

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, March 19, 2018
6:00 P.M.

214 East 8th Street
City Council Chambers, 2nd Floor
Municipal Building
Topeka, Kansas 66603

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

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

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



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

HEARING PROCEDURES

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

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

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

Members of the Topeka Planning Commission

Katrina Ringler, 2018 Chairperson
Brian Armstrong
Ariane Burson
Marc Fried
Dennis Haugh
Carole Jordan
Wiley Kannarr
Corliss Lawson
Matt Werner

Topeka Planning Staff

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

AGENDA

Topeka Planning Commission

Monday, March 19, 2018 at 6:00 P.M.

- A. Roll call**
- B. Approval of minutes – February 19, 2018**
- C. Declaration of conflict of interest/ex parte communications
by members of the commission or staff**
- D. Public Hearings**
 - 1. Z18/01 by McGhee, Jeremy & Angel** requesting to amend the Zoning District for the subject property (0.5 acre) located at 2029 SW Topeka Blvd from C-2 Commercial District to C-3 Commercial District to provide for retail auto sales. **(Neunuebel)**
 - 2. CPA17/01 by the City of Topeka** amending the text and map of the City of Topeka's Comprehensive Plan updating the **Quinton Heights-Steele Neighborhood Plan**. The area affected by the amendment is bounded by SW 21st Street to the north, SW Washburn Avenue to the west, SW 27th Street to the south, and SW Western Avenue to the east. The neighborhood comprises approximately 163 acres. **(Esparza)**
- E. Presentation and Discussion**
 - Building Design Standards & Sign Code Update** – Staff will review the results of the Visual Appeal Survey (VAS) and provide information on the status of the Code Update
- F. Communications to the Commission**
- G. Adjournment**



CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

MINUTES

Monday, February 19, 2018

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

Members present: Brian Armstrong, Corliss Lawson, Marc Fried, Dennis Haugh, Wiley Kannarr, Katrina Ringler, Matt Werner (7)

Members Absent: Ariane Messina, Carole Jordan (2)

Staff Present: Bill Fiander, Planning Director; Dan Warner, Planner III; John Neunuebel, Planner III; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Roll Call – Chairperson Katrina Ringler called the meeting to order with seven members present for a quorum.

Approval of Minutes from January 22, 2018

Motion to approve as typed; moved by Mr. Fried, **second** by Mr. Kannarr. **APPROVED** (7-0-0)

Declaration of conflict of interest/ex parte communications by members of the commission or staff - none

Action Items

CU18/01 by Topeka & Shawnee County Public Library (TSCPL) requesting a Conditional Use Permit to allow for construction of additional parking to be located off-site on 1.14 acres zoned C-2 Commercial and M-1 Two-Family Dwelling District located at the southwest corner of SW 10th Avenue and SW Garfield Avenue.

Mr. Neunuebel presented the staff report and recommendation for approval subject to conditions 1 thru 3 listed in the staff report. He explained that condition #4 in the staff report is no longer necessary.

Ms. Ringler asked if a landscape plan had already been submitted. Mr. Neunuebel stated that there has been, but revisions will need to be made to it during the site plan review stage.

Mr. Fried asked for clarification as to why condition #4 is no longer needed. Mr. Neunuebel explained that the library provides and will provide more than the required number of handicap accessible parking places closer to the building than this offsite parking lot allows. The lot in question is for staff and Mr. Neunuebel confirmed for Mr. Fried that if a staff person were to need a handicap accessible parking space, one would be available closer to the library than could be provided at this off-site parking lot.

Mr. Armstrong asked if mid-block alley access point is being closed as part of the project and Mr. Neunuebel confirmed that it is.

Mr. Kannarr asked regarding the building that was demolished – how long had it been vacant prior to demolition? Mr. Neunuebel stated he didn't know and suggested the applicant might be able to provide that information.

DRAFT

Mr. Kannarr asked where employees are currently parking and was told they park in the customer parking lot but away from the building. Mr. Kannarr suggested the additional parking lot might reduce the number of pedestrians crossing the street during regular hours as spaces currently taken by staff would be freed up.

Mark Boyd of SBB Engineering came forward representing the applicant and stated that the applicant is agreeable to three recommendations listed in the staff report. He confirmed what had been said regarding handicap parking, stating that there are or will be 14 ADA compliant spaces available where only 9 are required.

Mr. Boyd stated that alley access will still remain on Mulvane, and additional conversation will be had regarding the landscaping requirements. He closed by stating that a representative from the library was in attendance available for questions.

Mr. Armstrong asked Mr. Boyd for clarification about alley access. Mr. Boyd stated that public access is being dedicated at the south end of the property.

Mr. Werner asked for clarification on Right of Way (ROW) dedication and asked if parking spaces will be in the ROW. Mr. Boyd stated there will be until something happens.

Ms. Ringler declared the **public hearing open** and with none coming forward to speak, declared the **public hearing closed**.

Ms. Ringler stated she has no concerns or additional questions and there was a **motion** by Mr. Werner to recommend to the Governing Body approval of the CUP with staff recommendations #1-3. **Second** by Mr. Haugh. **APPROVAL** (7-0-0)

Z18/01 by McGhee, Jeremy & Angel requesting to amend the Zoning District for the subject property (0.5 acre) located at 2029 NW Topeka Blvd from C-2 Commercial District to C-3 Commercial District to provide for retail auto sales.

Mr. Fiander read the case description and explained that the hearing has been deferred to the March 19, 2018 Planning Commission meeting.

Other Action Items

2019-2023 CIP – In accordance with K.S.A. 12-748(b), review the City of Topeka's capital improvement program (CIP) to ensure that it is consistent with the comprehensive metropolitan plan.

Mr. Warner explained that staff has reviewed the CIP and determined it to be consistent with the Comprehensive Plan. He pointed to the memo, project list, and project sheets and stated staff is present to answer questions about the projects.

Mr. Kannarr pointed out some inconsistencies with the dollar amounts on the project list. Nick Hawkins, COT Budget Director, came forward and explained there were some technical issues with formatting the sheet but assured the Commissioners that the amounts on the project sheets are correct.

Ms. Ringler stated that the project descriptions appear to comply with the Comprehensive Plan and after further discussion there was a motion by Mr. Haugh to forward to the Governing Body a statement that

the Planning Commission finds the CIP to be consistent with the Comprehensive Metropolitan Plan.

Motion by Mr. Haugh; **second** by Mr. Fried. **APPROVAL** (7-0-0)

Communications to the Commission

Mr. Fiander stated that the Quinton Heights-Steele Neighborhood Plan will return to the Planning Commission for a public hearing at the March, 2018 meeting.

Mr. Fiander explained the Visual Appeal Survey will be closing soon and staff will bring a report on the sign and building design update back to the Commission at the March meeting.

With no further agenda items, meeting was adjourned at 6:32PM.

Z18/01
by Angel & Jeremy McGhee

STAFF REPORT – ZONING CASE
TOPEKA PLANNING DEPARTMENT

PLANNING COMMISSION DATE: March 19, 2018

APPLICATION CASE NUMBER / NAME:	Z18/01 - Angel & Jeremy McGhee
REQUESTED ACTION / CURRENT ZONING:	Zoning reclassification FROM "C-2" Commercial District TO "C-3" Commercial District
APPLICANT / PROPERTY OWNER:	Angel & Jeremy McGhee
APPLICANT REPRESENTATIVE:	None
PROPERTY LOCATION / PARCEL ID:	2705 NW Topeka Blvd. / Parcel I.D: 1041702003004000
PARCEL SIZE:	0.50 acre
CASE PLANNER:	John Neunuebel, Planner II
RECOMMENDATION:	Approval
RECOMMENDED MOTION:	Based on the findings and analysis in the staff report I move to recommend APPROVAL to the Governing Body of the reclassification of the subject property from "C-2" Commercial District to "C-3" Commercial District.

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY:	The change in zoning to C-3 as requested by the applicant will provide for retail auto sales on the 0.50-acre site. The applicant intends to have 2 or 3 vehicles parked and for sale on the existing parking lot at any given time, in addition to "do-it-yourself" arts and crafts commercial business recently opened within the commercial portion of an existing building which is in adherence to the current C-2 zoning district. (The existing building also includes three residential units.)
DEVELOPMENT / CASE HISTORY:	The subject property includes an existing building formerly utilized as the Soldier Township Fire Station constructed in 1949, including several residential units intended for use by fire station personnel. The property was annexed into the City of Topeka in 1966 and was zoned "F" Neighborhood Shopping Center District that allowed residential uses by right. The Fire station was closed in 1976 and a commercial storefront remodel occurred that same year. The zoning converted to "C-2" Commercial District in 1992 during which time two of the three residential units could be deemed to be a legal non-conforming use pursuant to available documentation.

(The third residential unit requires additional documentation in order to be considered legal non-conforming.) A bookstore was the most recent commercial use within the building, having closed for business approximately one year ago.

ZONING AND CHARACTER OF SURROUNDING PROPERTIES:

The adjacent land to the north is also zoned C-2 Commercial with a medical/chiropractor office building. The land to the east across Topeka Blvd. is zoned C-4 Commercial and includes retail auto sales (2 separate businesses), as well as an office building on an adjacent property. To the south, across Reo Street, the property is zoned C-4 Commercial and is occupied by a Pepsi Company bottling facility. The adjacent land to the west of the site is also zoned I-1 and includes self-service storage.

PHOTOS:



At southeast corner of property facing northwest with former Fire Station building in background.



Facing north along west side of subject property with a residential unit in existing building on right and self-storage units on adjacent property on left.



Facing west along north side of subject property with another residential unit in existing building on left with parking lot for adjacent medical/ chiropractor office to the right of screening fence

DEVELOPMENT STANDARDS AND POLICIES

PURPOSE, USE STANDARDS:

The purpose of the proposed C-3 zoning district as described in the City's zoning code is as follows: "This district is established to provide for those commercial activities which serve a major segment of the total community population. In addition to a variety of retail goods and services, these centers may typically feature a number of large traffic generators that require access from major thoroughfares. The extent and range of activities permitted are in the moderate to medium intensity range with a prohibition on outside sales and storage of supplies, materials, products, and equipment, except for display of gardening and yard supplies and permitted vehicles for sale." (TMC 18.150.010)

A broad range of land uses are permitted in both the C-2 (current zoning) and C-3 (proposed zoning) districts. Besides retail auto sales, other uses permitted in C-3 that are not permitted in C-2 include: medium intensity recreation uses; RV short-term campgrounds; off-premise advertising signs; home improvement & building supply; and surface parking lot as a stand-alone principal use. Another variation between the two districts is that a drinking establishment is a permitted use in the C-3 district, while a Conditional Use Permit is required for a drinking establishment in the C-2 district. (TMC 18.60 Land Use Matrix)

DIMENSIONAL STANDARDS:

Dimensional standards applicable to C-3 zoning (proposed) are similar to the standards for C-2 zoning (existing). Differences include maximum building coverage being 50 percent in the C-2 district and 60 percent in the C-3 district, while maximum building height in the C-2 district is 50 feet and maximum building height in the C-3 district is 70 feet. The maximum ground floor building size in the C-2 district is 50,000 square feet and there is no maximum ground floor building

size in the C-3 district. (The size of the existing building on the subject site is approximately 5,500 square feet.)

OFF-STREET PARKING:

Off-street parking is required within all zoning districts per the standards in TMC 18.240.030. The quantity of required parking spaces is determined by use and not by zoning district; therefore, the change in zoning has no direct effect on off-street parking requirements.

Inasmuch as the existing building has a recent history of commercial use and there is no intent to expand the existing building, a formal off-street parking analysis is not required. However, the existing site appears to meet the City's parking requirements for current residential and retail uses in the building. The site currently contains approximately 14 parking spaces in front of the building utilized for the commercial space that totals 1,400 square feet. Such a space requires 7 off-street parking spaces pursuant to the City's commercial parking standard of 1 space per 200 square feet of floor area, thus providing excess parking spaces in accommodating retail auto sales. With the applicant's intent of having 2 or 3 autos for sale at any given time, the City's off-street parking requirements will be met or exceeded. Approximately six parking spaces are provided at the rear (west and north sides) of the building to serve up to three residential apartments in the building.

LANDSCAPING:

Although the proposed change in zoning has no effect on landscaping requirements, landscaping would be reviewed as part of a site plan review process for any substantial future expansion of the existing building or parking lot regardless of change in zoning district.

SIGNS:

The existing C-2 zoning currently provides for freestanding signs that shall not exceed 200 square feet per sign face and shall not exceed a height of 35 feet. The proposed C-3 zoning would provide for signs that shall not exceed 300 square feet per sign face and shall not exceed a height of 55 feet.

COMPREHENSIVE PLANS:

The Topeka Land Use and Growth Management Plan 2040 (LUGMP) includes the subject site and surrounding properties on the Future Land Use Map as Community Commercial and these areas contain large-scale commercial uses that serve to provide multiple neighborhoods in the city with goods and services and are large traffic generators. The proposed zone change from C-2 to C-3 adheres to the Topeka LUGMP 2040.

TRANSPORTATION/ AND ACCESS:

NW Topeka Blvd. adjacent to the site is categorized as a principal arterial, while NW Reo St. adjacent to the site is a local street. There are two driveways providing access to the property, with one being located on Topeka Blvd. and one located on Reo St. There are no sidewalks on either street frontage and none are called for in the Topeka Pedestrian Master Plan, although any future expansion of the existing building or parking lot may indicate the need for sidewalks during the site plan review process. The site being located on NW

Topeka Blvd. is served by Metro Bus Route #2.

OTHER FACTORS

SUBDIVISION PLAT:	The subject site is <u>not</u> currently platted. Any significant expansion of the existing building or parking lot in the future will likely require the need to plat the property.
FLOOD HAZARDS, STREAM BUFFERS:	None (Zone 'X' Protected by Levee)
UTILITIES:	The site is served by a full range of utilities and services.
TRANSPORTATION/TRAFFIC:	NW Topeka Blvd. adjacent to the subject property is categorized as a principal arterial, and NW Reo St. is a local street. The proposed incremental increase in commercial intensity does not require a formal traffic impact assessment.
HISTORIC PROPERTIES:	None
NEIGHBORHOOD INFORMATION MEETING / STAKEHOLDER FEEDBACK:	The owner/applicant conducted a Neighborhood Information Meeting on January 31, 2018. A meeting attendee expressed concerns and had questions regarding available parking, and the applicant provided information in response. (Meeting summary attached.)

PUBLIC WORKS/ENGINEERING:	No issues identified.
WATER POLLUTION CONTROL:	No issues identified.
FIRE:	No issues identified.
DEVELOPMENT SERVICES:	No issues identified.
Other:	None

KEY DATES

APPLICATION SUBMITTAL:	January 4, 2018
NEIGHBORHOOD INFORMATION MEETING:	January 31, 2018
LEGAL NOTICE PUBLICATION:	February 5, 2018

STAFF ANALYSIS

CHARACTER OF NEIGHBORHOOD: Based on the existing conditions of the subject site and surrounding properties, the proposed C-3 zoning is compatible with the existing and desired future character of the neighborhood which is oriented toward commercial and light industrial development in all directions adjacent to the subject site. (Area Zoning Map attached.)

LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION: The subject property includes an existing building formerly used as a Fire Station that includes residential units, along with commercial retail space that has been vacant for approximately one year.

CONFORMANCE TO COMPREHENSIVE PLAN: The Topeka Land Use and Growth Management Plan 2040 (LUGMP) designates the subject site and vicinity of the site on the Future Land Use Map as Community Commercial. The proposed C-3 zoning fully conforms to the Topeka LUGMP 2040. (Future Land Use Map attached.)

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES OF WHICH IT HAS BEEN RESTRICTED:

The property is suitable for uses to which it is limited under the current C-2 zoning, while the proposed C-3 zoning will provide for more flexibility and enable uses not currently permitted. A change in zoning is requested to accommodate the property owner's desire to use the property for retail auto sales that is not provided for under the current C-2 zoning. There are existing retail auto sales businesses on the east side of Topeka Boulevard across from the subject site, with one being located on the north side of Reo Street and another located on the south side Reo Street. Auto sales businesses are often located in proximity to one another so as to increase the number of potential buyers resulting from increased selection and convenience.

THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: Little or no detrimental effects upon nearby properties are anticipated as a result of increasing commercial intensity on the site since nearby properties are of similar or greater commercial and industrial intensities. At least one neighboring property owner expressed a concern at the Neighborhood Information Meeting regarding the limited parking on the property and the potential for customers of the proposed "new car lot" parking on neighboring properties on the east side of Topeka Boulevard. Staff does not anticipate a significant, frequent, or ongoing parking problem especially since there will be a small number of autos to be offered for sale at any given time on the subject property.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER: Approval of the proposed zoning change will allow greater utilization of an existing commercial building and the providing of additional commercial services to the community in a manner consistent with the pattern of surrounding land uses.

AVAILABILITY OF PUBLIC SERVICES: All essential public utilities, services, and facilities are presently available within the area.

STAFF RECOMMENDATION:

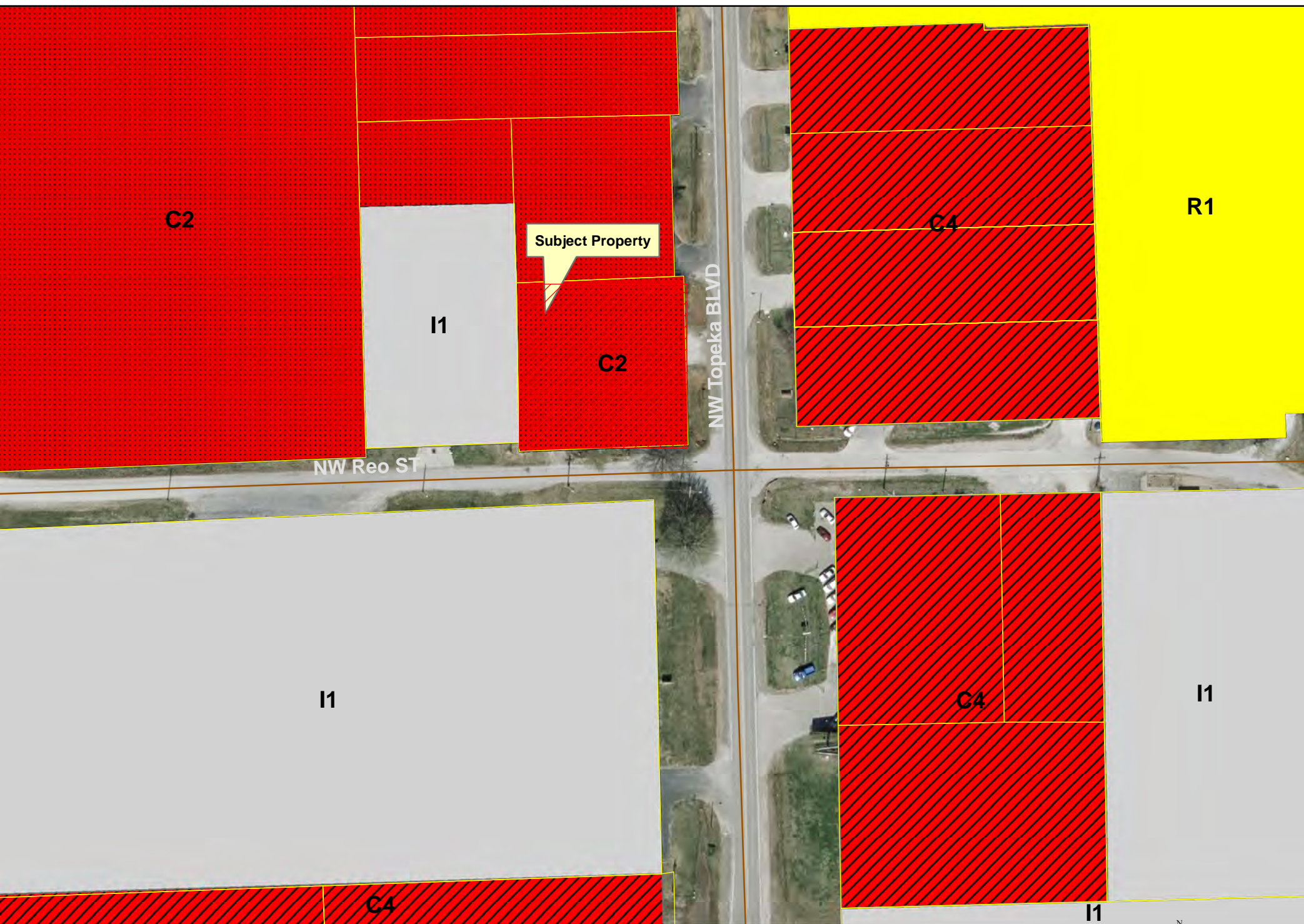
RECOMMENDATION: Based on the above findings and analysis Planning Staff recommends approval of the zoning reclassification FROM "C-2" Commercial District TO "C-3" Commercial District as proposed.

RECOMMENDED MOTION: Based on the findings and analysis in the staff report I move to recommend **APPROVAL** to the Governing Body of the reclassification of the subject property from "C-2" Commercial District to "C-3" Commercial District.

Attachments:

- Aerial Map
- Zoning Map
- Future Land Use Map (LUGMP 2040)
- Neighborhood Information Meeting Notes & Attendance







Subject: Summary of Neighborhood Information Meeting for McGhee Zone Change (Z18/01)

Meeting Location: 2705 NW Topeka Blvd.

Date/Time: 01/31/18; 5:30 P.M.

Attendance: 5 area property owners; Project Applicants Angel & Jeremy McGhee; and 2 city staff from Planning Department

Meeting began at 5:30 p.m. with John Neunuebel, City of Topeka Planning Department, providing an overview of the zoning change application process including the upcoming public hearing before the Planning Commission. Angel and Jeremy McGhee described how their application for zoning change was intended to allow for several used vehicles being for sale on their parking lot area, which would be combined with their also operating a 'do-it-yourself' service wherein persons could come in to complete small arts & crafts, and woodworking projects using materials and assistance as will be provided. It was anticipated that there would be regularly-scheduled sessions, and possibly 'by-appointment' sessions but this would be a less than full-time activity, as will be the vehicle sales. They also described how they were remodeling the interior and exterior of the building to retain the historical aspect of the building as a former fire station as a design theme. The McGhees also mentioned that Jeremy had been selling used cars for some time but had utilized other used car dealers to display his cars for sale.

A meeting attendee asked how it was that a residential use was allowed in commercial area, and Planning staff noted that the two residential units, which had been in use since when the building was a fire station, were considered to be legal, non-conforming uses. Meeting attendees had particular concerns regarding the parking situation since in the past there were times when previous bookstore customers, for example, would park in neighboring parking lots. The McGhees explained that they will be establishing parking for residents in the two apartment units to the rear of the building only, and this would enable full use of the parking lot in front of the building for commercial customers. Questions were put to Planning staff as to the City's requirements for parking, and it was explained that unless there was an expansion of an existing building the City's required permitting and review process would not normally be undertaken for a commercial building with a recent history of commercial use. Attendees noted that heavy traffic on Topeka Blvd. also includes much truck traffic. After some continued general discussion, the meeting adjourned at 6:05 p.m. and attendees were thanked for attending and their interest in the project.

Neighborhood Information Meeting

Sign in Sheet

Neighborhood Information Meeting

Sign in Sheet

Proposed Zone Change for Property Located at Northwest Corner of NW Reo St. and NW Topeka Blvd.

Date: January 31, 2018 at 5:30 PM

Meeting Location: Subject Property at 2705 NW Topeka Blvd.

[illegible]

CPA17/01
by City of Topeka

Quinton Heights-Steele Neighborhood Plan



CITY OF TOPEKA

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MEMORANDUM

To: Topeka Planning Commission

From: Bill Fiander, AICP, Planning Director

Re: Quinton Heights-Steele Neighborhood Plan

Date: March 19, 2018

Background

- The Quinton Heights-Steele NIA was awarded one of two SORT (Stages of Resources Targeting) grants to begin in 2017.
- This is a two-part process with neighborhood planning occurring in 2017 and implementation occurring in 2018 – 2019. The planning stage is coming to completion and is being presented as an update on the Quinton Heights-Steele Neighborhood Plan process.
- The NIA has been working with Planning staff since June, 2017 in creating their new neighborhood plan.
- The Plan reflects the targeted approach associated with the SORT process. The most “in-need” areas have been identified for targeting both housing and infrastructure resources. Improvements to Shunga Glen Park are also included with this Plan.

Process

- Staff notified all property owners in the planning area and held a kickoff meeting on June 12, 2017 to present a “current conditions” analysis.
- Steering committee meetings and sub-committee meetings were held throughout the summer and fall months for more in-depth evaluation of the Plan topics. Major focus areas include Goals and Policies, Land Use, Revitalization Themes, Neighborhood-Wide Strategies, and Implementation.
- All property owners in the Quinton Heights-Steele NIA were mailed notice advertising the final neighborhood meeting on January 23rd.
- The draft plan was presented with discussion so as to gain feedback and input from the neighborhood.
- Staff incorporated feedback into the final Quinton Heights-Steele Neighborhood Plan document. The draft plan is available online: https://s3.amazonaws.com/cot-wp-uploads/wp-content/uploads/sites/9/2018/03/09162507/QHS_NHoodPlan.pdf

Current Neighborhood Conditions

- The neighborhood has an “At Risk” health rating; the health rating for the neighborhood in 2000 was “Out Patient”.
- The neighborhood plan boundaries are SW 21st Street, SW Washburn Ave, SW 27th Street, and SW Western Avenue.
- Single-family structures account for 74% of all housing units, of which 36% are owner occupied.
- Infrastructure needs include reconstruction of streets to include stormwater facilities. In addition to sidewalk and alley improvements, traffic calming is also necessary.

Notable Findings

- The Quinton Heights neighborhood traces its roots back to the platting of the Quinton Heights and Steel’s Addition subdivision in 1887, which was then just beyond the southern limits of incorporated Topeka. By 1921, most of Quinton Heights had been annexed into the corporate limits of Topeka.
- The corner of Buchanan and 26th Street was the original location for the Quinton Heights Elementary School, which has since been relocated east to Topeka Boulevard.
- New development within the past 50 years has primarily been comprised of large multi-family properties in the southwest and northeast corners of the neighborhood.
- Target areas are located in the southeast portion of the neighborhood, outside of the regulatory flood hazard area.
- Improvements to Shunga Glen Park are a priority for the neighborhood.

Staff Recommendation: Staff recommends the Planning Commission:

- 1) Conduct a public hearing on the Plan for action on March 19, 2018.
- 2) Recommend approval to the Governing Body as an element of the City’s Comprehensive Plan.

QUINTON HEIGHTS-STEELE

Topeka, Kansas



Neighborhood Plan

An Element of the
Topeka Comprehensive Plan

A Cooperative Effort By:

The Quinton Heights-Steele Neighborhood Improvement Association

&

Topeka Planning Department



ADOPTED:

Topeka Planning Commission, **DATE**

Topeka Governing Body, **DATE**

ACKNOWLEDGEMENTS

Quinton Heights-Steele Neighborhood Improvement Association

James Prout – President
TBA – Vice President
TBA – Secretary-Treasurer
– CAC Member

City of Topeka Mayor

Michelle De La Isla

Topeka City Council

Karen Hiller	Tony Emerson	Aaron Mays
Sandra Clear	Michael Padilla	Jeff Coen
Sylvia Ortiz	Brendan Jensen	Michael Lesser

Topeka Planning Commission

Brian Armstrong	Ariane Burson
Marc Fried	Dennis Haugh
Carole Jordan	Wiley Kannarr
Corliss Lawson	Katrina Ringler
Matt Werner	

Topeka Planning Department

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

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CHAPTER 1

INTRODUCTION AND PURPOSE

INTRODUCTION AND PURPOSE

BACKGROUND

For several years Quinton Heights has been on a journey to improve its “at risk” rating to “outpatient” or even “healthy “. In order to achieve such a stark transformation, residents are looking to fix what is broken in Quinton Heights. By reinforcing community assets that most embody the spirit of the neighborhood, residents are confident that the image of Quinton Heights can be restored. Investing in housing rehabilitation, infrastructure improvements and improving community spaces such as the Shunga Glen Park have been identified as top priorities. With a touch of reinvestment and organization, Quinton Heights can be an even greater benefit to the outlying city of Topeka.

In 2016, the Quinton Heights-Steele NIA took the first step and submitted an application to become a SORT neighborhood. With this designation comes the opportunity to create a plan to guide future resource allocation and project ideas.

PURPOSE

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

Throughout the latter half of 2017 into early 2018, the Quinton Heights NIA and City of Topeka planning staff were able to collaborate on finalizing a neighborhood plan that fully addressed land use, housing, safety, infrastructure, green space, and neighborhood character as well as overarching vision and goals of the community.

The purpose of this document is to provide long-range guidance and clear direction to the City and its agencies, residents, and private/public interests for the future revitalization of the Quinton Heights-Steele neighborhood. It establishes a 10-year vision and appropriate policies for land use, housing, community character, the Shunga Glen Park, and circulation for the Quinton Heights-Steele neighborhood. This Plan provides the policy basis from which to identify appropriate zoning, capital improvements and programs for implementation.

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

resources. Through the SORT program, Quinton Heights residents seek to continue efforts to reach a status of a “Healthy” neighborhood.

