



# INVESTMENTS IN EAST TOPEKA

## Parks & Recreation

Since 2004 the parks and recreation department has made significant improvements to parks and recreation facilities and grounds in east Topeka. In some cases new facilities or amenities were added in others upgrades were made to existing amenities and in some cases improvements were made by removing old worn out items that were no longer used. There are a number of projects that are currently in some phase of completion and still other projects that will take place in the future.

In 2002 the Topeka City Council approved the East Topeka Neighborhood Revitalization Plan. An element of that plan dealt with parks and open spaces. The Topeka City Council approved funding of a **water spray ground in Samuel Jackson Park** the parks and recreation department has in effect completed the elements of the parks and open space element of the East Topeka Neighborhood Revitalization Plan.

The following projects have been implemented since 2004 to present. They represent a significant investment in existing facilities as well as the development of new facilities or amenities.

- Lakewood Shelter house in Lakewood Park, 2301 SE Lakewood Dr. was renovated at the cost of \$175,000. The project included removing the existing restrooms and created a new addition with new kitchen area and interior restrooms.
- Parking lots at Oakland Community Center, Rice Community Center, Hillcrest Community Center, Ripley Park and others in east Topeka were milled and paved at a cost of \$60,000.
- Betty Phillips Parks, 3303 SE Irvingham, was completely renovated with the removal of a number of dilapidated homes adjacent to the park, construction of a basketball court, open air shelter, new playground, walk system, drinking fountain, tables and benches and improvements to the athletic field. Further subsequent improvements were made with the addition of an enhanced walk system and a pedestrian bridge to allow for a better path of travel from Hi-Crest to SE 37<sup>th</sup> St. Total cost of improvements was \$551,000.
- Deer Creek Trail has been developed from SE 6<sup>th</sup> to SE Golden. This 10 ft. wide multi-modal transportation trail is part of the comprehensive trails plan and provides for pedestrian and bicycle travel in the east and se portions of Topeka. The city [portion of the cost of development to date is \$200,000 with the Kansas Department of Transportation providing significantly more through transportation enhancement grant funding.
- The roof at Oakland Community Center was replaced at a cost of \$308,000.
- The heating and cooling systems at Hillcrest Community Center and Oakland Community center were replaced at a total cost of \$800,000.
- New playground equipment was installed at Dornwood Park and the restroom at the Dornwood baseball fields were renovated at a total cost of \$75,000.
- Landon Trail development on the old Missouri Pacific rail line south from SE 17th St. has been moving forward. The trail has been developed south to SE 25<sup>th</sup> street and provides a key link to the Shunga Trail. Total cost to date \$200,000 with significant KDOT grant dollars on top of that.
- Oakland-Billard Park received a new restroom facility to serve the baseball fields and other outdoor use at a cost of \$60,000.
- ADA improvements have been made at Hillcrest CC, Abbott CC, Rice CC and Oakland CC at a cost of \$100,000.
- Ripley Park, 300 SW Lawrence, has had a number of improvements in the recent past. They include a new restroom, walks, play equipment drinking fountain and picnic tables. Total cost \$155,000.
- Little Oakland Park has received several empowerment grants that provided a new play structure and walk at a total cost of \$77,000.

- Oakland Community Center received an empowerment grant that paid for a new lighted marquee sign near the street. Total cost \$8,000.

**Total investment since 2004 \$2,769,000**

Projects that are currently in development but not yet complete include:

