



CITY OF  
**TOPEKA**



# **SW 32<sup>nd</sup> Terrace & SW Topeka Blvd CID & TIF Public Hearing**

Rhiannon Friedman, Interim Planning & Development Director

# Project Overview

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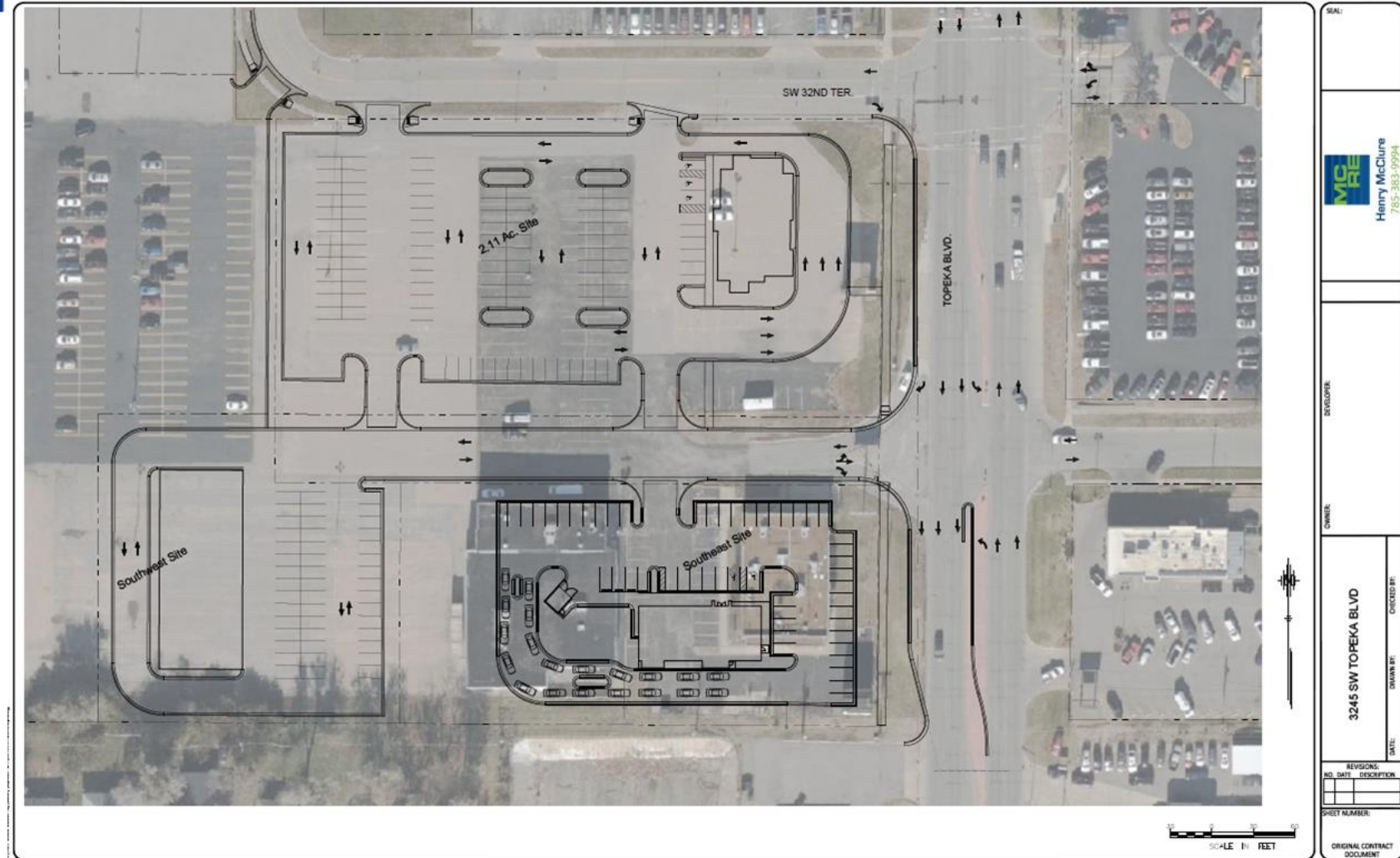
- Proposed redevelopment of approximately 5.05 acres at the southwest corner of SW 32nd Terrace and SW Topeka Boulevard.
- Permitting construction of multiple commercial buildings, which Developer anticipates will include two new stand-alone restaurant buildings and a multi-tenant strip retail building collectively comprising approximately 20,000 sf of newly constructed commercial space.