RELATION TO OTHER PLANS

The Plan is a comprehensive community-based approach to neighborhood planning that constitutes an amendment to the Comprehensive Plan and is regularly monitored, reviewed, and updated as needed. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including the Washburn Lane Parkway Plan, Bikeways Plan, Pedestrian Plan, Futures 2040, the Land Use and Growth Management Plan and Trails Elements.

PROCESS

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

This “state-of-the-neighborhood” information was shared during the kickoff meeting which took place on March 29, 2017. The steering committee, comprised of neighborhood volunteers, met numerous times between May 2017 and February 2018. During these meetings, stakeholders looked at in-depth issues such as goals and guiding principles, land use and zoning, circulation and parks, corridors, and SORT Target Areas.

A summary of the final plan was presented to the community at a final meeting held on January 26, 2018 at the Grace United Methodist Church located at 2627 SW Western Avenue. A work session was held with the Planning Commission on March 19, 2018.

Public Engagement Process

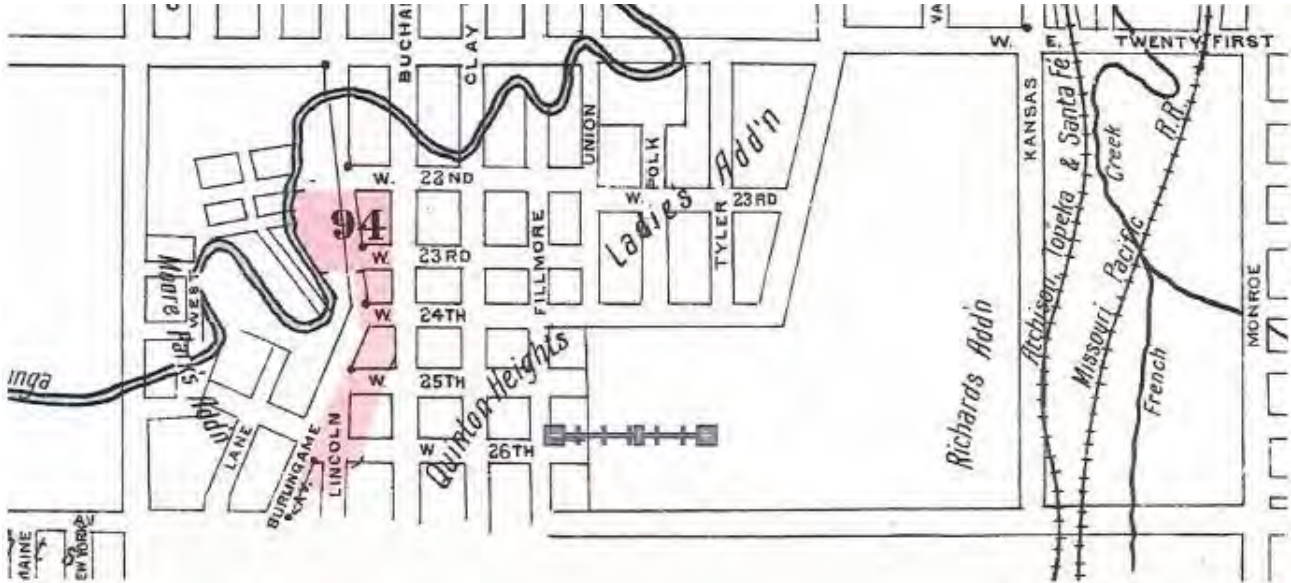


QUINTON HEIGHTS-STEELE NEIGHBORHOOD PLAN PROCESS



NEIGHBORHOOD PROFILE

LOCATION AND CHARACTER



The Quinton Heights Neighborhood is located in southcentral Topeka, Kansas, approximately 2 ½ miles south of the state capitol building and the downtown district. The neighborhood is bounded by SW 21st Street to the north, SW Washburn Avenue to the west, SW 27th Street to the south, and SW Western Avenue to the east. The neighborhood comprises approximately 163 acres.

Quinton Heights lies directly north of the Topeka Country Club. The Shunganunga Creek and Shunga Trail wind through the neighborhood, dividing the Shunga Glen Park into two distinct sections and separating the area by more intensive land uses.

The neighborhood's topography is characterized by gradual and sharp elevations in the southeast quadrant of the neighborhood that drain northerly and westerly towards lower plains and the Shunganunga Creek. Much of the neighborhood north of 24th Street and along Buchanan Street is within the 100-year flood boundary.

HISTORY

The Quinton neighborhood traces its roots back to the platting of the Quinton Heights and Steele's Addition subdivision in 1887, which was then just beyond the southern limits of the incorporated city. Residential development was slowed by a lack of direct street access from the central business district, no public improvement (e.g., no paved streets or waterlines), and periodic flooding.

By 1921, most of Quinton Heights had been annexed into the corporate limits and improvements were steadily made. Buchanan Street was heavily traveled due to the fact that it provided a connection between Washburn Avenue and Burlingame Road up until the late 1940s. Due to this facet, Buchanan Street acted as an arterial in the early years of the neighborhood, triggering commercial and industrial development. The corner of Buchanan and 26th Street was also the original location for the Quinton Heights Elementary School, which has since been relocated to Topeka Blvd.

New development within the past 50 years has primarily been comprised of large multi-family uses such as the 90-unit mixed residential Trianon complex on 27th Street as well as the 68-unit Bristol Ridge apartment complex at Fillmore Street and 22nd Street.

CHARACTER

Due to the lack of arterial traffic within the neighborhood, Quinton Heights is a somewhat secluded enclave of moderate to small single-family homes. The Shunganunga Creek and Shunga Glen Park buffer the residential area from more intensive development along the major arterial 21st Street and Washburn Avenue. Only Fillmore and Buchanan connect the neighborhood directly to 21st Street.



The majority of homes are relatively modest in size, features, and character.

The architectural integrity of several turn-of-the-century homes is still present throughout the neighborhood. Property east of Buchanan Street was platted in 1887 and is characterized by 25' wide and 144' deep lots with two or more lots consolidated for ownership purposes. Most structures in the original plat were built prior to 1935. The area west of Buchanan was platted roughly 60 years ago and exhibits a much more modern feel. The standard lot area, number of vacant lots, and modest dwellings make for a relatively low development density.



EXISTING CONDITIONS

HEALTH

The Neighborhood Element of the Comprehensive Plan establishes a neighborhood health rating system for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. This system uses five categories – poverty level, public safety, residential property value, single family homeownership, and the number of boarded houses –to assign a health rating to each census tract block group. Quinton Heights encompasses the Census block group 15:1. From 2000 to 2014, 15:1 has decreased by one rating in four of the five individual health indicators. Overall, the neighborhood has slipped from “Out Patient” to “At Risk” during this same period, only briefly returning back to “Out Patient” according to the 2007 health rating. Please see Appendix A for more detailed information.

LAND USE

As illustrates by Map 1, the neighborhood is predominantly residential, with 80 percent of all parcels devoted to residential land uses. Of this, single family residential use accounts for 74.43 percent of all parcels and 30.61 percent of the neighborhood in terms of acreage. The second leading land use within the neighborhood is commercial – accounting for 6.67 percent of all parcels and 8.89 percent of neighborhood land area (See Table #1). Commercial uses are typically confined to the northwestern section of the neighborhood along 21st street; however, a few older, grandfathered commercial uses can be found down Buchanan Street.

Table #1: Existing Land use

Land Use	Parcels	Percent	Acres	Percent
Residential Single Family	212	74.36%	49.90	40.46%
Residential Two Family	11	3.86%	2.71	2.20%
Residential Multi-Family	5	1.75%	14.49	11.75%
Commercial	19	6.67%	17.92	14.53%
Institutional	2	0.71%	3.08	2.50%
Utility	2	0.71%	4.31	3.49%
Public	3	1.05%	0.71	0.14%
Vacant	20	7.02%	4.53	3.67%
Open Space	11	3.86%	25.68	20.82%
Total (Parcels)	285	100%	123.33	100%
Total (w/ ROW)	285		163	
Shawnee County Appraiser's Office (2017)				

ZONING

Historically, Quinton Heights was zoned primarily two-family and commercial. In the late 1990's the neighborhood was "downzoned" from M-1 and C-4 to R-1, in order to aptly reflect the single family character of the neighborhood.

Current zoning in Quinton Heights is predominantly R1, single family residential. Commercial zoning exists along the heavily travelled major arterial 21st Street, which acts as a northern border for the neighborhood. Zoning for multi-family can be found in the northeast and southwest corner of the neighborhood. Map 2 illustrates the current zoning in Quinton Heights.

HOUSING DIVERSITY

The housing density of 6.05 units/acre found in Quinton Heights can be attributed to the high number of single family housing units in the neighborhood. Although several larger multi-family complexes exist in the area, they span across 14.49 acres of the neighborhoods total land area (Table #2). The average single family residential property value in the neighborhood is \$39,908, while the spread for multi-family property value is so wide that the median comes in around \$273,000 and the mean at slightly over \$1 million. Vacant lots in the area vary in value, coming in between \$210 and \$16,000

Table #2: Housing Density

Housing Type	Units	Percent	Acres	Units/Acre
Single Family	212	52.2%	49.9	4.21
Two Family	22	5.4%	2.71	8.12
Multiple Family	172	42.4%	14.49	11.87
Net Density – Residential	406	100%	67.1	6.05
Net Density All	406	100%	123.33	3.29
Gross Density (w/ROW)	406		163	2.49
Shawnee County Appraiser's Office (2017)				

Table #3: Property Values

	Median	Mean	Minimum	Maximum
Residential – Single Family	\$35,100	\$39,908	\$2,590	\$231,100
Residential – Two Family	\$36,900	\$40,200	\$26,700	\$56,000
Residential Multi-Family	\$273,000	\$1,046,164	\$39,480	\$2,556,000
Vacant	\$1,570	\$2,641	\$210	\$16,000
Shawnee County Appraiser's Office (2017)				

HOUSING CONDITIONS

A housing assessment completed in Quinton Heights unveiled stable yet deteriorating conditions (Table #4). In order to evaluate the overall exterior health of housing structures, the planning department uses a scale of “sound” to “dilapidated” based upon the number of minor defects, intermediate defects, and major defects associated with a given property. Housing structures are individually assessed by the criteria but are later averaged by street-facing blocks. According to the assessment, 60 percent of residences were classified as sound while 15 percent were found to be intermediate, and 24 percent deteriorating.

Individually, 83 percent of single family residential houses showed minor deficiencies through aging and weathering. Though this number may seem relatively high, minor deficiencies are cases of basic wear and tear such as bare spots on the lawn, missing porch lights, or weathered paint. If seen in higher numbers these conditions can certainly stack up and become problematic.

32 percent of single family homes showed cases of intermediate deterioration and 6 total properties had at least 1 major deficiency. Moreover, almost every two-family structure in the neighbored exhibited intermediate deficiencies. These numbers display an overall high number of residential properties with more serious issues such as broken/ missing window panes or sagging, cracked, or missing roofing. High occurrences of intermediate or major deficiencies can subtract from the overall aesthetic appeal of a neighborhood.

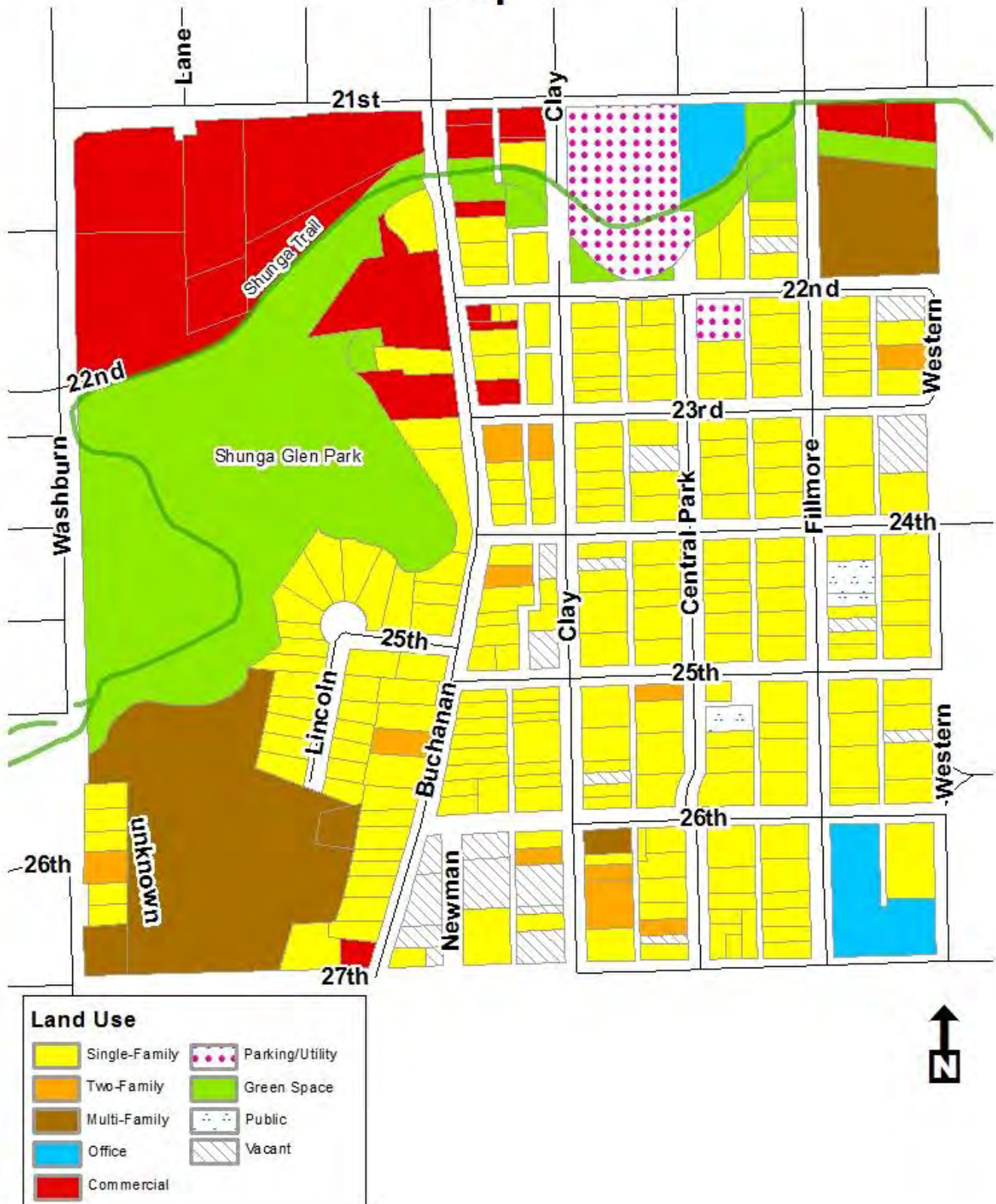
The highest concentration of blocks with intermediate or major deterioration can be found south of 24th Street along the interior streets of the neighborhood (Map #3). Notably, the 2400 blocks of Fillmore and Central Park, and the 2500 block of Clay yield the highest concentration of deterioration identified by the assessment. (NOTE: Average block conditions are relative to the neighborhood and should not be compared to other neighborhoods)

Table #4: Housing Conditions

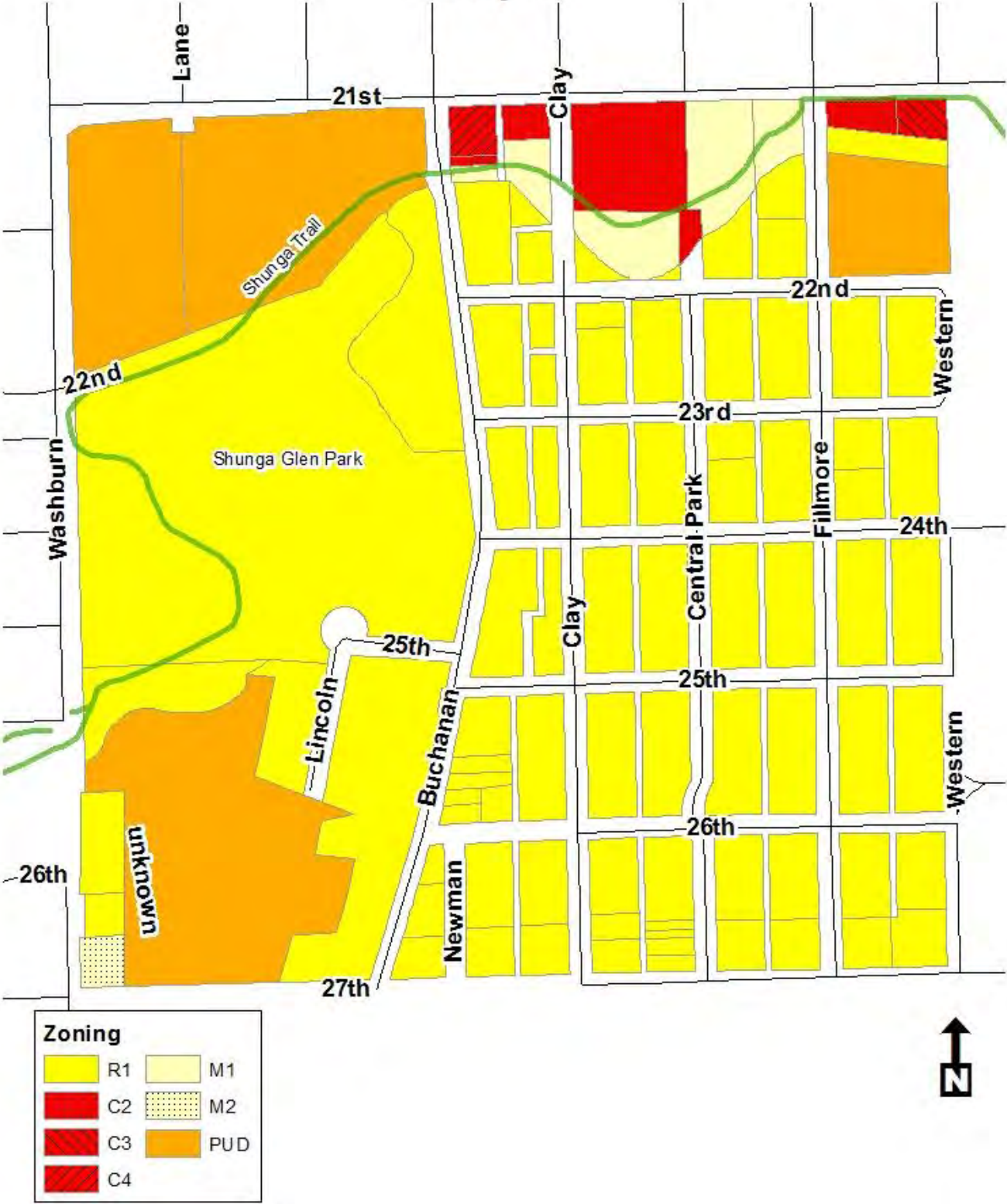
Housing Type	Minor Deficiencies		Intermediate Deficiencies		Major Deficiencies		Total
	Prop.	Percent	Prop.	Percent	Prop.	Percent	Prop
Single Family	176	83%	68	32.1%	5	2.4%	212
Two Family	11	100%	9	81.9%	1	9.1%	11
Multi-Family	4	80%	2	40%	0	0%	5
Total	191	83.8%	79	34.6%	6	2.6%	228

Shawnee County Appraiser's Office (2017) & COT (2017)

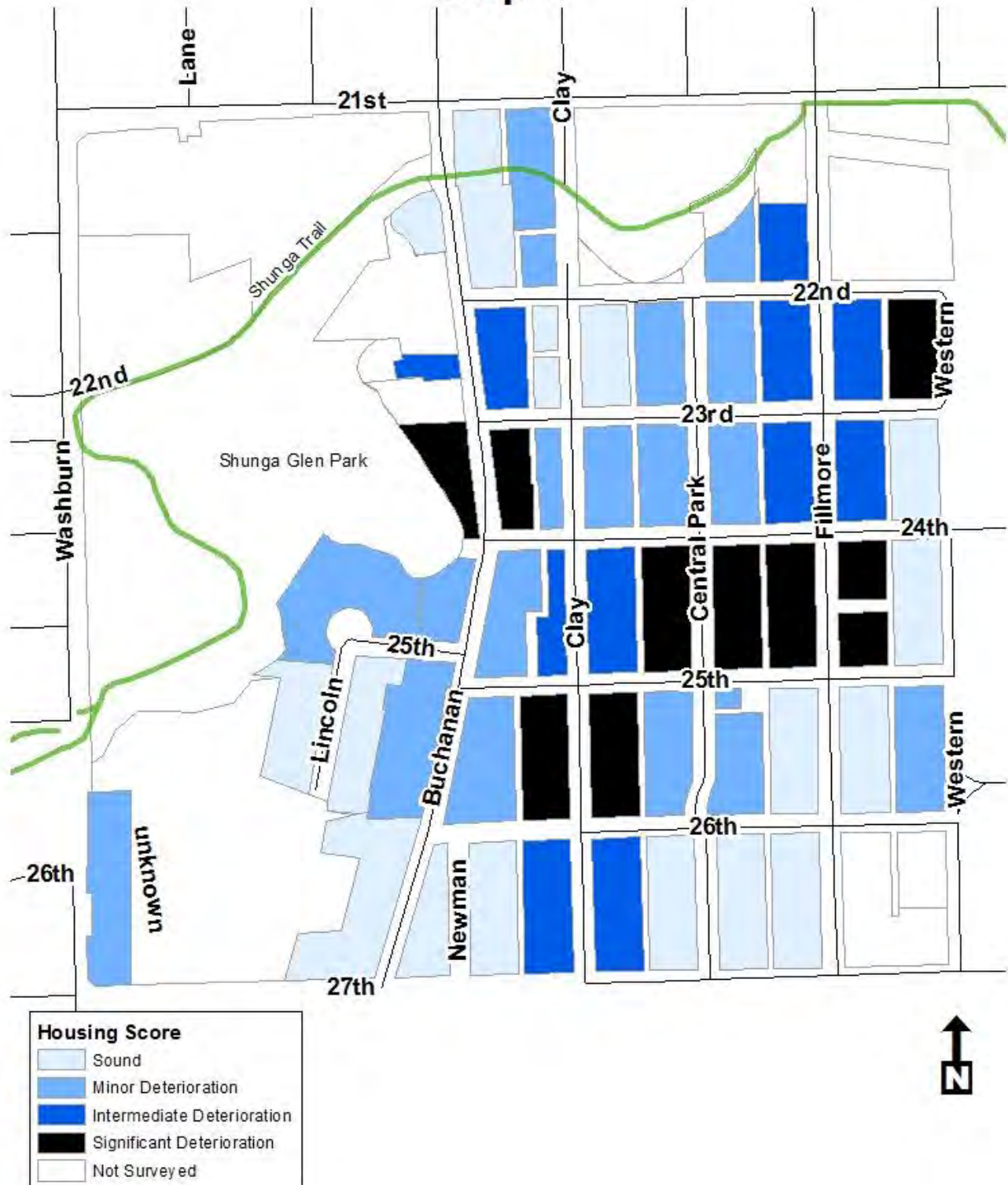
Current Land Use Map 1



Zoning Map 2



Housing Conditions Map 3



TENURE (OWNER VS RENTER)

Quinton Heights has 3 times the number of renter occupied units than it has owner occupied units (Map 4). This number equates to roughly 74.6 percent of units in the neighborhood being occupied by renters. Many factors can account for this particular attribute, but this seemingly high number may simply be the product of market demand or numerous other externalities. Despite the negative perception some feel towards higher renter occupancy rates, Quinton Height's residents seem to be well aware of this aspect of tenure and remain unbridled by its negative claims or possible hindrance towards achieving a successful revitalization.

INFRASTRUCTURE

Infrastructure includes pavement, sidewalk, curb, and alleyway conditions. Not all streets in Quinton Heights are currently built to urban standards. Several sections of the neighborhood lack standard covered storm water drainage systems. Central Park Avenue is notably void of a covered storm system between 26th and 24th Street. Additionally, a large portion of 24th and 25th Street is fixed to an open ditch drainage system that leaves much of the neighborhood with a visual blemish.

A vast extent of pavement within the neighborhood's boundaries has been identified in "poor" or "serious" condition as indicated by a 2016 city-wide pavement conditions survey. East to west running local and collector streets are marginally worse than their perpendicular counterparts, with 27th Street highlighting some of the lowest overall infrastructure conditions within the neighborhood (Map 5). Due to their poor conditions, many of the streets in Quinton Heights may be subject to complete reconstruction rather than a simple mill and overlay.

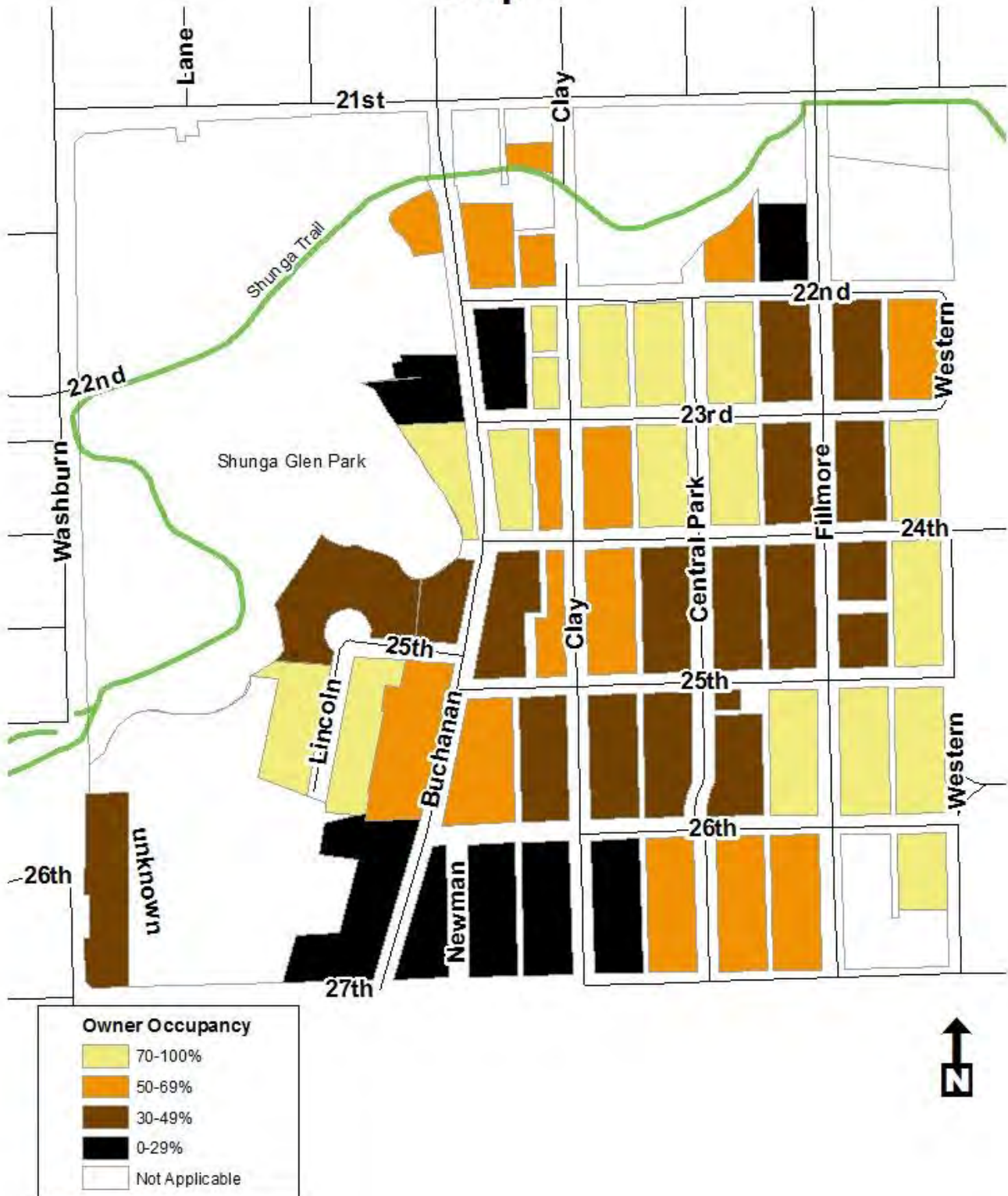
PUBLIC SAFETY

Map 6 illustrates the number of reported crimes by street facing blocks according to statistics provided by the Topeka Police Department for 2016. Major crimes are defined as Part 1 crimes – murder, rape, robbery, aggravated assault, burglary, and various forms of theft.