- Jackson Park water spray park, 1220 SE 10<sup>th</sup>. Samuel Jackson Park will be the site of the first ever water spray park in Topeka. Currently under design it is anticipated that Jackson Park Spray Park will be completed in time for the 2011 aquatics season at a total cost of \$250,000.
- Oakland CC, Rice CC and Hillcrest CC will receive new energy efficient doors and windows. This project is currently in the bidding process and is expected to be completed in 2010. Total cost \$37,000.
- The next phase of the Landon Trail is expected to extend the trail to SE 32<sup>nd</sup> with the possibility of KDOT adding an extension to SE 45<sup>th</sup> St. Total cost to the city of \$100,000 with significant KDOT grant dollars on top of that.
- A new play structure will be added to Oakland-Billard Park at a total cost of \$50,000. It is anticipated that this work will be completed in 2010.
- The Shunga Trail is currently being extended from SE 10<sup>th</sup> St to SE Golden St. This phase provides an extremely critical link that ties together the Shunga Trail, Landon Trail and the Deer Creek Trail. Total cost to the city of \$100,000 with KDOT grant funds on top of that.
- Horseshoe bend Park at 420 SE 43<sup>rd</sup> is one of the newest additions to the park system. To date not significant work other than tree planting has taken place but a playground, accessible fishing dock and open air shelter are in the future plans for this park.

**Total investments presently underway \$537,000.**

Future plans for facilities include a new gymnasium floor for Oakland Community Center at a cost of \$100,000, Pool replacement, or the addition of a water spray park at Oakland-Billard Park at a cost of at least \$1,000,000, further trail extensions of the Deer Creek Trail, total cost unknown, and continued improvements to Horseshoe Bend Park as well as others not yet contemplated. The parks and recreation department has made a very significant investment in facilities and amenities in east Topeka and plans to continue to improve and modify existing facilities and add new facilities as needed. The goal of the parks and recreation of Topeka and the City of Topeka is to improve the quality of life for residents of east Topeka and all Topekans through quality leisure service opportunities.

**Housing & Neighborhood Development**

**EAST TOPEKA SOUTH NIA NEIGHBORHOOD PLAN**

**PROJECT**

**SIDEWALKS**

Sidewalks 10<sup>th</sup> to 12<sup>th</sup> Lime to Lafayette

**11<sup>th</sup> STREET**

Indiana to Lime and Locust to Lafayette. Curb, gutter and sidewalks on both sides.

**ALLEYS**

Behind 10<sup>th</sup> to 12<sup>th</sup> between Lime and Lawrence

SE 10<sup>th</sup> to SE 11<sup>th</sup> and SE 11<sup>th</sup> to SE 12<sup>th</sup> between Lawrence and SE Locust

Driveway approaches improved

Projects underway

Sidewalk projects 11<sup>th</sup> to 12<sup>th</sup> on Lime east side

Sidewalk between Locust & Lawrence north side

**TOTAL COST OF INFRASTRUCTURE \$ 571,285**

15 properties acquired (Title Work, Appraisal Work, Close Costs)

6 houses demolished.

**TOTAL COST ACQ/DEMO \$ 118,239**

7 homes completed.

**TOTAL COST OF HOMES \$ 671,626**

Habitat will accept land and demolition assistance only. They will not accept federal or city funding. All costs funded by donations of cash, labor, material and H f H resources. City provides technical assistance with Habitat efforts.

8 properties acquired

7 houses demolished.

7 New Homes Constructed by Habitat

**TOTAL COST OF ACQ/DEMO/CONSTRUCTION FOR HABITAT \$ 530,800**

5 Major rehabilitation projects

20 Exterior rehabilitation projects

**TOTAL HOME REHABILITATION COSTS \$307,395**

8 Accessibility Program

**TOTAL ACCESSIBILITY PROGRAM COSTS \$ 17,430**

Right of Way Tree Planting Project

**TOTAL ROW TREE PLANTINGS COSTS \$ 12,000**

52 Emergency Programs ETS

**TOTAL EMERGENCY PROGRAM COSTS \$ 141,334**

Chandler Park Empowerment project.

Sidewalk, landscaping, soccer goals and bleachers.

Jackson Park Empowerment Project. Remove current playground equipment, install new climbing equipment, rubberized mat, concrete, merry-go-round, charcoal grills, picnic tables, park benches.

