve the unique aesthetic character of the neighborhood by ensuring infrastructure or other improvements leave existing historic elements, such as brick streets sidewalks, intact
- Identify, preserve and restore historic structures
- Create a cultural heritage center that documents the neighborhood's linkages to Black history in Topeka
- Enable youth to enhance their academic and life skills by increasing participation and investment of local churches in neighborhood revitalization activities
- Identify neighborhood gateways and work to enhance and beautify their image

CHAPTER 4  
FUTURE LAND  
USE PLAN

## Tennessee Town Neighborhood



### Future Land Use



# FUTURE LAND USE PLAN

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

## LAND USE PLAN CATEGORIES

---

The Tennessee Town Neighborhood planning area currently contains a diverse mix of land uses, including residential, commercial, office, institutional, retail, and open space. The Tennessee Town Land Use Plan (Map 1) graphically illustrates a conceptual guide for land-use development of the neighborhood that embodies the vision and goals presented in Section III. The map depicts preferred land-use categories and is intended to be more conceptual than explicit in terms of land use boundaries. This section describes the land use categories in greater detail.

### RESIDENTIAL - LOW DENSITY:

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

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

### RESIDENTIAL - LOW DENSITY (URBAN/PD):

This category comprises the single-family areas of Tennessee Town that front on higher-volume arterial streets: Washburn, Lane, and Huntoon. This category differs from the *residential – low-density* (urban) category by providing more flexibility on appropriate housing types in a planned development (PD) setting that fits the scale and character of the neighborhood. This category applies in the event of future development of vacant lots in order to give the area flexibility to redevelop more creatively with attached/detached residential units in a unified development. Existing residential uses are appropriate for two-family dwellings given their lot size and frontage along arterial streets.

Primary Uses: Single-Family and Two-Family  
Zoning Districts: M-1 and M-2  
Density: 7-10 dwelling units/acre (net)

#### NEIGHBORHOOD MIXED-USE COMMONS:

This land-use category comprises the area of Tennessee Town that lies in the second 1100 block of Buchanan Street, in the center of the neighborhood, with the potential for expansion into the southern portion of Clay Street. The Buchanan Center and adjoining grounds are the focal point of this land-use category. Inter-generational community space and uses include: public greenspace, elderly housing, single-family housing, social service agencies, faith-based institutions, children's uses, heritage collections, etc. Another characteristic of this category is that all uses would be within a 10-minute walk of neighborhood residents.

Primary Uses: Multi-family dwellings (5+ units)  
Zoning Districts: M-2, OI-1, OI-2, and PUD  
Density: 15-29 dwelling units/acre (net)

#### PROFESSIONAL SERVICES/RESIDENTIAL:

This land-use designation comprises the area of Tennessee Town that fronts a primary image corridor (10<sup>th</sup> Avenue). This also serves as a frontage buffer between Grace-Med and the low-density residential neighborhood on Lane Street. Mixed uses, which could include neighborhood commercial, professional office/services, institutional, and residential, should maintain a respectful character at a neighborhood scale. Adaptive reuse of existing residential buildings is highly encouraged so as not to promote strip commercial development.

Primary Uses: Neighborhood Residential, Professional Offices/Services, and Institutional  
Zoning Districts: OI-1, OI-2, C-1, M-1, M-3 and PUD  
Density/Intensity: Medium

#### COMMERCIAL:

This designation comprises the southern half of the "Grace-Med block" and is surrounded by four minor or principal arterials: Washburn, Lane, Huntoon, and 12<sup>th</sup>. This is a highly visible and prominent location in which high-quality design standards should be taken into consideration for new development.

Primary Uses: Grocery Store, Retail Anchor and Health Clinic  
Zoning Districts: C-2, C-4 and PUD  
Density/Intensity: High



### MEDICAL SERVICES:

This designation comprises the block surrounded by three minor or principal arterials: Washburn, Lane, and 10<sup>th</sup>. The potential exists that this block could serve future expansion of medical service facilities in the area. The types of uses that characterize this category include: health care facility, health service facility, hospital, health care office/clinic, public health agency, and professional office/services. Given this block's location along Washburn/Lane and 10<sup>th</sup> Avenue, new development should follow high-quality design guidelines for these corridors. In addition, rather than being developed in a piecemeal fashion, this block should be a unified planned development.

Primary Uses: Medical Facilities and Supporting Ancillary Services  
Zoning Districts: MS-1, OI-1, and OI-2  
Density/Intensity: High

### INSTITUTIONAL:

This designation recognizes existing churches and utilities. Major expansion of existing institutional sites are not anticipated at this time, but will be assessed accordingly.

Primary Uses: Churches and utilities.  
Zoning Districts: Primarily R-2 (Single-Family)  
Density/Intensity: Medium (limited occurrences)

### PARKS, OPEN SPACE, AND RECREATION:

The parks, open space and recreation designation applies to the active and passive open spaces location within the neighborhood. There are passive spaces located at the southwest and northeast corners of 12<sup>th</sup> and Lane. This open space in this area should act as a neighborhood gateway with passive open space, landscaping, and monument signage. The designation also includes the active recreation space at the northwest corner of Munson and Lincoln.

Future open space development could occur within the northern half of the "Grace-Med block". This open space should also be passive, visual, and functional for community-wide gatherings. Additional alternatives include retail expansion and the establishment of social service organizations is also appropriate in this location to provide viable neighborhood services. Again, this is a highly visible and prominent location in which high quality design standards should be taken into consideration for new development.

Primary Uses: Parks, Retail/Social Service District  
Zoning Districts: Open Space, PUD  
Density/Intensity: Low/Medium



CHAPTER 5  
REVITALIZATION  
THEMES

# REVITALIZATION THEMES

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

Anonymous

## THEMES

---

### “COMMUNITY & NEIGHBORHOOD BUILDING”

A strong neighborhood is built of strong ties between neighbors. Tennessee Town 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, NETReach, 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 Tennessee Town’s residents. Community Building must be the lead hitter in the revitalization line-up.

### “TENNESSEE TOWN NORTH FOCUS”

The area north of Munson Avenue is the most critical area of need. This portion of the neighborhood was left to slip further into decay after the southern portion of the neighborhood received targeted rehabilitation efforts during the 2001 neighborhood plan. More specifically, the area situated between Munson and 11th Street is the most critical area of need within Tennessee Town. It is where the most serious negative conditions persist and where the Tennessee Town’s “name” receives a negative image. Housing conditions on the 1100 block of Lane St., Washburn Ave., and Clay St. exhibit the worst signs of deterioration. Improving the conditions in these blocks will have a positive impact throughout the entire neighborhood, and focusing funds in this area will be the first step towards the rebranding of Tennessee Town as a positive asset to the greater Topeka community.

### “FILL IN THE GAPS”

A surplus of vacant lots throughout the neighborhood presents a great opportunity –spot infill development. Though having a surplus of vacant lots is not the most desirable feature for a neighborhood to have, vacant lots present the chance to attract new community members, add quality housing stock, and increase homeowner occupancy levels.