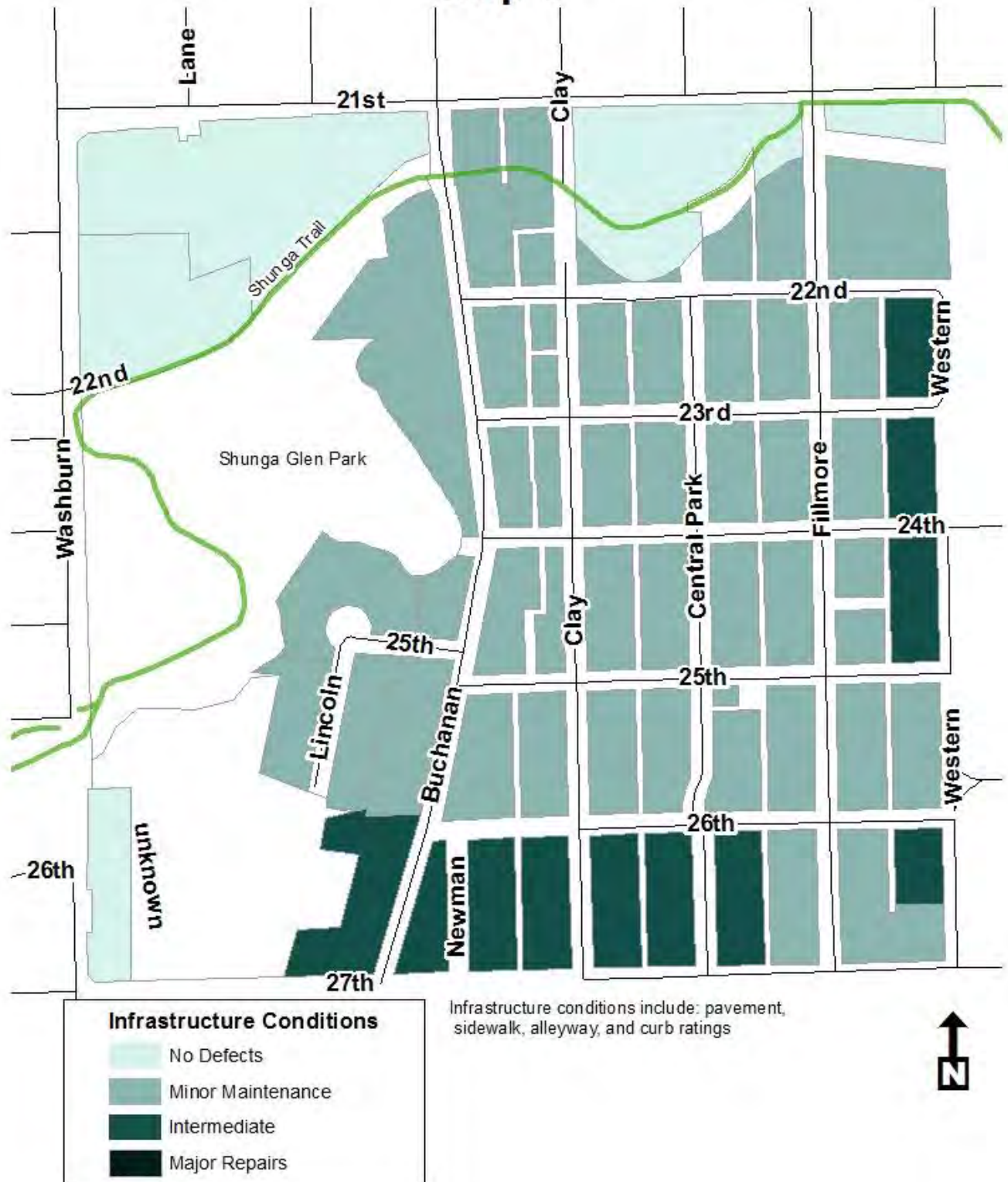
Criminal activity was dispersed throughout the neighborhood, but mainly occurred within the commercial area along 21st Street. This occurrence, though unwarranted by the neighborhood, is somewhat expected of a commercial area. What is not expected, however, is the high occurrence of criminal activity that took place in the 2600 block of Clay. The Majority of crimes that took place in this block involved some form of theft.

Tenure (Owner vs Renter)

Map 4

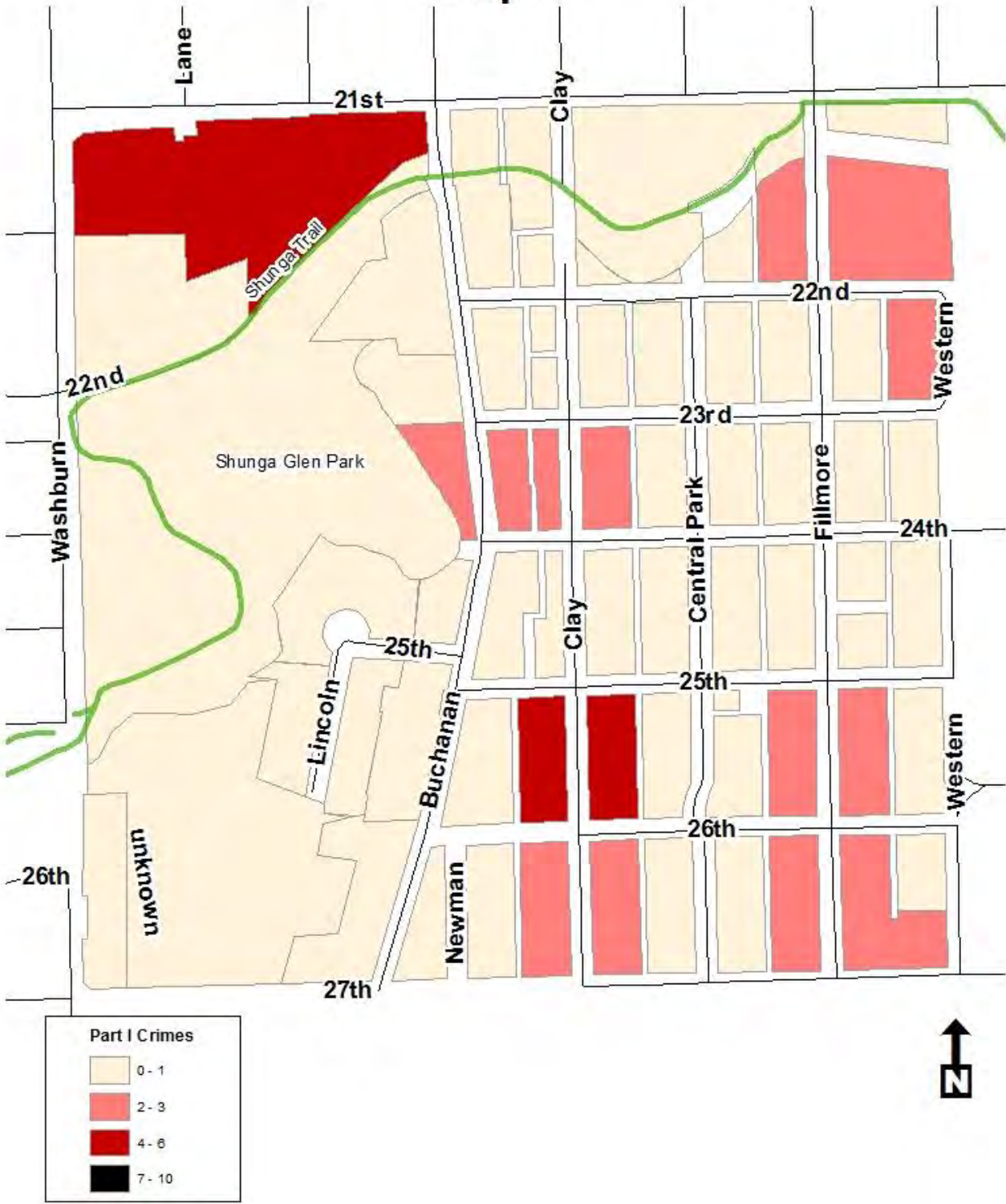


Infrastructure Conditions Map 5



Major Reported Crimes 2016

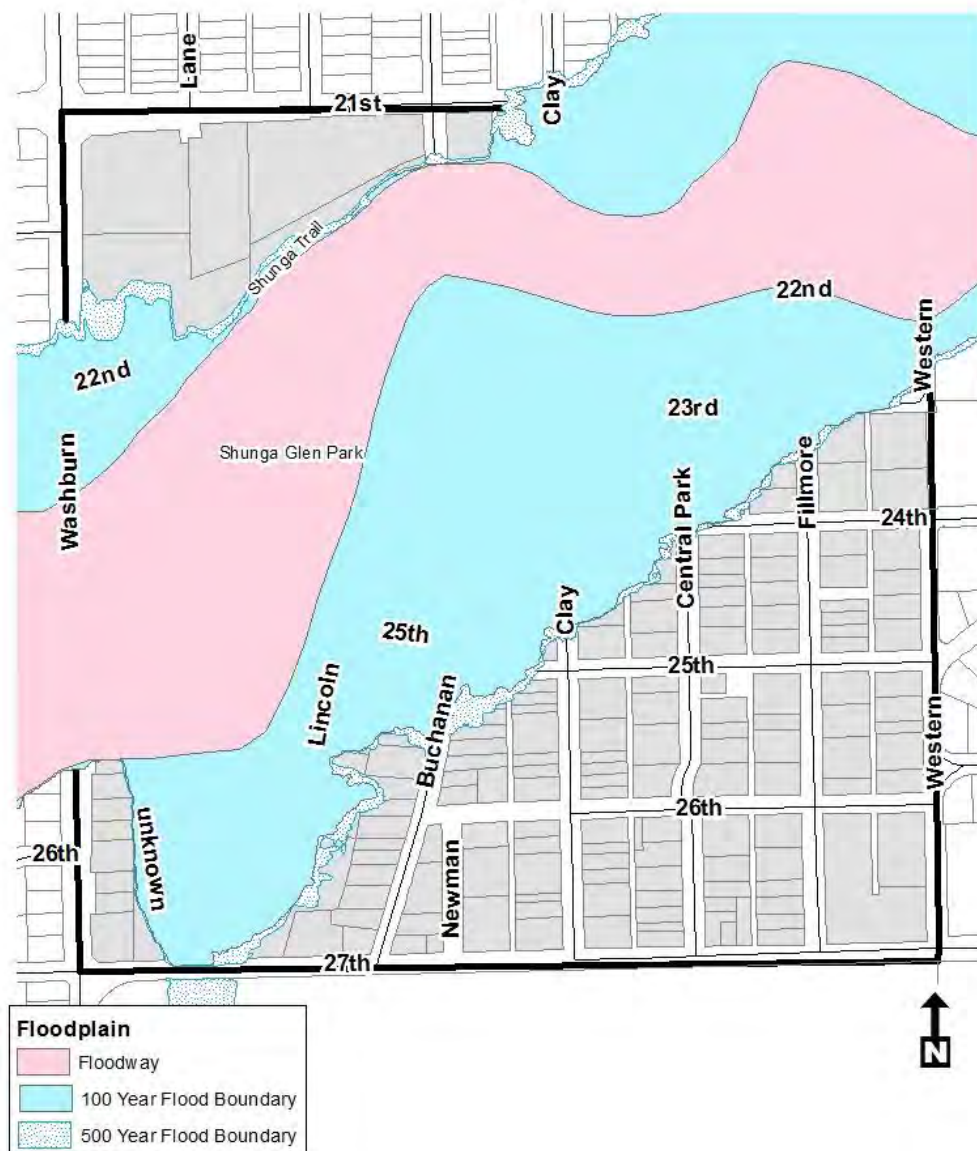
Map 6



FLOOD HAZARD AREA

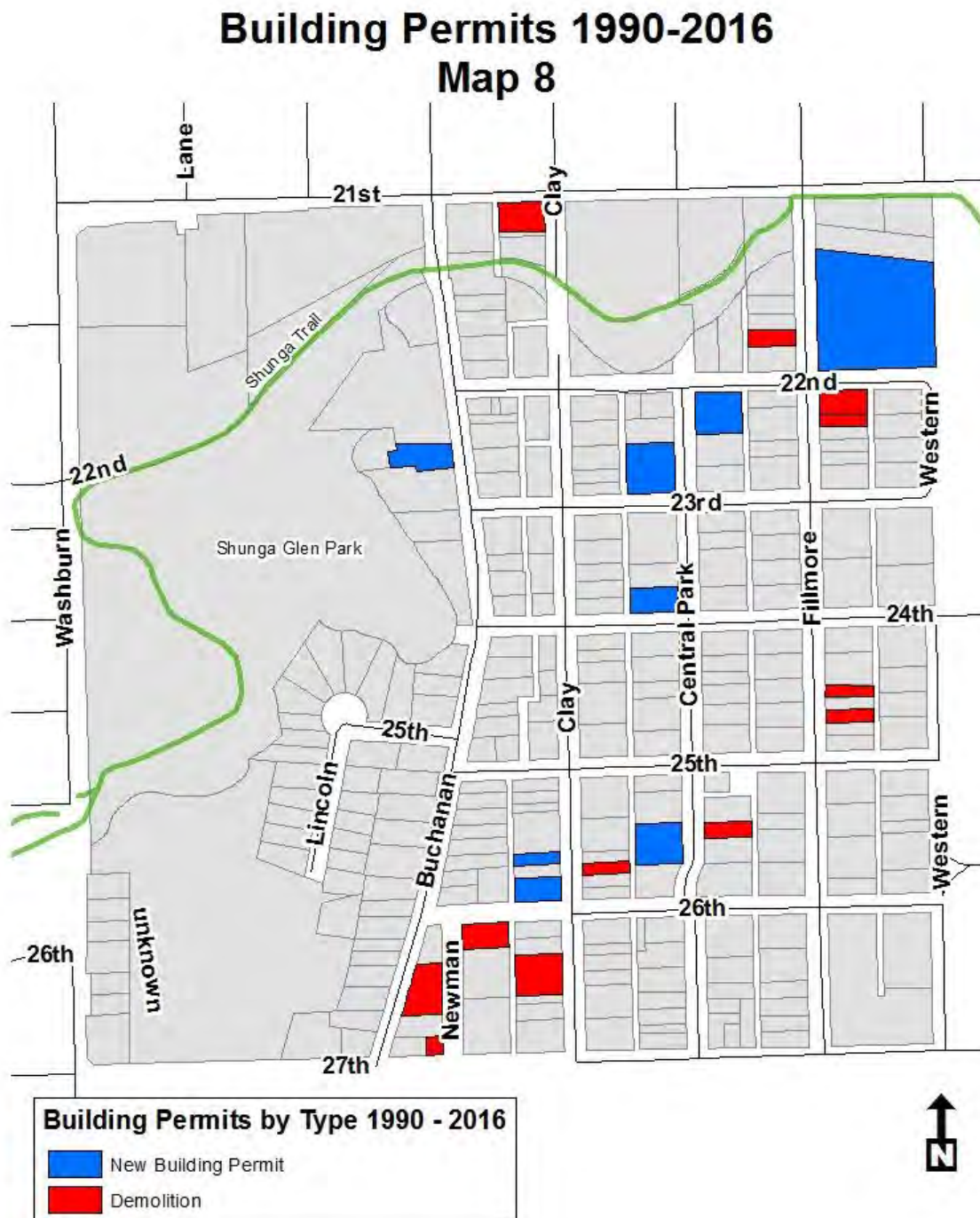
With the Shunganunga Creek running directly through Quinton Heights-Steele NIA, a large portion of the neighborhood is situated in the 100 year floodplain as defined by the Federal Emergency Management Agency (FEMA). Structures within this boundary are prone to flood damage (1% annual chance) and are therefore considered high-risk and subject to additional restrictions set forth by the federal government. Due to the floodplain, roughly 1/3 of the homes in Quinton Heights are ineligible to receive federal rehabilitation funding (Map 7).

**Floodplain
Map 7**



BUILDING ACTIVITY

Building activity in Quinton Heights has fairly remained stagnant over the last few decades (Map 8). The most notable addition to the neighborhood since 1990 is the Bristol Ridge apartment complex at Fillmore and 22nd Street. During this time, the number of demolitions outweighed the number of new permits, as there were a total of 8 new building permits and 12 demolitions.



CIRCULATION

As identified by the Topeka-Shawnee County Transportation Plan, the neighborhood is bound to the west by major arterial Washburn Avenue, to the north and to the south by minor arterial and collector street 21st Street and 27th Street, respectively, and to the east by local street Western Avenue. No arterials run directly through the neighborhood, which in theory minimizes traffic within the neighborhood. However, concerns regarding speeding on 27th Street and Buchanan Street, congestion on Fillmore, and connection to 21st Street have risen during neighborhood meetings.

PUBLIC FACILITIES

The Shunga Glen Park stretches over the western edge of Quinton Heights. This Park is currently owned and maintained by Shawnee County. See chapter 5 for more information on the Shunga Glen Park.



SOCIO-ECONOMIC TRENDS

*Refer to Socio-Economic Tables (Table 5-Table 7)

Quinton Heights Steele is located in census tract 15.1. Information from the US Census on population, age, households and income are summarized in Tables #5-7.

Between 1990 and 2010, the neighborhood saw an increase of 54.9 percent in population, with the highest increases seen in the number of middle aged persons between 20 and 34, while marginal increases were seen in those 35 and over. Compared to city-wide averages, the mean age of Quinton Heights residents is lower – estimated to be 27 as of 2010. From 1990 to 2010, the number of males dramatically increased by 82 percent, while the number of females only increased by 31 percent. As of 2010, males accounted for 55 percent of the neighborhood's population.

Table #5: Population Demographics

Quinton Heights Steele NIA				Topeka			
	2010			1990		2010	
Population	660	100%		426	100%	127,473	100%
Male	364	55%		200	47%	66,532	52%
Female	297	45%		226	53%	60,941	48%
White	555	84%		367	86%	102,698	81%
Black	23	4%		52	12%	17,918	14%
Other Race	82	12%		7	2%	13,732	11%
Hispanic Origin	93	14%		5	1%	17,023	13%
Age <5	36	6%		32	8%	9,505	7%
Age 5-9	55	8%		14	3%	8,948	7%
Age 10-14	1	0%		18	4%	7,877	6%
Age 15-19	32	5%		36	8%	8,050	6%
Age 20-24	102	15%		46	11%	9,200	7%
Age 25-34	132	20%		63	15%	18,601	15%
Age 35-44	60	9%		41	10%	14,714	12%
Age 45-54	68	10%		49	11%	17,080	13%
Age 55-64	79	12%		66	16%	15,312	12%
Age 65+	96	15%		60	14%	18,186	14%
Average Median Age	27			N/A		36	

U.S. Census Bureau (1990, 2010)

According to the United States Census Bureau, the number of households in Quinton Heights has increased by 88.7 percent (195 to 368) in the past two decades. Despite this large increase in the number of households, the neighborhood only experienced an increase of 22.7 percent in the number of family households. During this timeframe it was estimated that only 20 percent of households in the neighborhood had a married couple heading the household. With this, a high number of households with children under 18 were shown to have a single mother as the head of the household.

The average median income of households in Quinton Heights has increased since 1990, but it is still not up to par with the city average. As of 2010, 19% of families in the NIA fell below the poverty line. Of these families, 31 percent had children in the household under the age of 18. The poverty rate in Quinton Heights has increased since 1990; however, 1990 poverty level data is not available for comparison.

Table #6: Households

Quinton Heights Steele NIA				Topeka			
	2010			1990			2010
Households	368	100%		195	100%		53,943 100%
Family Households	135	36.63%		110	56.52%		30,707 56.92%
with child <18	92	24.99%		N/a			12,240 26.40%
Family HH Married Couple	75	20.37%		N/a			20,430 37.87%
Family HH Female HH	59	16.07%		N/a			7,661 14.20%
Family HH Female HH own child <18	76	20.64%		3	1.54%		4760 8.82%
Average Household Size	2			2			2.29
Average Family Size	5			4			2.99
U.S. Census Bureau (1990, 2010)							

Table #7: income and Work

Quinton Heights Steele NIA				Topeka			
	2010			1990			2010
Household Median Income	36,504			24,850			\$40,342
Average Family Median Income	34,718			25,946			\$52,483
Family Per Capita Income	\$17,359			\$12,973			\$21,638
Below Poverty Level							
Percent of Families	19%						23.4%
Percent w/ Children < 18	31%						41%
U.S. Census Bureau (1990, 2010)							

PROFILE SUMMARY:

Quinton Heights is a melting pot of diversity. A wide variety of housing styles from several time periods are present throughout the area. Combine this with people from a wide range of ethnicity, race, age and background, and you get a truly unique atmosphere. Despite the fact poverty rate in the NIA is lower than the city's, a lack of community space combined with a deteriorating housing stock and decreasing infrastructure conditions are leading to further decline. With a touch of revitalization and effort from the community, Quinton Heights holds great potential to transform into a successful community health revitalization story.

The neighborhood also encompasses an assortment of land uses with greenspace prevailing on the western edge, and commercial on the northwest corner. Single family dwellings still persist throughout the majority of the neighborhood, which was downzoned in the late 90's to reflect the single family character of neighborhood and restrict further encroachment of commercial use into residential areas. For the future, residents of Quinton Heights look to preserve the neighborhoods family oriented image, meanwhile, increase the social welfare of all those who live in and around the area.

Conditions throughout the neighborhood have now presented the neighborhood with a number of unique opportunities and constraints, as summarized by the following:

NEEDS AND CONSTRAINTS

- A large portion of the neighborhood lies within the boundaries of the floodway and 100-year floodplain, limiting homeowner's ability to receive federal housing rehabilitation funds
- High occurrence of individual property maintenance violations and concerns
- Deteriorating housing stock
- Streets not built to complete urban standards (i.e. lack curbing or enclosed storm systems)
- Limited resources to improve the park system

STRENGTHS/ OPPORTUNITIES

- Shunga Glen Park has great potential to be a multi-faceted source of recreation for those who reside in or around the neighborhood
- Shunga trail runs directly through the neighborhood which attracts and promotes a healthy/ active lifestyle
- Diversity of land uses including commercial shopping, residential, greenspace, etc. and proximity to Washburn University typifies the strength of a traditional neighborhood living, working, recreating, and schooling within walking distance
- Close knit, supportive community strengthens quality of life
- A strong NIA provides the neighborhood with leadership, a unified voice and a supportive body to accomplish goals

CHAPTER 3

VISION AND GOALS

VISION AND GOALS

VISION STATEMENT

The new pedestrian bridge has been completed! Shunga Glen Park is now connected across the Shunganunga Creek. More people from across the city now use the skate park, play on the Frisbee golf course, play on the soccer field, climb on the playground equipment, and have family gatherings and barbeques at the lighted picnic areas. It is a safe and free environment for all.

Washburn students are now coming to the neighborhood more than ever. We believed that younger generations would be more attracted to the park if it were safer and offered a wide variety of amenities, and we were right! Several more students have even made Quinton Heights their home. There is a new feeling towards our neighborhood and people are finally starting to see everything that it has to offer. With such a convenient location adjacent to Washburn University, it's great that the community finally recognizes its value. The perception surrounding Quinton Heights is positive now... and the word is quickly spreading throughout Topeka!

Improvements throughout our neighborhood have helped to improve safety and deter criminal activity. Traffic calming throughout the neighborhood has alleviated much of our worries. It has been so safe and quiet since reconstruction was completed on several neighborhood streets. Concerns with speeding vehicles and pedestrian safety within the neighborhood have become a thing of the past.

Houses are selling and families have moved into our neighborhood with the confidence of living in a safe and friendly environment. The quality of housing stock has increased as well. Aesthetically, our neighborhood is starting to shine, and it is getting better as time passes. The desire to renovate homes spread throughout the neighborhood with a sense of eagerness. The SORT program ignited a flame in Quinton Heights, a flame that hasn't been seen in quite some time, a flame that once led people to maintain and upkeep their homes with a sense of pride and joy.

People in the area are getting to know one another. With richer community space, came a sense of comradery amongst neighbors –a sense of wellbeing that pulled us all back together just like it was in the past. Neighbors are inspired to work cohesively to build a better place for future generations. We are no longer just a neighborhood, we are a community. We welcome all to Quinton Heights and experience what we worked so hard to build, to experience what we have so diligently fought for. Many of us grew up here in Quinton Heights, and we hope that one day our kids and their kids will do the same. We will continue to strive for a better community. We are committed to continually making Quinton Heights a place that we are proud to call our home.

*Our squeaky wheels were heard. Our vision to grow into a viable neighborhood has been accomplished. We can only keep going on. **There is no turning back now!***



GOALS AND GUIDING PRINCIPLES

LAND USE

Maintain the viable single-family character of the neighborhood while strengthening the park/trail system. Ensure commercial activity is confined to its current locations and does not further encroach on residential areas.

- Shunga Glen Park is a priority for the neighborhood, improvements should be made to provide connectivity over the creek, offer more activities to residents, and increase safety within the park
- Single family residential should remain the predominant land use
- Commercial activity should be restricted to its current locations
- The neighborhood is supportive of a local grocery store within the existing commercial corridor

HOUSING

Increase the quality of housing stock to promote the desirability to live in Quinton Heights-Steele and prevent further decline of current housing conditions.

- Improve existing housing stock through public and private investment
- Strive to achieve a neighborhood with no abandoned or boarded up houses
- Encourage landlords and land owners to maintain or improve the appearing of their properties through rehabilitation activities such as voluntary compliance, increased code enforcement, or any mechanism deemed appropriate
- Develop strategies to ensure a high level of property owner compliance with minimum housing/ nuisance standards

PUBLIC FACILITIES AND INFRASTRUCTURE

Provide infrastructure improvements to Quinton Heights-Steele neighborhood that demonstrate vitality and commitment to continued improvements in the quality of life of the residents

- Address street traffic concerns regarding speed, pedestrian safety, and bikability throughout the neighborhood by using proven, feasible traffic calming devices
- Improve road pavement conditions throughout the target areas to recommended standards
- Improve streets to complete urban standards with covered storm systems and curbing
- Safety measures should be taken around the Shunganunga Creek to prevent potentially dangerous drop-offs
- Lighting should be added in Shunga Park to increase park user safety

SAFETY

Create a safe, clean, and livable environment for all residents in Quinton heights neighborhood to live, learn, work and play.

- Trees should be trimmed and maintained around street lights to increase visibility
- Added crime prevention measures should be taken in order to prevent criminal activity in and around commercial areas
- Continue a strong relationship with police and begin educational efforts so residents are fully aware of “what to look for” in detecting and preventing criminal activity
- Organize volunteer resources to take on a more organized and proactive role in safety protection
- Improve the environmental design (CPTED) of the neighborhood to prevent crime

NEIGHBORHOOD CHARACTER

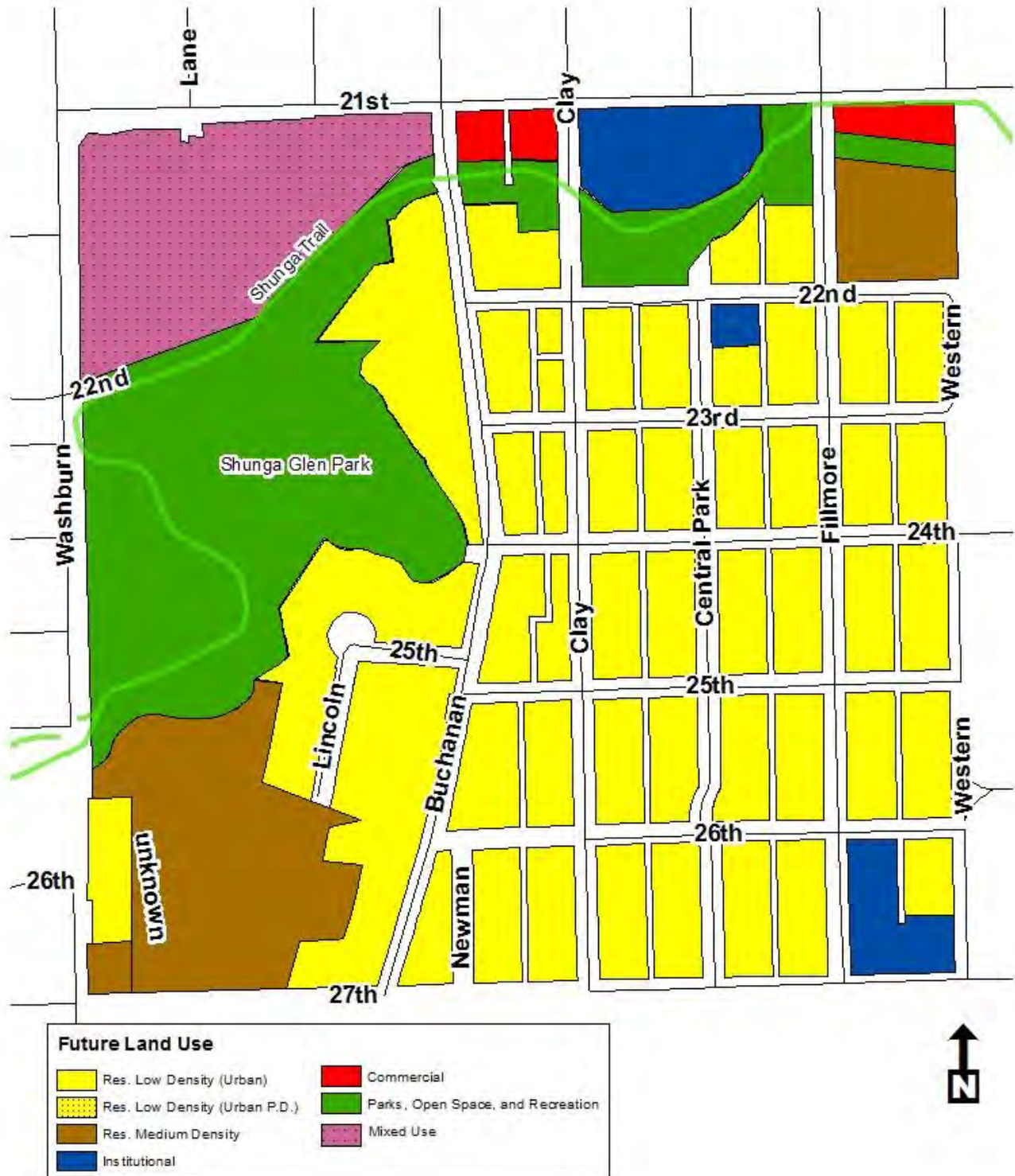
Create a positive image that will stimulate homeownership investment and continue to foster a tight knit community that encourages social connectivity

- Welcome and support a diversity of people
- Create an identity that gives visitors a better sense of the neighborhood
- Create new neighborhood-wide events while providing continued support for current ones
- Promote and expand the projects of the NIA: i.e., reach out to new residents , coordinate programs with businesses, and continue to promote the NIA through various outlets such as social media

CHAPTER 4

FUTURE LAND USE PLAN

Future Land Use Map Map 9



FUTURE LAND USE PLAN

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

LAND USE PLAN CATEGORIES

RESIDENTIAL - LOW DENSITY:

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

Primary Uses: Single- Family Dwellings

Zoning Districts: R-2

Density: 5-7 dwelling units/acre (net)



RESIDENTIAL - LOW DENSITY (URBAN/PD):

Primary Uses: Multi-Family

Zoning Districts: M & PUD

Density: 7-10 dwelling units/acre (net)

Mixed Use – Neighborhood Commercial

This designation applies to the existing commercial node at the southeast corner of SW 21st Street and SW Washburn Avenue. The node extends east to SW Buchanan Street and south to SW 22nd Parkway. The corner is part of the Mixed Use Node future land use designation from the Land Use and Growth Management Plan 2040.