**TOTAL COST OF PARK IMPROVEMENTS \$ 78,784**

**GRAND TOTAL EXPENDED WITHIN THE AREA \$2,448,893**

MONROE NIA NEIGHBORHOOD ACTIVITIES

**PROJECT**

**TOTAL ACQUISITION COSTS \$ 2,641**

3 Properties Acquired

**TOTAL DEMOLITION COSTS \$ 4,435**

**TOTAL COMPLETED NEW CONSTRUCTION \$284,134**

3 Homes Constructed

**TOTAL OTHER FEES & COSTS \$ 600**

Other fees

Appraisals, Environmental Reports & Testing

**REHABILITATION COSTS**

Owner Occupied House Rehabilitation	Exterior Rehab	\$ 79,330
	Interior/major rehab	\$267,654
Landlord Owned Rental Rehabilitation		\$156,662
Mothell House		\$ 88,604
Added picket fences		\$ 51,795

**INFRASTRUCTURE COSTS**

Public Works		
Resurfacing of streets/Infrastructure Costs		\$385,933
Remove and replace curb & gutter, east and west sides of Monroe from 15th Street to 17th Street.		
Construct storm sewer on the north side of 17th between ATSF Railroad and MoPac Railroad.		
Improve 17th St from Monroe to BNSF Railroad, including the intersection at Monroe.		

Alley Re-construction 15<sup>th</sup> to 17<sup>th</sup> Quincy to Kansas

Drive Approach/sidewalks/curbs/retaining walls

**PARK LAND IMPROVEMENTS**

Cushinberry Park & Right of Way Trees	HND Resources	\$ 61,413
Park Labor and other costs		
Acquisition of Parking Lot and Donation of Land	Parks & Rec	\$ 15,384

**TO DATE PUBLIC EXPENDITURES**           **\$1,398,585**

**PRIVATE INVESTMENTS**

Volunteer Hours, clean-up costs 2,850 hours X 10.00 per hr \$ 28,505

**TO DATE PRIVATE EXPENDITURES**           **\$ 28,505**

**GRAND TOTAL TO DATE**                           **\$1,427,090**

**HI-CREST NIA NEIGHBORHOOD ACTIVITY****PROJECT**

14 Park Expansion Properties Acquired

**TOTAL ACQUISITION COSTS**                   **\$200,722.78**

6 Park Expansion Relocations

**TOTAL RELOCATION COSTS**                   **\$ 16,304.25**

12 Park Expansion Properties Demolished

**TOTAL DEMOLITION COSTS**               **\$ 54,211.32**

B. Phillips Park Improvements

**TOTAL PARKLAND IMPROVEMENTS**       **\$271,238.35**

11 Major Rehabilitation completed and in progress

19 Exterior Rental Rehab

**TOTAL HOUSING REHABILITATION**       **\$470,908**

**Infrastructure Projects****2006 INFRASTRUCTURE:**

Underway- Sidewalks

Fremont from Irvingham to 33<sup>rd</sup> Terrace

33<sup>rd</sup> Terrace from Fremont to Girard

Irvingham from Girard to Park entrance  
Girard from Irvingham to approx 33<sup>rd</sup> Terrace  
ROW Improvements on SE 37<sup>th</sup>,  
east from Kansas Ave to Landon Trail.

**2007 INFRASTRUCTURE:**

Sidewalks

On Irvingham from 31<sup>st</sup> to Park entrance west side

On Humboldt from 31<sup>st</sup> to Golf Park Blvd west side

On Girard from 31<sup>st</sup> to Golf Park Blvd west side

Pending Pedestrian Bridge to Landon trail

Park Trail

**TOTAL INFRASTRUCTURE** **\$466,000**

**TOTAL PUBLIC EXPENDITURES** **\$1,479,384.70**

Park and neighborhood Volunteer Day involved 176 volunteers providing 731 man hours of volunteer assistance. Source: City of Topeka, Parks & Recreation.  
Also Takeover/makeover efforts completed by volunteers.

