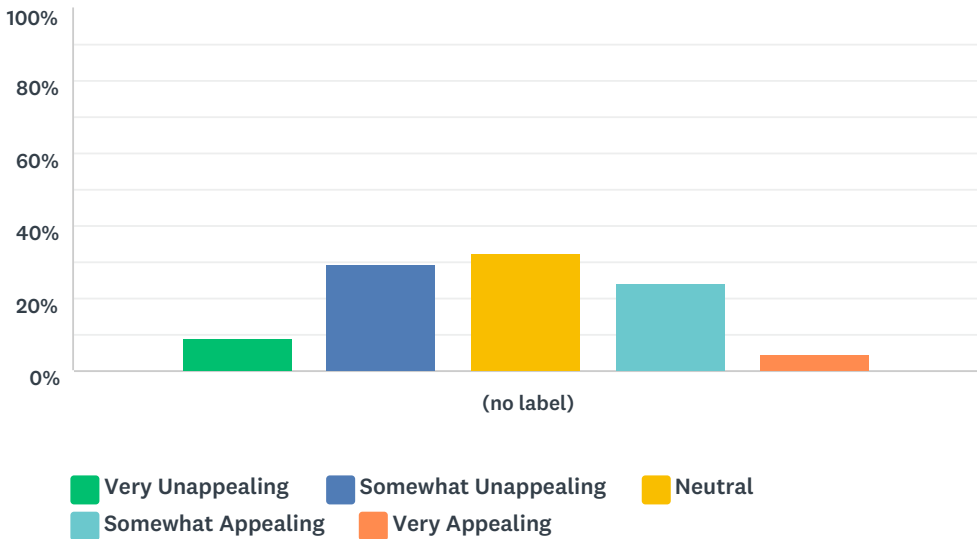


Q1 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

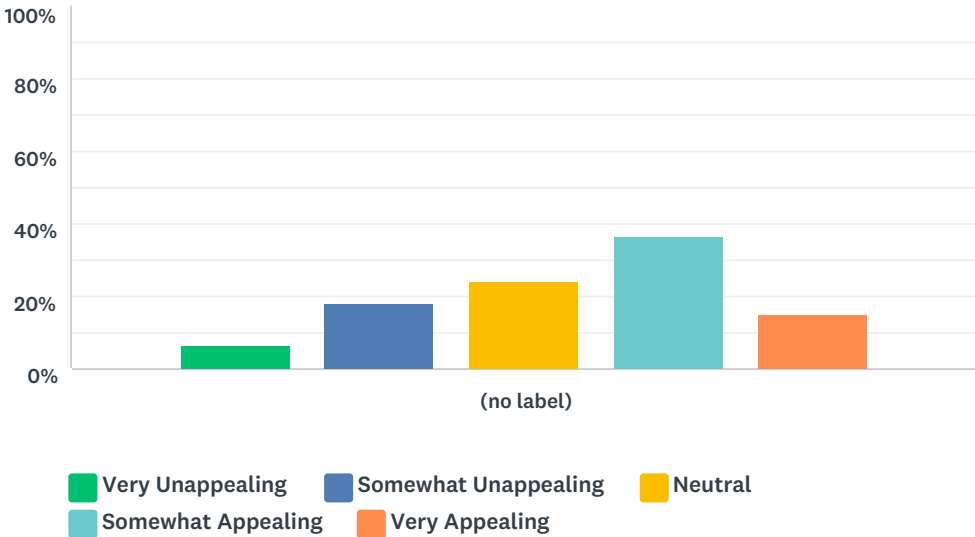


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	9.23% 98	29.47% 313	32.67% 347	24.11% 256	4.52% 48	1,062	1.00



Q2 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

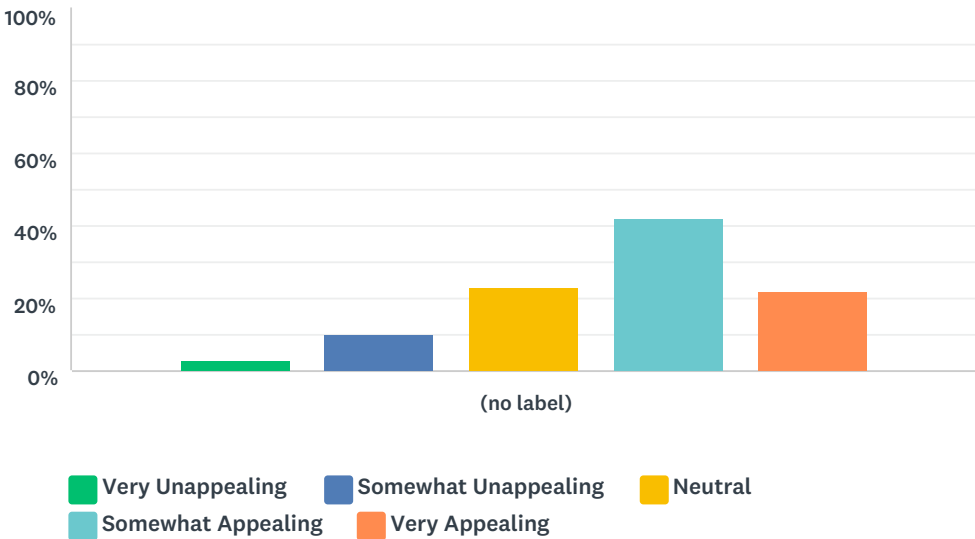


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	6.40% 68	18.08% 192	24.11% 256	36.25% 385	15.16% 161	1,062	1.00



Q3 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

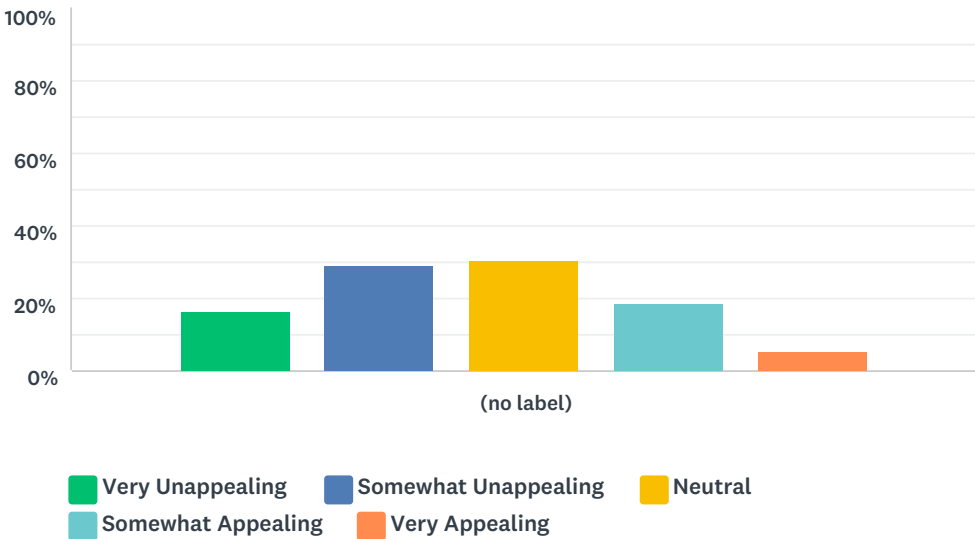


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	3.11% 33	9.89% 105	22.88% 243	42.18% 448	21.94% 233	1,062	1.00



Q4 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

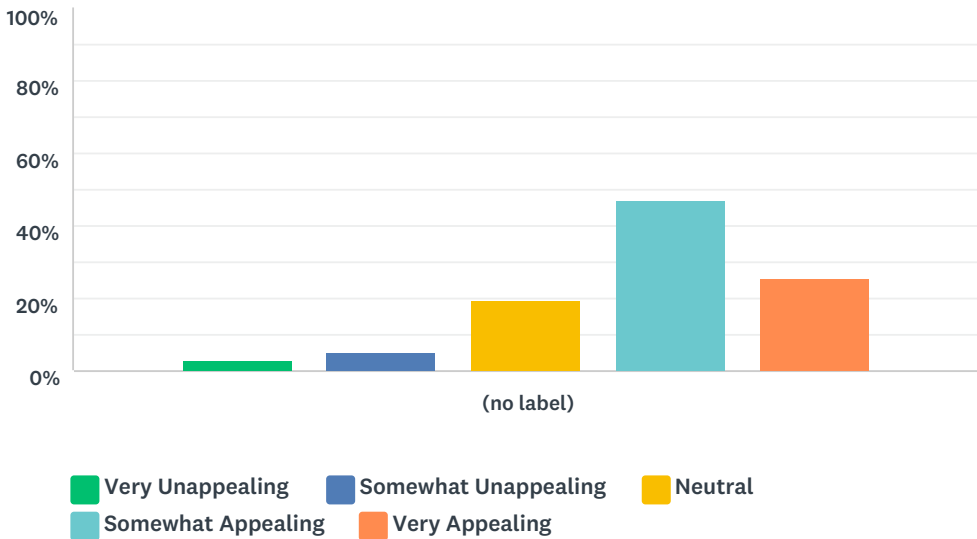


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	16.38% 174	29.10% 309	30.70% 326	18.55% 197	5.27% 56	1,062	1.00



Q5 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

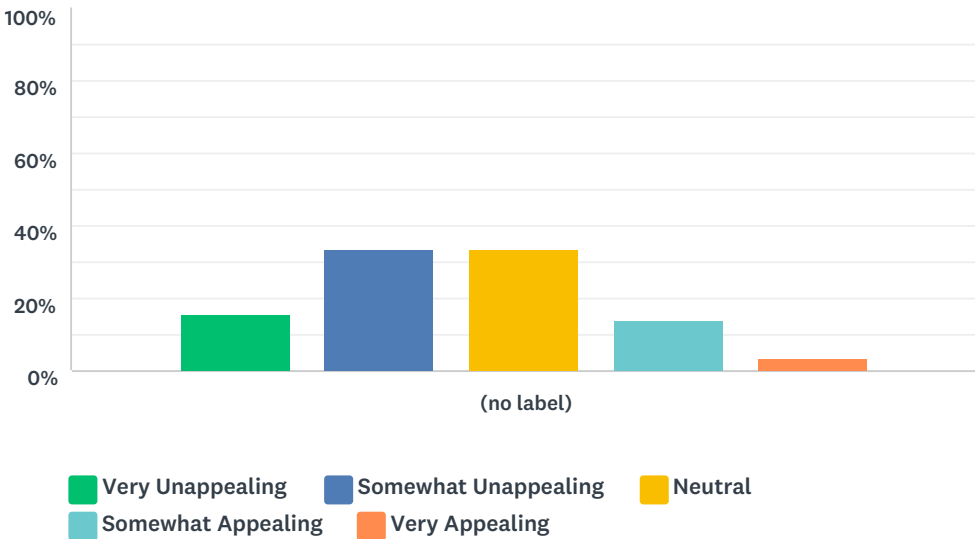


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	3.01% 32	5.18% 55	19.30% 205	46.80% 497	25.71% 273	1,062	1.00