The existing uses at this corner are commercial in nature and serve Quinton Heights and the area around it. The commercial uses at this corner are appropriate for the Mixed Use – Commercial category. Should this corner redevelop in the future, it would be important to do so in a way that preserves neighborhood commercial uses. This can be accomplished by redeveloping in a mixed use manner that combines uses in the same building (with commercial uses on the first floor) or that in a way that mixes commercial and non-commercial uses on the site. In this case, commercial uses should be located near the streets with the non-commercial uses behind and closer to Shunga Creek.

Primary Uses: Commercial retail/service, office, institutional

Zoning Districts: Planned Unit Development (C-4 Commercial), X-1 (Mixed Use)

Density/Intensity: Medium

Commercial

This designation applies to the commercial uses that are located along SW 21st Street and east of SW Buchanan Street. These properties can generally be described as “strip commercial” development as they extend linearly along SW 21st Street. Expansion of these businesses is complicated by the shallow depths of the properties and the fact that the properties back up to the Shunga Creek. Future commercial uses should front SW 21st Street and not encroach south into the residential neighborhood.

Primary Uses: Commercial retail/service

Zoning Districts: C-2, C-3 and C-4 (Commercial)

Density/Intensity: Medium



Institutional

This designation recognizes an existing church, utilities, and a social service use. Major expansion of existing institutional uses is not anticipated at this time but will be assessed accordingly.

Primary Uses: Churches, utilities, etc.

Zoning Districts: R-1 (Single-Family), M-1 (Multi-Family), C-2 (Commercial)

Intensity: Medium (limited occurrences)



PARKS, OPEN SPACE, AND RECREATION:

The parks, open space and recreation designation applies to the active and passive open spaces location within the neighborhood.

Primary Uses: Parks, Retail/Social Service District

Zoning Districts: Open Space

Density/Intensity: Low/Medium



CHAPTER 5

REVITALIZATION STRATEGY

REVITALIZATION THEMES

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

THEMES

“COMMUNITY & NEIGHBORHOOD BUILDING”

A strong neighborhood is built of strong ties between neighbors. Quinton Heights needs to cultivate these ties so that residents can help support one another as they work to improve their neighborhood. Many organizations are targeting their efforts to help empower residents by going door to door and helping them acquire the tools they need. As they do throughout many neighborhoods in Topeka, Habitat for Humanity, the City of Topeka, and a variety of non-profit agencies are all working to help improve the quality of life of Quinton Heights’s residents. Community Building must be the lead hitter in the revitalization line-up.

“BUILD ON CURRENT ASSETS”

Protect and strengthen the strongest points of the community; the Shunga Glen Park, the church, commercial corridors, and new investments anchor revitalization efforts. These establishments have served as a foundation of the neighborhood, and their continued role as a central node in the area—connecting people and providing support to residents—is key for the neighborhood to achieve success in the future. Any plans for the neighborhood must take these assets into consideration.

“LOCATION, LOCATION, LOCATION!”

Quinton Heights has a prime advantage –proximity to Washburn University, one of the most well-known institutions in Topeka. With such a large potential market, Quinton Heights should look to accommodate the young adults in the area. During one of the steering committee meetings, several members stated that they would like to see more Washburn students in the area. In order to accomplish this, the neighborhood must target this population and commit to building a specialized “pull factor”, geared towards this population. Neighborhood qualities such as having a high level of walkability or having access to more amenities may be a first step in drawing in younger generations.

“THE SPILLOVER EFFECT”

The location of the Quinton Heights neighborhood presents a unique challenge to the city. Due to the fact that a large portion of the neighborhood lies within the 100-year flood plain and even some of it in the floodway (neither of which permit federal housing dollars to be spent) housing rehabilitation will need to steer clear of the flood zone while still being impactful to the surrounding blocks. Here, simply applying rehabilitation efforts in the “worst” blocks is not an effective option. In order to have a “spillover effect” upon surrounding blocks, a given project

will need to be spatially impactful. Improving the housing stock in Quinton Heights will need to be done more strategically than in other neighborhoods.

“THINK OUTSIDE THE CITY’S BOX”

The NIA, business, and stakeholders in the neighborhood should not rely solely on the City for the neighborhoods successful revitalization. Resources are simply too scarce to achieve the necessary improvements. Rather, the NIA should find ways to raise money on its own, and develop programs independent of City support. This should include collaboration with local business as well as with interested residents. Quinton Heights is surrounded by important institutions that add stability to the neighborhood. Partnering with these institutions on various projects will create strength and energy in revitalization efforts. Churches, schools, and businesses should all be involved in the effort to repair what is broken in Quinton Heights.

TARGET AREA STRATEGIES

TARGET CONCEPTS AND PRINCIPLES

Neighborhoods make up the fabric of a city, but blocks make up the fabric of a neighborhood. When the fabric is strong, the city or the neighborhood is strong. If the fabric becomes frayed, wears down and tears, the city or neighborhood becomes weak and susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repairing and re-weaving of this fabric. To do this, a neighborhood revitalization strategy must protect key assets or anchors, isolate weaknesses, and re-position them as strengths. The Target Area Concept Map depicts these current features in Quinton Heights as defined below:

ANCHOR

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

STRENGTH/POTENTIAL

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

WEAKNESS

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

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

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

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

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

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

TARGET AREA SELECTION

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

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

These rating factors were each mapped at the beginning of the planning process with the results averaged per block, and the maps were overlaid to see which blocks consistently scored low (Map 10). This allowed a pattern to emerge for areas that were in need and, based on their proximity to Anchor Areas and Strength/Potential Areas, had the highest potential for responding to public investment (Map 11).

When looking at Quinton Heights and comparing the 4 health maps—housing conditions, owner occupancy, crime, and infrastructure—a few blocks in the neighborhood stood out.

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

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

Using the Target Area Map, a discussion was held with the plan review committee. At this time, committee members were asked to select which target area would produce the best ripple effect throughout the neighborhood. They felt that the highest priority area should be the south target area, with SORT funds expanding to the north, if available. Building conditions in these 7 blocks range from “minor deterioration” to “major deterioration. The target areas are surrounded by local streets, however a portion of the southern area is visible from 27th Street. Blocks within both of these areas could easily respond to housing programs and infrastructure repairs associated with SORT in order to create a new strength for this entire neighborhood.

Infill housing and housing rehabilitation will occur in the primary and secondary target areas accordingly. Property owners in these areas will be the first to be notified of available funding assistance. If housing rehab funding remains after these property owners have had the opportunity to apply, additional property owners in surrounding blocks will be notified until either all housing funding is spent or all property owners have had the opportunity to apply.

PRIMARY TARGET AREA: SOUTH

The “L-shaped” area that consists of the 2600, 2500, and 2400 blocks of Clay Street; the 2500 block of Central Park Avenue; and the 2500 block of Fillmore Street has been identified as the primary target area. These 5 blocks exhibit minor to significant levels of housing deterioration along with low to mid homeowner occupancy rates, minor to intermediate infrastructure conditions, and relatively high levels of crime. This area is mainly visible from interior local streets but is also visible from the collector 27th Street. The eastern edge of the target area also sits adjacent to Western Avenue, a potential strength for the area due to the area’s overall higher conditions rating. This area was also selected based on the fact that it is situated almost entirely out of the 100 year flood zone.

As a primary target area, projects in and around these boundaries are estimated to have the greatest impact within the neighborhood.

Infrastructure Projects (see examples on following page)

- Fillmore Street (24th to 25th Street) Parking Signage limiting parking to 1 side
- Reconstruct 24th from Fillmore Street to Buchanan Street
- Traffic calming device on 24th & Clay
- Traffic calming device on 24th & Buchanan
- Reconstruct Central Park from 26th Street to 24th Street
- Reconstruct 26th from Clay to Buchanan
- Pave alley entrances and lay new gravel in center

Housing

- Housing Improvements strategies should include a combination of the following:
- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

SECONDARY TARGET AREA: NORTH

The two block area that consists of the 2200 and 2300 block of Fillmore have been identified as the secondary Target area. Though partially in the 100 year flood plain, these 2 blocks were selected due to their low occupancy levels along with minor to intermediate housing deterioration, and identified infrastructure improvements. This area is adjacent to the Bristol Ridge apartment complex, a large multi-family dwelling that was built within the last few decades.

Infrastructure Projects

Pave alley entrances and lay new gravel in center

Housing

Housing Improvements strategies should include a combination of the following:

Interior and exterior rehabilitation of existing owner-occupied homes

Exterior rehabilitation of some renter-occupied homes



Example 1
Reconstruct street and add curb
with enclosed storm system

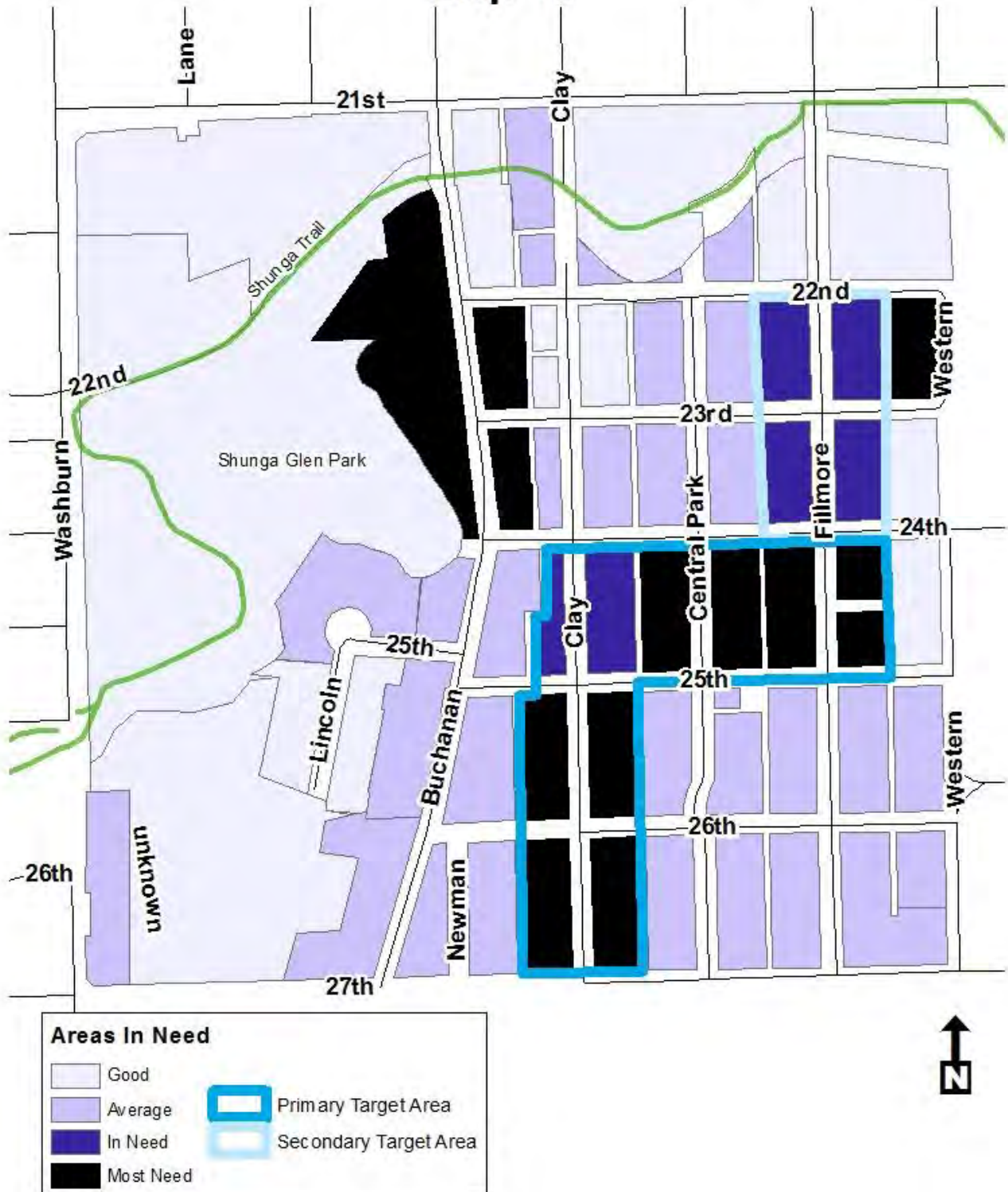


Example 2
Traffic calming device and
pedestrian crossing on Buchanan
and 24th



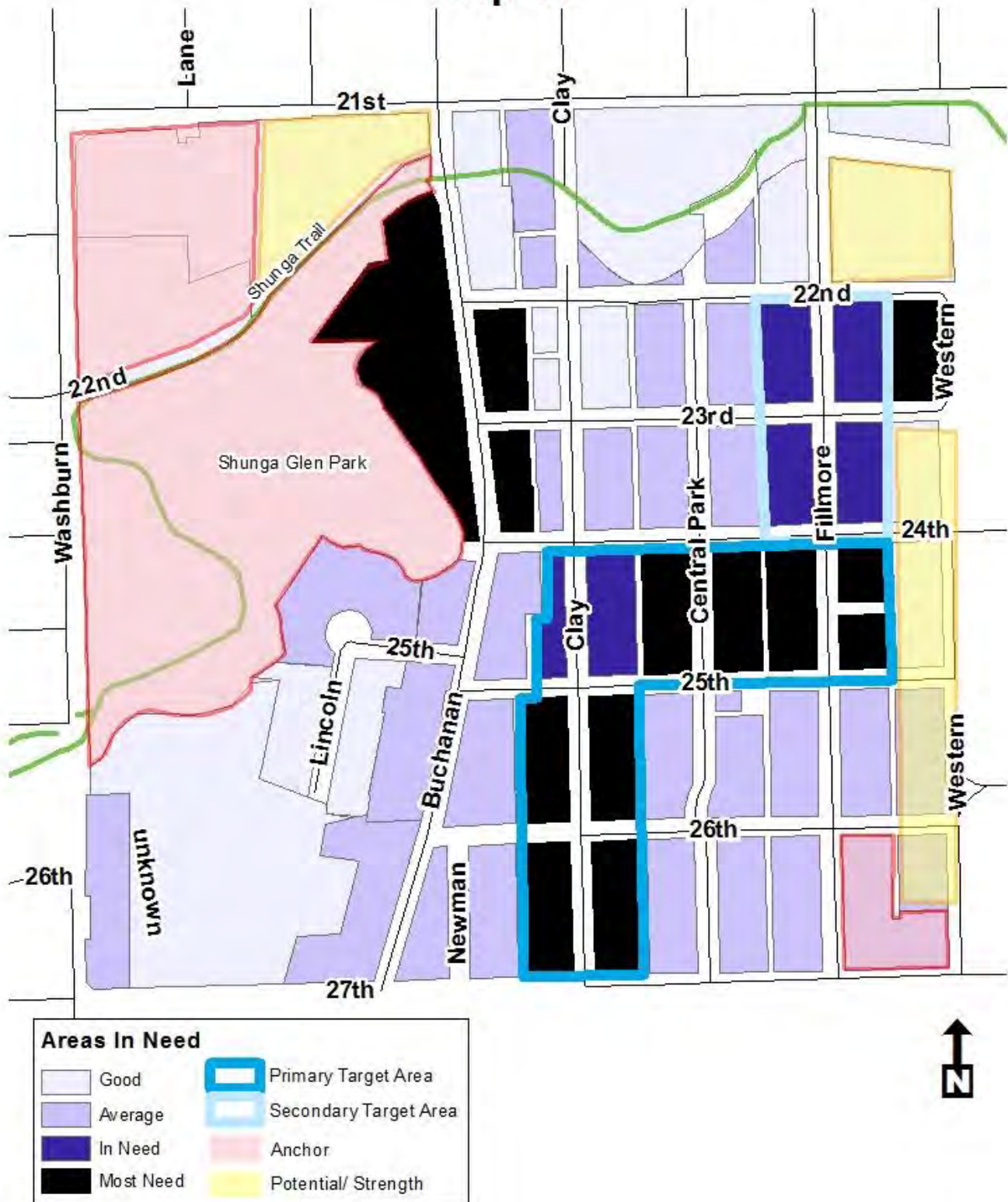
Example 3
Paved alley approaches and new
gravel in target area alleys

Target Area Evaluation Map 10



Target Area Concept Map

Map 11



NEIGHBORHOOD-WIDE STRATEGIES

“Make no little plans. They have no magic to stir men’s blood.”

Daniel Burnham, Chicago City Planner

Several livability strategies can be utilized that add significant value to the “demand-side” of the neighborhood. The quality of housing stock is but one facet of Quinton Heights’s reinvestment strategy. Non-housing strategies related to neighborhood character & image, infrastructure, parks and open space, historic preservation and safety are critical in creating an overall environment of livability emphasizing a traditional neighborhood quality of life. Additional livability strategies can be found in the following sections.

HOUSING

Housing Rehabilitation

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

- *Major Rehabilitation*

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

- *Exterior Rehabilitation*

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

City Sponsored Programs

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

forgivable loans for major rehab, emergency repair and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

Emergency Repairs

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

Accessibility Modifications

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

Other Potential Housing Programs

There are housing programs in other communities that may be worth a look for Topeka. About Dollar Homes is a HUD initiative that supports housing opportunities for low-income individuals the opportunity to purchase qualified HUD-owned homes. There is also a \$1 home program in Kansas City, Missouri. Finally, the Good Neighbor Next Door is a HUD program that offers home purchase discounts to qualified law enforcement, teachers, firefighters and emergency medical technicians.

Voluntary Demolition

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

Lot Expansions

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

Neighborhood Revitalization Program

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

Conversions to Single-Family Use

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

Institutional Partners

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

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

Neighbor to Neighbor

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

Volunteer

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

Tree Trimming

Overgrowth of trees and lawn vegetation lends to an unkempt appearance that detracts from the value of the housing and blocks lighting at night. If nothing else, trimming back trees and vegetation would make considerable difference in appeal and safety. This should be a

neighborhood-driven effort and not be led by a partner agency. This will lead to more ownership of the Quinton Heights neighborhood by the residents and increase their self-sufficiency.

Neighborhood Coordination

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

Lot Expansion

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

Landlords

There is a constant divide between owners and renters. This disconnect is seen on every scale from local to national, with the assumption that more homeowners equals better maintained property values. However, stepping back from that argument, both homeowners and landlords have equal stake in the property and the maintenance thereof. Homeowners have made the investment into owning their property and reaping the benefits of proper maintenance, while landlords have bought property with the expectation of reaping both the rents accrued from the property as well as the inherent value of the property itself. Then there is the added challenge of well-meaning low- to moderate-income landlords, some of them seniors, who raise money through rents to augment lower/fixed incomes who are sometimes unable to answer property maintenance citations. Common ground must be reached between all of these players and government to ensure that sound, quality housing is available regardless of who owns it.

Infill Housing

7% percent of the parcels in Quinton Heights are vacant. New infill housing should be focused within the target areas established by this plan. The existing housing stock in Quinton Heights represents a variety of different architectural styles, however new housing designs should not stray too far from the traditional style home. As such, metal roofing and siding is discouraged.

Existing housing providers like Habitat for Humanity and Cornerstone are good candidates for partnerships to establish new housing in Quinton Heights. This plan recommends that options beyond current program offerings be explored in order to expand potential opportunities for new housing in the neighborhood.

Non-Profits

Cornerstone of Topeka, Inc. operates a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low/moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a

couple of years to eventually become homeowners. Cornerstone funds the rehabilitation of the property and manages it until they are ready.

CHARACTER & IMAGE

HOUSING INFILL

New housing can create a positive impact within its given block. With this notion in mind, infill housing is a focus of this plan. For the most part, Quinton Heights is a traditional neighborhood in the sense that houses are lined up uniformly along the blocks and are constructed with front porches and have a consistent massing. Care should be taken to ensure new housing is built in a manner that is consistent with the traditional character of the neighborhood.



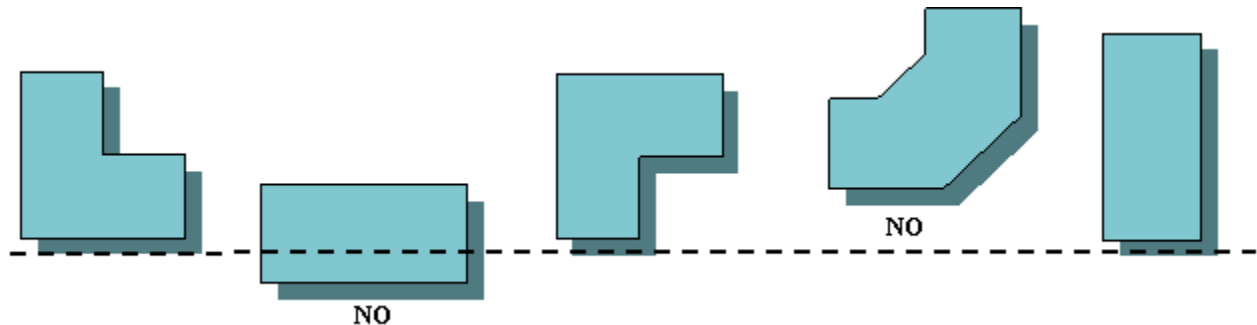
GENERAL DESIGN CONSIDERATIONS

Massing generally refers to how a given amount of space is reflected in a building's design. For example, the space could be a rectangular box with no front porch and a flat roof, or two smaller boxes of uneven heights and a full length covered front porch and a front gable roof. The form determines how the building is positioned on a lot. This is typically dictated by lot design and setbacks from property lines.

It is recommended that all new in-fill housing follow general guidelines that reflect the character of the neighborhood. In order to retain the area's character, several guidelines should be followed in Quinton Heights related to massing and form and site design:

- A front-facing door
- Proportional window openings/ wall space, this includes width and height of window and door openings. Size and proportion of window space to façade should be kept consistent with neighborhood
- Horizontal siding (e.g. wood or hardi-plank with 4¼-inch exposure).

- Building orientations close to the sidewalk (the street is the focus),
- Infill house should match the average setback on its block to create a unified street frontage and mimic the consistency currently found in Quinton Heights



MARKET THE NEIGHBORHOOD – “WELCOME TO QUINTON HEIGHTS”

The keys to successfully marketing a neighborhood’s assets lie with getting the word out about these assets or potential assets so the neighborhood may show them off. Quinton Heights should focus on increasing homeownership to help improve the stability of the neighborhood. The following strategies can help accomplish this.

Homeowner Recognition & Appreciation

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

Block Captains

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

Welcome New Neighbors!

A good way to welcome new residents to Quinton Heights is to develop a welcoming committee. This could consist of the Block Captains or a group of volunteers. Either way, by talking with new people in the neighborhood, it will serve multiple functions: getting to know your new neighbors and their families encourages a sense of community, helps them learn more about Quinton Heights, and promotes getting involved in neighborhood activities. One of the

best benefits to this kind of welcome is that it's casual and informal—you can talk to people outside in the nice weather while the kids play in the yard and make them feel a part of the neighborhood.

BEAUTIFICATION/IMAGE

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

Gateways

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

Neighborhood Banners and Flags

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



CIRCULATION AND INFRASTRUCTURE

STREETS

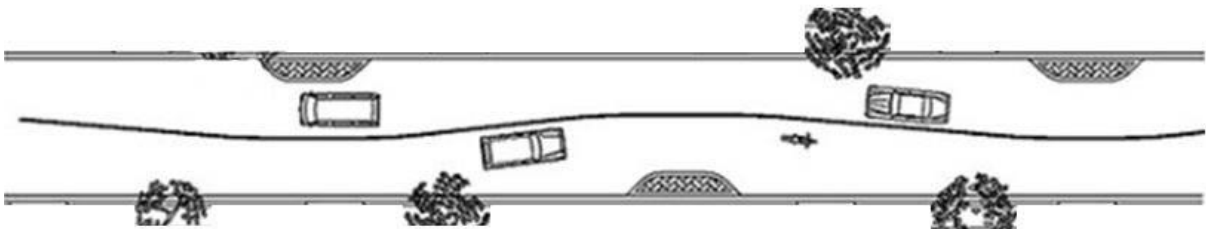
Map 11 shows pavement conditions throughout Quinton Heights. Based on these conditions and other factors, engineering has recommended complete reconstruction of several streets within the neighborhood. They have also recommended traffic calming at several intersections within the neighborhood. Streets and alleys that run through or run adjacent to the primary and secondary target areas should receive priority. Recognizing that there is not enough funding to repair all of the roads here, road work should be done strategically with the goal of maximizing benefits to the neighborhood.

Fillmore Street – This local street runs north/south through the interior of the neighborhood. Due to the roads narrow width, the NIA has suggested that parking be restricted to one side to alleviate hazardous driving conditions. Parking would shift to one side on Fillmore Street from 22nd Street to 26th Street. However, engineers recommend that further studies be completed on the street before parking is moved to one side. Further neighborhood input should also be taken before this measure is taken.

Central Park Avenue - This local street runs north/south through the interior of the neighborhood. Lacking an enclosed pipe-inlet system for storm water and having poor pavement conditions, engineers recommend this street for complete reconstruction.

24th Street – This local street runs east to west through the interior of the neighborhood. Lacking an enclosed pipe-inlet system for storm water and having poor pavement conditions, engineers recommend this street for complete reconstruction.

27th Street– This collector street runs east to west, acting as a southern border for the neighborhood. This street carries moderate levels of traffic from Western to Washburn. Several people in the neighborhood have expressed concern regarding speed violations occurring on 27th through the neighborhood. An effective way to mitigate speeding would be to implement traffic calming devices along 27th from Western to Washburn. Engineering has suggested the use of chicanes (*see image below*) along both the northern and southern sides of the street.



In addition, a sidewalk on the north side of SW 27th Street is recommended to connect Topeka Avenue to Washburn Avenue, also connecting to the sidewalk on Buchanan. The south side of 27th presents a challenge to constructing new sidewalk due to open drainage ditches.

Many residents in the neighborhood have expressed the need for a traffic light on the intersection of 27th and Topeka due to unsafe and delayed left-hand turns into the neighborhood caused by heavy oncoming traffic. However, engineers have found that warrants for an additional light at this intersection have not been met. If a light is placed at this intersection in the future, the light at 24th and Topeka would likely be removed – a notion that has caused opposition against the light at 27th and Topeka. Further traffic studies and community input is needed before a decision is made in the future.

Buchanan Street – This local street runs north/south through the interior of the neighborhood. Commercial properties as well as the entrance to the eastern portion of the Shunga Glen Park are located on Buchanan Street. Despite speed bumps along Buchanan, members of Quinton Heights steering committee have explicitly stated that continued high speed and hazardous driving still occurs along this road. Engineers have suggested a traffic-calming device such as a traffic circle at the intersection of Buchanan and 24th.

Curbing

Where replacement curbing is required because of deterioration or height, concrete should be used and built in order to retain a consistent curb height, which is more suitable for modern uses. Replacement should begin in the target area and expand outward to the secondary with the sidewalks as funding allows.

Alleys

A few of the alleys in the neighborhood have never been paved. Several of those that have been paved are now in very poor condition, having drainage issues or needing repair. Alleys should be re-done in and around all affected target areas. The neighborhood has requested that alleys are graded, new gravel is laid, and alley approaches are paved. This will help to alleviate the costs associated with potential sewer replacement. Overall, improving alleys will improve circulation and image throughout Quinton Heights.