### “SUPPLY & DEMAND FOR A DYNAMIC POPULATION”

The concerns with housing stock in Tennessee Town have been expressly stated. What has not been discussed enough is how these same “constraints” –small lots and housing footprints–can also be marketed to populations who look for housing with such characteristics. The Baby Boomer generation is reaching retirement age, but these individuals are not looking to move into care facilities by any means. This generation is looking for ways to age in place, stay in their own home, and still be able to access what a city has to offer through public transportation. Or, conversely, younger professionals have grown up with an environmental consciousness and are

looking for ways to reduce their impact on the planet. By blending either of these population segments into the existing family-friendly, age-friendly community in Tennessee Town, the housing market can stabilize and improve.

#### “LET HISTORY BE YOUR FUTURE”

Tennessee Town has a history rich in African American heritage. It stands as a proud, diverse neighborhood lending to its unique ambience and strong social fabric. The neighborhood displays this cultural merit throughout the neighborhood by maintaining its historical roots embodied in a multiplicity of artistic and architectural features. In order to preserve Tennessee Town’s historic fabric, new development should apply traditional neighborhood design standards that respect the neighborhood’s scale and character. If new development does not respect the historic character of the neighborhood, the neighborhood’s unique cultural identity will simply fade away over time.

#### “FORTIFY THE CENTER”

Protect and strengthen the historic core of the community; churches, Tennessee Town Plaza, and Buchanan Center anchor revitalization efforts. These establishments have served as a foundation of the neighborhood, and their continued role as a central node in the area—connecting people and providing support to residents—is key for the neighborhood to achieve success in the future. Any plans for the neighborhood must take these assets into consideration.

# 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 Tennessee Town as defined below:

## ANCHOR

These are rigid points of support that give a neighborhood its identity. They are long-term community investments that draw people to them as destinations thereby lending stability to the area and making them desirous for residential investment (e.g., schools, churches, parks, community centers, etc.).

## STRENGTH/POTENTIAL

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

## WEAKNESS

In general, weaknesses are areas that have the highest concentrations of negative conditions such as low homeownership, vacant/boarded houses, poverty, substandard infrastructure, and high crime. The more concentrated these are, the greater social problems occur and the more entrenched they become. Diluting their concentration gives surrounding areas a greater chance to revitalize on their own.

Spatial relationships play a dynamic role in the overall concept. Spread too thin, anchors or areas of strength will fail to influence beyond their natural reach, leaving poorly performing areas little hope of turning around on their own. Conversely, much like a shopping mall where the stores between two anchors will benefit from greater pedestrian traffic, weaker blocks isolated between two closely placed areas of strength will be prone to more investment because they are “attaching” themselves to something more stable and desirable. In a similar fashion, a neighborhood can only be re-woven back together if the new threads (i.e. investment) are attached to something worth attaching themselves to for the long-term. If you try to attach new threads to a frayed piece of fabric, you will ultimately and more quickly fail in its purpose to mend.



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

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

- attach itself to an anchor and/or area of strength (protect assets)
- address a significant need or weakness (transform)
- provide a benefit to the greatest number of people possible (can include image)
- leverage private investment to the greatest extent possible (sustainable)

The idea behind targeting is to focus a critical mass of improvements in a concentrated number of blocks so that it stimulates additional investment by adjacent property owners, increases property values, and leaves behind a visible transformation of the area. If the improvements are not visible enough, then the stabilization of that area is marginalized and investments to the area will not be leveraged. Each Target Area may require a different set of strategies for improvement. Ultimately, public funding is limited for improvement and some of the strategies outlined for these areas will not be made in a sufficiently timed manner for the improvements necessary.

### TARGET AREA SELECTION

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

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

These rating factors were each mapped at the beginning of the planning process with the results averaged per block, and the maps were overlaid to see which blocks consistently scored low (Map 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 Tennessee Town and comparing the 4 health maps—housing conditions, owner occupancy, crime, and infrastructure—only a few blocks in west Tennessee Town really stood out. And, those blocks really didn't have much "need" for major infrastructure projects.

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

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

Using the Target Area Map, a presentation was given at the June 5, 2017 NIA meeting and attendees were asked to select which target area that would produce the best ripple effect through the neighborhood. They felt that the highest priority area should be the northeast area, with SORT funds expanding to the west area and outward from there as funding is available. Building conditions in the Northeast area range from "minor deterioration" to "major deterioration. The west area experiences high pedestrian and vehicular traffic, and is highly visible from Washburn Ave. Blocks within both of these areas could easily respond to housing programs and infrastructure repairs associated with SORT in order to create a new Anchor Area for this entire neighborhood.

Infill housing and housing rehabilitation will occur in the primary and secondary target areas. 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: NORTHEAST

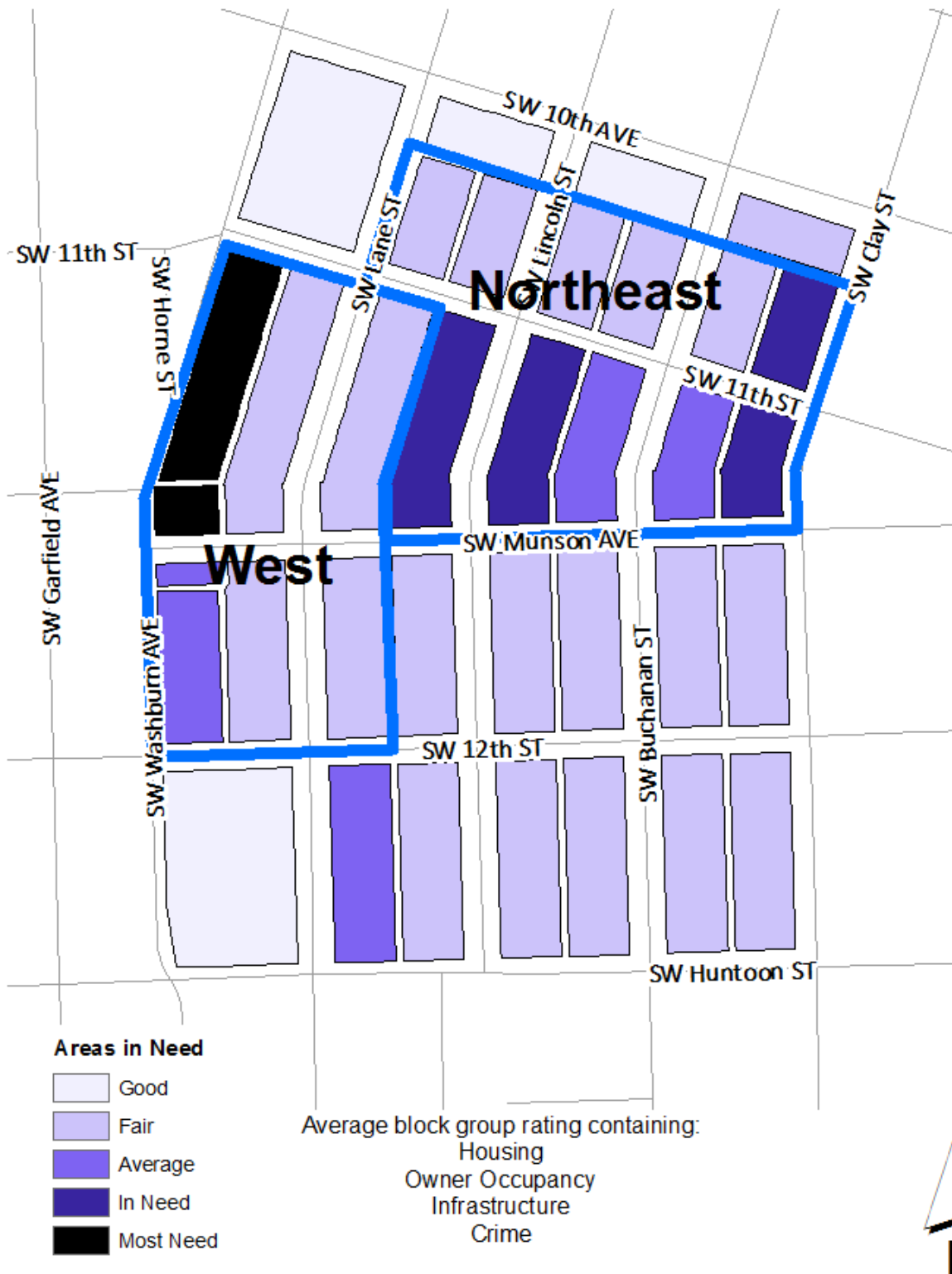
The area Consisting of the second 1000 block of Lane, and the 1000 and 1100 blocks of Lincoln, Buchanan, and Clay has been identified by the neighborhood as the primary target area or area with the most need. The northeast target area encompasses the highest percentage of major deterioration of exterior housing conditions, along with low homeownership, and several blocks exhibiting high levels of intermediate infrastructures conditions. The Northeast area is anchored