Q6 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

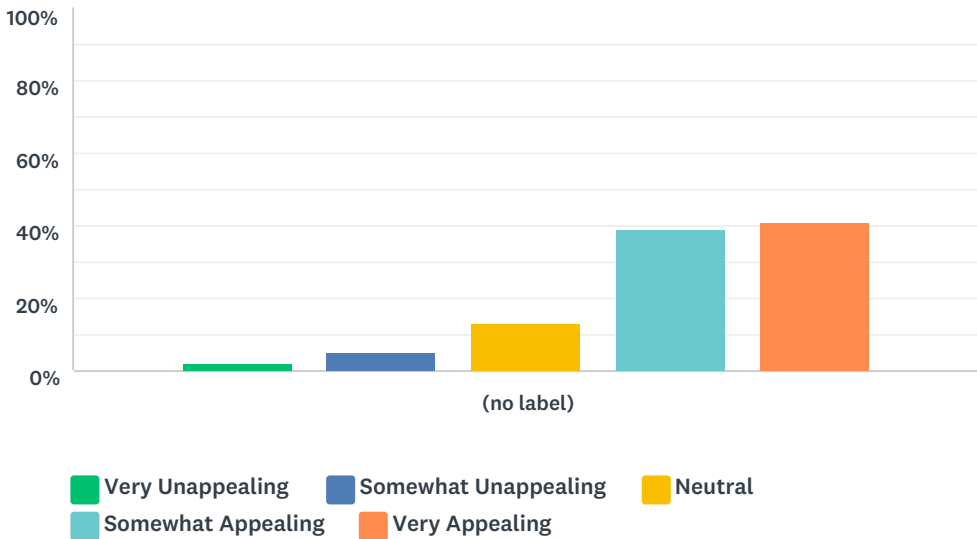


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	15.73% 167	33.43% 355	33.43% 355	13.94% 148	3.48% 37	1,062	1.00



Q7 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

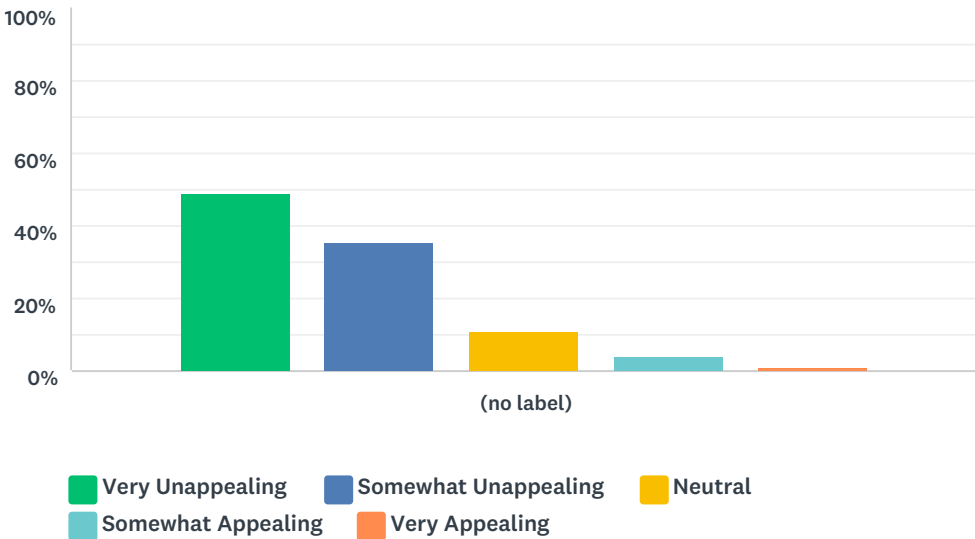


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	1.98% 21	4.80% 51	12.90% 137	39.17% 416	41.15% 437	1,062	1.00



Q8 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

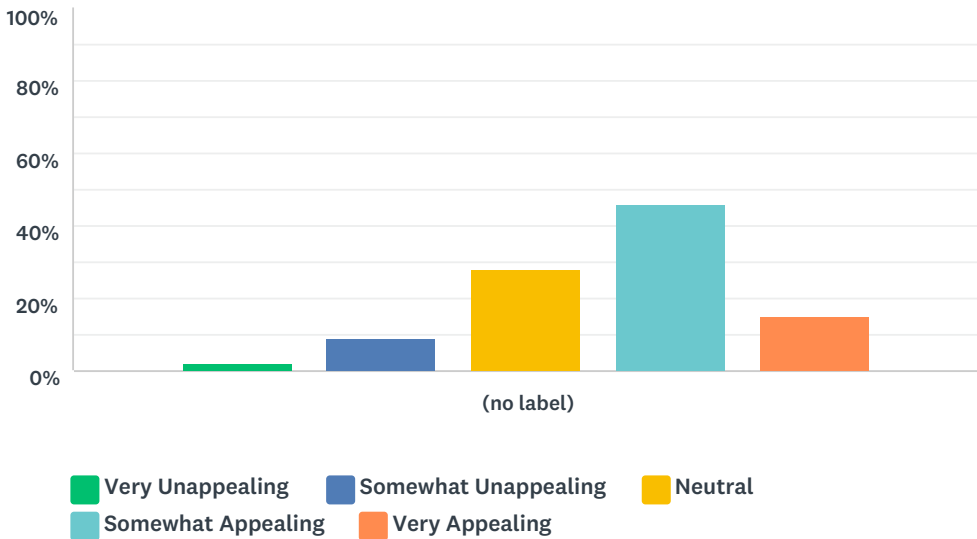


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	49.15% 522	35.40% 376	10.83% 115	3.77% 40	0.85% 9	1,062	1.00



Q9 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

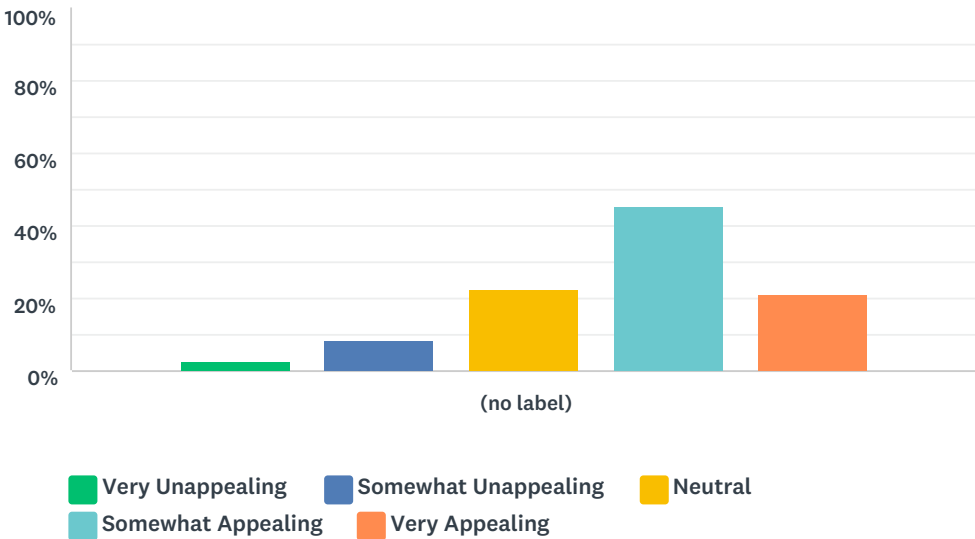


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	2.07% 22	8.76% 93	28.25% 300	45.95% 488	14.97% 159	1,062	1.00



Q10 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

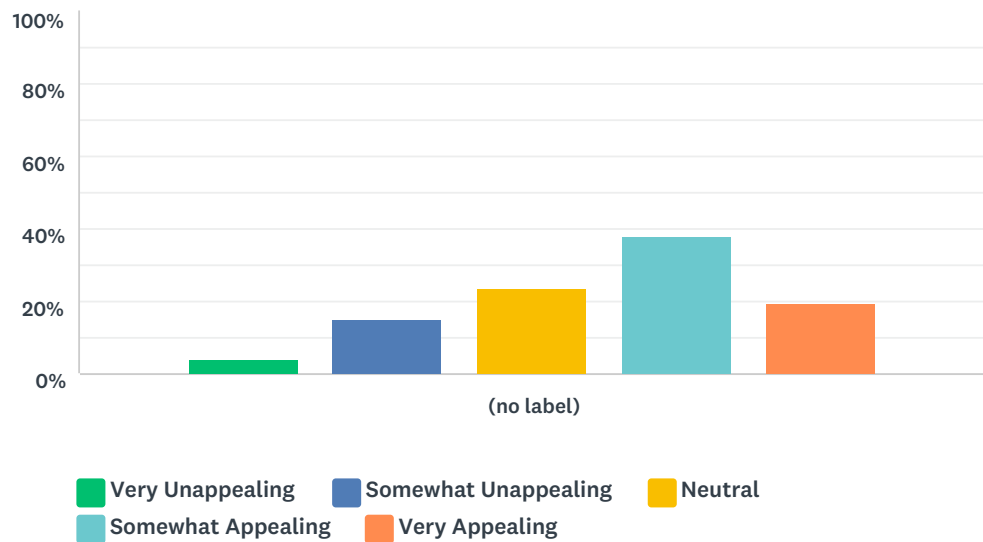


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	2.45%	8.38%	22.60%	45.48%	21.09%	1,062	1.00
	26	89	240	483	224		