Other Projects Non-Target Areas:

Emergency Programs

**TOTAL EMERGENCY PROJECT COSTS** Completed 2006-2007 within NIA, outside target area

\$21,680.31

ACCESSIBILITY PROJECTS

**TOTAL ACCESSIBILITY PROJECT COSTS** Completed 2006-2007 within NIA, outside target area

\$7,319

Park and neighborhood Volunteer Day involved 176 volunteers providing 731 man hours of volunteer assistance. Source: City of Topeka, Parks & Recreation. Also Takeover/Makeover efforts completed by volunteers.

NON-TARGET AREA PROJECTS

Sidewalks 2002-2005 \$36,757.74

Fremont from School to Irvingham & SE 37<sup>th</sup>

Economic development Mini-Warehouse and Business Relocations

\$292,391.26.

**Total Other Projects** **\$358,148.31**

EAST TOPEKA NORTH NIA NEIGHBORHOOD PLAN

**PROJECT**

2006

Sidewalks

Around Magnet School Area

2007

Sidewalks

Ripley Park Improvements

**TOTAL COST OF INFRASTRUCTURE** **\$368,000**

20 Major rehabilitation projects complete or in process  
 13 Exterior rehabilitation projects completed or in process  
**TOTAL HOME REHABILITATION COSTS \$548,322**

14 Emergency Programs ETN  
**TOTAL EMERGENCY PROGRAM COSTS \$ 25,940**

**TOTAL TARGET AREA EXPENDED \$942,262.00**

*Additional Project not related to Targeting efforts*

2002: Sidewalk project – California to Branner	\$50,000
Ripley Park Improvements	\$25,000
2004: Scott Magnet School sidewalk project	\$37,000
Ripley Park Restroom	\$50,000
2005: Ripley Park sidewalk	\$18,420
Scott Magnet School sidewalk	\$33,096
2006: Ripley Park concrete walks & lights	<u>\$25,000</u>

**TOTAL NIA PROJECTS \$238,516**

**GRAND TOTAL EXPENDED \$1,180,778.00**

TARGET AREA INFRASTRUCTURE AND INFILL HOUSING

**2004-2005**

MONROE	\$1,398,585
EAST TOPEKA SOUTH	\$2,448,893
TENNESSEE TOWN	\$2,499,371

**2006-2007**

HI-CREST	\$1,479,384
EAST TOPEKA NORTH	\$1,180,778
CHESNEY PARK	\$1,031,221
HISTORIC OLD TOWN	\$ 508,976

**2008- 2009**

CENTRAL PARK	\$ 506,169
HISTORIC HOLLIDAY PARK	\$ 560,264

**2010- 2011**

CHESNEY PARK  
 WARD MEADE

**East Topeka Expenditures \$ 6,507,640**

**West Topeka Expenditures \$5,106,001**

EAST TOPEKA INFILL HOUSING HISTORY

**Homes built by or funded with City resources since 1990. 61 homes.**

## **Public Works**

### **Water Main Installation Projects**

- 3rd St. - Kouns to Norwood
- California - 29<sup>th</sup> to 33<sup>rd</sup>
- Pioneer Village I & II at Massachusetts & 21<sup>st</sup>
- California Estates at 13<sup>th</sup> & Long

### **Water Pollution Control Major Maintenance**

- Butcher Creek channel reconstruction south of SE 29<sup>th</sup> St. bridge
- Drainage channel reconstruction at SE 33<sup>rd</sup> & Indiana
- Stormwater outfall repair at intersection of SE 31<sup>st</sup> St. & Irvingham
- Stormwater culvert replacement under Michigan St. at intersection of SE 30<sup>th</sup> St.
- Neighborhood drainage way reconstruction behind 2000 block of SE Turnpike Ave.
- Drainage way reconstruction at 37<sup>th</sup> & SE Long St.
- Creek channel & stormwater outfall reconstruction at 3300 block of SE Powell
- Drainage way reconstruction behind 3000 block of SE Pisces
- Drainage outfall & channel reconstruction between SE Gemini Ct. & Wittenberg Rd.
- Rehab of detention pond structure near SE 28<sup>th</sup> St. & Golden
- Reconstruction of creek crossing near SE 28<sup>th</sup> St. & Golden
- Neighborhood drainage way reconstruction at 1800 block of SE Ohio
- Stormwater drainage system reconstruction at SE 21<sup>st</sup> & Golden St.
- Channel bank stabilization project on Deer Creek at SE 6<sup>th</sup> St.