by several churches including the First Church of Nazarene and Kings Court. There are also several vacant, buildable lots within the area. These blocks would greatly benefit from the homeowner rehabilitation program and infill development. Likewise, repairs to sidewalk and pavement completed through CIP funding would greatly improve the areas overall infrastructure rating.

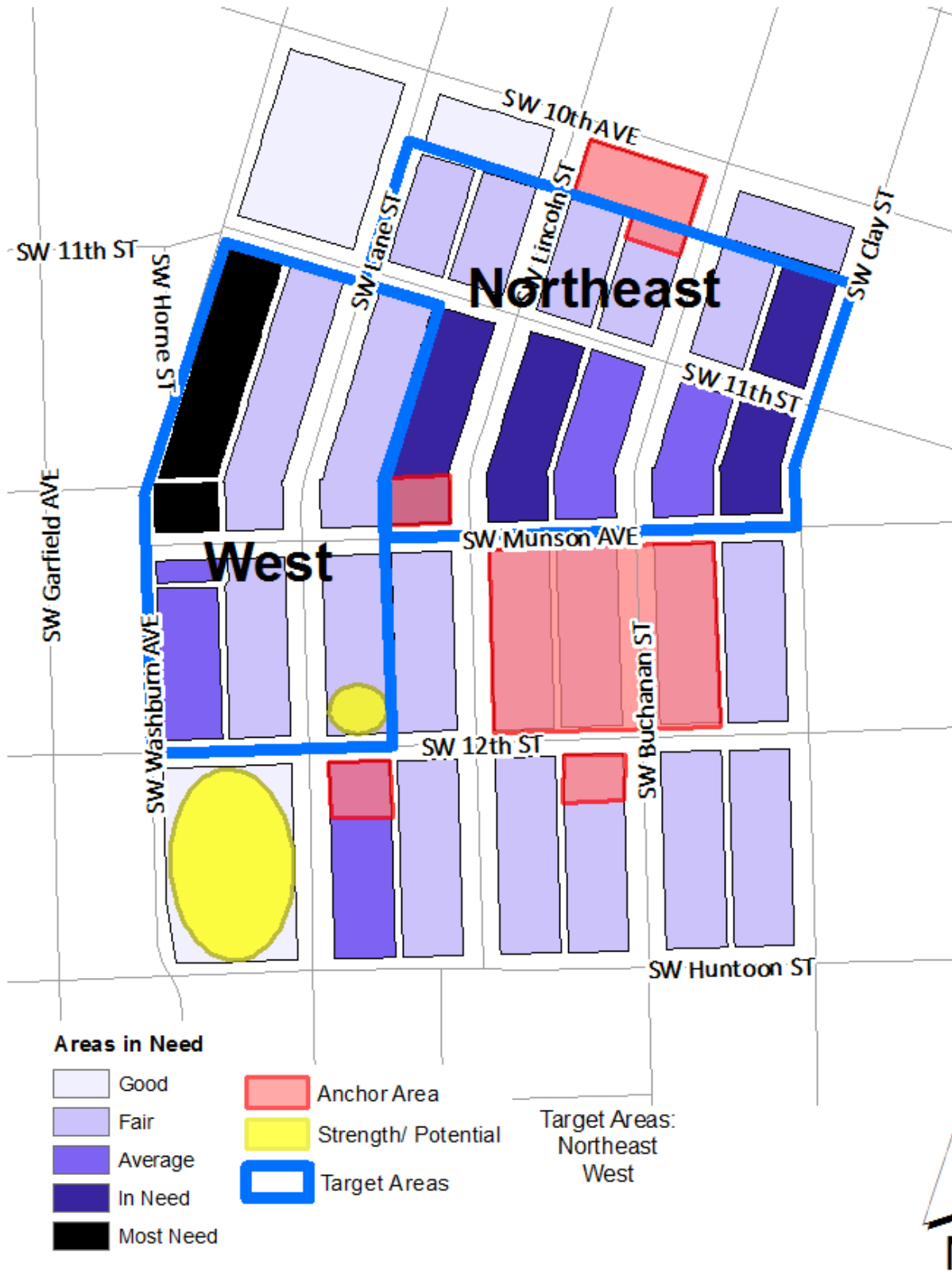
#### SECONDARY TARGET AREA: WEST

The area consisting of the second 1100 and 1200 block of Washburn, and the 1100 block of Lane has been identified by the neighborhood as the secondary target area. These blocks were untouched by the 2000 neighborhood plan and a high percentage of the structures exteriors have since fallen into disrepair. The homes situated between 11<sup>th</sup> and 12<sup>th</sup> Street yields some of the lowest percentages of homeownership along with high percentages of major deterioration of exterior housing conditions. Several strengths and anchors lie adjacent to this area, giving it the potential to have a ripple effect if proper investments are made. This area would greatly benefit from the homeowner rehabilitation program and infill development. Additionally, several streets within the area are in need of pavement repair.

# Target Area Evaluation



# Target Area Concept Map



## 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 Tennessee Town’s reinvestment strategy. Non-housing strategies related to neighborhood character & image, infrastructure, parks and open space, historic preservation and safety are critical in creating an overall environment of livability emphasizing a traditional neighborhood quality of life. Additional livability strategies can be found in the following sections.