# Proposed Site Plan

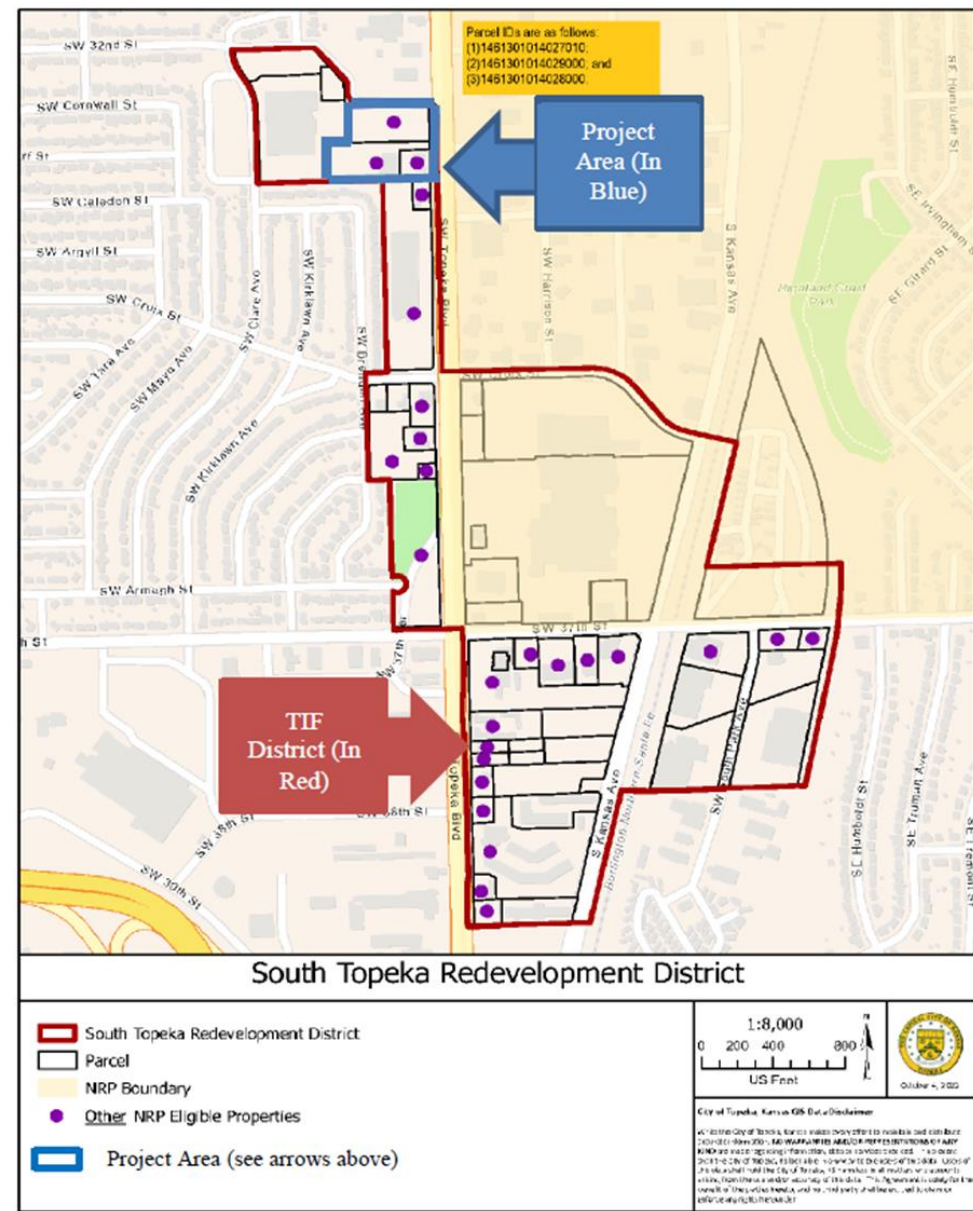
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- The project will also include associated infrastructure updates including but not limited to surface parking, landscaping, signage, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, and other associated improvements.



# South Topeka TIF District

- South Topeka Redevelopment Dist. Established Oct. 11<sup>th</sup>, 2022
- South Topeka TIF District boundary outlined in red
- Project specific area boundary outlined in blue



# Investment

- The Developers estimated budget for the project is approximately \$15.1 million in total development costs.
- The CID requested is 2% with a commencement date of January 1<sup>st</sup>, 2025.
- A maximum dollar reimbursement total has been set at \$3,205,000.





# Process to Date

- South Topeka Redevelopment Dist. Established Oct. 11<sup>th</sup>, 2022
- Planning Commission Approval of Resolution 1-2023 – Finding of Consistency with Land Use and Growth Management Plan 2040 on April 17<sup>th</sup>, 2023
- Public Hearing set for CID and TIF on June 6<sup>th</sup>, 2023
- Ordinance on GB agenda for action on June 13<sup>th</sup>, 2023