Pavement Conditions Map 12



URBAN INFRASTRUCTURE

Planning for People Not Cars

Looking at Quinton Heights from a public health standpoint as well as from an economic standpoint, it is important to ensure that planning for pedestrian improvements occurs alongside planning for roadway infrastructure. Not everyone in Quinton Heights has access to a vehicle. To get to where they need to go, people walk, ride a bike, or take a bus. The following section includes recommendations for improvements in the neighborhood to create a walkable, bikeable neighborhood that supports the goals of the Topeka Bikeways Master Plan and the Topeka Pedestrian Plan

Sidewalks

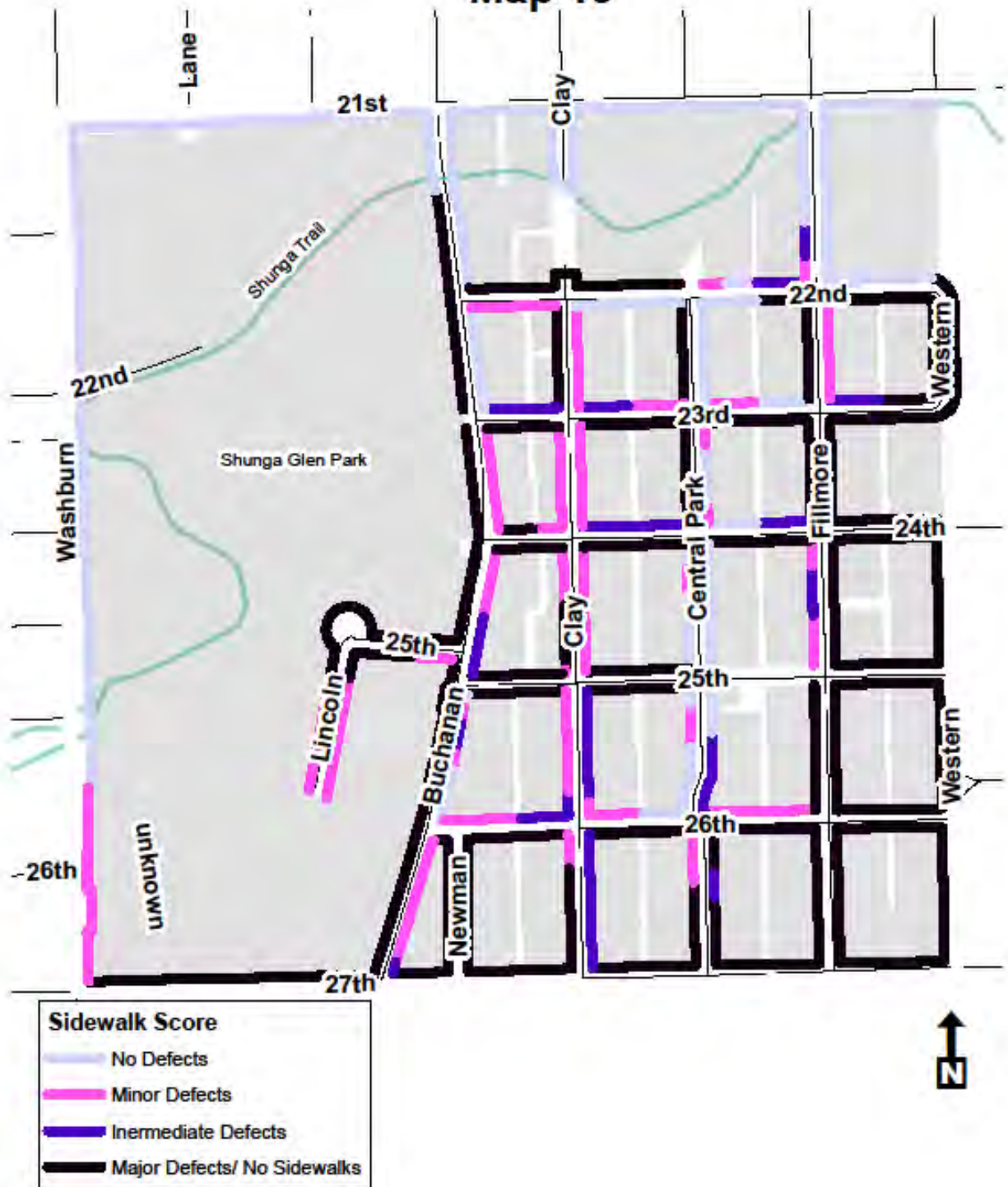
Improving sidewalks is important for any neighborhood. This basic infrastructure which most people take for granted is essential for neighborhood connectivity, ownership, and a necessity for areas where people may not have their own cars. Old and unsafe concrete sidewalks should be replaced as well.

Future sidewalk projects in Quinton Heights should focus on infill. Starting with the primary target area, sidewalk projects should fill in the gaps and connect exiting paths. From there, infill should move outward to the secondary. All sidewalk infill and replacement should match existing sidewalk width. Map 13 illustrates the conditions of sidewalks throughout Quinton Heights.

Potential infill projects include east to west oriented local streets 26th Street, 25th Street, and 24th Street within the target areas. These streets should provide a direct pedestrian connection through the neighborhood from Western Avenue to the connector, Buchanan Street, which offers a bus route and would be a viable location for future bus stops.

Additionally, the Topeka Pedestrian Master Plan identified Quinton Heights as a future focus area. Due to a lack of resources and pedestrian demand, the neighborhood was not selected as a top priority or area with high need. Quinton Heights has fallen into group E. Although there is no funding for projects in this group, with this designation the City of Topeka recognizes the need to inventory streets in the area. Priority for this group is given between 2016 and 2025.

Sidewalk Conditions Map 13



Bike and Bus Routes

Map 14 shows current and future bike routes as well as current bus routes throughout Quinton Heights.

The City completed its Bikeways Master Plan in 2012 and was selected to be part of KDOT's Transportation Alternatives (TA) Program for Phases I and II of the implementation. City-wide, Phase I was granted \$1,400,000 and Phase II was granted \$223,075. One of these bike routes traverse through the Quinton Heights neighborhood. The route number is 8.

In 2015, the Topeka Metro redesigned their routes based on a consultant's study. Many of the changes seem to have taken routes out of the interior of neighborhoods to avoid narrow roads, sharp corners, and other points of conflict inherent to residential areas. The routes are now located along major roads alongside neighborhoods. However, route 8 still runs through the Quinton Heights neighborhood.

- *Bike Route 8: Clay/25th Street Bikeway*
This route connects Quinton Heights to the Kansas River Trail via Clay Street and the Dornwood Trail via 27th/25th Street.
- *Topeka Metro Route #7: Washburn*
This route connects Quinton Heights to the Quincy Street Station and the Walmart located in the southern part of Topeka via 8th, Washburn Avenue, and Topeka Avenue.

Route #7 bus stops (designated 8.1.17):

Outbound

Washburn at:

21st

24th

27th

Inbound

Washburn at:

21st

24th

27th

- *Topeka Metro Route #12: Huntoon*
This route connects Quinton heights to the Quincy Street Station and the West Ridge Mall located in the western part of Topeka via Wanamaker and 17th.

Route #12 bus stops (designated 8.1.17):

Outbound

21st at:

Fillmore (Shelter)

Buchanan

Washburn

Inbound

21st at:

Fillmore (Shelter)

Buchanan

Washburn

Priorities and Recommendations

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

Bike and Bus Routes Map 14



COMMUNITY BUILDING AND INITIATIVES

“Every accomplishment starts with the decision to try”

Anonymous

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

Some of the principles of community building are:

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

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

BOTH RENTERS AND OWNERS AS STAKEHOLDERS

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

CAPACITY

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

- **NON-PROFIT STATUS:** The Quinton Heights-Steele NIA has yet to secure non-profit status. Organizing as a 501 (c) (3), however, may open many more doors to additional funding sources. 501 (c) (3) groups are also eligible to receive public and private grants, and, individual doors to the Quinton Heights-Steele NIA can claim a federal income tax reduction of up to 50%.

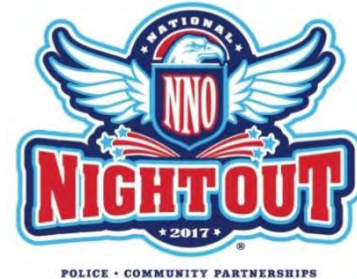
ORGANIZING

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

- **STRENGTH IN NUMBERS:** When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a large number of people. The impact of this demonstration is very difficult for decision makers to ignore.
- **SOCIAL ACTIVITIES:** Fun activities that bring neighbors together are an important element of a strong neighborhood. Currently, Quinton Heights holds one block event:

- ✓ National Night Out Against Crime (1st Saturday in August), fundraising efforts for NNO (in the spring and summer)

Other neighborhoods around Topeka have found great success in neighborhood-wide events. Ideas for Quinton Include:



- ✓ Annual Arts Fair: Similar to the Tennessee Town NIA, Quinton Heights could hold an annual arts fair—inviting local artists to display their work for the public. This would greatly enhance the image of the area by connecting residents with each other and with people from around the community. The Shunga Glen Park would be a great place to hold an event such as this!
- ✓ With future park improvements on their way, the neighborhood could hold soccer or disc golf tournaments. Sports present a great opportunity to keep children and teens active, involved and out of trouble. Once again, these events would offer the neighborhood the chance to show off their great amenities.

Additional events could be hosted or coordinated by a neighborhood Block Captain as a way for the residents to get to know each other and become active in their block and community. Quinton Heights should continue to foster an environment that encourages

social engagement, a place for community member to get to know one another and build ties and strengthen bonds.

- **COLLABORATE TO FORM PARTNERSHIPS:** Building community requires work by all sectors—local residents, community-based organizations, businesses, government, schools, religious institutions, and health and social service agencies—in an atmosphere of trust, cooperation and respect. It will take time and committed work to make this collaboration more than just rhetoric. The Quinton Heights-Steele NIA has been great about reaching out to local organizations in order to make things happen. The NIA should continue to engage local business to support their efforts with the Shunga Glen Park and other large neighborhood projects in the future.

PUBLIC SAFETY

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

- **COMMUNITY STORM SHELTER:** This is not necessarily the first thing that comes to mind when one is considering safety, but it is something that is necessary for this neighborhood. The neighborhood's church may offer areas to go in case of severe weather.
- **CLEAN-UPS:** The NIA should consider starting a neighborhood/ alley clean-up program and start an annual "trim-up" campaign. These clean-ups by the NIA are vital to avoiding environmental code problems as well as deterring crime by showing that residents care about the appearance of their neighborhood. Another program could be a "most improved" yard clean up or neighborhood landscape contests. The neighborhood should also encourage youth to help with neighborhood clean-ups, particularly of the nature areas. These activities are vital to connecting youth with their neighborhood and assisting with environmental education.
- **Anti-Blight Activities/ Nuisance Prevention**
 - ✓ The low /Moderate Income are neighborhood cleanup dumpster program
 - ✓ The Kansas Department of Corrections public infrastructure clean-up program in which crews will clean right-of-ways, curbs and gutters, sidewalks, trim trees, brush, and weeds and grass in LMI areas.
 - ✓ The Topeka Tool Library Program, which will rent tools to residents of LMI neighborhoods

The NIA has already proposed partnering with the Corrections Department in order to get a cleaning crew to help clear out trees and debris around the Shunganunga Creek. The area around the creek is hidden by trees and known for harboring illicit activity. Once cleared, the NIA would need to find a way to provide continues maintained and upkeep to ensure the area remains open with visibility.

- **YOUTH:** Youth are critical for the ongoing revitalization of the neighborhood. As these children grow up and are forced with choices about where to live, they are going to be more inclined to stay in the neighborhood if they had good experiences growing up in a place that provided a positive environment. If Quinton Heights is “kid friendly”, it will have the two-fold benefit of attracting /retaining families in the short-term and becoming assets to the community in the long-term.
- **EDUCATION:** By increasing the awareness of various community programs and groups, more people would be aware of different ways they can be involved in their community. Picnics block parties, community events, church events, children’s sport events, and neighborhood festivals all provide opportunities for people to get out, socialize, and feel connected with their fellow neighbors. Additionally, there are many young adult groups that ask their members to perform community service. Honor societies, KEY Club, boy and girl scouts, and 4-H all stress to their members the importance of being involved in their community. These groups could be contacted to help elderly residents or to work on specific community projects.
- **COMBAT THE IMAGE OF CRIME AND DRUGS:** Quinton Heights is sometimes associated with crime. Regardless of the reason, the negative reports overshadow the benefits of living in Quinton Heights. Marketing Quinton Heights as a good place to live involves countering any negative perceptions in the neighborhood.
- **NEIGHBORHOOD PATROLS:** While the neighborhood hasn’t created a formal neighborhood watch program, neighbors are vigilant about crime and potential crime. That same vigilance provides a basis for other neighborhoods in the City of Topeka to make a significant difference in reducing the number of Part 1 crimes. Neighborhood Programs such as Stroll Patrol should be considered for Quinton Heights. Stroll Patrols put people out walking the neighborhood. Neighborhood activity by residents discourages criminal activity.
- **COMMUNITY POLICING:** This vital program must be continued by the Topeka Police Department to maintain the gains made in recent years on ridding the neighborhood of serious drug activities. The individual contacts made by police officers and relationships made with the community are essential to the cooperation needed to ensure residents’ safety. This program can be extended by actively reaching out and engaging members of the community in promoting safe habits—for example, people should walk on the sidewalks and bicyclists should ride on the streets.

- **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):** Safe Streets and the Police Department can help the neighborhood determine which property layouts in the neighborhood encourage crime. There are ways to design property and neighborhood layouts to help prevent criminal activity. For instance, the “5 & 2 rule” states that trees should be trimmed to at least 5 feet high and bushes should be trimmed to be no higher than 2 feet. Support adoption of Unified Development Code requiring CPTED principles be enforced for new development.

- **USE CPTED TO REINFORCE OWNERSHIP AND INCREASE SAFETY**

Safe Streets and the Police Department can help the neighborhood determine which property configurations discourage criminal activity. These methods follow four basic principles: access control, surveillance, territorial reinforcement, and maintenance.

NATURAL SURVEILLANCE:

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

ACCESS CONTROL:

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

SURVEILLANCE:

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

TERRITORIAL REINFORCEMENT:

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

MAINTENANCE:

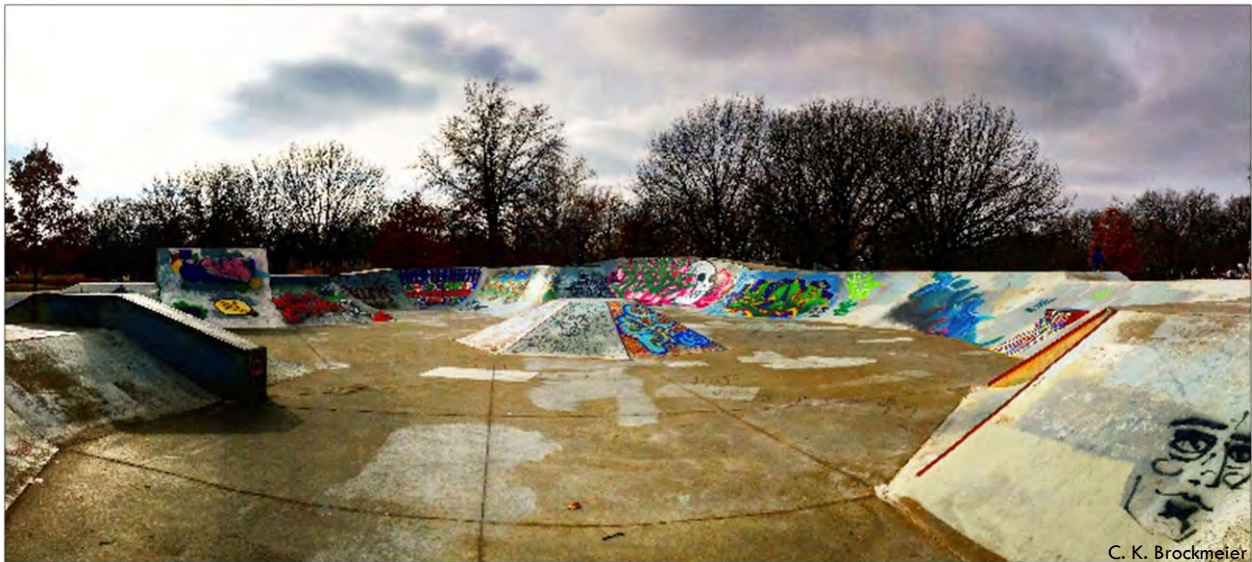
This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees and landscaping, picking up trash, repairing broken windows and light fixtures, and painting over graffiti). It helps signal that a location or facility is well cared for and therefore would be inhospitable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

- **LIGHTING:**

While lighting by no means guarantees improved safety, it can be a strong step towards making an area uncomfortable for criminal activity. This fulfills CPTED guidelines as well as provides a sense of safety to someone driving through the neighborhood. Working to ensure existing street lights are free of tree branches that can block light would be the

first step. To accomplish this, the City's Forestry Department can help evaluate if trimming is needed. Added mid-block lighting may also assist with illuminating dark streets. In addition to street lighting, the NIA has specifically stated the need for lighting in the Shunga Glen Park. Safety concerns regarding both criminal activity and dangerous topography around the creek were mentioned at several neighborhood meetings. At any rate, there is a public process to follow before making decisions to install new street lighting. This process is implemented through the City's Public Works Department.

PARKS AND OPEN SPACE



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

EXISTING PARKS AND OPEN SPACE

SHUNGA GLEN PARK

Owned and maintained by Shawnee County, the Shunga Glen Park encompasses a large portion of western Quinton Heights. As it currently sits, the Shunga Glen Park is divided by the Shunganunga Creek, with no direct path for park users to get from one side to the other. On the

west side of the creek along Washburn, skateboarders, in-line skaters and bicyclists can all get their adrenaline fix. Rip-On Skate Park features 9,310-square-feet of concrete boasting two pyramids, ramps, quarter pipes, grind rails, bank-to-bank ramps and a bowl. On the adjacent side of the creek, with access via Buchanan, is a traditional park featuring playground equipment, swings, slides, benches and picnic tables. This peaceful setting is more suitable for quiet family outings.

The Shunga Glen Park acts as a focal point for the neighborhood, and therefore improving it is a high priority for residents—as emphasized by this plan. Those who live in Quinton Heights have a grand vision for the park, hoping that one day it will become much more than just a vast, open space with a playground and limited seating. The NIA has expressed great interest in adding improved connectivity over the Shunganunga Creek in order to connect both sides of the park and adding equipment to accommodate young children, teenagers, and entire families a like. Amenities they would like to see include soccer goals, a Frisbee golf course, added seating/ a sheltered gazebo, new playground equipment, and added lighting for safety.

The Shawnee County Parks and Recreation Department is scheduled to complete a park plan for the Shunga Glen in 2018. Through community input, the plan will identify improvements and additions to be implemented by the county in the following year. Though these plans are separate, Shawnee County and the City of Topeka plan to work cohesively in order to help ensure that goals of the two plans align, and that implementation from the county will run concurrently with implementation of city funded projects.





SHUNGA TRAIL

Also owned and maintained by Shawnee County, the Shunga trail, a 7.63 mile long bicycle/pedestrian friendly pass, runs through the entire neighborhood. The trail, which is being constructed in phases, will ultimately stretch across Topeka. Though bicycle riders, skateboarders, and rollerbladers are welcome, walkers have the right-of-way on the trail.

There is a section of the trail that turns north from the creek in order to cross Fillmore Street at 21st Street. This is the only at-grade street crossing along the Shunga Trail. After crossing Fillmore Street, the trail and continues along 21st Street until just past Western Avenue, where it turns south back towards the creek and away from 21st Street.

Future improvements to this section of the trail at 21st & Fillmore will take the trail under Fillmore Street and behind the two commercial properties that front 21st Street between Fillmore and Western. This would remove the at-grade crossing and maintain the trail's separation from 21st Street. Routing the trail behind the commercial properties will require an easement (which could be obtained when the properties redevelop), or through acquisition of the properties for trail use.

ADOPT-A-PARK

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

COMMUNITY GARDENS

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

CHAPTER 6 IMPLEMENTATION

Implementation

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

-Anonymous

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

KEY ACTION PRIORITIES

The meeting with the Neighborhood Improvement Association and Steering Committee brought up ideas for implementing specific strategies and actions in this plan. The neighborhood will select projects during the final meeting.

Potential SORT Infrastructure Projects:

Complete reconstruction with enclosed storm

SW 24th Street from

SW Central Park from

Pave alley approaches, regrade, and lay gravel in alleys throughout the neighborhood

Traffic circle on the intersection of 24th and Buchanan

Shunga Glen Pedestrian Bridge

Housing:

Housing rehabilitation has been identified as the top priority for this neighborhood

Tables:

The tables below show the cost and timing of infrastructure improvements for the proposed target areas and other infrastructure recommendations of the plan. By combining several major actions within a concentrated area of a neighborhood, a greater cumulative impact can be realized than if they were dispersed throughout the larger planning area. In this manner, it is intended that multiple target areas can be worked on in various stages of completion. Once the first area is "finished", the majority of the public investment can then be shifted to the second area, etc.

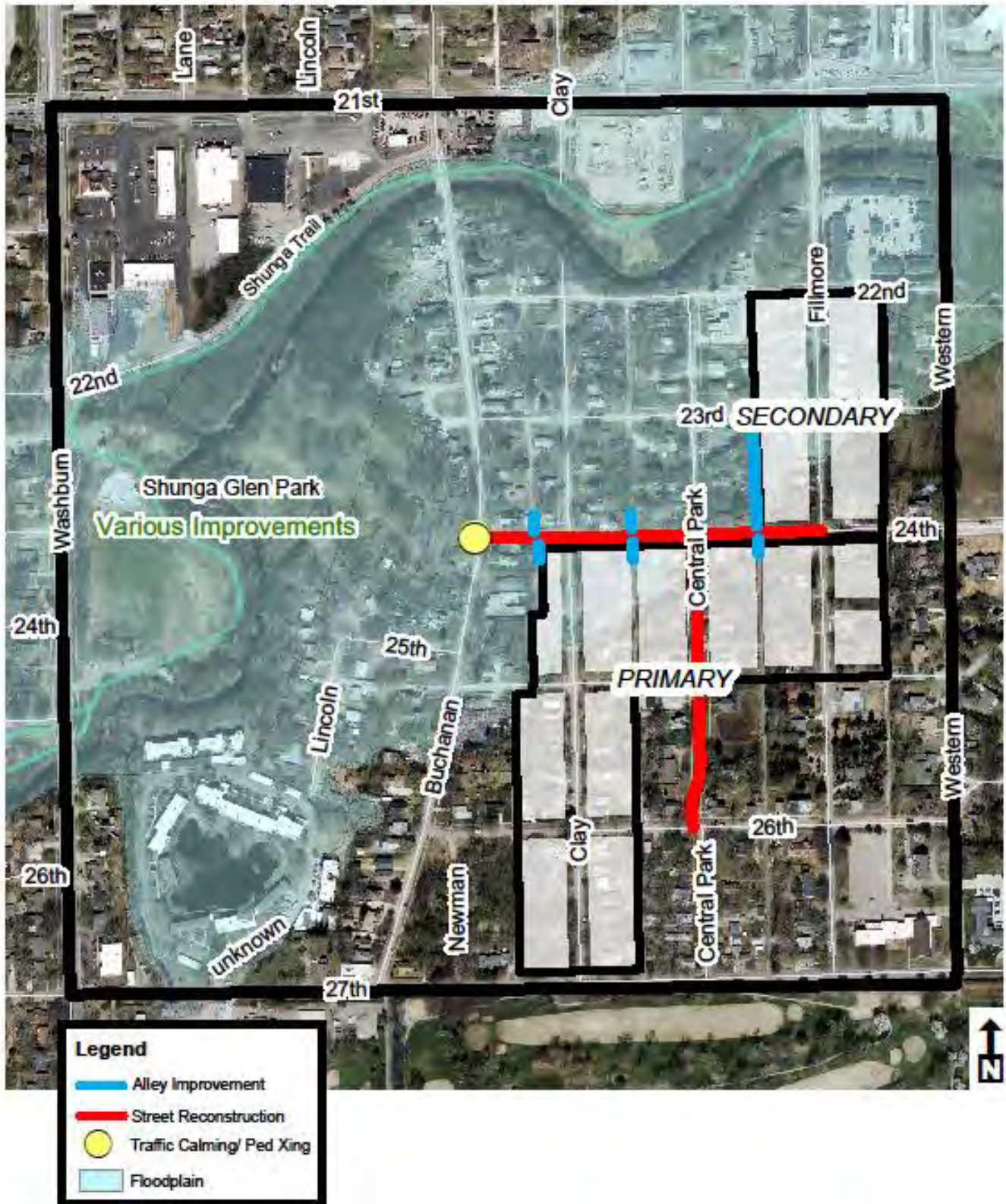
Important Note: The priorities and costs estimates for infrastructure and housing rehabilitation projects in the neighborhood are provided for informational purposes only and should not be relied upon for future costs or as actual bids for future projects. Increases in material costs, overhead and labor can change greatly in a short period of time. Funding is subject to availability

as provided by federal grants and the governing body, and allocations change annually. The housing costs in the following tables represent subsidies from City Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure reflect City of Topeka capital costs from sources typically found within the City's Capital Improvement Program (CIP), unless otherwise indicated.

SORT Projects			
Street Reconstruction	Source	1-3 Years	3+ years
SW 24th Street (Fillmore to Buchanan)	GO Bonds/ SORT	\$487,080	
SW Central Park (24th to 26th)	GO Bonds/ SORT	\$498,866	
Tree removal for storm sewer installation	CoT Forestry	\$0	
Alleys			
Between Central Park/Fillmore (2300 block)	GO Bonds/ SORT	\$12,000	
Pedestrian			
Sidewalks (target area infill)	GO Bonds/SORT/DNR	\$5,000	
Traffic Calming/Ped Crossing to Park @ SW Buchanan and 24th	GO Bonds/SORT	\$15,000	
Parks and Open Space			
Pedestrian Bridge + Sidewalk link (Shunga Glen Park)	GO Bonds/ SORT	\$320,000	
Lighting (Shunga Glen Park)	GO Bonds/ SORT	\$24,000	
Basketball court full-sized (Shunga Glen Park)	GO Bonds/ SORT	\$35,000	
Parks and Open Space TOTAL			
All Infrastructure Projects		\$1,396,946	
Housing			
Homeowner and Landlord Rehab	CDBG, Home/ SORT	\$330,000	
All SORT Infrastructure and Housing Projects Total		\$1,726,946	

Neighborhood Wide/Non-SORT Funded Projects				
Street Reconstruction	Source	1-3 Years	3+ years	Unfunded
SW 26th (Buchanan to Clay)	TBD			\$206,000
Alleys				
Between Central Park/Fillmore (2600 block)	TBD			\$19,000
SW 27th Street				
Traffic Calming/Chicanes (Western to Buchanan)	CIP - Complete Streets		TBD	
Sidewalk connection to Topeka Blvd	CIP - Complete Streets		TBD	
Parks and Open Space				
Shunga Glen Park Improvements				
>new trash cans	County	\$1,400		
>replace 2 bay swing and reset tire swing	County	\$3,500		
>new benches (5)	County	\$2,500		
>replace 4 tables and pad	County	\$5,500		
>replace water fountain - west side	County	\$3,400		
>water fountain meter - east side	County	\$5,000		
>new signage - west side	County	\$1,500		
>new signage - east side	County	\$1,500		
>bike rack - west side (1) and east side (1)	County	\$1,400		
>sidewalk around playground equipment	County	\$4,000		
>soccer goals (2) 24' x 8'	County	\$4,500		
>open air shelter	County			\$30,000
>tot play structure and surfacing	County			\$50,000
>Admin Fee + Contingency (3%)	County	\$1,180		\$4,410
Shunga Trail below grade crossing at Fillmore	County/TA Grant		TBD	
Parks and Open Space TOTAL		\$35,380		\$84,410
All Projects		\$35,380		\$309,410

SORT Projects Map 15



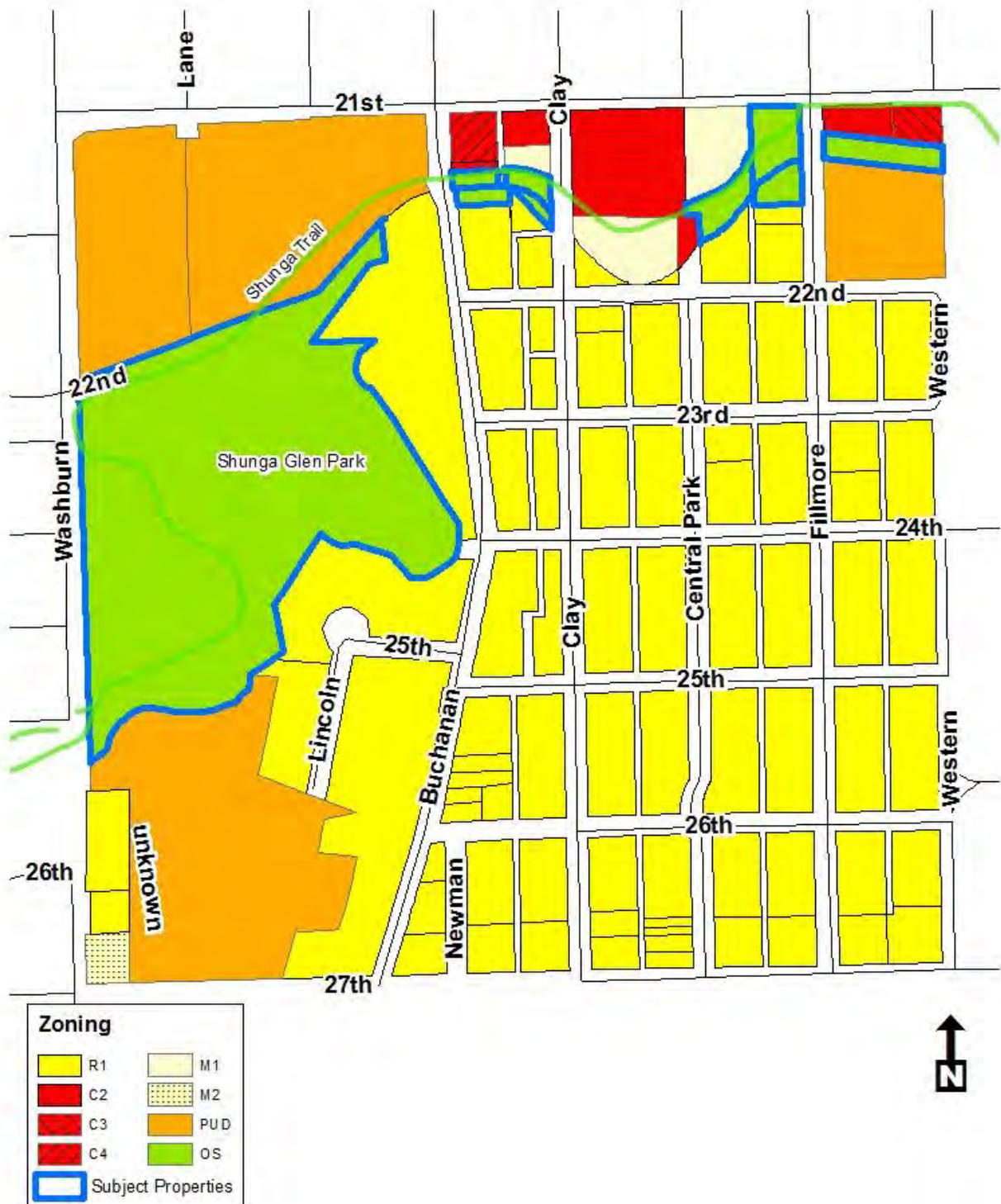
REZONING

There are a few areas within Quinton Heights where current zoning is inconsistent with the Future Land Use Plan. A rezoning should be initiated by the Planning Commission to reflect as such (See Map 16 for the proposed rezoning).