## HOUSING

---

### HOUSING REHABILITATION

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

#### *Major Rehabilitation*

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

#### *Exterior Rehabilitation*

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

#### *Infill Housing*

16% percent of the parcels in Tennessee Town are vacant. A priority of this plan is to support and encourage new housing to be built in Tennessee Town. The existing housing stock in Tennessee Town represents a variety of architectural styles from the early 20<sup>th</sup> Century. New housing should fit the architectural character of the neighborhood (see Character and Image for design guidelines).



### *Non-Profits*

Cornerstone of Topeka, Inc. operates a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low/moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a couple of years to eventually become homeowners. Cornerstone funds the rehabilitation of the property and manages it until they are ready.

### *City Sponsored Programs*

TOTO-II – the City of Topeka in cooperation with Housing and Credit Counselling, Inc. (HCCI) and participating lenders offer the program to new homeowners. Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80% of median income. While the program is available Citywide, it is structured to encourage home purchases in at-risk and intensive care areas. Other rehab incentives offered to income eligible homeowners by the City's Department of Neighborhood Relations include forgivable loans for major rehab, emergency repair and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

### *Emergency Repairs*

Emergency home repair assistance (primarily repairs that are of an immediate health or safety nature) can be provided for owner-occupants throughout the neighborhood, whose incomes are at or below 60% of the median. This assistance is intended for higher cost, major emergency repairs. Minor maintenance and repairs remain the primary responsibility of the homeowner.

### *Accessibility Modifications*

This assistance is available to persons with disabilities throughout the City whose incomes are at or below 80% of the median, whether they are owner-occupants or tenants. This assistance is intended to provide access into and out of the home. The priority is to build exterior ramps, widen doorways, and provide thresh-holds.

### *Voluntary Demolition*

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

### *Lot Expansions*

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

### *Neighborhood Revitalization Program*

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

### *Conversions to Single-Family Use*

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

### *Institutional Partners*

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

- Churches in the neighborhood discuss the importance of home maintenance at weekly church services. This type of peer pressure could prove effective at convincing people to keep up their properties.
- Schools, churches, and organizations across the city require their students or members to complete a set number of community service hours. The neighborhood could reach out to these organizations to help elderly or disabled residents repair their homes.

### *Neighbor to Neighbor*

The "broken windows" theory explains that little things such as a broken window or an unkempt porch at one property can leech out to other properties as people begin to feel that no one cares about what's going on. The problem will continue to grow block-by-block, street-by-street, until it "tips" and the whole neighborhood is suffering from an epidemic of decline. This "tipping point" can be avoided if attention is paid to the details.

### *Volunteer*

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

### *Tree Trimming*

Overgrowth of trees and lawn vegetation lends to an unkempt appearance that detracts from the value of the housing and blocks lighting at night. If nothing else, trimming back trees and vegetation would make considerable difference in appeal and safety. This should be a neighborhood-driven effort and not be led by a partner agency. This will lead to more ownership of the Hi-Crest neighborhood by the residents and increase their self-sufficiency.

### *Neighborhood Coordination*

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

### LOT EXPANSION

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

### LANDLORDS

There is a constant divide between owners and renters. This disconnect is seen on every scale from local to national, with the assumption that more homeowners equals better maintained property values. However, stepping back from that argument, both homeowners and landlords have equal stake in the property and the maintenance thereof. Homeowners have made the investment into owning their property and reaping the benefits of proper maintenance, while landlords have bought property with the expectation of reaping both the rents accrued from the property as well as the inherent value of the property itself.

### LICENSING AND INSPECTION

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. 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.

Lawrence, KS first initiated a rental monitoring program for rental units located in single-family neighborhoods. For Topeka, that would encompass all "R" zoned districts. Starting to monitor rental units in this type of neighborhood is perfectly understandable—it's where most of the owner/renter conflicts occur. Their adopted city ordinance was then expanded to include all rental units after an initial testing period. The ordinance itself then explained how often rental units need to be registered and how many years can go between the actual inspections themselves. This level of detailing would need additional study before it could be implemented in Topeka. However, having a program such as this – or utilizing a different model if one fits our

city better – ensures that Topeka citizens who either chose to rent or have to rent will be in safe units and can incentivize landlords to make sure that their renters are responsible in regards to the property.

## CHARACTER & IMAGE

---

### HOUSING INFILL

New housing can create a positive impact within its given block. With this notion in mind, infill housing is a focus of this plan. For the most part, Tennessee Town 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.

#### 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 Tennessee Town. 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.

The following pictures are examples of design elements or “the soul of the place” in the Tennessee Town 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 heights and a full length covered front porch and a front gable roof. The form determines how the building is positioned on a lot. This is typically dictated by lot design and setbacks from property lines.

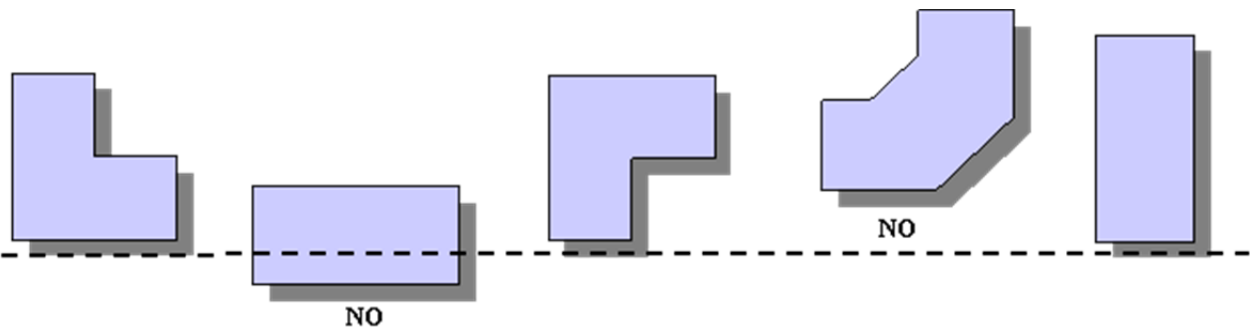
It is recommended that all new in-fill housing be designed in a manner that reflects the architectural character of the neighborhood and traditional neighborhood design elements. In

order to retain the area's character, several guidelines should be followed in Tennessee Town related to massing and form:

- 1) Multiple pitched roof lines (7/12),
- 2) Narrower width than depth and building orientation that is consistent with lot configuration (shotgun style homes),
- 3) A front-facing, proportional, and functional front porch. The finish should match the trim package of house (i.e. if trim on house is painted white, the porch should be painted white)
- 4) Wide-based columns supporting front porches
- 5) Proportional window openings/ wall space, this includes width and height of window and door openings. Size and proportion of window space to façade should be kept consistent with neighborhood
- 6) Raised foundations (i.e. elevation of first floor above grade),
- 7) Horizontal siding (e.g. wood or hardi-plank with 4¼-inch exposure).

#### SITE DESIGN

- 1) Building orientations close to the sidewalk (the street is the focus),
- 2) Infill house should match the average setback on its block to create a unified street frontage and mimic the consistency currently found in Tennessee Town
- 3) New driveways on lots with alley access are discouraged





The following examples are types of new housing that fit the design guidelines of Tennessee Town. These examples are to be used as a guide and do not necessarily reflect specific types of homes that should be built in the neighborhood.