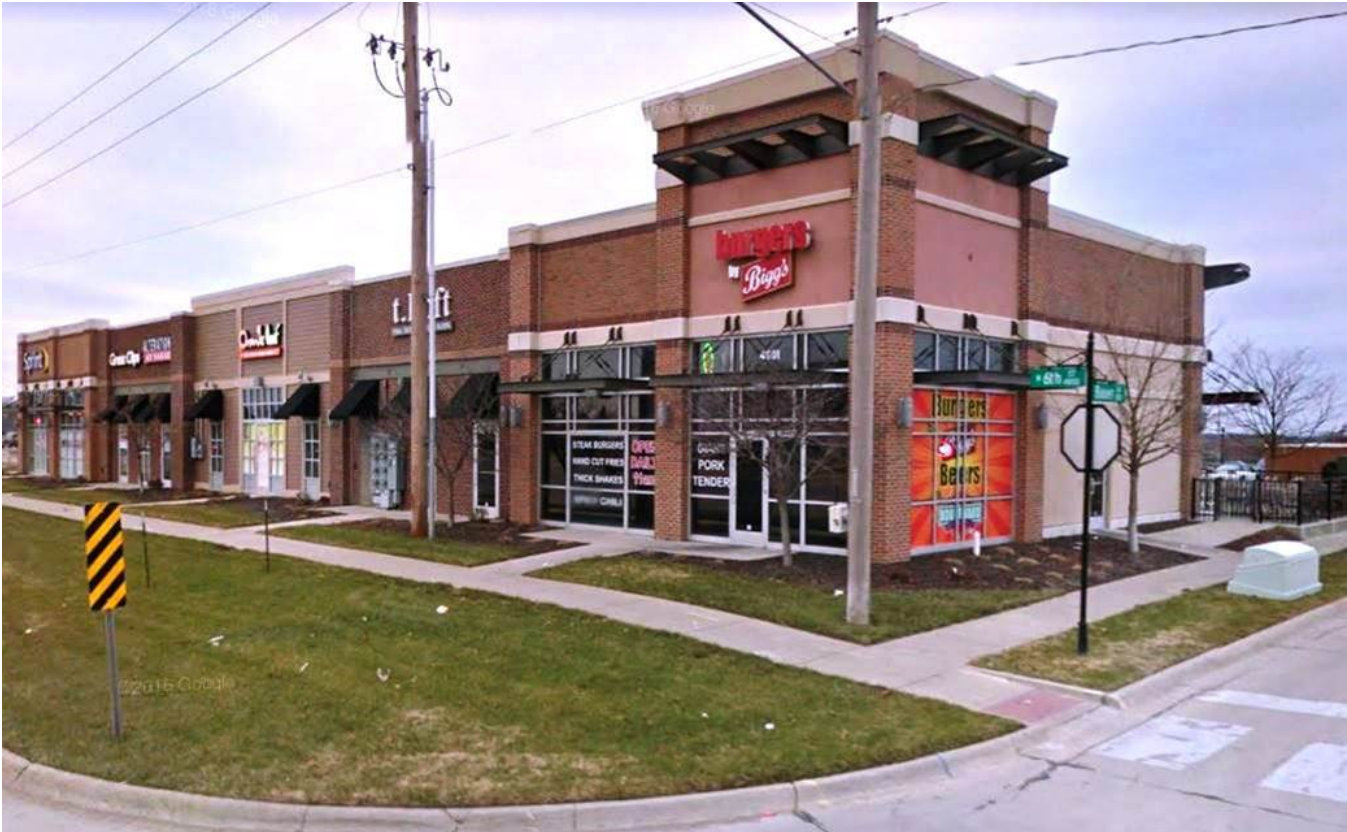


Q11 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

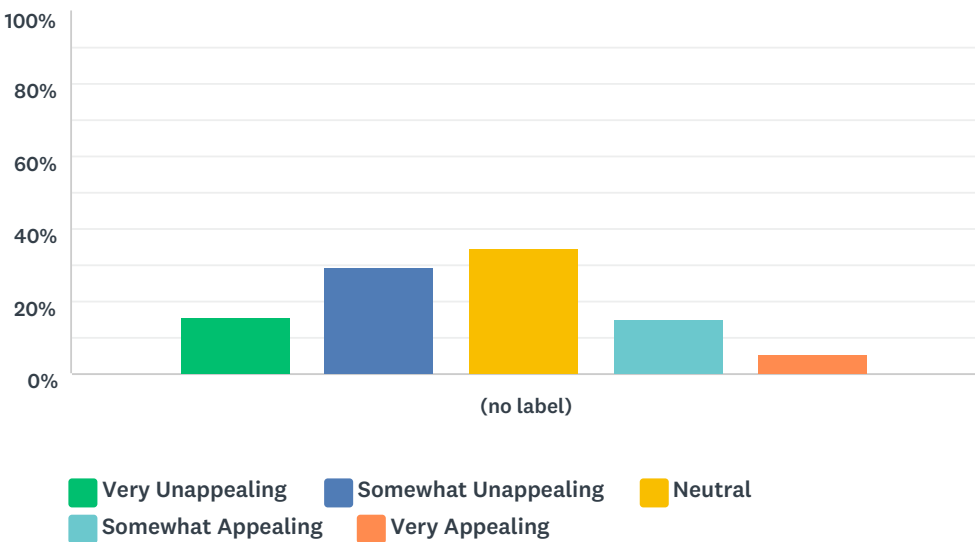


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	3.77% 40	15.07% 160	23.73% 252	37.85% 402	19.59% 208	1,062	1.00



Q12 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

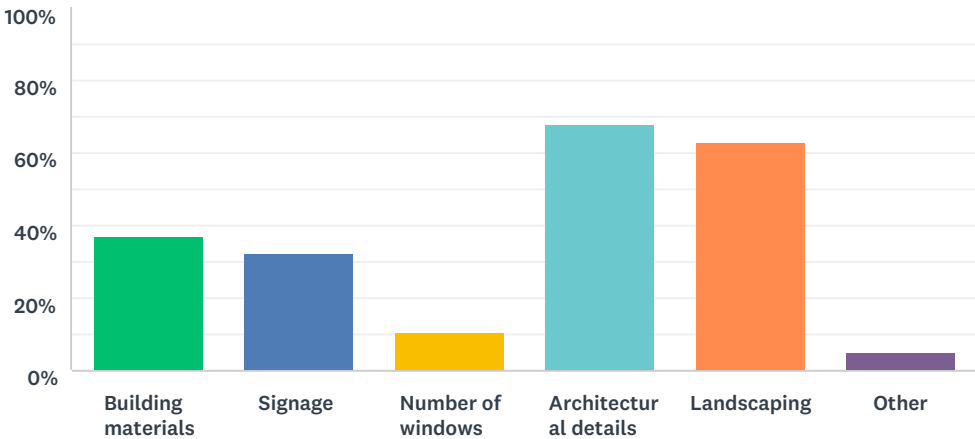


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	15.35% 163	29.66% 315	34.56% 367	15.16% 161	5.27% 56	1,062	1.00



Q13 What factors are most important to the visual appeal of buildings?
(Select TWO)

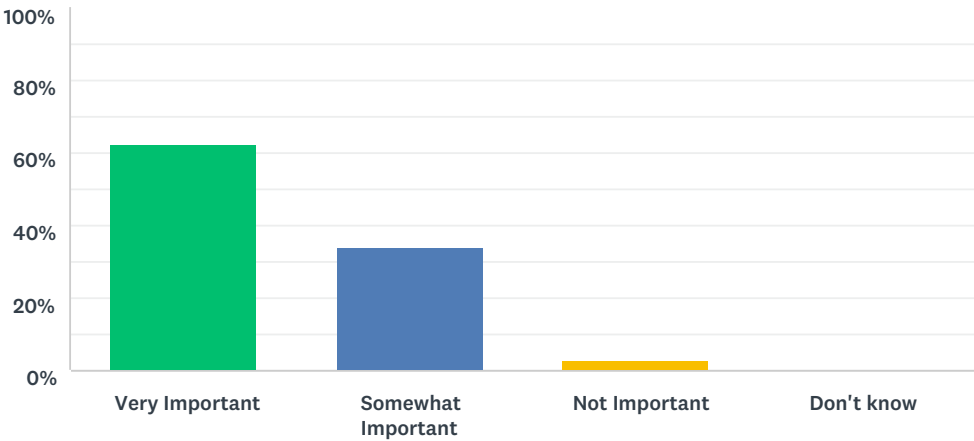
Answered: 1,062 Skipped: 0



ANSWER CHOICES		RESPONSES	
Building materials		37.19%	395
Signage		32.39%	344
Number of windows		10.36%	110
Architectural details		68.17%	724
Landscaping		63.18%	671
Other		5.18%	55
Total Respondents: 1,062			

Q14 How important is building design to the visual appeal of a community?

Answered: 1,062 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Important	62.62%	665
Somewhat Important	33.80%	359
Not Important	2.92%	31
Don't know	0.66%	7
TOTAL		1,062

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VAS Responses REGARDING BUILDINGS

- 1 windows, curb appeal, entrance/exit points, parking; color of building materials; landscaping.
- 2 The size of parking lots compared to what is actually used.
- 3 Buildings need to fit in with the neighborhood so that its aesthetically pleasing.
- 4 Anything that don't look cheaply made
- 5 What I liked most is that the buildings and surrounding areas were clean, not a lot of trash in and around the areas.
- 6 You over regulate the building look, and you will drive business to a less restrictive environment or force them to raise prices to cover the additional facility overhead.
- 7 Brick with proper signage. Landscaping and access.
- 8 I think I liked the buildings that were closest to the street and the ones that had varying depths in their facades. The ones I disliked the most looked flat to the street and were boring.
- 9 Colorful
- 10 I realized the buildings with utility poles and power lines were least appealing
- 11 Can we try to get the number of electrical poles that drape the city to a minimum and the signage under control. Ultimately more diverse building materials, stone, wood, colors, etc. And landscaping make a huge difference
- 12 Parking lots matter too. Busted up parking lots and tin siding look cheap and make our community look like we woke up late.
- 13 Please do a survey about use of space. Topeka has so much wasted space between buildings and between housing.
- 14 being neat and clean
- 15 Corrugated metal is very unappealing when combined with large unattractive signage
- 16 Maintenance of building and landscaping are helpful.
- 17 Most we're boring, little architectural risk taken, Topeka needs to get away from the "wanamakaer" style
- 18 Metal buildings are temporary looking and do not connote community and pride for a city.
- 19 The crappy streets and parking lots matter as well. That needs to be a part of the response.
- 20 Windows are nice, and if well-made can be cost-effective. Green spaces and seating or visually/functionally-improved built environments involve multiple layers, including health-related features. Other resources worth looking into:
 - <http://www.buildhealthyplaces.org/>
 - <http://spacemakersconstruction.com/>
 - <https://nextcity.org/>
 - <https://smartgrowthamerica.org/resources/>
 - <http://www.nlc.org/>
- 21 The signage of the facility or building needs to be easily seen from the road. A very large stylized sign on the structure that a person can read at a glance is desirable.
- 22 Brighter colors, well maintained and working signs along with buildings that are made from lasting materials.
- 23 Like buildings with appealing landscape and architectural design with quality building materials.
- 24 Having too many signs on one building is over whelming and not nice looking. One monument sign with all listed entities would be good enough. When looking down Topeka Blvd. All you see are signs...messy looking. Eliminate the use of temp signs or go to a maximum of 2 week use of temp signs approved by the city. Topeka needs to stop looking so junkie with signage which is why, I hope, you are asking these questions.
- 25 They mainly just look like chain stores without much pedestrian-friendly curb appeal.
- 26 Buildings with too much signage, poor landscaping and an overall "busy" or stopping/unattended look are unappealing.
- 27 Topeka has not emphasized architectural appeal in its retail buildings.
- 28 Some of them are all crammed together, making them somewhat overwhelming. To many signs, not enough room to unload passengers who are not mobile, as they lack adequate parking, and are hard to get in and out of.
- 29 Too much other junk in front of building (ice machine, propane, sandwich board).
- 30 The amount of pavement is very unappealing
- 31 Metal building not appealing
- 32 Buildings that weren't too loud visually but also weren't too boring were the most appealing to me.