### **Traffic Signal Projects**

- SE 25<sup>th</sup> St. & SE California Ave.
- Approved Signal Projects: SE 4<sup>th</sup> St. & SE Branner St., SE 29<sup>th</sup> St. & SE California Ave.

### **Major Street Projects**

- SE 6<sup>th</sup>/10<sup>th</sup> Sts. – SE Market St. to SE Golden Ave. – Widening and Realignment
- SE California Ave. – I-70 to SE 21<sup>st</sup> St. – Replaced Pavement
- SE California Ave. – 21<sup>st</sup> St. to 29<sup>th</sup> St. - Sidewalk Construction and Median Removal
- Intersection of SE 21<sup>st</sup> St. & SE Adams St. – Replaced Pavement
- SE California Ave. – SE 29<sup>th</sup> St. to SE 33<sup>rd</sup> St. – Street, Ditch & Driveway
- SE 29<sup>th</sup> St. - Kansas to Adams
- SE 29<sup>th</sup> St. - California to KTA Bridge (In progress)

### **Alley Replacement Projects**

- SE 10<sup>th</sup> to SE 12<sup>th</sup>, between SE Lime St. & SE Lawrence St.
- SE 10<sup>th</sup> to SE 12<sup>th</sup>, between SE Lawrence St. & SE Locust St.

### **Sidewalk Improvement Projects**

- SE 10<sup>th</sup> St. -- SE Chandler to SE Chestnut; SE Locust St. to SE Lawrence St.
- SE 10<sup>th</sup> St. -- SE Leland St. to SE Lafayette St.
- SE Lime St. - SE 11<sup>th</sup> St. to SE 12<sup>th</sup> St.
- SE Fremont St. - SE Irvingham St. to SE 33<sup>rd</sup> Terr.
- SE 33<sup>rd</sup> Terr. - SE Fremont St. to SE Girard St.
- SE Market St. - SE 5<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE 5<sup>th</sup> St. - SE Market St. to SE Davies St.
- SE Liberty St. - SE 4<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE Swygart St. - SE 5<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE Davies St. - SE 4<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE Irvingham St. - SE 31<sup>st</sup> St. to Park Entrance

- SE Humboldt St. - SE 31<sup>st</sup> St. to SE Golf Park Blvd.
- SE Girard St. - SE 31<sup>st</sup> St. to SE Golf Park Blvd.
- SE Emerson St. - SE 31<sup>st</sup> St. to SE Golf Park Blvd.
- SE Lafayette St. - SE 4<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE Leland St. - SE 4<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE Locust St. - SE 5<sup>th</sup> St. to SE 6<sup>th</sup> St.
- SE Lime St. - SE 4<sup>th</sup> St. to SE 5<sup>th</sup> St.
- SE Lake St. - SE 4<sup>th</sup> St. to SE 5<sup>th</sup> St.
- SE California Ave. - SE Turnpike Ave. to SE 38<sup>th</sup> St. & walkway
- SE 37<sup>th</sup> St. - SE Long St. to SE California Ave.

**Routine Street Maintenance**

- 2009 - \$291,490
- 2010 - 4 months \$66,426

**Major Street Projects Approved**

- Branner / Adams - SE 10th St. to SE 29th St.
- SE 6th St. - Branner to Swygart
- SE 10th St. - Branner to Republican
- SE 37th St. - Adams to Long
- SE 45th St. - Topeka to California

**NOTES:**

Projects are ongoing or were completed in the past five years. Some smaller projects are not included: inlet repairs, hauling, etc.

Routine street maintenance is available only for 2009-2010 in work order system. Work includes patching, curb repair, sweeping, ditch maintenance, etc. Routine costs do not include pre-treatment and snow and ice removal.