### MARKET THE NEIGHBORHOOD – “WELCOME TO TENNESSEE TOWN”

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. Tennessee Town should focus on increasing homeownership to help improve the stability of the neighborhood. The following strategies can help accomplish this.

#### *Homeowner Recognition & Appreciation*

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

#### *Block Captains*

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

### *Welcome New Neighbors!*

A good way to welcome new residents to Tennessee Town 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 Tennessee Town, and promotes getting involved in neighborhood activities. One of the best benefits to this kind of welcome is that it's casual and informal—you can talk to people outside in the nice weather while the kids play in the yard and make them feel a part of the neighborhood.

### BEAUTIFICATION/IMAGE

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

#### *Gateways*

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

#### *Neighborhood Banners and Flags*

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

## HISTORIC PRESERVATION

Tennessee Town has history in its roots. This should be highlighted and shared, as some families have lived in this neighborhood for generations and know an incredible amount about the area and it's past. To have that kind of familial ties to an area, showing the "living" legacy of the past, is a part of the Tennessee Town story that needs to be told. A few of the more well-known stories about Tennessee Town could include the following:

- Buchanan Center  
(Shown to the Right)
- Topeka Council of Colored Women's Club Building site  
(now the headquarters for Living the Dream, Inc)



Another tool for calling attention to the history of Tennessee Town is historic preservation.

Topeka's **Local Landmark Registry** is one example of historic preservation. This is a program started by the Topeka Landmarks Commission that recognizes individual properties as well as districts that have historic architectural or cultural significance. It is a voluntary designation and does not carry all of the stringent legal requirements of being listed in the National Register of Historic Places. Local landmarks, however, must still be maintained according to certain standards in order to prevent them from deteriorating and requires approval of the Landmarks Commission for alterations. This designation is simply a matter of pride for the homeowner and represents a demonstrated commitment to historic preservation. This designation is applied as an overlay zoning district and can only be approved or removed through the City's zoning procedures.

In addition to taking greater pride in neighborhood's history, establishment of a **state/national district** adds various incentives for housing rehabilitation. Historic districts have been proven to increase property values through maintaining the architectural integrity of a significant grouping of historic structures. Economic incentives in the way of federal/state income tax credits help stimulate investment in restoration. Kansas has established a state income tax credit on 25% of the qualified costs (minimum \$5,000) on improving an historic structure or contributing structure within an historic district. If it costs \$20,000 to rehab consistent with preservation guidelines, a \$5,000 credit can be taken on your state income taxes. A federal tax credit program also works in a similar fashion except it is only applied to income-producing properties. Districts would need to be surveyed, inventoried, and approved by a large majority of the property owners within its boundaries.

A full historical inventory of structures in Tennessee Town should be undertaken in order to determine the specific need for historical designation. Some potential historic properties include:

- The Ice House (*shown to the right*)
- Remaining original shotgun style homes
- Penwell-Gabel Midtown Chapel
- Faith Temple COGIC,
- Siloh Baptist,
- Lane Chapel



The Ice House in Tennessee Town, located in the first 1100 block of SW Buchanan, is one of the neighborhoods most historic structures. Although the structure is currently in disrepair, it holds great potential for adaptive reuse.

Original shotgun style homes are present throughout the neighborhood including the “orange house” on Washburn Avenue. The neighborhood was platted around this style of housing as indicated by its small, narrow lot configurations. Shotgun style designs are representative of Tennessee Town’s early beginnings. Pending a historical survey, their significance makes them eligible for historical designation.

Many of the churches in the neighborhood have been around since its early settlement. They have stood the test of time. Not only do these buildings add character and help create a sense of community within Tennessee Town, but they help strengthen the bond between residents and give many a strong sense of hope and pride. These historical churches connect Tennessee Town residents to the past. By the same token, they hold the key to preserving its heritage well into future.

### AFRICAN-AMERICAN HERITAGE IMPROVEMENTS

Recognition of Topeka's African-American heritage should include a major emphasis within Tennessee Town. Spurred by investment in the Monroe School's Brown vs. Board of Education National Historic Site by the National Park Service and the restoration of the John Ritchie pro-abolitionist house in Downtown, Topeka will have a greater attraction to tell the larger national civil rights story as played out on a local scale. Tennessee Town NIA has shown interest in becoming a link in that "story" by potentially using the Buchanan Center as part of an African-American heritage museum collections and exhibits. Potential relocation and period restoration of a shotgun-style house to the Buchanan Center grounds (ala Ward-Meade Park) could be part of the overall attraction. To enhance this appeal, restoration of brick streets on Buchanan, a

landscaped commons space, period lighting, and signage should be pursued. From the Colored Women's Club on Lincoln Street to the many churches of African-American heritage, Tennessee Town has the potential to benefit economically and socially from its prominent role in African-American and Topeka history.

## CIRCULATION AND INFRASTRUCTURE

### MAJOR STREETS

Mill and overlay of streets that are in poor condition will be necessary for the local streets within the neighborhood. Recognizing that not enough funding to repair all of the roads here, road work in this area will need to be done strategically with the goal of maximizing benefits to the neighborhood. Arterial streets are generally in better condition with SW 12<sup>th</sup> and SW Huntoon Streets slated for reconstruction as part of the ½ cent county-wide sales tax projects. Brick streets are often an important part of a historic neighborhood and should be preserved on SW Buchanan since they appear to be in good condition.

Map 11: Pavement Conditions



### Curbing

Where replacement curbing is required because of deterioration or height, concrete should be used and built in order to retain a consistent curb height, which is more suitable for modern

uses. Replacement should begin in the target area and expand outward to the secondary with the sidewalks as funding allows.

### *Alleys*

A few of the alleys in the neighborhood have never been paved. Several of those that have been paved are now in very poor condition, having drainage issues or needing repair. Alleys should be re-done in and around all affected target areas. This will improve circulation and image.

### *Priorities and Recommendations (IN PROGRESS)*

Several major streets within Tennessee Town are set for a complete mill and overlay through the city's ½ cent sales tax street projects as part of the Capital Improvements Program (CIP) funding. These streets are ineligible to receive additional SORT funds.

- *Huntoon Street – This minor arterial runs east to west, acting as a southern border for the neighborhood. This street carries higher levels of traffic from Clay to Washburn. Huntoon Street is set to receive ½ county-wide sales tax funding for construction.*
- *12<sup>th</sup> Street - This minor arterial runs east to west, parallel to Huntoon St., cutting through the southern interior portion of the neighborhood. 12th Street will be redone with county-wide ½ cent sales tax dollar.*

## URBAN INFRASTRUCTURE

### *Planning for People Not Cars*

Looking at Tennessee Town 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 Tennessee Town has access to a vehicle. To get to where they need to go, people walk, ride a bike, or take a bus. The following section includes recommendations for improvements in the neighborhood to create a walkable, bikeable neighborhood that supports the goals of the Topeka Bikeways Master Plan and the Topeka Pedestrian Plan

### *Sidewalks*

Improving sidewalks is important for the 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. Most brick sidewalks are not in good condition and should be assessed and replaced with concrete accordingly. Old and unsafe concrete sidewalks should be replaced as well. Sidewalks should be redone starting in the primary target area and move outward to the secondary.