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- 33 Bare parking lots in front, no trees, tacky architecture, and big signs are a really bad combination
- 34 I don't like commercial properties with loud, obnoxious signs. They feel like the architectural version of monster trucks. A little refinement is needed. Landscaping is also very important to the overall feel of a property. I'm also not a big fan of all the chain businesses. I'd rather see something locally owned that's a bit unique.
- 35 The large parking lots take a TON away from the visual appeal.
- 36 None
- 37 Parking in front decreases what visual appeal the building does have. Non-functional details mimicking functional structures such as high-set, short, perforated awnings are also annoying.
- 38 Metal skin buildings, while I'm sure cheaper also look cheaper. Brick and stone add to visual appeal, especially when used in combination with street level windows.
- 39 Windows on all sides, landscaping that is more than just the "2 shrubs and a tree", building designs that don't look like every other city, I actually didn't mind the little white building with the "King" something sign because it looked vibrant and vital.
- 40 Metal buildings with no decorative features, no landscaping and no adjacent green space are not attractive.
- 41 Too many signs make them look trashy
- 42 function
- 43 Liked most: small size and appropriate proportion, mix of design elements, including windows.
Liked least: buildings with few details, too large, and/or dominated by parking lots.
- 44 Excessive signage with multiple colors was very unattractive however, signs that so to speak flowed with the building design and color were easier to view
- 45 Not one building was built foremost for people.
- 46 Every one, very busy. Not one building was built for people.
- 47 metal buildings are not appropriate unless in an industrial setting. they make the community look 'junky' in retail & commercial settings.
- 48 To help our city. Reliable Roofing LLC will underbid any bids received on updates and repairs. Sean Miller is one heck of a business owner 7854235023
- 49 Dislike that many buildings would look nearly identical if painted the same color. So many of them just look the same.
- 50 Some were just functionl as need to be
- 51 Even a metal building can have some appeal as long as there is good signage and neat, well kept landscaping. The Dollar General-type store tend to look very dated and cluttery because of the ice machines and other vending apparatus outside the front door.
- 52 There was some visual interest through materials or architectural details, rather than a plain building with a simple sign.
- 53 I prefer signs that coordinate with the materials of the building. Also uniformity in the color of the signage is important.
- 54 The appearance and the landscaping.
- 55 But what pulled back a couple of my responses was the parking lot! In the first picture I was going to rated higher but the parking lot pulled it back. Also buildings that are flat in the front are unappealing.
- 56 Topeka leaders must come up with a plan to handle the number of vacated commercial buildings. They are nothing short of depressing and an eyesore. We are trying to lure higher income people to move and stay in Topeka along with more companies? We must work on what isn't working and from there work on how businesses look.
- 57 More plants!
- 58 The metal buildings suggest slapdash, cheap, and semi-permanance.
- 59 not everyone has mega dollars when starting a business.
I am for as long as clean and honest... I don't like this survery, it is like you want to force small business to go in debt over fancy signs and that is wrong.
- 60 Morton buildings are fine in the right place, but, in general, no they aren't aesthetically appealing.
- 61 The trees and green yard really kept the auto repair place from being unappealing.
- 62 Topeka needs to be more aesthetically pleasing.
- 63 We have lived in cities that had much more strict rules on building exteriors. Many of the buildings allowed in Topeka would not be approved in other large cities in Texas for example.
- 64 Dislike.... concrete jungle..... needs to be balanced with green space and ??

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- 65 Strip mall and big boxes gotta go
- 66 Clean, uncluttered surroundings; landscaping; clean looking parking lots with defined spaces; color of building.
- 67 I liked the lines on the ones I liked. Signage was unappealing on others
- 68 Don't like metal buildings
Like unique brick/stone & mortar
Signage that is easy to read
- 69 did not like color yellow on the Dollar store.
- 70 Outward appearance of cleanliness and organization. Clutter, overuse of ad posters, signs takes away attractiveness.
- 71 Even a few architectural details can make even a metal building visually more appealing. Landscaping also helps the commercial buildings more attractive.
- 72 These are businesses that need to attract persons to their location so signs must be large to attract attention. The location of the business also impacts the materials of the building and design. What I noticed was the parking lots, those that were not well maintained were not attractive, same with the painting of the building and signs. Worn out paint is not attractive.
- 73 green space helps, cleanliness helps
- 74 No thanks
- 75 You can not place a standard on beauty or aesthetics. What one person may like, another may dislike. Also some businesses have a national brand, logo, building style. Are we going to say no use of New Times Roman font? Do I say that the Marilyn Monroe statue in Spangles is offensive? Or that 50's sock hop style decor is too dated for the 21st century. I think Red is too aggressive of a color. Signs can not be over 20 feet off the ground, or consume more than 200 watts of power. I just don't get the intent of this proposed concept and how it will improve Topeka.
- 76 Easy to tell what the business name is is a plus, cramped or unavailable parking is a definite drawback
- 77 Several were unattractive Morton style buildings, more suitable for an industrial setting .
- 78 The newer brick with nice architectural details are the nicest.
- 79 Durable materials & attractive design with balance & nice windows.
- 80 windows covered, lighting, boring detail
- 81 The less signage the better, too cluttered is unattractive.
- 82 Brick and stone are most appealing, definitely need to have landscaping.
- 83 Landscaping does make a big difference
- 84 Too many signs on one building makes the appearance confusing and complex.
- 85 All of the buildings were just fine -- I really liked the Taco place, but maybe that's because I'm hungry right now! - Sometimes city regulations are a little too much, so please be careful about how much you regulate things that effect peoples livelihood, and their wallets. Thanks for asking.
- 86 Signage and address are central requirements over architecture and accoutrements
- 87 Parking lots also influence the visual appeal of the buildings
- 88 Too trashy on the unappealing buildings...Need more landscaping, clean up the property, good building detail, windows, paint, etc. Less posters in windows. Make sure signs in grass do not block vision of cars entering or exiting building. Topeka is a very Trashy town, too many blighted, empty buildings with graffiti, broken windows, plywood in windows, terrible paint on buildings, discarded broke, rusty items in yards, overgrown shrubs, hanging tree limbs, branches, etc. Too much crime because of the filthy residential areas as well as business districts....
- 89 Some were a bit garish
- 90 Simplicity, cleanses and practical. Neatness and well kept.
- 91 Trees, grass, shrubs and flowers make a huge difference. They should be everywhere.
- 92 Most had clean appearance
- 93 Dislike buildings with garish signs and no landscaping. None of the buildings had interesting architecture—all are just boxes of various sizes. Some upgrades in architectural interest would certainly add to the improvement gained by landscaping and modest, tasteful signage.
- 94 Having more green space and maintained property helps keep community pride and real estate value high
- 95 Landscaping was good. Accessible parking is needed. One building didn't have a visible sign to see what the business was.

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- 96 Design and landscape make Topeka look more attractive to the world ,but for the love of god can we get are streets fix.Topeks Blvd form 29th to 17th looks horrible for a Main Street.Plus you have to do something with slum lord in Topeka,they're killing the city .
- 97 I believe landscaping is of utmost importance.
- 98 There is a way to make a butler metal building to look somewhat appealing. Signage needs to be tamed!
- 99 The signage is important and colors make it stand out. One building was to crowded with signs
- 100 Require adequate green space with required landscaping including trees, shrubs and flowers!
- 101 Buildings should be art, not just utilitarian.
- 102 Very square and uninteresting!
- 103 building design, signage & landscaping should enhance, not compete with, the surrounding area
- 104 The metal shipping container look looks very cheap, and the standard square design of a building is somewhat boring. I enjoy diversity, even if it means some raised eyebrows. As long as the structure is safe, deviant looks are fine by me.
- 105 Reviews across the country would show Topeka truly has cheap looking structures, compared to other cities our size, unless it is an historic building.
- 106 Keep in mind that some of the designs are expensive to achieve and that design is often subject to cost of construction and then achievable rental rents for the area. If you are in a \$20/SF rental area verses \$8/SF this will impact what design features are economically viable. The same goes for signs.
- 107 The visual appeal is dependent upon the physical location. An industrial building looks proper in an industrial setting but not in a residential setting. More information should have been provided.
- 108 Plain rectangular metal sided buildings are not attractive as a whole. They are a little better when there is plenty of glass that is placed in an appealing location and look.
The amount and size of signage on the building walls can either enhance or deter from the appeal of a building. The oversized CVS/pharmacy on both corners of the building along with the added smaller tag lines took away from the nice EIFS and brick building. Looked disproportionate for the height and wall length of a building. Random placement of signs also deters from the viewer's ability to read them all and get a good sense of what the business is for.
- 109 Need to make your eyes lol not so many businesses grouped together
- 110 Lack of balance between the size of the building, parking and landscaping in all of the pictures. I also disliked the lack of architectural detail.
- 111 It would appear the photos were slanted to make one think "the more landscaping, the more appealing" Most people don't care when it comes to commercial buildings, as they are usually destination driven. In my opinion too much about landscaping is regulated by the City.
- 112 Use and location are important in determination of appeal. What is good here is not so good over there.
- 113 too much signage and electrical poles detract from appeal.
- 114 Good masonry materials on the ones I liked.
- 115 I think that design standards are a good thing as long as it does unduly burden small business and limit thier ability to advertise and compete with national chains. I note the survey photos were mainly devoted to national chain retail and several of the pictures were from Topeka while others were from other locations.
- 116 Timeless, classic yet classy styles will look nice for a longer time. Trendy looks stupid in 15 years. Metal buildings can look nice if they are high quality. 'Busy' (too much going on) looks messy. Well maintained parking areas (including pavement) are important. Well maintained landscaping is also key.
- 117 I seemed to like the buildings that had landscaping - grass, bushes more than those that didn't. I liked the buildings that had only one sign. I don't think size matters. The front view is neater with fewer signs.
- 118 Buried utilities! Buried utilities! Buried utilities! Greenspace. Signage. Buried utilities! Palo Alto has all the same stores we have, but it all looks soooooo much better with low signage, greenspace, and buried utilities. I have heard people say that Wanamaker looks like Calcutta. That's exaggerated, but wow we missed our moment when we developed that strip. Those retailers would have done whatever we asked. We didn't ask.
- 119 I like clean. Clean lines, clean but not overwhelming signage.
- 120 Buildings need to be unique with some "real materials-brick, etc." Landscaping is also important to avoid the appearance of an asphalt ocean.
- 121 All suburban development. All low quality investments. All low quality returns.

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- 122 most were cheap looking and in poor scale/proportion.
- 123 Corporate architecture is boring and fails to add a sense of place to a community. It is the architecture of everywhere and nowhere.
- 124 Focus on businesses only; may have been helpful to have pictures of businesses that are interspersed with residential properties and have them rated
- 125 Architectural style of the building such as CVS and Walgreens are nice. Also safe, well lit parking lots in my opinion is a big concern especially since we have seen an uptick in the crime in Topeka.
- 126 Many look outdated and old.
- 127 OK, It's not the same thing for a local business in an existing building as a corp. chain moving in with tons of money. In a perfect world we would all like new shiny things (Emerald City). When I travel to other City's I try to avoid the Corp. establishments and look for more of the Mom & Pop place's. And as I have traveled, every city looks the same with the same establishments same building designs even color scheme (Boring). All though I do believe in having codes, and don't want blighted eye sores, I do not want to price the small entrepreneur out. I do know this is hard to balance. Just keep it reasonable.
- 128 I most like the cleanliness and pride of ownership shown in these buildings.
- 129 I think multiple signs, or great big repeating signs, are unattractive. But if there are multiple businesses in a strip, hard to let people know you're there without big signage - unless you use monument signage. I don't like CVS signage but don't mind Walgreen's. Maybe Walgreen's is more subdued.
- 130 They were ok
- 131 I like brick.
- 132 Modern and upkeep buildings are easy on the eye. Lots of color and clutter is not so much.
- 133 Appealing equals inviting and welcoming. One wants to see a parking lot that is smooth with no hindrances to walking, a sidewalk that has no obstacles or cracks that could lead to falls or tripping. Finally the area is trash free and has landscaping to enhance the property and the building but doesn't obstruct the view of the driver when he is exiting the driveway onto the street. Also, while signage is necessary for locating a business there needs to be continuity to size and height. Keeping signage limited to store front is appealing and perhaps preferable.
- 134 None of the photos show.
- 135 Like most:
Landscaping (Trees, vegetation)
Parking lot edging (Distinct curbs, no parking humps out of alignment)
Building materials (Discount Tire matching brick wall!, no corrugated steel)
Clean image (consistent presentation of paint and decor, organized logo with appropriate sizing to store front and surrounding area)
- 136 Unique designs, less power lines in the air, not cluttered with signage, well maintained and well constructed
- 137 Even the most appealing building can look bad when landscaping are parking lots are not maintained.
- 138 Trashy, disorganized parking around the structures and too many signs were distracting and unappealing to me. Having some building detail looked better than big boxes.
- 139 Looked to be in good shape.
- 140 The landscaping stands out the most to me. A clean looking building also helps with the attraction of the space
- 141 The building with well manicured landscaping were more appealing. Grass growing in the sidewalks and light poles right in front of the building are not attractive.
- 142 Some of them were visually cluttered with a lot of utility lines running to the building, unpleasing parking areas, haphazard parking curb placement.
- 143 More green space required. No large signs at the road side or in the air. Restrict aerial signs. enforce lighting standards to make lighting neutral and not distracting to driving or contribute to light pollution.
- 144 Too commercial and cookie cutter. Revitalize what is already in existence.
- 145 Whatever the construction material, crisp clean curb appeal and clean windows are important. It says we care about about detail.
- 146 I find the visual appeal increases when a building feels accessible - so sidewalks, crosswalks, etc. are also important. Feels more complete.
- 147 For me, it was a combination of good design, high-quality materials, maintained landscaping, and minimal signage.
- 148 Nothing in this town really matches or provides a cohesive look.
- 149 I liked buildings that looked architecturally interesting, preferably brick, neat, uncluttered.