**Code Compliance – Police Department**

In 2009, Code had a combined total (nuisance, housing and weed violations) of 11,268 cases. Of those cases, 4120 occurred in East Topeka, comprising approximately 37% of our case load. So far to date in 2010, we have 2395 cases and 789 of those fall in East Topeka, accounting for approximately 33% of the case load.

To provide a break-down further, I've broken out nuisance, housing and weed cases further by year (graffiti is included under nuisance and separate figures are provided further down.):

<b>2009</b>	Totals	East Topeka	Overall percentage	<b>2010 to date</b>	Totals	East Topeka	Overall percentage
<b>Housing</b>	1126	227	20%	598	119	20%	
<b>Nuisance</b>	7962	3024	38%	1792	670	37%	
<b>Weeds</b>	2180	713	34%	260	117	45%	

Within the nuisance totals are graffiti, inoperative vehicles and parking on the grass cases and may have been a concern:

<b>Graffiti -</b>	805	423	53%	239	54	23%
<b>Inoperative Vehicles -</b>	774	292	38%	202	34	17%
<b>Parking on Grass -</b>	223	80	36%	69	10	15%

**Demolition** cases for **2009** totaled 14, two were in the East Topeka area, accounting for 14% of the total.

**Demolition** cases to date for **2010** number four currently demolished; zero which have been demolished in East Topeka thus far. There are, however, **sixteen (16)** demolition cases in the East Topeka areas pending somewhere in the hearing/demolition/bid/contract process, which equates to approximately 80% of all 2010 demolitions to date occurring in East Topeka.

We spoke also of providing some information for the area residents and businesses regarding certain matters and their understanding of them.

**Inoperative vehicles** ~ Determinations are made on flat tires, broken or missing windshields, and whether the vehicle is on jacks. A vehicle may look bad or appear to have been wrecked, but may still be operable. The owner of the vehicle is the responsible party and has to be notified by certified mail. Sometimes the vehicle is owned by someone other than the resident or property owner and is difficult to locate. We have to obtain a warrant to get the VIN number to determine the owner, attempt to notify them, publish if necessary and finally obtain a warrant for removal. It is a lengthy process.

**Parking on grass** ~ Again, the vehicle's owner is the responsible party, rather than the property owner where the vehicle is located. We have to be able to locate the vehicle owner, sometimes resulting in our obtaining a warrant to get the VIN number to determine the owner of the vehicle. It can be a fairly lengthy process, including certified mail notification, publication in the Metro News, and finally obtaining a warrant to remove the vehicle.

**Weeds** ~ Before citing a violation, weeds and uncultivated vegetation have to reach a height of 12". We have to photograph with a marker as proof and send a violation notice to the property owner providing seven days to abate the violation. If there is no response, we have to re-visit the property, take another photo, send a penalty bill to the property owner and submit it for contract mowing by the vendor. The vendors have seven days to mow and the process starts again. The property owner will be billed the penalty fee, an administrative fee and actual mowing costs. A typical yard will run \$300-400. We are only sending out one notification this year as required by state statute. If another violation occurs after the first, it will automatically proceed to the mowing list, so the process should move quicker than in the past. It can take up to 30 days before grass/weeds/vegetation can "hit" a violation height.

**Unsafe Structures/Demolitions** ~ We have to be able to prove a structure is unsafe and/or will cost more than 30% of the total replacement cost of the structure, before we can proceed with a demolition hearing. We have to afford the property owner the opportunity to bring a structure into compliance and/or demolish it on their own. Sixty (60) days is the first step to bring a property into compliance; possible publication, followed by 60-180 days in the hearing process depending on the hearing officer. Historic property locations can take considerable more time. Once a property is ordered demolished, there is a 30 waiting period for any appeals, possible publications, then 30-90 days to place the demolition out for bids and obtain a contract. Once final approval has been obtained and a bid awarded, there is another two-three weeks of KDHE and asbestos inspections before demolition can begin. The contractors generally demolish and have the property cleared within 30 days. Demolitions are a fairly lengthy process and take a year or longer.