Additionally, the Topeka Pedestrian Master Plan identified Tennessee Town as a high area of pedestrian demand with priority years 2022-2023. While the plan identified major street

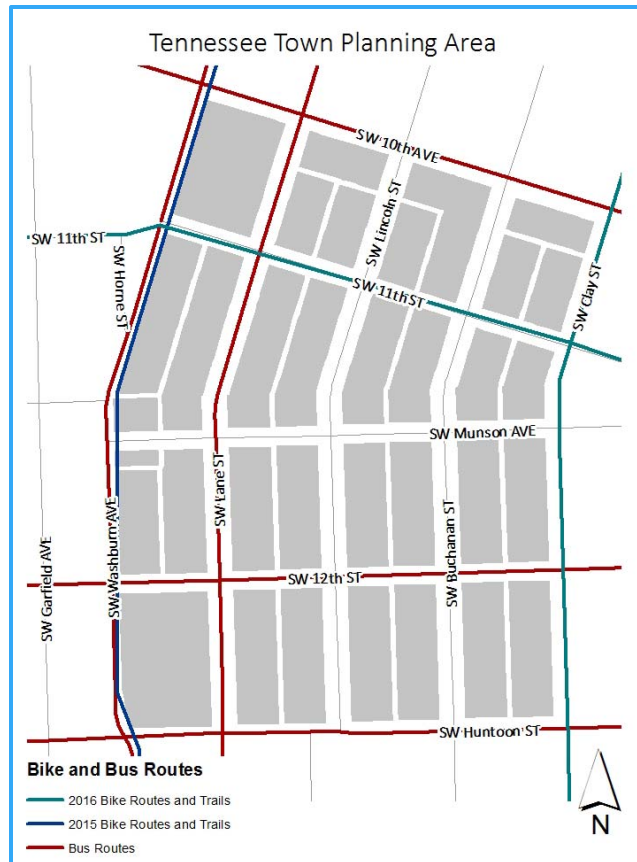




In 2015, the Topeka Metro redesigned their routes based on a consultant's study. Many of the changes seem to have taken routes out of the interior of neighborhoods to avoid narrow roads, sharp corners, and other points of conflict inherent to residential areas. The routes are now located along major roads alongside neighborhoods. For Tennessee Town, this means that there are two routes, 7 and 12, running through the neighborhood.

- *Bike Route 9: Washburn Bikeway*  
This is an L-shaped route with one-way bike lanes on Washburn and Lane, with cycle track distributor on periphery of Washburn Campus. This route continues on-street on 19<sup>th</sup> Street to terminus with Route 7.
- *Bike Route 13: Huntoon Bikeway*  
This is an east-west commuter route, with road modifications to provide one-way bike lanes on 12<sup>th</sup> Street and Huntoon. This route has a continuation west to Wanamaker that requires one-way cycle tracks or bike lanes.
- *Bike Route 22: 11<sup>th</sup> Street Bikeway*  
This is an east-west connecting route that connects major community features. This route is almost completely on-street but requires some street modifications, including bicycle boulevard configuration on 11<sup>th</sup> Street.
- *Topeka Metro Route #7: Washburn*  
This route connects Tennessee Town to the Quincy Street Station and the Walmart located in the southern part of Topeka via 8th, Washburn Avenue, and Topeka Avenue. This will be the only bus route entering the neighborhood on local streets, with bus stops located at Huntoon Street and 10<sup>th</sup> Street.
- *Topeka Metro Route #12: Huntoon*  
This route connects the Quincy Street Station to Walmart located on Wanamaker, with the route going down 12<sup>th</sup> street through Tennessee Town.

Map 13: Bike and Bus Routes



*Priorities and Recommendations (IN PROGRESS)*

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

# COMMUNITY BUILDING AND INITIATIVES

---

“Every accomplishment starts with the decision to try”

Anonymous

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

Some of the principles of community building are:

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

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

## BOTH RENTERS AND OWNERS AS STAKEHOLDERS

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

## CAPACITY

Successful organizations have the wherewithal to succeed. A neighborhood’s ability to complete a competitive grant application, run successful meetings that are open to all citizens of the neighborhood, and complete projects in a timely manner demonstrates to decision makers and funding organizations that the neighborhood is serious about getting things done. Ideally, the neighborhood should function like a business. Below are strategies to increase organizational capacity.

- NON-PROFIT STATUS: The Tennessee Town NIA has yet to secure non-profit status; however, they currently have a State of KS nonprofit designation. When they have

needed the federal status in the past, they have managed to partner with groups that have it. Organizing as a 501 (c) (3), however, may open many more doors to additional funding sources. 501 (c) (3) groups are also eligible to receive public and private grants, and, individual doors to the Tennessee Town NIA can claim a federal income tax reduction of up to 50%.

## ORGANIZING

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

- **STRENGTH IN NUMBERS:** When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a large number of people. The impact of this demonstration is very difficult for decision makers to ignore.
- **SOCIAL ACTIVITIES:** Fun activities that bring neighbors together are an important element of a strong neighborhood. Tennessee Town has already initiated numerous block events including:
  1. National Night Out Against Crime (1st Saturday in August), fundraising efforts for NNO (in the spring and summer)
  2. Annual Aaron Douglas Art Fair
  3. Tennessee Town Basketball Tournament (1st Saturday in August)
  4. Annual Holiday Party (December)



Additional events could be hosted or coordinated by a neighborhood Block Captain as a way for the residents to get to know each other and become active in their block and community. Tennessee Town should also continue to support the activities sponsored by NET Reach, as they are helping to strengthen the social ties of the community. Tennessee Town should continue to foster an environment that encourages social engagement, a place for community member to get to know one another and build ties and strengthen bonds.

- **COLLABORATE TO FORM PARTNERSHIPS:** Building community requires work by all sectors—local residents, community-based organizations, businesses, government,

schools, religious institutions, and health and social service agencies—in an atmosphere of trust, cooperation and respect. It will take time and committed work to make this collaboration more than just rhetoric. Tennessee Town has been great about reaching out to local organizations in order to make things happen. The following is a list of organizations that the Tennessee Town NIA has partnered with in the past:

1. City of Topeka
2. Shawnee County
3. GraceMed Health Clinic, Inc.
4. Community First, Inc.
5. Topeka Housing Authority
6. Topeka Habitat for Humanity
7. Cornerstone of Topeka, Inc.
8. Housing and Credit Counseling, Inc.
9. Living the Dream, Inc.
10. Doorstep, Inc.
11. Big Brothers/Big Sisters
12. Asbury-Mt. Olive United Methodist Church
13. Faith Temple Church of God in Christ
14. First Church of the Nazarene
15. Lane Chapel Christian Methodist Episcopal Church
16. Shiloh Baptist Church
17. Stormont-Vail HealthCare
18. Penwell-Gabel Midtown Chapel
19. Topeka and Shawnee County Public Library
20. WCW Property Management
21. Arts Connect Topeka: Topeka Mural Project
22. Safe Streets Topeka/Shawnee County
23. Topeka/Shawnee County Keep America Beautiful
24. Working Men of Christ Ministries