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- 150 Buildings set apart from others and landscaped with greenery are most appealing. Businesses attached to each other in mini-malls are unappealing.
- 151 More interesting (I liked) when unique/different and not "cookie cutter."
- 152 I would be interested in reviewing images from a city whose codes align with architectural aesthetics.
- 153 Brick is most appealing.
- 154 Landscape and clear visual signs are important.
- 155 Have some nice landscaping makes a big difference in the way the whole city looks.
- 156 Too much asphalt parking for the minimal number of customers or small size of the buildings shown.
- 157 They are business buildings and it should be up to the business owners to upkeep or upgrade their buildings.
- 158 some of the the plain metals buildings look a little dumpy.
- 159 I first noticed if there was grass, well kept, bushes, nature around the building. Then the building, if it has any architectural interest and was clean.
- 160 The landscaping has a huge impact. Even if there isn't any green space keeping the area neat clean and organized is a big impact. Don't like too much signage.
- 161 I liked the buildings that had clean parking lots and architecturally interesting facades. It also helps dramatically if the building is surrounded by nice landscaping.
- 162 Prefer power wires to be hidden (buried) and utility equipment not on the front or exposed side of the building.
- 163 Most -- uncluttered
Least -- cheaply constructed metal buildings, no landscaping
- 164 Most of these looked appealing. The thing I find most unappealing about any building in Topeka are the items in and around the buildings. For instance cigarette butts and garbage. Topeka needs to encourage their residents to take some pride in their community and start enforcing the litter law. That is if there is one.
- 165 Even though the newer buildings look nicer, I don't care for the current architectural style being used and I don't think that it will age well.
- 166 Very little green space. I think every commercial building should be required to have some green space, not just big blocks of concrete. Flowers, shrubs, trees, hanging plants all soften the outside and make it feel less commercial. Some of these buildings look "clean" but "unwelcoming". When I visit towns like Boulder, Colorado or even in Europe, there are plants and flowers everywhere. We just have brick boxes with signs. Shopping isn't an event to look forward to...may as well stay home and shop on amazon.
- 167 I really like brick facade.
- 168 It was the run down buildings that i didn't like. So long as a building appear scared for, I like it.
- 169 None of the buildings were unique. The landscaping was "forced" or sparse. Signage was terrible in half of instances.
- 170 They mostly looked unimaginative and tired.
- 171 I can't stand metal buildings or boring oversized modern structures that appear to have no thought about aesthetics or good design.
- 172 It's getting businesses to spend a bit more on uniform design . However topeka s biggest challenge is getting businesses in less areas until we make one area great. I don't we need to be as much as a dictator to businesses as Lawrence where a lot of the pictures came from however the cheap buildings with one nice side need to stop.
- 173 I liked the ones with stone best. Buildings need to be more than just rectangles.
- 174 I feel critiquing privately owned buildings, that we as a community are not wanting to pay to redo, seems a bit absurd and unfair. Part of what make any town unique is some of the funky old buildings. embrace them and help them. they have been members of your community for a long time. We don't need everything to look like every exit along the way from here to St. Louis. can't we stand out another way?
- 175 Mostly just blah.
- 176 Clean lines. Quality building products. Simple signage. All help keep good appearances
- 177 Elements to create more than a plain cheap box help!
- 178 The design of a building is very important along with quality materials. Pre-fab and poorly maintained parking lots is very unappealing. Materials like stone, brick and handsome landscaping feel more quality.
- 179 Large industrial buildings with no windows are least appealing. I do not want to visit those businesses.
- 180 Buildings look good when they are well maintained, painted, clean and landscape and windows are important too.

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- 181 Landscaping plays a big part, as does the parking lot. If there are a lot of weeds and cracks, it makes it look run down.
- 182 some buildings needed more up keep(maintenance,landscaping,cleanup)
- 183 Most of them had a painted facade and didn't look like hell, which is the bare minimum the city should demand. I'm more concerned about derelict looking businesses than I am about the architectural values about buildings. If Topeka can get serious about the derelict looks of many businesses (most of the samples chosen I think were of chains which I assume have aesthetic demands), we would go a LONG way for visual clean-up. Parking lots, with pot holes and worn striping, are also an issue that needs to be addressed.
- 184 Landscaping is also important - the upkeep of property is also key.
- 185 Good landscaping can somewhat overcome ugly architecture and signage and bad landscaping can detract from good architecture and signage.
- 186 Mostly blah.
- 187 When windows are kept up in design, well maintained building materials and roof lines look updated. When rows of store fronts are in one complex they look cohesive and that is important.
- 188 The signage in some of the strip malls is "messy" looking, even though the building design is OK.
- 189 Only Monument signs should be allowed in the City of Topeka.
- 190 The multiplex units looked progressive and the CVS and the Walgreens stores design had a curb appeal as well.
- 191 I liked clean signage that's not too busy. I like neat landscaping. I don't like exposed HVAC units right out in front.
- 192 Overall, these buildings were fine. However, I do find the vacant commercial buildings very unappealing. Especially the ones that have been vacant for 10 years plus. Some examples include White Lakes mall and both former Walgreens buildings Walgreens vacating before more right across the street. There should be something in place to stop this from happening. Businesses who chose to move locations should have to do one of two things before building/moving to a new location: 1) make sure the former building is leased/bought 2) destroy the old building. I've heard rumors that even more stores are closing at West Ridge Mall. I'd hate for that huge amount of land to turn into the former White Lake Mall location. That brings down the value for the entire city.
- 193 Those that had character from their style and material had more appeal. This is key when individuals visit our city.
- 194 Some of the industrial buildings lacked appeal due to their design. However, they had good landscape in the depictions. I rated the building not the landscaping.
- 195 Clear well kept signage is important. Overall architecture of the building may not be important as those level of changes may not be possible for small businesses or existing structures.
- 196 As long as they are not cluttered, have a good manicure and do not have trashy lots or lots with potholes and cracks...paved nicely.
- 197 Landscaping is instrumental in the pleasant appeal of a business as, of course, is architectural design. Parking areas contribute to the overall impact of a building. Lots need to have less pavement and more landscaped area within the parking area. The design of the now being remodeled K-Mart building on East 29th is a good example of how nothing but asphalt looks so bad and contributes to flooding. Since it is part of an improvement district some of the pavement should be removed and some islands of land with nice landscaping. The current two businesses do not have enough customers to fill a big parking lot and storage units won't add a lot of traffic and need for additional parking. The building itself could have been designed by an elementary student using blocks.
- 198 Stone and brick deliver a higher perceived aesthetic than other materials. Some of these buildings are driven by retail standards that the city has little control over. The masonry type-buildings, when kept up and with proper landscaping, in the correct parts of the city, can help beautify areas in an economic way.
- 199 Cheap metal siding is very unappealing.
- 200 The quality of the parking lot is a big factor for me. If it looks sketchy I'm less likely to want to go there
- 201 From Topeka and travel back and forth from Overland Park, KC and always think to myself how much cleaner and more aesthetic KC is in a lot of aspects. I believe Topeka has the potential to have appealing architecture and landscape
- 202 Overall cleanliness and regular upkeep make a huge difference.

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- 203 The buildings I rated poorly look plain run down, no upkeep to the parking lots/exterior. New stripmall and shopping center developments downtown would be good.
- 204 Clean parking, nice landscaping, clean lines, kept up appearance. Weeds, parking barriers askew are things that detract from the overall appearance.
- 205 Clean, neat and well maintained lots along with well kept signs and architectural features. They need a stylish wow factor not sloppy and in buildings that don't look like they will blow down in a major storm. (cheap aluminum bldgs) Plenty of parking and nice landscaping pride in ownership.
- 206 I liked the architecture and landscaping the most and disliked the deterioration and poor maintenance of buildings.
- 207 clean and orderly
- 208 None of the buildings helped create a sense of place. They look like they could exist everywhere and some looked really sketchy. I wouldn't be impressed with a city if these at the types of buildings I saw everywhere.
- 209 The buildings with mixed materials and some architectural thought created a much more welcoming environment... the box stores are sort of neutral for me (looks ok, just a bit lifeless) for the most part and the corrugated steel/sheet metal buildings for me give off a very depressing air unless they are very well outfitted/maintained
- 210 Ok
- 211 Some are more inviting than others
- 212 Topeka need to cater more toward the look of the Greater Kansas City area, Lawrence, or Manhattan. Let's take pride in how our streets, signs, welcome to Topeka, and landscape architecture looks. Excited that you are working to make our city more appealing and committed to excellence!
- 213 Topeka sucks.. buildings are outdated and old.. been that way for years but nothing ever gets done. Dump some money into the city or people will continue to leave.
- 214 I like the buildings to have their own unique style not a boring old strip mall style. You have to go to a business that you can see what they are selling not guess. Topeka is not a tourist place to visit. Taxes are extremely to high for anything. This is why no one is gonna invest it's future here until you drop the residents taxes. People will just continue to move out of this market. Vehicle taxes are astounding. Home owner tax is astounding. Grocery tax is astounding. Alcohol tax is astounding. Put a up a casino. Put up a sports lodge ymca look at Wichita, you build it they will come make money the old fashion way by bringing people here not pushing them all away.
- 215 A couple of the bery basic square ones with metal aspects or just cement looked like stone and metal shacks. That made it unappealing, but the brick buildings looked much smarter.
- 216 businesses we have represent our demo - so we tend to get what the market calls for - sad that we are this way
- 217 Box cut buildings are unappealing and so is poor landscaping. I appreciate detail, quality and pride in a structure's contribution to the community it lives.
- 218 I liked the building made of brick materials vs. the metal siding. Landscaping and makes a big difference and is probably the most important factor of a visually appealing building as long as the building is well maintained.
- 219 Metal buildings not appropriate for non-industrial areas. Strip malls quickly become an eye sore if not upscaled design originally. Cheap buildings are easily abandoned after 10 years as new part of town developes.
- 220 Clean and simple and less colors is more appealing
- 221 Everything was very plain and similar to each other. There was no unique qualities to any of the buildings.
- 222 The buildings I liked the least were smaller and their signs were less visible or not visible at all. The buildings I liked the most were clearly marked and were larger, with multiple stores in one building.
- 223 Landscaping and attractive parking lots can add A lot to the visual appeal. Metal "Morton buildings" are extremely unattractive and cheap looking. I I would also like to suggest that our city starts burying powerlines. Especially in anything new construction. The unsightly powerlines in our city are one of the most unappealing things about it.
- 224 Building with numerous shops can be busy and confusing if not ample space between signs
- 225 Strip malls are very unappealing. More windows is helpful to making a building more inviting, but I think the state of the parking lot is incredible important, too. If I look at a parking lot and see tons of potholes, out of place parking barriers, etc. I will go to a different business.
- 226 I prefer the low-profile brick buildings w/ planned & executed landscaping
- 227 Building design and materials are so important, but if a good building is simply surrounded by a sea of parking with no landscaping it doesn't matter. Clutter like too many pole signs, utility poles and electrical wires create a junky look, despite a nice building.
- 228 Clean lines, modern, signage not overpowering to the structure.
- 229 Landscaping is also important
- 230 With larger printed signage, it is more noticeable from the street when driving.