1. Change the Shunga Glen Park to OS (Open Space). Current zoned for residential single family dwelling, the area is already designated and used as a Shawnee County park.
2. Change City of Topeka owned parcels to OS. Currently, the subject properties between 22nd and 21st Street are zoned M1 or R1; however, their location, size, and orientation make them undevelopable for such uses. The land should remain open space, and serve to buffer the Shunga Glen Trail.



Proposed Zoning Map Map 16



APPENDIX

APPENDIX A: NEIGHBORHOOD HEALTH DATA

QUINTON HEIGHTS STEELE						
Vital Signs	Block Group (Pop. 2010)	2000	2003	2007	2011	2014
1) % Persons Below Poverty	15:1 (631)	18%	12%	12%	19%	34%
2) Public Safety (Part 1 Crimes per 100 People)	15:1	(At Risk)	23	18	23	30
3) Average Residential Property Values	15:1	\$55,810	\$36,940	\$59,910	\$62,625	\$68,708
4) Single Family Home Ownership	15:1	59%	65%	54%	58%	52%
5) Boarded Houses/Unsafe Structures	15:1	0	2	0	1	1
6) Neighborhood Health Composite (Rating)	15:1	2.8	2.6	3	2.4	2.0

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

APPENDIX B: KICKOFF MEETING SUMMARY

What one thing would you fix or change about Quinton Heights-Steele?

Changes the big park

Lighting

Connectivity to the park – pedestrian bridge connecting other side of the park

Drainage ditches

Unpaved alleys

Blighted and abandoned houses

Slum lords

Too many rentals

Speed limits – too high

27th Street traffic concerns (speed, lack of sidewalks, bike lane) – not enough room for all of that – 27th and Topeka intersection

Open up the north part of the neighborhood – reconnect the streets to 21st street

Creek is a straight drop-off – not safe

Lighting

Change the perception of the neighborhood – that it is a bad neighborhood

Entrance to neighborhood from the north needs to be improved – building conditions

Vagrants in the park and commercial area

Shunga Creek – clean up

Buchanan Street traffic concerns

Shunga Trail – safety

What one thing do you like and want to preserve about Quinton-Heights-Steele?

Good views of the city

Unity

NIA

Nice neighborhood – people look out

Communications

Residential area – concern about commercial encroachment

Location in city

People make the neighborhood great

More younger people in the neighborhood

Good homeownership

People care about each other

Diverse neighborhood
Marvelous snow sledding hill
Beautiful 4th of July fireworks show
Mature large trees
Easy place to live
Nice that we have a big park

What would you like to see in 15 years?

Family oriented neighborhood
Single family neighborhood
Park that is really nice – more amenities for the neighborhood in the park – a destination
Affordable neighborhood
Attractive neighborhood to Washburn students
21st Street – attractive businesses – work with neighborhood
Grocery store in the commercial area – would be great for QH but also other neighborhoods

APPENDIX C: HOUSING AND INFRASTRUCTURE SURVEYS

CRITERIA USED TO EVALUATE HOUSING STRUCTURAL DEFECTS

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

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

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

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

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

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

CATEGORY

DEFINITION

BUILDINGS/PROPERTIES

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

BLOCKS

SOUND

Average 3.0 – 2.3 points per block

MINOR DETERIORATION

Average 2.29 – 2.0 points per block

INTERMEDIATE DETERIORATION

Average 1.99 – 1.7 points per block

SIGNIFICANT DETERIORATION

Average less than 1.7 points per block

INFRASTRUCTURE RATING SYSTEM

CRITERIA USED FOR EVALUATION:

SIDEWALKS:

3= No defects in sidewalk

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

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

0= Major defects- No sidewalks

CURBS AND GUTTERS

3= No defects in curbs and gutters

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

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

0= Major defects- None existent; drainage ditches

STREETS:

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

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

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

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

BLOCK AVERAGES

No defects- 2.25 - 3

Minor repairs/maintenance issues- 1.5 – 2.25

Intermediate repairs- 0.75 – 1.5

Major repairs/total construction or replacement- < 0.75

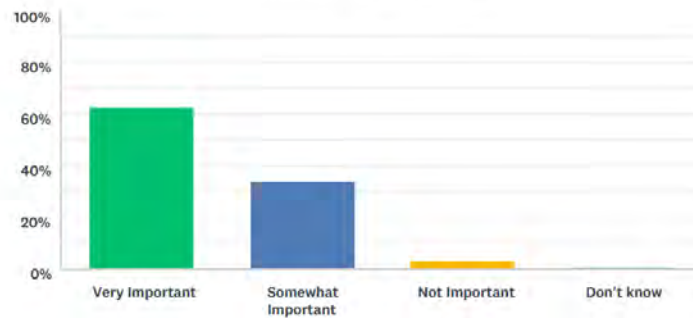
Building Design Standards
&
Sign Code Update

Building Design Visual Appeal Survey Key Takeaways

- **1,062** took the building design survey and **480** provided written comments
- Building design matters – 96% of survey respondents rated the importance of building design to the visual appeal of a community as “Very Important” or “Somewhat Important”.

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

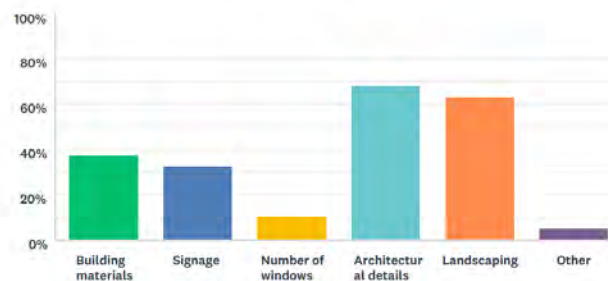
Answered: 1,062 Skipped: 0



- The two factors rated most important to the visual appeal of buildings were: “Architectural Details” and “Landscaping”.

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

Answered: 1,062 Skipped: 0



Building Design Images

- The images that lacked landscaping were rated less appealing than those images that had well developed landscaping.
- Images with higher quality building materials, many architectural details, and more windows rated as more appealing overall.

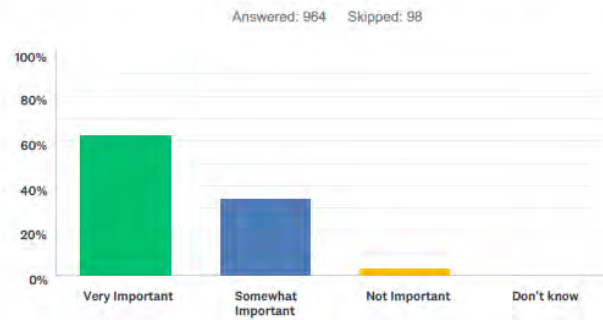
Building Design Comments

- Quality building design is important.
- Landscaping is important.
- The condition of the parking lot (landscaping was mentioned in this context too) can enhance or take away from the appeal of a building design.
- There were a few comments on the cost impact of design standards on small business.
- Metal buildings are not appealing.
- Importance of well-maintained properties (e.g. paint, signs in windows, etc.).
- Too many signs can impact the appeal of a property.
- Brick preferred in design.

Signs Visual Appeal Survey Key Takeaways

- **964** people took the sign survey and submitted **386** written comments.
- Signs matter. 97% of survey respondents say that signs are either very **“important”** or **“somewhat important”** to the visual appeal of a community.

Q38 How important is the appearance of signs to the visual quality of a community?



Responses to Sign Images

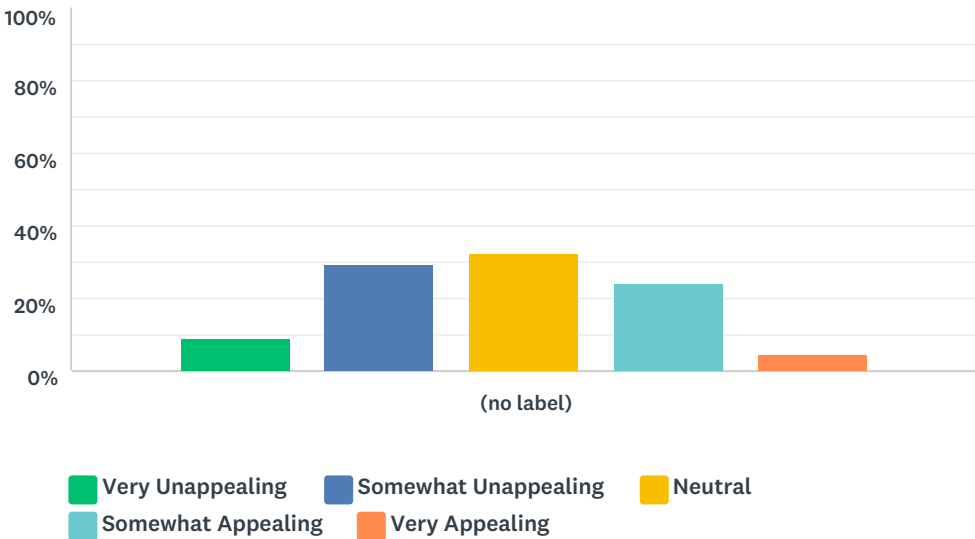
- A preference for short, monument-style signs over tall signs on poles.
- Pole without covers are more unappealing than poles with covers.
- The use of multiple wall signs on buildings, especially those constructed of low-quality materials, is very visually unappealing.
- The sites of businesses that use few signs, such as one monument sign and one to two wall signs, are more visually appealing than those sites that contain a larger number of ground and wall signs.
- Size of sign matters less if the sign is a monument-style sign.
- Use of more than one temporary sign is very visually unappealing.
- Portable reader board signs are visually unappealing.

Written Comments

- There are too many signs. The large quantity of signs is unattractive.
- There is too much sign “clutter”. (“Clutter” could mean too many signs, poorly maintained signs, or both.)
- Landscaping is important to visual appearance. The numerous comments about landscaping are especially significant considering the survey did not pose questions about landscaping.
- Many signs are too tall. Shorter signs are more attractive.
- Outdated, aging, and poorly maintained signs are unattractive.
- Pole signs are unattractive. Signs on solid bases (monument signs) are much more attractive than signs on poles.
- Portable readerboard signs are unattractive and the City needs to do more to control them.
- Quality of the design of signs and materials used is important to visual quality.
- Temporary signs are needed in some cases but they are visually unappealing.
- Signs should be easy to read in addition to being visually appealing.
- Businesses need signs and they should not be overly restricted.

Q1 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

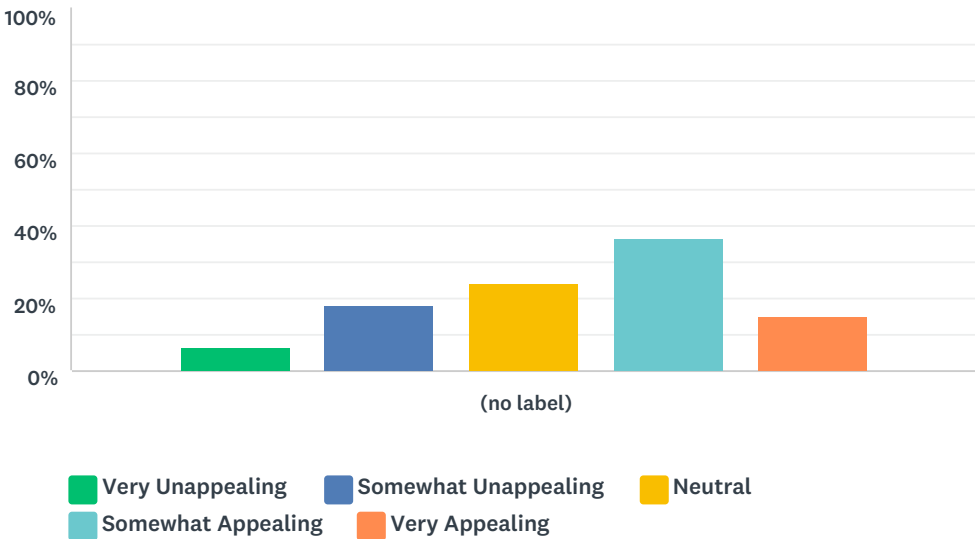


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	9.23% 98	29.47% 313	32.67% 347	24.11% 256	4.52% 48	1,062	1.00



Q2 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

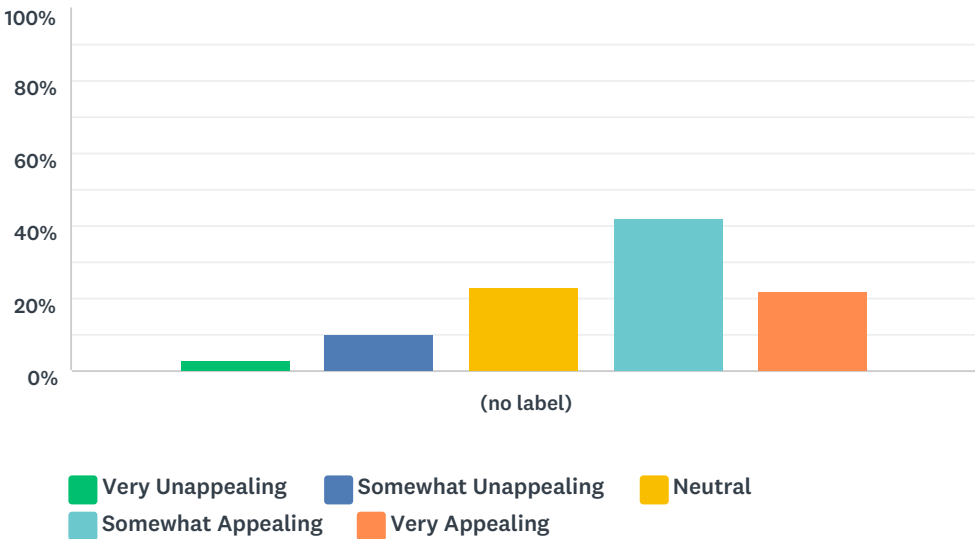


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	6.40% 68	18.08% 192	24.11% 256	36.25% 385	15.16% 161	1,062	1.00



Q3 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

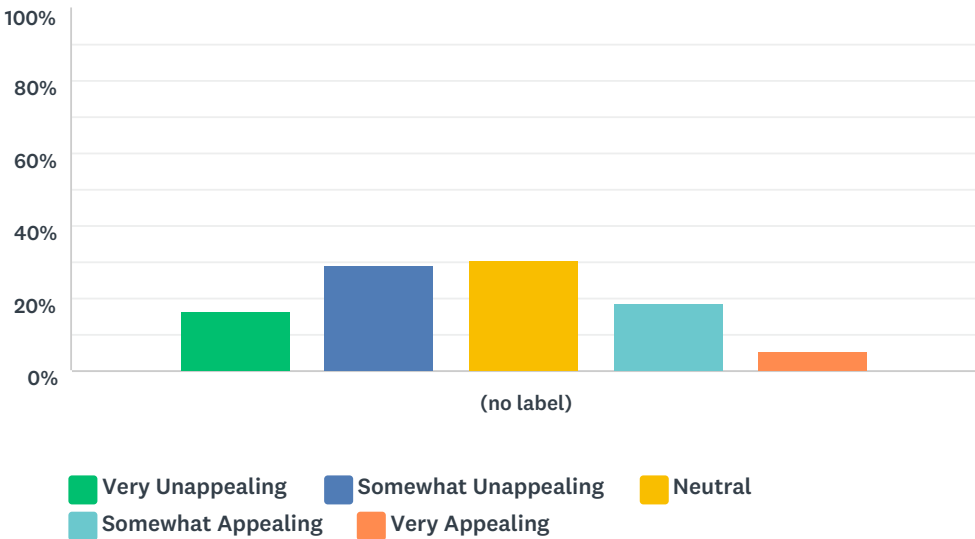


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	3.11% 33	9.89% 105	22.88% 243	42.18% 448	21.94% 233	1,062	1.00



Q4 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

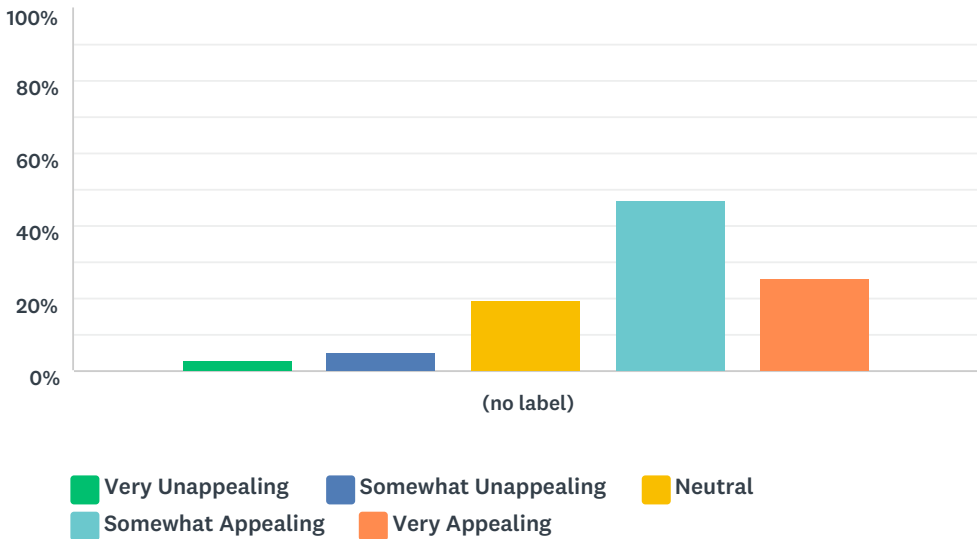


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	16.38% 174	29.10% 309	30.70% 326	18.55% 197	5.27% 56	1,062	1.00



Q5 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

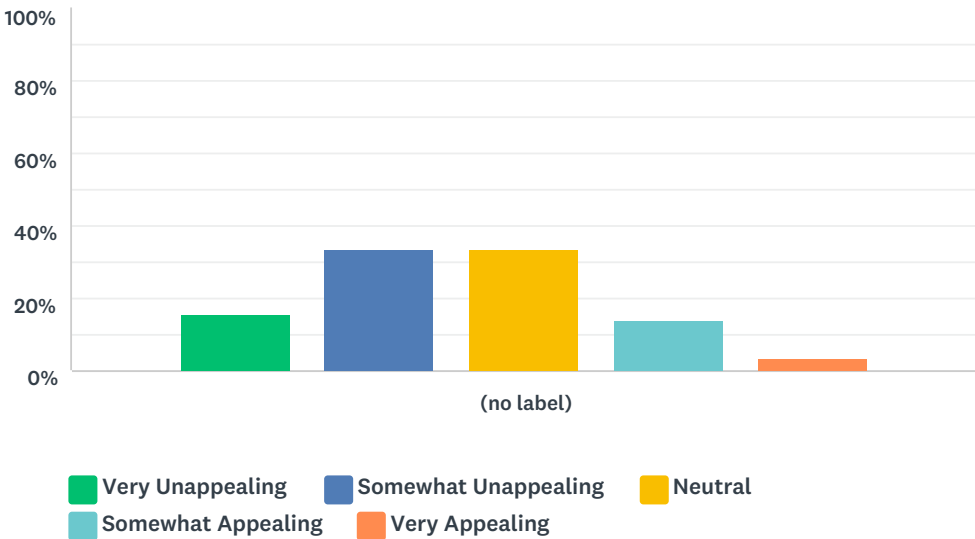


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	3.01%	5.18%	19.30%	46.80%	25.71%	1,062	1.00
	32	55	205	497	273		



Q6 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

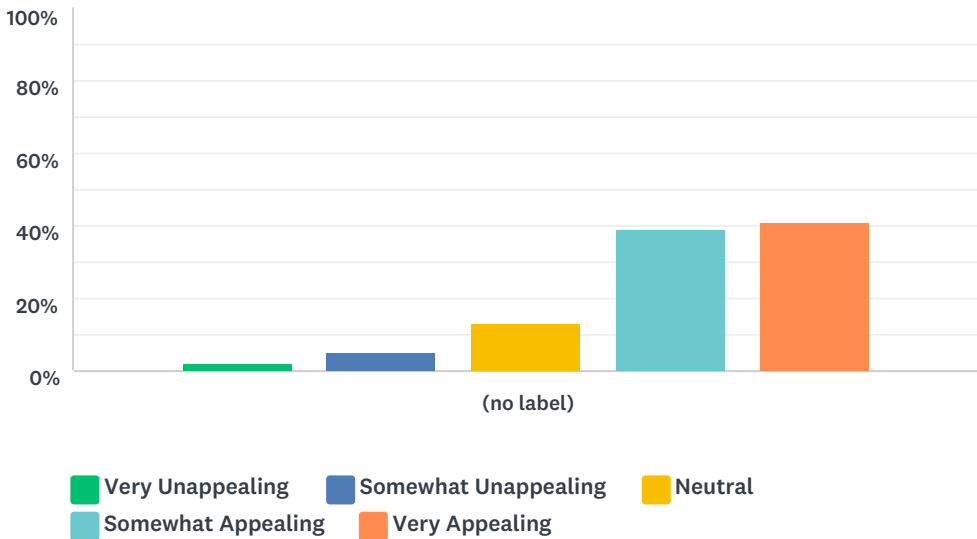


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	15.73% 167	33.43% 355	33.43% 355	13.94% 148	3.48% 37	1,062	1.00



Q7 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

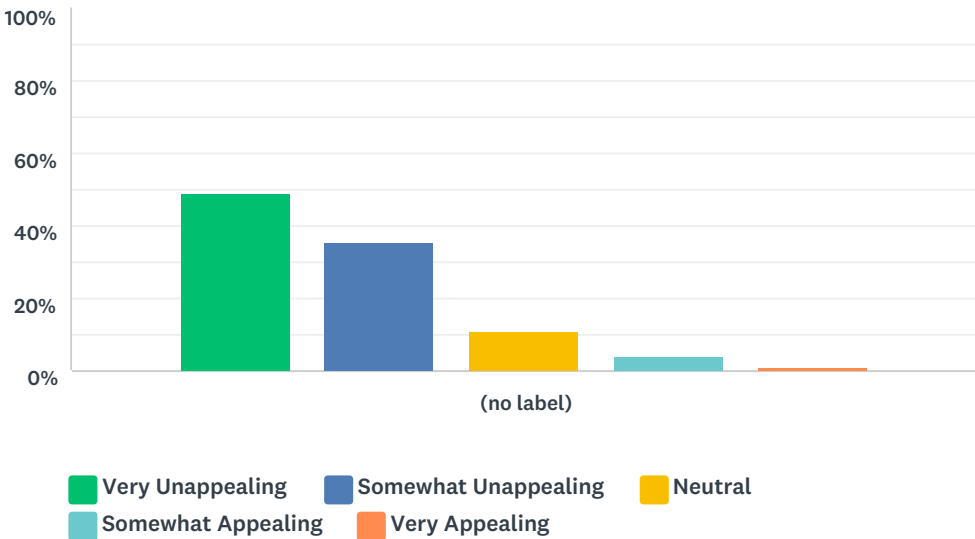


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	1.98% 21	4.80% 51	12.90% 137	39.17% 416	41.15% 437	1,062	1.00



Q8 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

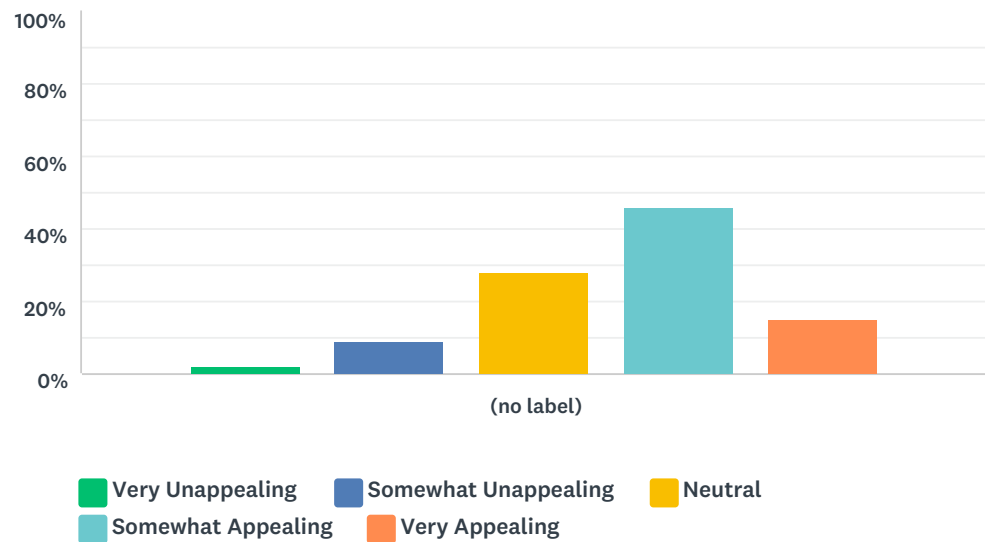


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	49.15% 522	35.40% 376	10.83% 115	3.77% 40	0.85% 9	1,062	1.00



Q9 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

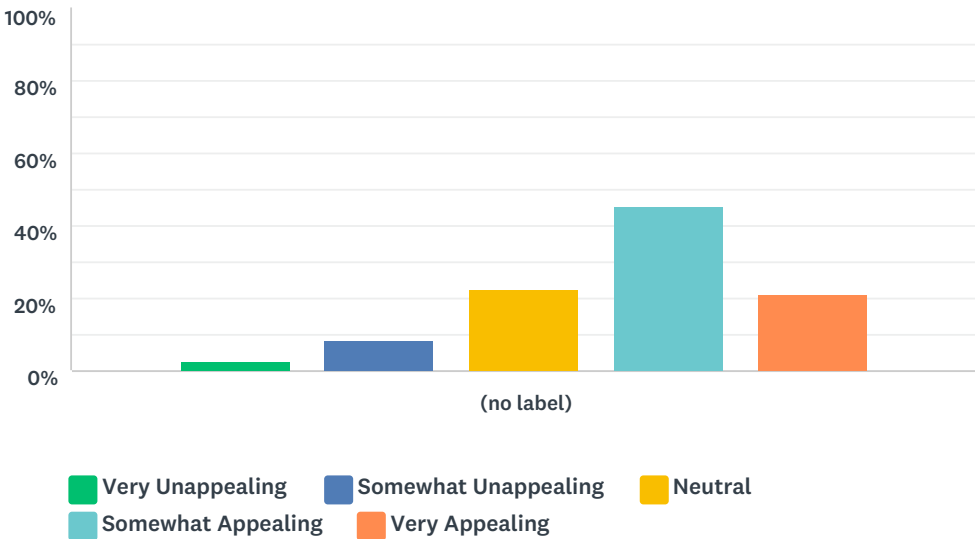


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	2.07% 22	8.76% 93	28.25% 300	45.95% 488	14.97% 159	1,062	1.00



Q10 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

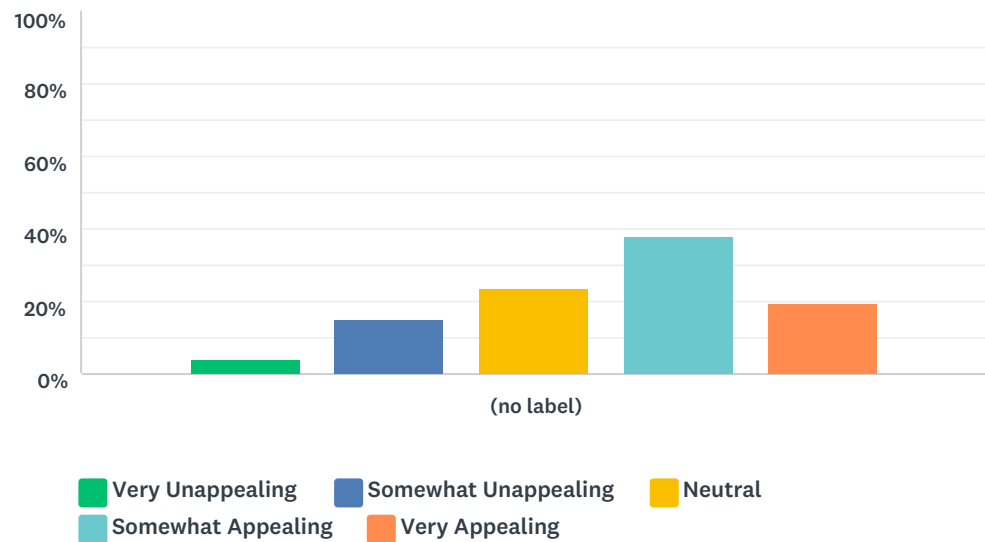


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	2.45%	8.38%	22.60%	45.48%	21.09%	1,062	1.00
	26	89	240	483	224		



Q11 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

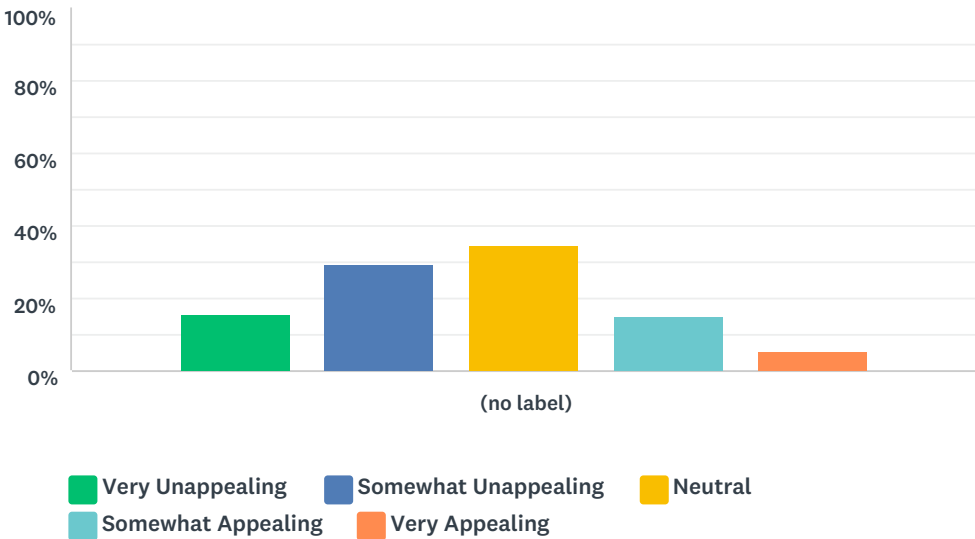


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	3.77% 40	15.07% 160	23.73% 252	37.85% 402	19.59% 208	1,062	1.00



Q12 Assess the visual appeal of the building.