## PUBLIC SAFETY

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

- **COMMUNITY STORM SHELTER:** This is not necessarily the first thing that comes to mind when one is considering safety, but it is something that is necessary for this neighborhood. They should partner with agencies to pursue grant funding to locate a community storm shelter in a central area of the neighborhood in areas where homes do not have basements or safe rooms
- **CLEAN-UPS:** The NIA should continue its 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 Tennessee Town is “kid friendly”, it will have the two-fold benefit of attracting /retaining families in the short-term and becoming assets to the community in the long-term.
- **EDUCATION:** By increasing the awareness of various community programs and groups, more people would be aware of different ways they can be involved in their community. Picnics block parties, community events, church events, children’s sport events, and neighborhood festivals all provide opportunities for people to get out, socialize, and feel connected with their fellow neighbors. Additionally, there are many young adult groups that ask their members to perform community service. Honor societies, KEY Club, boy and girl scouts, and 4-H all stress to their members the importance of being involved in their community. These groups could be contacted to help elderly residents or to work on specific community projects.
- **COMBAT THE IMAGE OF CRIME AND DRUGS:** Tennessee Town is confronted with the reputation of criminals and crime. A high concentration of poverty and high rental rates account for some of this, but regardless of the reason, the negative reports overshadow accomplishments that have been achieved in Tennessee Town. Marketing Tennessee Town as a good place to live really cannot begin until this is addressed. There’s no silver bullet that can tackle this overnight—addressing this problem will require coordinated efforts by multiple agencies, significant outreach efforts, and empowering the residents to take back their neighborhood first.
- **NEIGHBORHOOD PATROLS:** The neighborhood actively currently partakes in a neighborhood watch program, which provides a great basis for addressed crime a few years ago and it made a significant difference in reducing the number of Part 1 crimes. This could be revitalized through a neighborhood patrol program such as a Stroll Patrol. Stroll Patrols put people out walking the neighborhood. Neighborhood activity by residents discourages criminal activity.
- **COMMUNITY POLICING:** This vital program must be continued by the Topeka Police Department to maintain the gains made in recent years on ridding the neighborhood of serious drug activities. The individual contacts made by police officers and relationships made with the community are essential to the cooperation needed to ensure residents’ safety. This program can be extended by actively reaching out and engaging members of the community in promoting safe habits—for example, people should walk on the sidewalks and bicyclists should ride on the streets.

- **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):** Safe Streets and the Police Department can help the neighborhood determine which property layouts in the neighborhood encourage crime. There are ways to design property and neighborhood layouts to help prevent criminal activity. For instance, the “5 & 2 rule” states that trees should be trimmed to at least 5 feet high and bushes should be trimmed to be no higher than 2 feet. Support adoption of Unified Development Code requiring CPTED principles be enforced for new development.
- **USE CPTED TO REINFORCE OWNERSHIP AND INCREASE SAFETY**  
Safe Streets and the Police Department can help the neighborhood determine which property configurations discourage criminal activity. These methods follow four basic principles: access control, surveillance, territorial reinforcement, and maintenance.

*NATURAL SURVEILLANCE:*

The design and placement of physical features in such a way as to maximize visibility

*ACCESS CONTROL:*

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

*SURVEILLANCE:*

A design principle that maximizes the visibility of people, parking areas, vehicles, and site activities. Strategies involve the strategic placement of windows, doors, walkways, parking lots, and vehicular routes.

*TERRITORIAL REINFORCEMENT:*

Sidewalks, landscaping, and porches help distinguish between public and private areas. It uses physical attributes to express pride and ownership and limits or large spaces that have no specific purpose.

*MAINTENANCE:*

This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees and landscaping, picking up trash, repairing broken windows and light fixtures, and painting over graffiti). It helps signal that a location or facility is well cared for and therefore would be inhospitable to a criminal and also signals that an owner, manager, or neighbor is watching out for the property and could spot illegal behavior.



## PARKS AND OPEN SPACE

---

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

### ADOPT-A-PARK

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

### COMMUNITY GARDENS

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

### EXISTING PARKS AND OPEN SPACE

#### *AARON DOUGLAS PARK*

Located at the corner of 12th and Lane, the public Aaron Douglas Park is the heart of Tennessee Town. This neighborhood greenspace, which is owned and maintained by Shawnee County, serves as the foreground for many of Tennessee Town’s neighborhood events. Additionally, the park showcases the Aaron Douglas Mural, a work of art that celebrates the vision of the Topeka-born muralist, illustrator and scholar—as well as the contributions of African American artists with ties to Kansas. Led by artist Dave Lowenstein, the mural was done on a large wall by local students and residents of Topeka’s Tennessee Town neighborhood.

#### *LANE GARDENS*

Located at 1196 SW Lane Street, Lane Gardens is a small open space currently owned by the City of Topeka that the neighborhood is hoping will one day offer more amenities and become a

place for local children to play. With its location directly across the street from Aaron Douglas Park, Lane is a pocket park for Tennessee Town residents. The lot, though small, could potentially hold play equipment and seating adequate to serve the neighborhood. There is also potential to expand the park onto the vacant lot to the north. In order to move forward with these ideas, however, ownership must transfer away from the city to a new owner willing to maintain and care for the park in the long-run.

#### *KINGS COURT*

Kings Court is a basketball facility located at the Corner of S.W. Lincoln and Munson that also has play equipment for younger children. The site is owned and maintained as a public park by Faith Temple Church of God in Christ. This community asset is one of major success story that stemmed from the first Tennessee Town Neighborhood Plan. Since its introduction in 2006, this pocket park has been a huge hit for local youth.



CHAPTER 6  
IMPLEMENTATION  
*In Progress*

# Implementation

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

-Anonymous

After completing the planning process, action and implementation are essential. After identifying goals and target areas, the next logical step is taking action to achieve those goals. The implementation section of a plan identifies specific steps to be taken and by whom, and places a timeline on completing these steps. This allows for progress of the community's vision to be tracked and evaluated. This section should be used by all stakeholders to guide their decision-making in implementing the priorities of the Plan.

## KEY ACTION PRIORITIES

---

# APPENDIX

# APPENDIX A: NEIGHBORHOOD HEALTH DATA

## TENNESSEE TOWN

Vital Signs	Block Group (Pop. 2010)	2000	2003	2007	2011	2014
1) % Persons Below Poverty	4:1 (824)	21%	33%	33%	22%	18%
	5:3 (949)	37%	28%	28%	23%	20%
2) Public Safety (Part 1 Crimes per 100 People)	4:1	(Intensive Care)	46	42	47	28
	5:3	(Intensive Care)	21	26	18	15
3) Average Residential Property Values	4:1	\$30,730	\$29,160	\$44,070	\$54,590	\$50,688
	5:3	\$20,540	\$37,065	\$52,010	\$65,780	\$59,121
4) Single Family Home Ownership	4:1	39%	43%	36%	47%	34%
	5:3	39%	43%	39%	52%	43%
5) Boarded Houses/Unsafe Structures	4:1	4	3	1	1	1
	5:3	3	4	2	0	1
6) Neighborhood Health Composite (Rating)	4:1	1.8	1.4	1.8	2.0	2.4
	5:3	1.4	1.8	2.0	2.8	2.6

- 1) Block Groups identified in Table 1 above represent 2000 & 2010 Census boundaries. Multiple Census Block Group data from the 2000 Neighborhood Health Map (1990 Block Groups) are averaged in the Table to maintain simplicity. Refer to the Appendix of the Neighborhood Element for a complete breakdown of Block Groups by NIA.
- 2) Vital Signs are recorded by Census Block Group and do not necessarily conform to recognized neighborhood boundaries.