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- 231 Some of the building have a better appears than do other. I fill that it could be the location of some of the building presenceted.
- 232 I like unique clean buildings with signage that is appropriate for the building. No paper signs on the building or in the windows. No steel or Morten type buildings.
- 233 Clean, well cared for. Not a lot of junk or over abundance of signage. Need to know what the building is but not 101 other things about it.
- 234 Clean, updated, well-maintained buildings are the most visually appealing. Doesn't necessarily have to be a certain style.
- 235 I didn't really like any of them. Signage plays a big part in all those buildings and I didn't care for much of the signage design or building design
- 236 Most of the buildings were pre-manufactured metal buildings. Nothing special or desirable except for the cost.
- 237 More important than design of the building is upkeep and care of the area. This would include parking lots.
- 238 Don't care for the ones that look like a Morton building. Prefer brick or stone façade.
- 239 What our community looks like matters. It represents who we are.
- 240 Good landscaping and clean exterior can make a metal building look good. Too many signs in a small area starts to look junky
- 241 I think that the ones looked newer and had more going on, on the building looked better than the older ones that had very little going on building sides.
- 242 The buildings I checked as neutral were mostly shop-type service businesses, not places people shop, so it's logical that those places may not have as expensive looking "pretty" buildings. Wouldn't change my mind about patronizing those businesses because of the type of building they have.
- 243 It was obvious that some building owners did not/could not spend a lot for signage or architectural designs. It was uncomfortable to rate them as unappealing just because they obviously did not have a lot of money to spend.
- 244 Signage is usually overwhelming.
- 245 Designed land scape is essential for stand alone buildings.
- 246 some signs just not blending into the community and some signs not visual enough to see
- 247 Character, cleanliness, and curb appeal.
- 248 The cities I have always been impressed with are Lawrence's downtown, where the buildings look different but uniform. Also, Santa Fe Mexico. I realize Santa Fe's downtown has a certain nostalgic look, but even the car washes had that adobe façade. Some parts of Topeka look very blighted--especially in the eastern part of town from 29th & Topeka out to California.
- 249 Topeka needs help with cleaning of abandon strip malls and buildings to help aid the community so it doesn't look so poverty stricken
- 250 The buildings that were unappealing were just boring, nothing interesting to see. I like color or nice architecture.
- 251 Architecturally appealing with quality landscaping and signage. Remember to water landscape and lawn for quality appeal.
- 252 none
- 253 It was very apparent that your mind can easily distinguish between completely unappealing buildings and completely appealing buildings in seconds, with all others falling somewhere in between. Since the first part of this survey said you were rating "the building", I did not take into account the landscaping when rating the property.
- 254 I want the city to look well taken care of. Lots of landscape that is well maintained. Modern style buildings with lots of windows and warm colors are attractive. Clean lines and visible signage that is properly placed makes a location seem put together and polished. I love when older buildings are cleaned up and the charm of the building is emphasized.
- 255 Most buildings were newer, whereas many of the unappealing buildings in Topeka are dilapidated.
- 256 Cluttered areas are not appealing at all.
- 257 The most appealing buildings are the ones whose appearance invite you in and make you want to look inside.
- 258 Some of the buildings viewed were chain stores and might be guided by corporate uniformity requirements but some improvements to "neighborhood" esthetics could be implemented.

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- 259 Many times it depends the location of the building. Is the building in an industrial park or on a main thoroughfare? I may be more accepting to the design if in the industrial park. Overhead lines around the building are also a detraction. Look at the buildings in Wichita and OP, the area look better. Landscaping, signage and design are all indicators of attitude and pride in the community.
- 260 Overwhelming signage; lack of architectural detail; no landscaping
- 261 An overabundance of signs distracts from the visual appeal. Architectural design is important.
- 262 I want business to prosper. I want the codes to ensure that businesses can grow.
- 263 Prefer the images that are clean and un-cluttered
- 264 I like buildings that are adjacent to the street, without a parking lot between road and building. The new Walgreens on 29th and Gage is gross. Good community design would make Topeka a much nice place to live.
- 265 The appealing buildings were newer. Not a surprise.
- 266 I liked the buildings that weren't flat on the front and that had a variety of levels visually. The buildings that had several textures/building materials were also appealing. I am not a fan of large garrish signage.
- 267 A style with brick or stone, harkening back to Topeka's roots. Signage should be clearly visible but understated-
- 268 I like that none of these buildings are vacant. I think a huge eyesore for Topeka is all the abandoned strip malls and buildings and their unoccupied parking lots. Another unattractive part is the roads that have been made wider. Don't we want locals and people passing through to slow down and SEE our city? I think what is missing from these photos is unique architecture that I can really make a place special. We have MANY talented architects in this city, who do quality work, who really put the emphasis on making spaces that are human-centered and modern as well as maintain integrity of historical structures.
- 269 None of them are vacant. I think some big eyesores in Topeka are specifically those abandoned strip malls and buildings that are left to crumble, with large unoccupied parking lots. I think what's missing from these photographs is unique architecture that stand above and outside the mold.
- 270 just a lot of square boxes that looked rundown
- 271 Cheap is not pretty.
- 272 Just wish we had a more consistent code system for new building. Dollar general is an oversized Morton building. We can do better then that.
- 273 I spent twenty years of my life in beautiful parts of California—the Monterey Peninsula and San Rafael. Topeka can better its appearance with landscaping, and by formulating aesthetic standards that commercial buildings should have to adhere to. If the city cheats on its own standards just so it can attract business, the whole issue is a waste of time. I don't think that building materials are as important as landscaping and as having and enforcing good standards, because most building materials these days can be finished in an aesthetically pleasing manner and businesses should be required to consider aesthetics in what they build and how they finish and sign their buildings. Standards can involve issues like size and color and lighting of signs and of mall-front billboards. Better road signage can eliminate the practical need for huge store signs just so people can find them. A number of store groups along Wanamaker have "Backdoor streets" whose main use is supplying products to the stores. But they also ease traffic flow and should be paved and marked for that. I am against animated signs or at least in favor of limiting animations, because they distract drivers and are a hazard—besides being garish and looking cheap. Topeka should not look like Las Vegas.
- 274 there weren't older buildings to rate
- 275 The buildings that had more architectural details to them were more appealing as long as it does not get over done or too fake looking. The second building while mostly industrial materials with little ornamentation, is well thought out and a cohesive palate of materials and appropriately sized openings and rhythm.
- 276 The strip malls with multiple signage was confusing as to what businesses were there.
- 277 clutter in front of store in not appealing
- 278 Topeka looks like a working class or low class town. It lacks all charm of nearby towns like Lawrence and manhattan.
- 279 The entire landscape added to the appeal of the building.
- 280 Landscaping and larger signage is best
- 281 Clean & clearly identifies the business
- 282 I think visual appeal is EXTREMELY important for quality of place, with building materials and landscaping being the most important, but I would have also liked to be able to select architectural details. Good landscaping and architectural design made two of the buildings that were morton buildings far more visually pleasing, while poor landscaping made some of those with decent architectural design look less appealing.

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- 283 Thank you for taking the time to study this. Topeka has a huge problem of looking ugly. It effects community pride as well as the perception of visitors.
- 284 buildings should be built to fit the architectural look of the surrounding neighborhood.
- 285 Commercial buildings are not the problem in Topeka. It's the residential homes and apartment complexes that are the problem. Enforce more codes on homeowners and landlords if you want to clean up the image of Topeka.
- 286 I like to se natural materials in building and also with a master plan for the area that they are being put into.
- 287 junk around them takes away from any building. Great landscaping helps even the most mundane building
- 288 Brick and stone materials are desirable, as well as simple landscaping that is easy to maintain and looks nice throughout the seasons.
- 289 Landscape is critical in my opinion in making a property more visually appealing. I HATE stores that plaster their entire windows with ads - smoke shops, some liquor stores are notorius for that!
- 290 I tend to like brick exterior better than metal.
- 291 Hate square, box type contemporary buildings.
- 292 Buildings clean parking lot.
- 293 I mostly looked for whether the building was appropriate. Neutral on Dollar General; it looks like a discount store. The tire place looks great for a tire place, and Strathman knocked itself out on the warehouse. Too many doors, windows and signs on the strip.
- 294 Too much signage in a small space looks messy and cluttered.
- 295 Too many buildings / shopping centers throughout Topeka look like 1970s era and need major update and curb appeal, including the signs - especially Gage center, it looks better since painted but needs updating!!
- 296 the plane metal one was ugly
- 297 Mainly don't like the colors on the building. Too many earth tone. Need to add some red or green other colors than tan and brown shades.
- 298 Need to easily read a sign on building as to what it is--it's hard to read signs while driving past buildings. Make them simple and large, without other words on them.
- 299 I liked landscaping and less large parking areas
- 300 I really disliked the buildings with metal siding. Having multiple businesses crammed together looks tacky to me.
- 301 It is all new stand alone construction.
- 302 When several are grouped together, they need to be consistent in color and signage, otherwise they are just messy. Especially if they have extra stuff like ice machines, 'on sale' stuff, and junk like that sitting outside.
- 303 They appear nondescript. Nothing you would point to and say "That is a nice looking business/building." Landscaping really helps. Metal buildings in general look "cheap."
- 304 Parking is not about cars, but people; well-considered parking can enhance the overall experience of a place, while ultimately determining the success and profitability of the structure. Parking is often the first thing people experience when arriving at a destination, and the last thing they experience when leaving. If the parking experience is unpleasant, it will have an impact on their decision to return.
- I believe that a business in Topeka should be required have to more access for disabled people along with designing and implementing parking parent and toddler bays and called stork parking or stroller parking, say that pregnant women, or women with small children need the convenience of these designated spots that are often very close to the door of stores with visible parking lot signage and striping. However, I would like to see my local grocery stores have stork parking. This will encourage toddler safety and service providers who pro-actively provide good accessible parking are likely to reap the benefits of the custom and spending power of a growing section of society.
- 305 Consistency of material and signage when several businesses are together make it look a lot better. and also skip all the junk outside of the building! such as 'on sale' stuff and extra billboards - they look trashy!
- 306 The buildings that were unappealing not only need to be updated, but their parking lot and landscaping need to be addressed too.
- 307 I like clean landscape and area around the stores/parking lots/sidewalks. Trashy turns me off even the best of places. Keep trash out of hedges or adjacent wooded areas. These places were clean and cared for.
- 308 did not like broken and unkempt parking lot asphalt
- 309 big, bold signs, clean looking appearance