Answered: 1,062 Skipped: 0

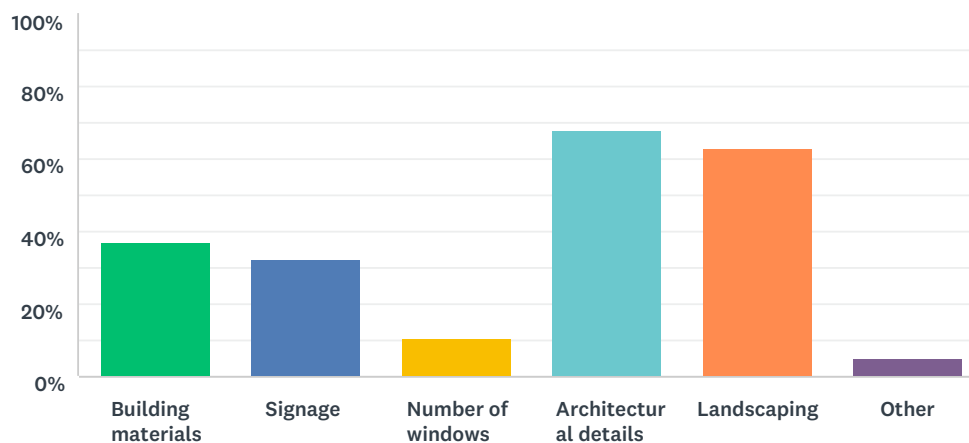


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	15.35% 163	29.66% 315	34.56% 367	15.16% 161	5.27% 56	1,062	1.00



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

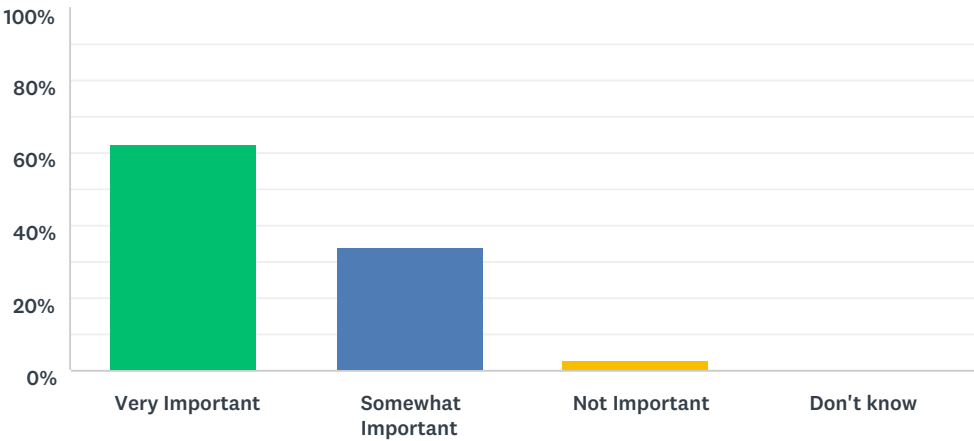
Answered: 1,062 Skipped: 0



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 affect people's 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 dome 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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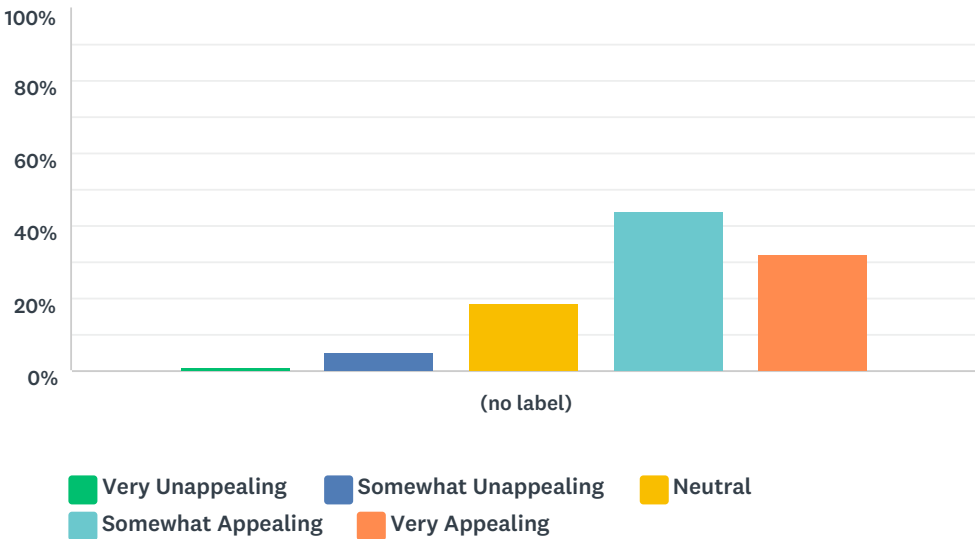
- 446 The busier the details, especially multiple colored signage, the less appealing. Also, the electrical lines and poles are very unappealing.
- 447 I think the businesses should take pride in the outside and not have overgrown weeds or weeds/grass in the parking lot. It makes employees take pride 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.

Q16 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

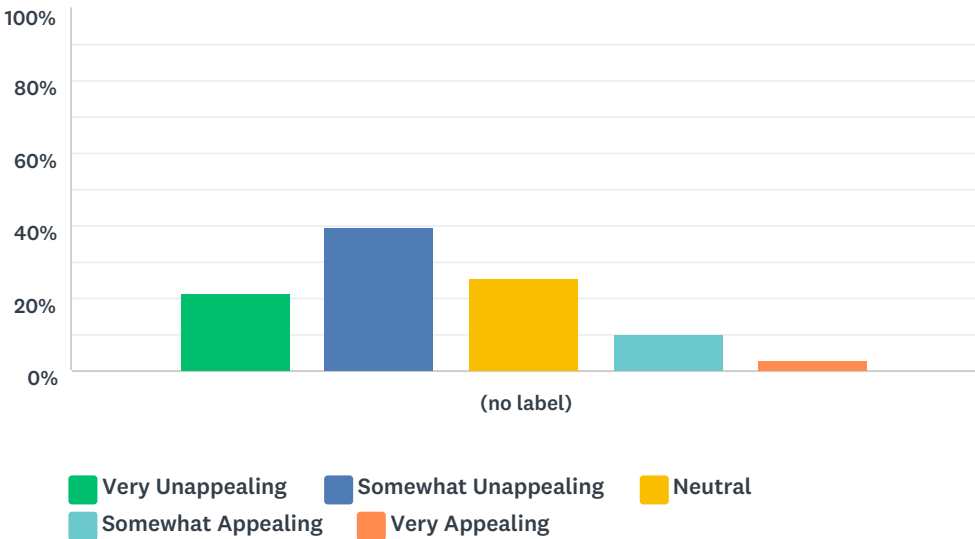


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	0.83%	4.77%	18.46%	43.98%	31.95%	964	1.00
	8	46	178	424	308		



Q17 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

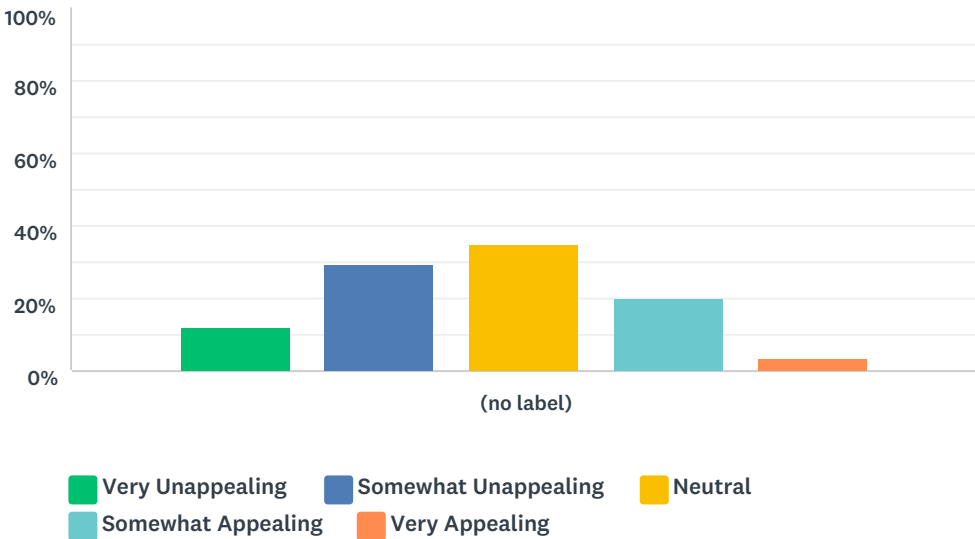


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	21.58% 208	39.63% 382	25.41% 245	10.17% 98	3.22% 31	964	1.00



Q18 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

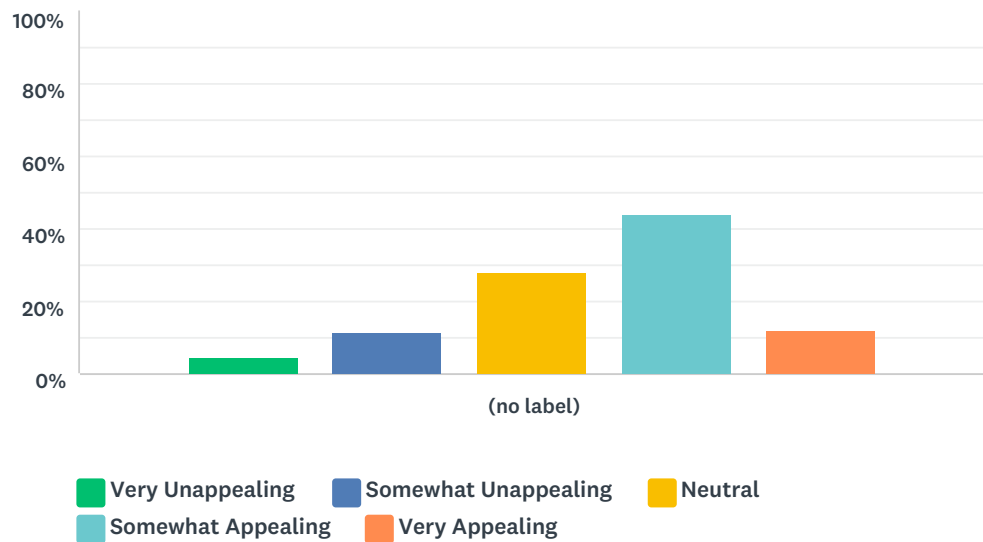


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	11.83% 114	29.46% 284	34.85% 336	20.12% 194	3.73% 36	964	1.00



Q19 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

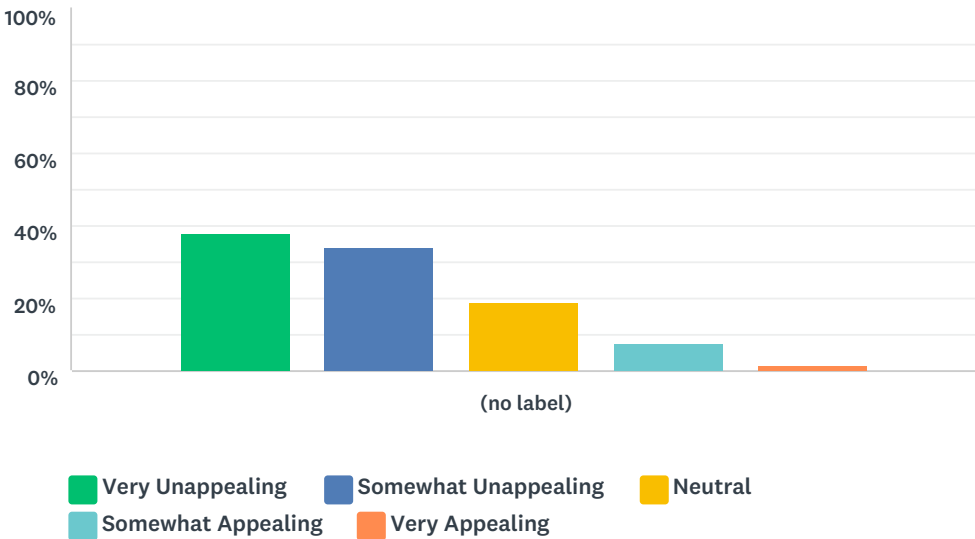


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	4.56% 44	11.31% 109	27.90% 269	43.98% 424	12.24% 118	964	1.00



Q20 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

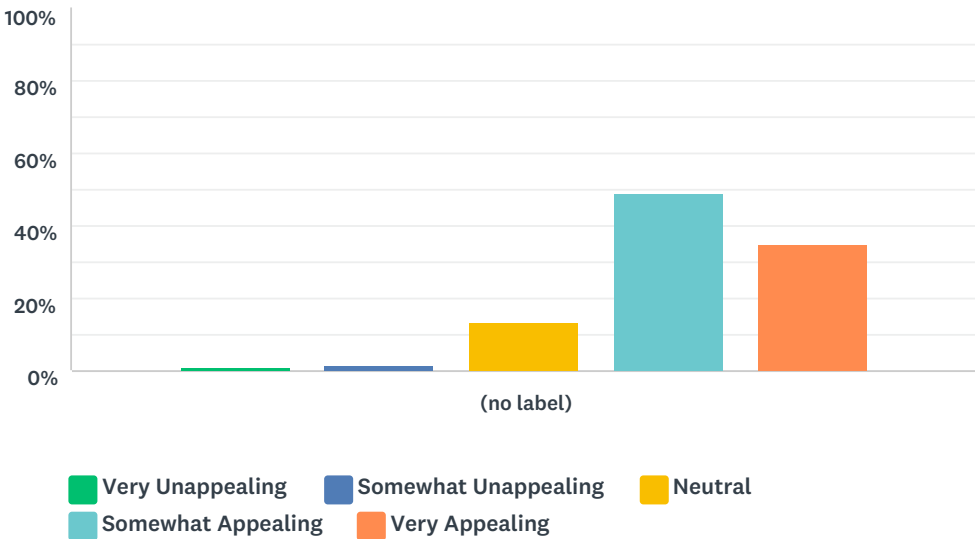


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	38.17% 368	34.02% 328	18.88% 182	7.47% 72	1.45% 14	964	1.00



Q21 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

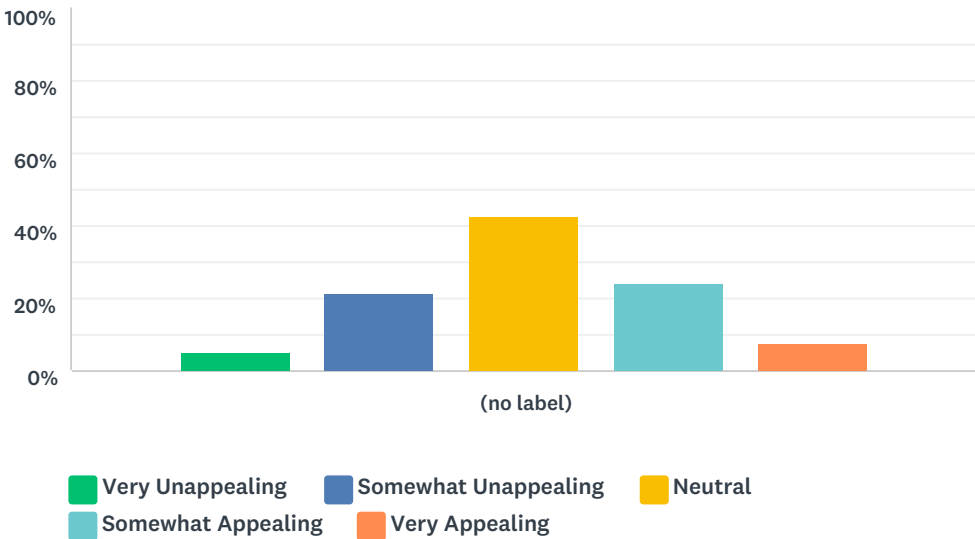


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	0.83% 8	1.35% 13	13.69% 132	48.96% 472	35.17% 339	964	1.00



Q22 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

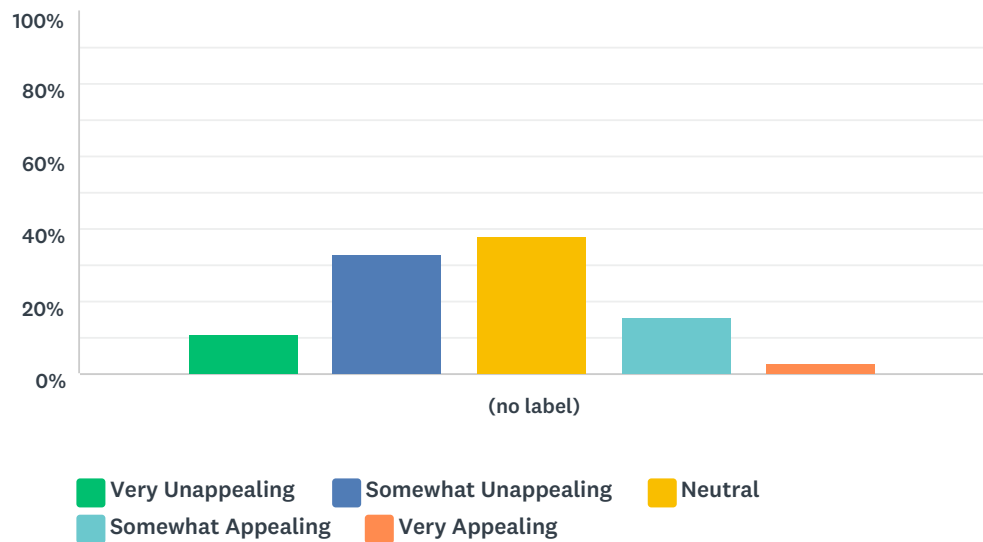


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	4.77% 46	21.47% 207	42.32% 408	23.76% 229	7.68% 74	964	1.00



Q23 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

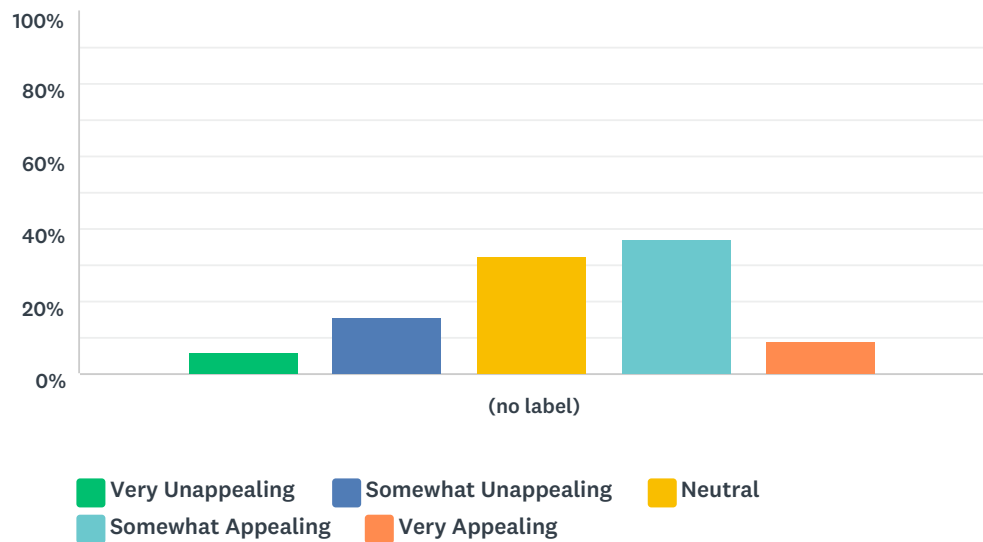


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	10.89% 105	32.99% 318	37.86% 365	15.35% 148	2.90% 28	964	1.00



Q24 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

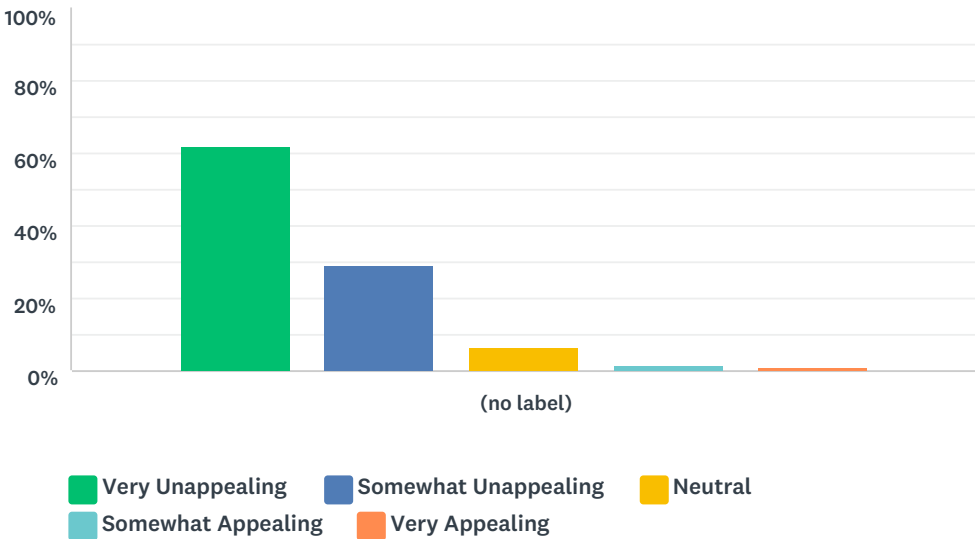


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	6.02% 58	15.35% 148	32.37% 312	37.24% 359	9.02% 87	964	1.00



Q25 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

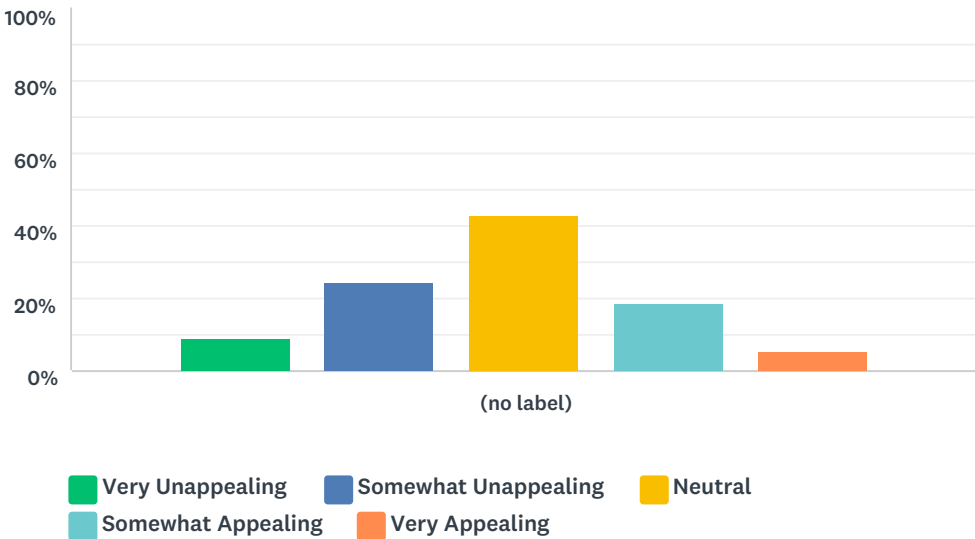


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	62.03% 598	28.84% 278	6.74% 65	1.56% 15	0.83% 8	964	1.00



Q26 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

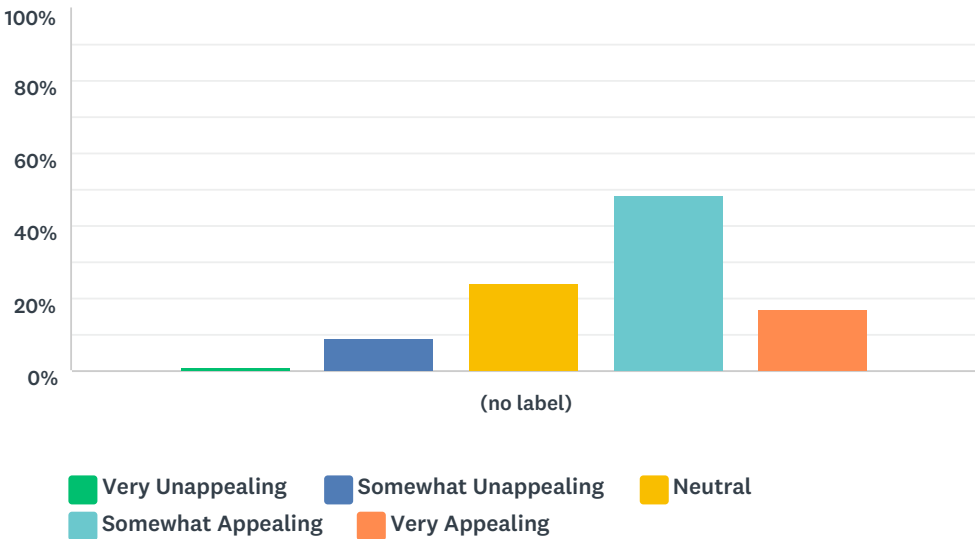


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	8.82% 85	24.38% 235	42.84% 413	18.67% 180	5.29% 51	964	1.00