## APPENDIX B: BRAINSTORMING ACTIVITY

---

*This list is a compilation of ideas from interviews, the Kick-off Meeting, emailed comments, and phone calls. Similar ideas may have been consolidated or combined.*

What do I like and want to preserve about Tennessee Town?

- Keep commercial businesses separate from housing
- Amenities for Lane Garden and Annex
- Library and churches are good aspect of neighborhood
- Historic site near green space
- Housing rehab
- Ice House Rehab
- Historic Rehab
- Historic Preservation
- Walkable neighborhood
- Low crime rate
- Trees
- Walkability
- Crime lowered since Dillon's left
- Maintain family atmosphere
- Close location to schools, medical facilities, and library
- Central location
- Promote central location
- Preserve family atmosphere
- Historically significant housing area
- Historic value is unique
- One of the oldest neighborhoods in the area
- Shotgun House Museum (1319 Munson)
- Buchanan School
- Turn a historic house into "museum" to tell history of neighborhood
- Gathering center for past and present residents
- Socio-economic nature of neighborhood
- Working class residents

WHAT ONE THING WOULD YOU FIX OR CHANGE ABOUT TENNESSEE TOWN?

- More green space
- "Green up" Grace Med parking lot – TT Gateway
- Green space on eastern side of neighborhood
- Brick streets
- Lighting
- Dirt alleys



- Sidewalks/ other infrastructure
- Landscaping
- Bike share program (bike racks)
- Involve the art community
- More murals
- Neighborhood Lighting
- Dirt Alleys
- New Sidewalks/ Fill in the gaps
- Dark mid-blocks - better lighting
- More trees
- Bike parking
- More events within the neighborhood
- More art that tells Tennessee Town Story
- Neighborhood Signage/Banners on light poles
- Do more at Buchanan Center or Living the Dream

#### WHAT WOULD YOU LIKE TO SEE IN 15 YEARS?

- Community green space
- Convert vacant lots
- Community gathering space
- Political building/center
- Lane Garden – Community Garden
- Deal with vacant lots creatively
  - Low growing grass – clover or buffalo grass
- Utilize green space
- Increased homeownership
- Be attractive to homeowners
- More attractive neighborhood with increased homeownership and more families
- Cycle track along 12<sup>th</sup> and Huntoon
- Preserve walkability
- Safe green space where people can mingle
- More young families
- Community garden with school and neighborhood benefits
- Mural
- Microbusinesses in peripheral
- Have more employees from med district live/walk to work
- More small businesses
- Live and work in neighborhood
- Polling place

# APPENDIX C: HOUSING AND INFRASTRUCTURE SURVEYS

---

## CRITERIA USED TO EVALUATE HOUSING STRUCTURAL DEFECTS

MINOR DEFECTS – deficiencies corrected during the course of regular maintenance.

- Missing shrubbery or bare spots on lawn, trash and garbage accumulation
- Deteriorated or lacking window screens.
- Weathered paint, minor painting needed.
- Wear on or light damage to steps, window and door sills, frames and porches.
- Weathering of mortar and small amounts of loose, missing material between bricks.
- Cracked window panes, loose putty.
- Handrails deteriorated or missing.
- Missing splash blocks at foot of down spouts.
- Lacking porch lights.

INTERMEDIATE DEFECTS – deficiencies serious enough to require more extensive repair than required by regular maintenance.

- Gutters or drain spouts rotten or parts missing.
- Sagging, cracked, rotted or missing roofing, overhang or lattice work.
- Foundation or bearing walls cracked or sagging or with loose, missing material.
- Erosion of landscape due to improper drainage, abandoned vehicle, cracked or uneven sidewalks.
- Deteriorated fencing with loose or missing material.
- Rotted, cracked or sagging porches, columns, door frames and stairways.
- Cracked or missing material from chimney.
- Broken or missing window panes and/or rotted window sills.
- Peeling or cracked paint, complete paint job needed.
- Damaged or missing air vents in foundation.

MAJOR DEFECTS\_– condition of structural components which can be corrected only by major repairs.

- Holes, open cracks, rotted or missing material in foundations, walls, roofing, porches, columns, etc.
- Sagging or leaning of any portion of house indicating insufficient load bearing capacity: foundation, walls, porches, chimneys.
- Defective conditions caused by storms, fires, floods or land settlements.
- Inadequate or poor quality material used in permanent construction.
- Inadequate conversion for use involved.
- Major deteriorated or dilapidated out building or garage.
- Evidence of a lack of, or inadequate indoor plumbing such as no roof vents.

CATEGORY

DEFINITION

BUILDINGS/PROPERTIES

	Minor Defects	Intermediate Defects	Major Defects
Sound (3 points)	>5	1	0
Fair (2 points)	0	2	0
	1	2	0
	2	2	0
Deteriorating (1 point)	Any	Any	>5
	3	2	0
	Any	3	0
	Any	>2	0
Dilapidated (0 points)	Any	Any	5+

BLOCKS

*SOUND*

Average 3.0 – 2.3 points per block

*MINOR DETERIORATION*

Average 2.29 – 2.0 points per block

*INTERMEDIATE DETERIORATION*

Average 1.99 – 1.7 points per block

*SIGNIFICANT DETERIORATION*

Average less than 1.7 points per block

## INFRASTRUCTURE RATING SYSTEM

### CRITERIA USED FOR EVALUATION:

#### *SIDEWALKS:*

3= No defects in sidewalk

2= Minor defects- partially overgrown with weeds and grass or broken, cracked (< 25% disrepair/substandard)

1= Intermediate defects- Completely missing segments within that block area, broken and cracked segments, completely overgrown with weeds and grass (> 25% disrepair)

0= Major defects- No sidewalks

#### *CURBS AND GUTTERS*

3= No defects in curbs and gutters

2= Minor defects- Covered up by weeds (< 25 % disrepair/substandard); not draining (standing debris)

1= Intermediate defects- Broken, cracked, missing segments of curbing (> 25 % disrepair)

0= Major defects- None existent; drainage ditches

#### *STREETS:*

3= No defects- concrete or asphalt, even, draining

2= Minor defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (<25% disrepair/substandard)

1= Intermediate defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (> 25% disrepair/substandard)

0= Major- gravel or dirt; road incomplete or dead-ends; street one-lane and does not allow cars to pass; or any combination of these.

#### *BLOCK AVERAGES*

No defects- 2.25 - 3

Minor repairs/maintenance issues- 1.5 – 2.25

Intermediate repairs- 0.75 – 1.5

Major repairs/total construction or replacement- < 0.75