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- 310 I prefer buildings that blend with the existing structures or provide a visual improvement to a neighborhood.
- 311 I also like most of the older buildings in Topeka. I think the Morton building stores look cheap.
- 312 I like it when you can view the signage coming from different directions.
- 313 Nice landscaping
- 314 Buildings should be built with quality materials with interesting architectural details. Signage should be mandated to be low to the ground and unobtrusive and visually appealing
- 315 Neatness and an uncluttered look.
- 316 I look at the overall appearances and how modern it looks with the materials, landscaping and design. These reflect how well the appearance will age with the community or neighborhood.
- 317 Classy looking versus rundown cheap looking
- 318 Topeka seems to be struggling as far as growing a capital city. This town was thriving 40 years ago. I don't know what has happened. Any business brought to this town, is a good thing.
- 319 Landscaping and right up to the curb. Broken curbs, grass growing over curb, weeds instead of grass. Family Dollar on SE 29th looks like crap because landscaping is poor and trash. I want this place to succeed and it looks bad. Landscaping, cleanliness and landscaping.
- 320 The upkeep of the parking lot and the surrounding areas has a lot to do with 1st impressions and whether or not people would want to stop in.
- 321 Almost none of these buildings have easy pedestrian access
- 322 Signage can be overpowering as well as the architectural details & landscaping. All 3 work together.
- 323 The buildings with too many things on it (Signage) and were close together made the buildings look rushed and unkempt.
- 324 Ideal to use more neutral colors and avoid signage using colors of bright yellow or red.
- 325 Some need work to them.
- 326 All commercial business should be held responsible and accountable for picking up trash in their area regardless if they put it there or not. This city is trashy! It shows a lack of respect for one's surroundings and we can at least get the businesses to help out by picking up their area, then it is a big start.
- 327 The buildings I did not care for appeared unattractive to me because of their very simple plain boring looks. I admire and enjoy the old architectural design of older buildings that have personality, ornate design, history. It seems we tear down some beautiful old buildings because of the cost to take out asbestos, etc rather than look at their beauty and great appeal if we took the time and energy and finding to do things right and restore old beautiful buildings. New buildings could have much more appeal by not looking like they were prefab, or boxy, or like dome offices in town....all look like they were made from the same cookie cutter....same windows, same color of bricks on the outside, etc. Do something daring and challenging for once! I do not want Frank Lloyd Wright looking buildings. I would like to see some gorgeous, eye catching, unique architecturally designed buildings like what you would see in Europe....buildings that everyone is in awe of and will drive miles just to admire and architectural students will study.
- Topeka could have much more beauty and a great charm with having some lovely old world architecturally designed buildings. Please, no more plain, boxy cracker box buildings, buildings with no windows, or new age arch windows, or Frank Lloyd Wright looking buildings. I challenge you to be more creative in any new buildings being built. They need to be gorgeous...outside and inside and ornate....I know this is costly but do it and the people will come! In the mean time, tear down the abandoned rat infested homes throughout our city that trash up neighborhoods, enforce code hard on homes that are not being cared for by owners that now are infested with rats, homeless have taken over (I am thinking of the home at the corner of Huntoon and Gage). Put some teeth into your code enforcement and actually DO SOMETHING to those who junk up their yards, do not maintain their yards, have a home no one is living in and fail to maintain it and care for it, etc. Yes...it may mean legal battles...just do it. If you want to beautiful Topeka....correct the blight by helping homeowners afford to fix up their homes and tear down old abandoned rat infested homes that druggies and homeless hide out in.
- 328 Clean parking lots, signs not overdone-not too many.
- 329 Metal buildings remind me of farm out buildings, not businesses. I like to see some interesting architectural components, not just a box of a building. Brick and rock add appeal.
- 330 Landscaping would add to the appeal of all of these buildings. I rated some of the buildings as "somewhat appealing" if the buildings were attractive...but none had landscaping that I felt was aesthetically appealing.
- 331 Some looked more run down and others lacked landscaping and were less appealing.

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- 332 Most buildings that are unappealing are those with an unorganized or non-well thought out exterior space, typically businesses that use a space that was designed for that type of business.
- 333 N/a
- 334 Some seemed cleaner in appearance & less dirty or perhaps dirty industrial is more what I felt. Topeka has a grimy, dirty feel to most areas. Even KC doesn't feel the same way. Need to reinvest in areas & buildings we have currently instead of continuously building new. Commercial rental prices should be lowered as well to draw more businesses in.
- 335 Topeka needs to put strict guidelines requiring developers to plant landscaping including watering, mowing and general maintenance both for commercial and residential developments as well as taking care of parking lots and trash. Building design and materials need to be very strict. Topeka needs to look into guidelines from Overland Park, Leawood, Highlands Ranch, CO and Frisco, TX as examples.
- 336 All newer architecture and a lot of historic buildings are more appealing! Biased toward large commercial companies.
- 337 Good variety.
- 338 More color
- 339 The variety of businesses like Little King!!!
- 340 I was surprised by how much the parking lots affected my decision appealing vs unappealing
- 341 I'm not terribly interested in the visual appeal, as long as it's not too loud/tacky/distracting.
- 342 Quality building materials with architectural appeal with attractive signage and professional landscaping are all important factors. I do like a lot of windows, but I can also appreciate the additional security challenges they present in some areas.
- 343 Reduce and break up the parking with landscaping
- 344 Most are cookie cutter designs. Other than landscaping they match everywhere else in the country.
- 345 Signage generally looks trashy. The signage restrictions in Lawrence improve the appearance of businesses.
- 346 No Comment
- 347 appendages, color and staggered heights
- 348 Not falling apart - clean
- 349 I liked green space, well done, and it all has to look clean: building, green space and concrete.
- 350 Properties should not be all asphalt around them as it raises the temperature of the overall area. There should be a required sq footage off green space and a required number of shade type trees to help offset the summer temperatures. These green spaces could be flower beds or sod as this leaves a pleasant place to shop and makes the city a cooler place to live and work. There should also be catch basins to catch and hold storm water to allow slower run off to help with flooding on streets and intersections.
- 351 I liked best the buildings with some architectural features and nice landscaping. I disliked the prefab buildings even though they were well maintained and had nice landscaping.
- 352 Well manicured landscape and/or exterior ground cover is important too! Clean and Visually stimulating should be a focus in the presentation.
- 353 Most of the buildings I viewed were very generic. It would help if they have unique architectural details or nice landscaping. it would help if they have unique architectural details or nice landscape. Good signage would help too.
- 354 Parking lot maintenance was another big factor.
- 355 "Fake buildings" can look pretty good when new, but soon grow weary. Substantial buildings with architectural interest, and big windows, and no garish signage are my preference. Signs built only to attract attention...large, and red or other shouting colors...make me look away.
- 356 upkeep or maintaining the building and surrounding area is important. Parking, clutter, contribute to a first impression, if you will do business with them or in that area and if you feel safe.
- 357 The one I disliked the most looked cheap and poorly organized, with a cruddy parking lot. Small businesses can be clustered right next to each other, but they should build on each other, not wear each other down.
- 358 Large, flat surfaces with no other lines (windows, etc.) are unappealing. Large signs cause the same reaction. Many signs more than multiply the unappealing factor.
- 359 I think business need to limit signage and keep up their landscaping and trash. Many businesses don't clear their sidewalks after snowfall.
Portable sine age just looks trashy.
Code enforcement is key.

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- 360 do not care for buildings that have all utility hookups visible from street
- 361 The Dollar Generals have too many items sitting in front like it's a flea market. To me it looks like a mess and a bit tacky. It is nice when there are trees, flowers...something attractive that draws a person to a particular location besides a store sign.
- 362 I like buildings that have architectural appeal, nice landscaping, and a sign that is located on ground not high where it clutters the skyline
- 363 I think metal buildings look cheap. Bold, clear signage is important.
- 364 Some of them are too busy with too many signs on them. Also some of them could use a better facade.
- 365 Clean architecturally, professional signage, nice landscaping
- 366 I think all the buildings are fine. The type of building depends upon the type of business it represents.
- 367 Commercial properties need to alert the public they are there and inform the public. As a community we need to understand this and appreciate businesses and their need for signage. Without those businesses we would not have jobs or tax revenues to operate our current government.
- 368 Clean curbs, parking lots, and landscape are very important to my eye. Clear signage also is appealing.
- 369 .
- 370 Have building codes the promote consistency in visual appearance is very appealing. Promoting green space and outdoor engagement is also important.
- 371 Don't really like the cluttered looking ones. Broken curbing is a turn off. I like clean designs but without proper signage, who would know what is there?
- 372 Good landscaping makes all the difference to me I think every building should have a portion of funds for this. Look at the restaurants that are national here like Red Lobster etc
- 373 clean
- 374 I like most the buildings that are close to the curb with parking in the back. It is much easier for pedestrians to access and looks a lot friendlier.
- 375 Window treatment, architectural detail and landscaping are most important.
- 376 Love clean landscaping. Not too many signs.
- 377 I think the most important thing is being able to walk or bike to local businesses... otherwise all we see is a giant parking lot.
- 378 Commerical buildings in Topeka should require brick or stone over a much greater percentage of the structure. Concrete blocks not included. Other cities require this and are far more visually appealing as a result.
- 379 Don't like big Colorful signs
- 380 They need to appear cared for; not trashy
- 381 Clean and neat around the building is most important.
- 382 Make look up dates
- 383 Realistic access for pedestrians/bicyclists and an architecture of permanence were also lacking in many of those photos.
- 384 visual signage important
stuff piled in the entrance, poles, wires not good
- 385 SOME HAD NO APEAL ORHER'S SEEM'ED COLD=+ others u have no way of telling what there saleing if driveing at20/30mi a hr
- 386 The strip shopping centers could do with a lot less signage maybe just a single large sign that has all of the businesses listed on them with a small sign by their door
- 387 Entrances that look accessible and inviting.
- 388 I liked the clean lines and coordinated color schemes. I don't like too fancy or too dull, there is a happy medium which can be enjoyed by all age groups but ultimately they will choose something less cluttered and clean with a new clean infrastructure surrounding it and having bold, but never overwhelming color schemes. Less clutter makes for a cleaner mind.
- 389 Morton type building look cheaper, they have a place in town, I would not own one but looks would not stop me from going to one either
- 390 I THINK IT IS DIFFICULT TO BALANCE BETWEEN ECONOMICS IN BUILDING & ESTHETICS. however IF YOU WISH TO DO BUSINESS IN TOPEKA I BELIEVE THE COMMUNITY SHOULD BE ABLE DEMAND A LEVEL OF VISUAL APPEAL IN THE BUILDING & GROUNDS. MANY COMMUNITIES FROM CHICAGO ILL. TO LAWRENCE KS. HAVE ENFOIRCED REQWUIREMENTS.
- 391 most look cheap.

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- 392 Good roads leading to easy access and ample parking.
- 393 Clean buildings with windows seem most inviting
- 394 Less parking more landscaping
- 395 Direct access to sidewalks and a lack of cars and parking between the sidewalk and the building are vital to me.
- 396 They look cheap, lack character and visual interest.
- 397 They look cheap, lack imagination and visual appeal. They have no character.
- 398 Most liked the amount of greenery and disliked the trashy look to the parking lots and lack of green energy
- 399 Morton buildings are cheap to build. They look cheap too. With some exterior work they can be appealing. That's an extra expense for a small business, though. But it still looks lousy.
- 400 Some parking areas were poorly maintained
- 401 Majority were very generic or looked cluttered do to signage
- 402 Dollar General Very unattractive Signage and building design.
- 403 I like to immediately know what the business is
- 404 They need to be neat and in charge of their area.
- 405 I like well-planned architectural designs. Having mixed or very plain designs is not so appealing.
- 406 Buildings were kind of bland and needed colors that are aesthetically more pleasing.
- 407 Nothing was really aesthetically pleasing.
- 408 More buildings made of brick or stone. And less made from metal.
- 409 Commercial Building owners or tenants do not provide adequate maintenance of thr grounds surrounding the building. The grounds need to be policed and picked up at least daily and in high business volume settings, at least 4or more times daily.
- 410 Some were just meh. Nothing that made them stand out.
- 411 Every one of the examples was a single prupose built suburban building. The classic multi-purpose urban buildings are much more appealing.
- 412 Liked permanent looking materials, landscaping, limited but classy signage
- 413 The I like clean & organized! Don't like when it looks cluttered - with too many signs, weeds in the parking lot or broken curbs etc. - those things all degrade the appeal.
- 414 Liked the ones where signs blended into the overall effect, rather than stand out.
- 415 Don't like big ugly signs
- 416 buildings that are Morton buildings look cheap
buildings that have a nice structural appeal but then are allowed to adorn windows and exterior with banners, plastic tarp like signs, beer endorsed or created signage looks very trashy, painted advertisements on windows
parking lots for buildings should have clearly depicted parking lines, building fronts should not be permitted to house propane fill centers, red box machines, soda machines
landscaping should be a priority, simple yet sleek, no weeds growing in curbs of parking lots to buildings
buildings should not be permitted to hang tarp like signage from their roof, on windows, on the egress or storefront area
needs to be some uniformity
- 417 I didn't mark signage above but that is also very important to building appeal. A broken parking lot with weeds growing ruins the visual appeal of a building.
- 418 I really liked the visual architectural appeal on some of the buildings, but wondered what a few of them were since there was no signage on them.
- 419 Taco Johns is closed and 2 pics of dollar general is too many
- 420 Having a parking lot that has clear parking lanes and that doesn't have pot holes or broken down parking blocks helps with the appeal.
- 421 Some were almost ugly. We really like the new McDonald's on Wanamaker. It's subtly artistic.
- 422 I noticed I did not seem to like small businesses in a row.

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- 423 The first pic of the Taco John's and the eighth pic with Godfather's Pizza and Little King are endemic of many Topeka/Shawnee county businesses. More often than not, the buildings exterior appearances are not necessarily so much the entire problem... but the ridiculously non-maintained and non-clean parking lots/landscaping/weeds (along with the city's rough roads) does nothing for showing this is a modern community. Business owners (AND home/apartment owners/landlords) need to be held to a higher standard of the conditions of their properties. It is absolutely unacceptable that this community allowed somebody like Kent Lindemuth (and many out-of-town private structure absentee landlords) to run the entire community into the ground over the last 30-40 YEARS!!!! It should be seen to that the likes of him (and the other types) can NEVER be allowed to be a blight on this community AGAIN! Our code enforcement and rules regulating this kind of thing are severely lacking and wanting! Please do something to make this community a place people want to be instead of trying to figure out how to get out of as soon as they possibly can! Please re-develop old blighted areas and quickly tear down old structures that are clearly past their "sell-by date!" Better to have a vacant blank canvas, than the eye-sores like 29th & Fairlawn with the old parking lots and signs still standing! Get some teeth and enforcement to our laws, that other forward thinking communities have already been doing for a long time.
- 424 Landscaping is also important
- 425 I liked the more up to date building styles that featured windows. Low or no window buildings greatly benefited from nice landscaping.
- 426 None of these places looked objectionable. I question whether it's the business of government to intrude into aesthetic considerations.
- 427 They all seemed neat and in good repair
- 428 Clean Designs
- 429 Most of the buildings in Topeka are just neutral. I would like to see something done with the abandoned hotel at 10 and I think Jefferson. Behind the jail. It is a eyesore.
- 430 Cookie cutter boxes
All glass fronts. Things liked the least
Tacky theme designs
- 431 architectural design - rock buildings
Standard metal buildings not as good looking
- 432 Fixing old architectal pleasing buildings is such a huge expense that we have so many empty in Topeka. Could we not sell some by auction and get them off our tax roll?
- 433 The more surroundings by a nice landscaping the more appealing they are. Metal constructions are not appealing, brick is nicer
- 434 Do not like plain box design with clutter of visual elements, signage, etc.
- 435 I want to be able to see who is in the building, where the entrance/exits are, and see the signs from a ways down the road so I can prepare to be in the correct lane.
- 436 Building materials are important and signage on the building is very important. Topeka has far too many signs and they are ugly!!!!!!!!!!
- 437 Landscape goes a long way on the visual
- 438 I think the ones that have complementary colors to their landscaping are most appealing. Kind of needs a total package - a poorly maintained parking lot is a big turnoff for me.
- 439 I prefer architectural styles that use natural materials that are locally available. Craftsman and Prairie styles for example though more modern styles work too.
- 440 the most important thing is to be able to identify the business
- 441 In addition to landscaping, the cleanliness of a parking lot is important as well. I know it would be difficult for Topeka businesses to keep their lots clean because most Topekans have little sense of decorum.
- 442 The worst were the metal buildings.
- 443 Some look new but renovated buildings done right add historical value. Topeka has torn down most of the historical buildings taking away character.
- 444 I only voted one as neutral the rest were acceptable. I consider the cost to get a business to build in what would otherwise be a blighted location. I don't necessarily like Dollar General buildings but I also know they are looking at certain demographics in the neighborhoods they locate so an inexpensive 'box store' in their circumstances serves the prospective customers with some groceries and other staples at a fair cost AND probably improved the aesthetics of the block.
- 445 I love how recently buildings are starting to have similar coloration. It is appealing and makes us look like a community rather than a bunch of different businesses trying to grab our attention like gaudy commercials

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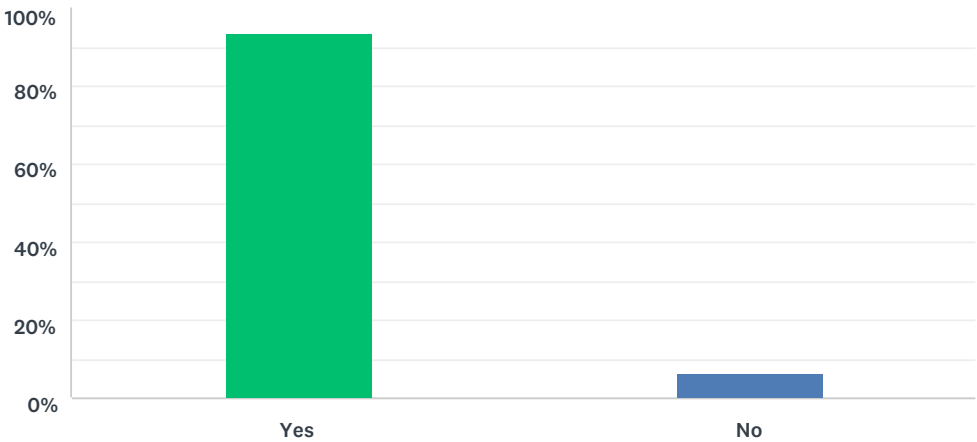
- 446 The busier the details, especially multiple colored signage, the less appealing. Also, the electrical lines and poles are very unappealing.
- 447 I think the businesses should take pride in the outside and not have overgrown weeds or weeds/grass in the parking lot. It makes employees take pride in where they work, creating a better atmosphere to shop in.
- 448 I understand the cost factor of aluminum or Morton buildings being less but they're generally less appealing, much like simple four-wall, square buildings with little signage.
- 449 Buildings with a lot of signs is very unappealing, cheap metal buildings do not look good and fall apart very quickly, all parking and no landscaping is very unappealing.
- 450 Some stores got lost with all the signs combined too busy and some had signs although big and stood out their curb appeal was like I don't care.
- 451 Metal buildings are typically not appealing. Buildings need brick and stone, landscaping, and signs need to be kept to a minimum.
- 452 In some cases, the parking lot detracted from the appeal of the building.
- 453 Should well maintained area surrounding should be well kept.
- 454 I prefer buildings that are set on the sidewalk. Ped access should always be a first.
- 455 Thank you for providing the summary and this survey
- 456 .
- 457 The nice it looks the more it makes you want to go in.
- 458 Promote small business. Out with large chain/box stores, that will eventually leave that site abandon. Use the buildings & structures already in place!
- 459 Most of these were appealing...However, Topeka has a tremendous amount of buildings that are blighted, broken windows, cardboard, plywood, unpainted, awnings falling in a mess, poor landscaping, overgrown trees, shrubs, trash beside the buildings, wrecked cars, old furniture on front area or side areas..nothing is hauled off, breeds crime & looks absolutely terrible for a Capital City...Just talking about all the crime in Topeka and how so many are leaving because nothing is being done about cleaning up this town.
- 460 I also consider parking lots too.
- 461 Commercial metal buildings need more architectural and site details to make them visually appealing. Landscaping is a major factor. Parking lots, while necessary, are the least attractive features, unless they are well lighted, landscaped and kept clean.
- 462 Some of them looked like dumps. Just thrown together with no ascetic at all.
- 463 I like the different colors of buildings and nice looking parking lots. If the parking lot does not look nice the building automatically looks horrible. However, if a building has too many windows the insulation and heat may be hot inside in the summer.
- 464 Buildings with less clutter are much more visually appealing to me. Brick always looks better, and one sign is much more attractive than multiple signs on the same building.
- 465 Did not find the Morton Building types very appealing
- 466 Landscaping
- 467 Most of the pictures look like farm buildings
- 468 I don't like the metal on the outside of the buildings, sides or roofs, and I don't like all the wires, signs and clutter in the grassy areas and attached to buildings. Like a home looks better, all of these buildings need better landscaping. Parts of N Kansas City are being revived and look better. I think COT planners need to meet with N KC city planners and do some research that doesn't cost anything with communities that have revived their cities and have received positive feedback.
- 469 Unappealing looks are from dated store fronts and with little to no architectural designs
- 470 Topeka is a dump.
- 471 signage, easy access and parking
- 472 I like buildings with bold, visible signs, stating the name of the business only and updated architecture with well kept landscaping.
- 473 I like the clean design of the building with landscaping
- 474 I believe location plays a big part of the appeal. In Oakland, for example, the first picture maybe more appealing than on Wanamaker RD, because of the cultural influence. Also, if there were more structure with similar style in the area would be more appealing. If there is only one structure with that style it become a sore thumb.
- 475 Some of these pictures are from another city. NOT TOPEKA.

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- 476 i like green spaces and landscaping as well as clean modern design and clear signage. strip mall signs are too crowded and difficult to read at a glance. Would really enjoy not having concrete medians separating lanes or turn lanes any more. They are simply a hazzard and begging to be driven over and crumble...which looks crappy all over town right now.
- 477 Clean designs with less signage that has landscaping is the most appealing.
- 478 Landscaping and ability to view the entire façade is appealing. If trees or poles are blocking the front or if the road markings are worn or the landscaping is subpar, it really brings down the whole aesthetic.
- 479 Most of the issues I have with the places I found unappealing had to do with the condition of the parking lots and poorly painted stalls.
- 480 I'm tired of steel buildings being popped up all over Topeka. We need to raise our architectural standards, I also am tired of sign poles being left up for buildings that have been demolished or closed. We need to require signs to be removed when a business closes.

Q40 Do you live in Shawnee County?

Answered: 824 Skipped: 238



ANSWER CHOICES		RESPONSES	
Yes		93.57%	771
No		6.43%	53
TOTAL			824