Q27 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

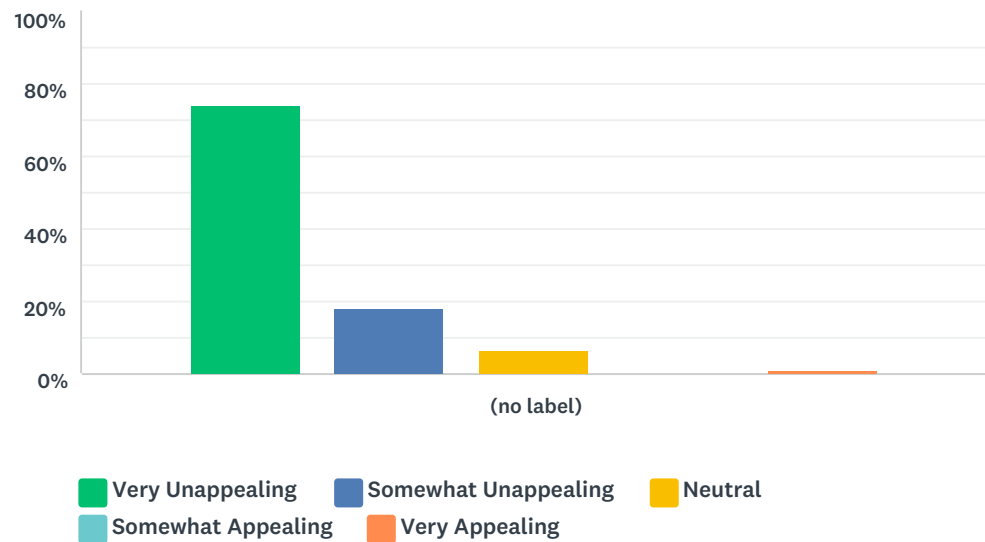


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	1.24% 12	9.02% 87	23.96% 231	48.65% 469	17.12% 165	964	1.00



Q28 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

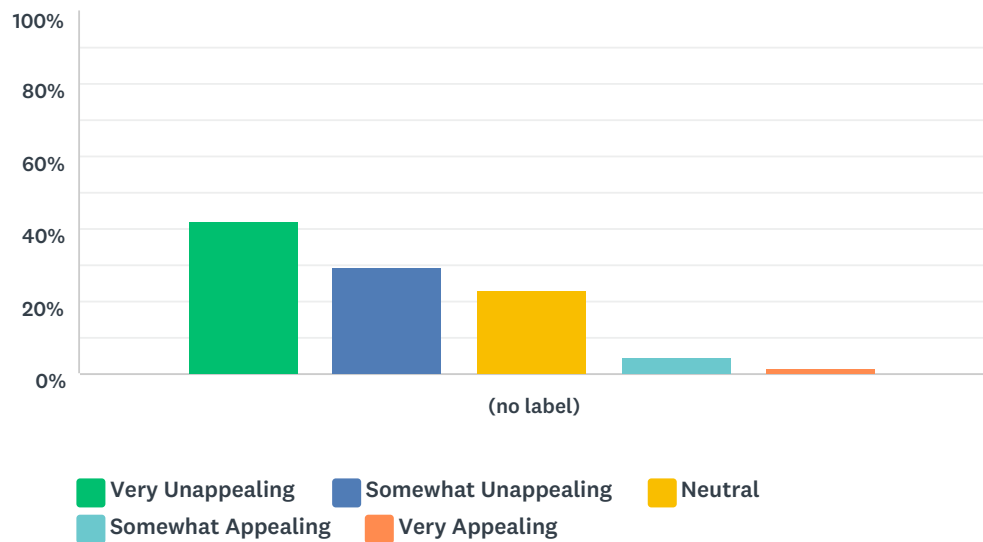


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	74.07% 714	17.84% 172	6.43% 62	0.73% 7	0.93% 9	964	1.00



Q29 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

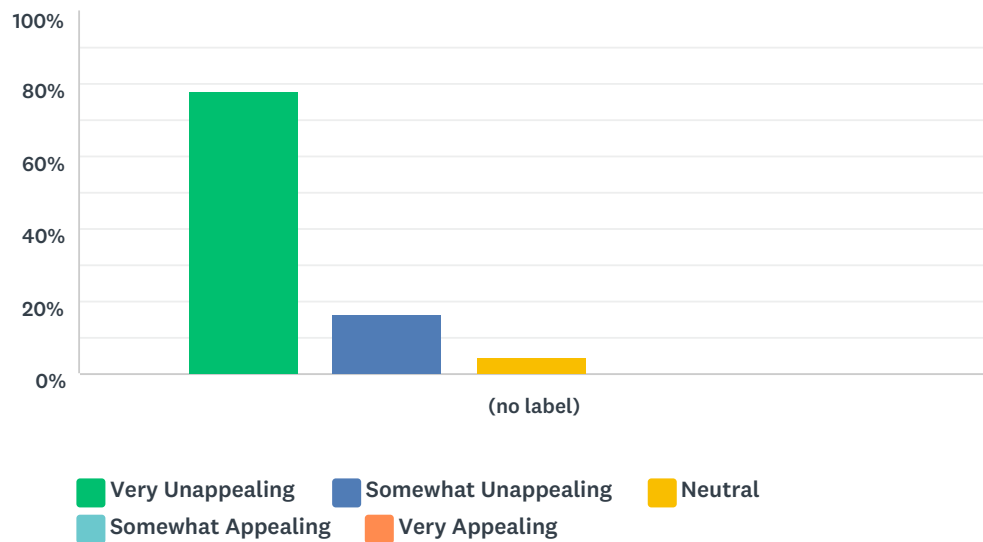


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	41.80% 403	29.56% 285	22.93% 221	4.36% 42	1.35% 13	964	1.00

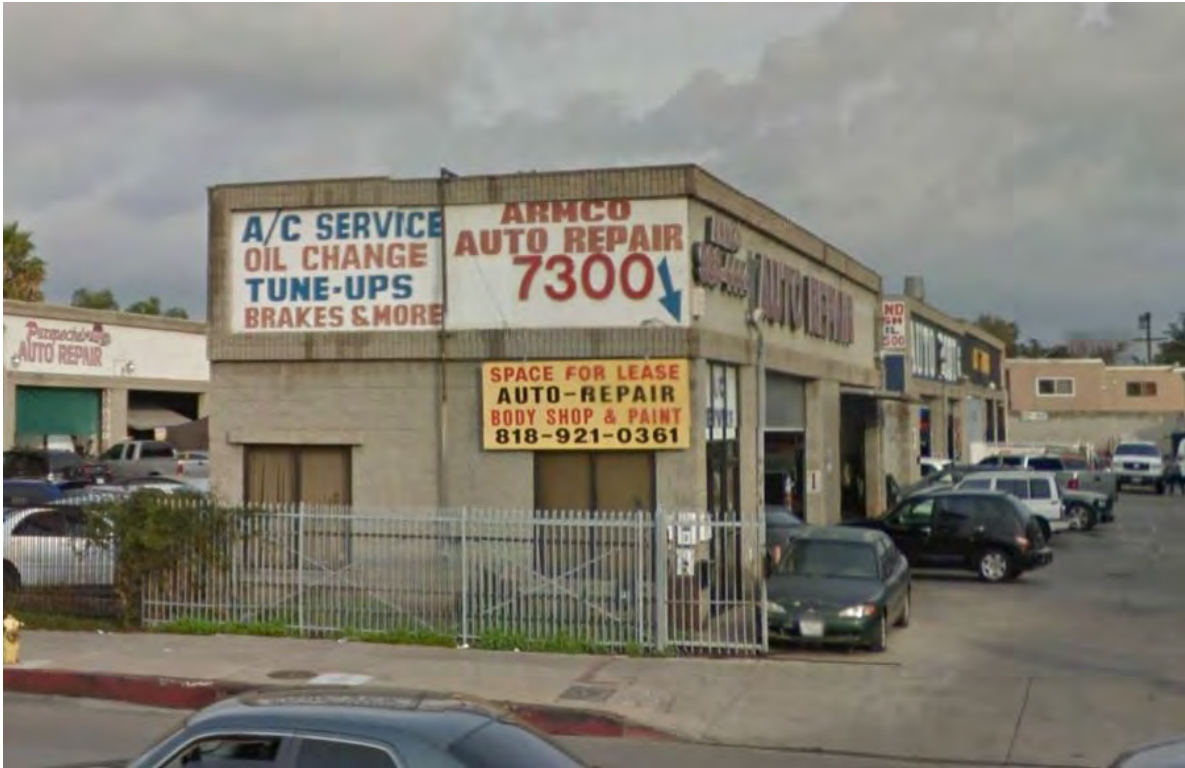


Q30 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

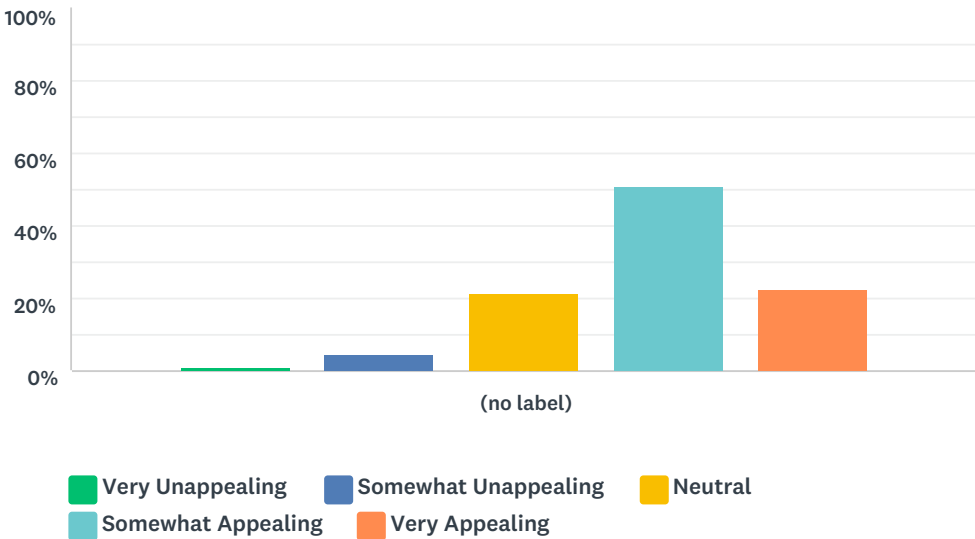


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	78.22% 754	16.39% 158	4.25% 41	0.52% 5	0.62% 6	964	1.00



Q31 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

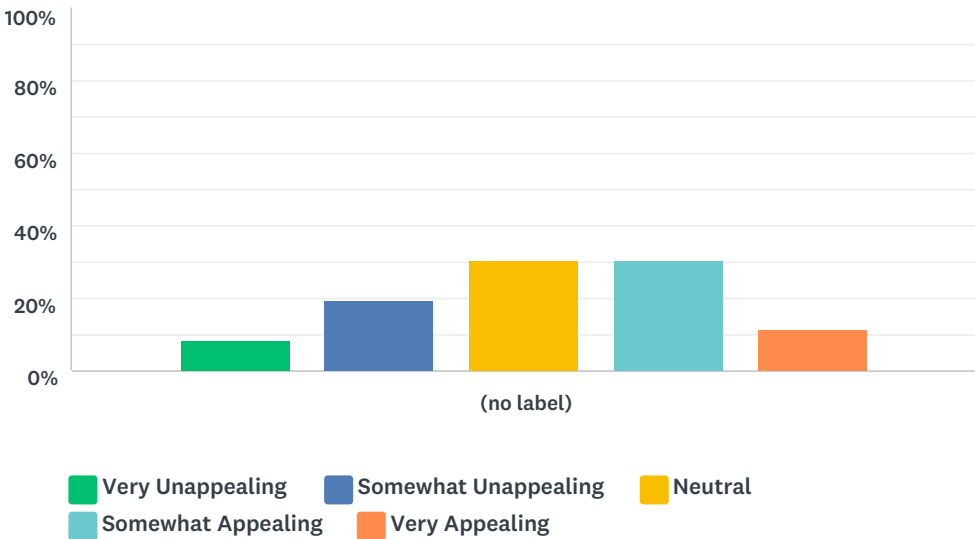


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	0.83% 8	4.25% 41	21.37% 206	50.83% 490	22.72% 219	964	1.00



Q32 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

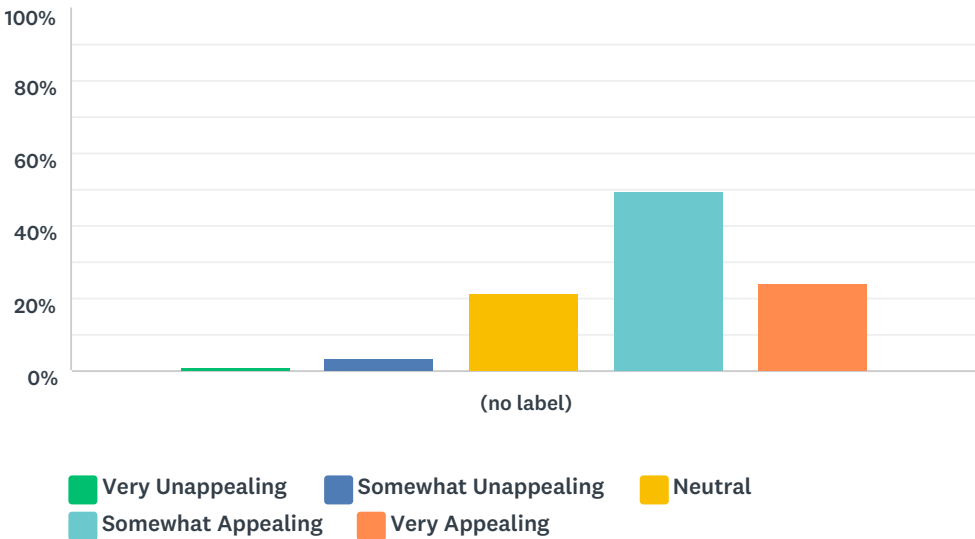


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	8.30% 80	19.40% 187	30.39% 293	30.60% 295	11.31% 109	964	1.00



Q33 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

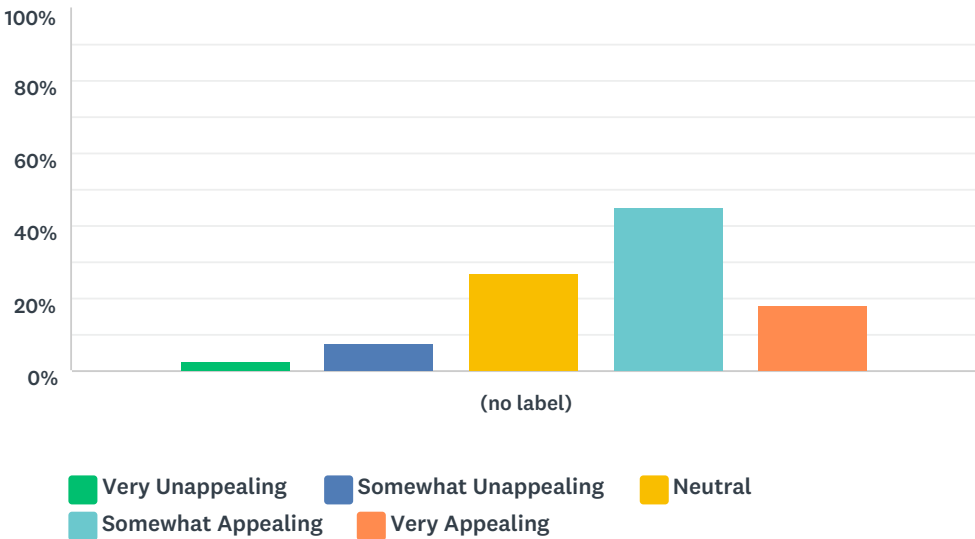


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	1.24% 12	3.63% 35	21.58% 208	49.38% 476	24.17% 233	964	1.00



Q34 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

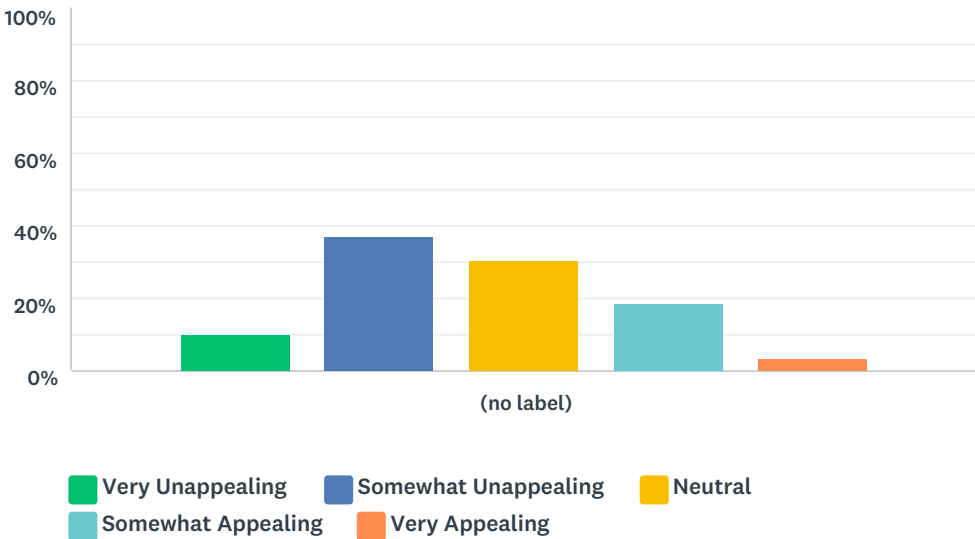


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	2.28% 22	7.68% 74	26.97% 260	44.92% 433	18.15% 175	964	1.00



Q35 Assess the visual appeal of the sign(s).

Answered: 964 Skipped: 98

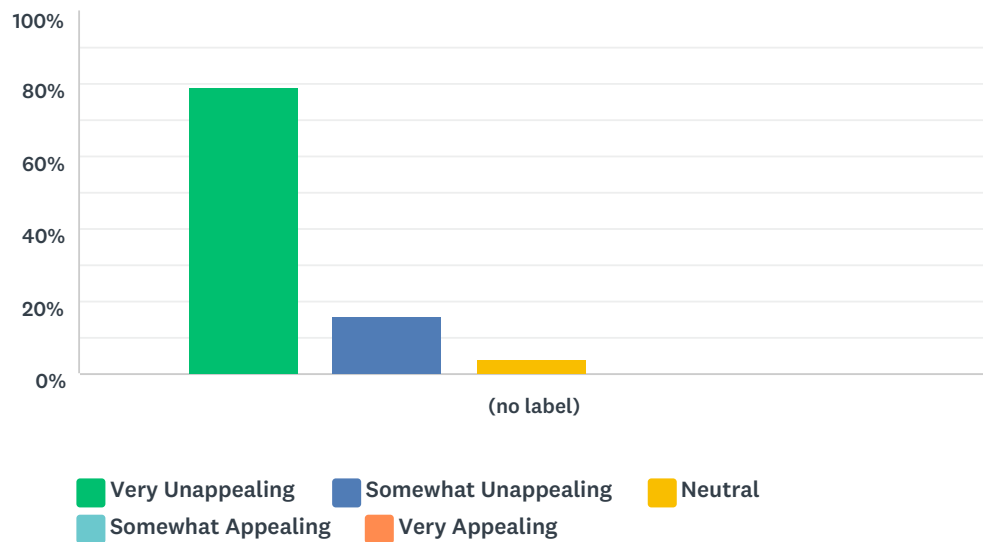


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	10.06% 97	37.14% 358	30.71% 296	18.36% 177	3.73% 36	964	1.00



Q36 Assess the visual appeal of the sign(s).

Answered: 487 Skipped: 575

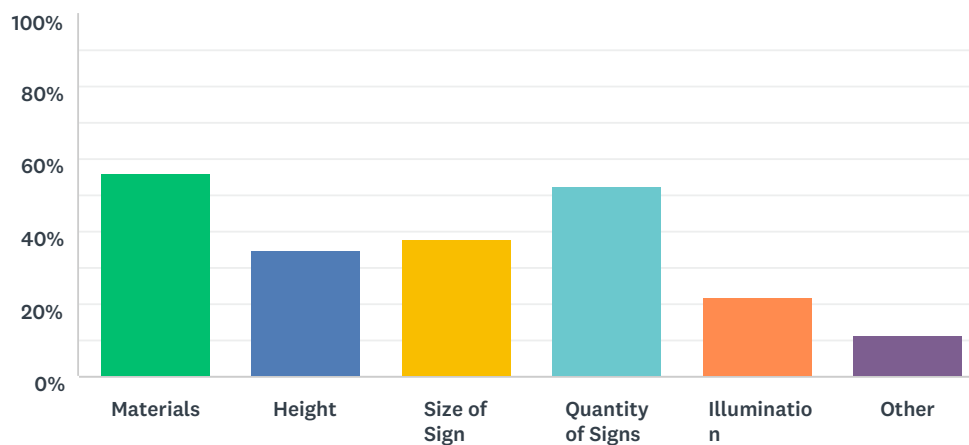


	VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	TOTAL	WEIGHTED AVERAGE
(no label)	79.06% 385	16.02% 78	4.11% 20	0.41% 2	0.41% 2	487	1.00



Q37 What factors are most important to the visual appeal of signs? (Select TWO)

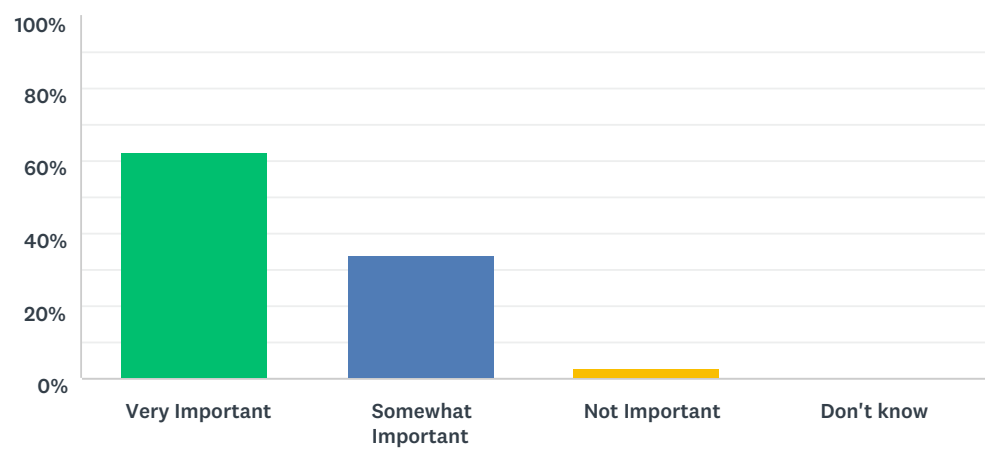
Answered: 964 Skipped: 98



ANSWER CHOICES	RESPONSES	
Materials	56.22%	542
Height	34.96%	337
Size of Sign	38.17%	368
Quantity of Signs	52.49%	506
Illumination	22.10%	213
Other	11.62%	112
Total Respondents: 964		

Q38 How important is the appearance of signs to the visual quality of a community?

Answered: 964 Skipped: 98



ANSWER CHOICES	RESPONSES	
Very Important	62.34%	601
Somewhat Important	34.23%	330
Not Important	2.90%	28
Don't know	0.52%	5
TOTAL		964

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VAS Responses REGARDING SIGNS

- 1 signs that were not too big, simple, blending in with building, not overbearing in size, lettering, etc., not cluttering up given area.
- 2 Clutter and upkeep around signs
- 3 The signs were easy to read, and provided enough information in an easy to ready format b/c most times one has to read the information quickly.
- 4 Too many, lettered billboards, and height all are unappealing. Low signs within landscape with matching materials to buildings are appealing.
- 5 I liked the signs that looked designed and permanent. My favorites are the ones that are low to the ground and match the architectural style of the buildings that they correspond to. The tall ones that are made of steel just distract from the street and they draw our eyes upward toward unsightly telephone poles and lines.
- 6 Keep signs low. Identify business but do not blast us with signage.
- 7 Do not like clutter
- 8 Signs that are moving are distracting and visually unappealing
- 9 Monument signs look nice. Temporary signs or stand alone without any landscaping detract.
- 10 Most signs out on wanamaker are annoyingly tall, they contribute to the idea of Topeka being a town only with chains, we need more local businesses to get creative with signage
- 11 Too many, too tall and temporary do not show investment in the community.
- 12 Clutter and crammed is very unappealing.
- 13 Everytime I pass a sign that says "Huge Kids Sale Today!" I think..."wow, that's really sad and mean to call kids huge."
- 14 The signage must be directly labeled without clutter. Example: "MOE'S DINNER".
- 15 Most of the signage is aging, which is making the areas less inviting.
- 16 Like signs lower to ground with landscaping and the use of quality building material.
- 17 Location of sign is important
- 18 See previous comments.
- 19 The read ability is very important, especially when you are driving.
- 20 Good landscaping adds to the attractiveness of signage
- 21 Get rid of Boyles signs!
- 22 Although I don't live in Topeka, I work and shop there.
- 23 Balancing information value with clutter is tough but less clutter on a sign is better. Clearly temporary signs look tacky but I tend to give them a visual pass unless they are permanent signs with temporary messages (as with letter boards).
- 24 I like the more subtle signs. The giant signs on huge poles really ruin the view. With the increased use of technology, it's easier to find businesses than it used to be.
- 25 None
- 26 Signs on high poles are always unappealing. Nicer monument signs are undermined by large surface parking lots. Signage is often nicest in downtown commercial areas.
- 27 Signs should be respectful of the streets they are being viewed from. Skyscraper signs do not serve motorists travelling along those streets and clutter the streetscape.

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- 28 The temporary signs are pretty bad. They look like no one cares and they often stay up too long and there are too many (the example of the temporary signs all in a row saying "huge sale") just look like litter.
- 29 Numerous tall pole signs or temporary signage are not attractive and make an area visually busy. They detract from the positive features of the area such as landscaping and building materials.
- 30 Temp. signs should be temporary and not allowed for the long term. Signs should be limited in number and should be lowered to all be no more than 20' high.
- 31 more on sign more cost
- 32 Disliked the non permanent signs or signs that were just a skinny pole and then a rectangle.
- 33 Portable readerboard signs look trashy and make Topeka look like a small trashy town with no pride. Multiple banner-type signs on liquor stores and convenient stores are ugly. Shorter signs on bases should be encouraged instead of tall signs on poles.
- 34 Signs used to be creative expressions of the business and product. Commerce has been homogenized into one-size-fits-all, dumbed-down public suppository.
- 35 too many signs on commercial corridors makes it appear cluttered and junky
- 36 Reliable Roofing LLC doesn't just do Roofing. There isn't a job too big or too small Reliable Roofing does it all. Helping Our city one project at a time
- 37 signs that are unappealing and/or not kept in repair are uninviting and likely turn potential customers away.
- 38 Bright colours are jarring
- 39 I prefer the signs that are on a solid base and lower. However, more than once it has been helpful to locate a business on the over-crowded Wanamaker corridor due to its height. The really wordy signs are completely wasted on me. I'm not going to read all that while I'm driving. The fabric signs are nice as a temporary way of announcing an opening or something, but shouldn't be used as a permanent way of identifying a business.
- 40 I liked signs that don't look typical, with nice landscaping.
- 41 Dislike signs that are not professionally created. Like ones that blend in to the structure of the building or surroundings.
- 42 Some businesses are kinky and cluttered
- 43 Clear writing, easy to read when I glanced at, permanent.
- 44 Combine signs to reduce numerous small signs.
- 45 Those Boyles rental signs with interchangeable letters are incredibly tacky and should be banned.
- 46 not everyone has franchise dollars or the dollars of big business... let's help the little guy get a leg up without harrasing him over a silly sign and let's not give all the favor to big business... they all started somewhere.
- 47 Cheap, tacky signs are just detrimental to the community.
- 48 Tall signs, ones with oversized letters, and with too much information are an eyesore... so are quantities of signs. I also dislike billboards.
- 49 Other cities have more strict laws governing sign usage. New parts of KC look much better than what we allow in Topeka. I understand there is a cost factor.
- 50 Typeface easy to read ++
- 51 Don't like the very tall signs or the ones that look like banners attached to the building.
- 52 I liked the ones that were carefully designed to fit the architecture and coloring of the building themselves. Hate those temp signs on wheels with the stolen letters!!

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- 53 Temporary signs ugly. Cheap looking signs give a negative impression. I prefer the block signs over the tall pole placements. Landscaping improves appeal
- 54 Small clusters of signs should be illegal.
Signs should name and address but not a bunch of ad verbage
- 55 When in other towns which have low profile signs, I often miss the place I am looking for. Takes more concentration to see smaller signs, taking aware that concertration from driving safely. Tall signs should be allowed, perhaps there is correlation to higher accidents rates, and same signs in commercial areas.
- 56 The more substantially constructed signs are more appealing, such as those on brick or stone fondation. Also the lower height of the sign is more attractive.
- 57 clusters of mixed style of signs, especially on one building or mixed-retail storefronts is least visually appealing to me. Size, height, location, landscaping and complimentary design to the business's building make signage attractive to me.
- 58 The height of signs depends on the location of the business and whether it's attempting to attract customers off a highway. The size of the sign depends on the location. If it is along a street with many businesses it must get the attention of the driver to turn into the driveway. I don't like all the banners covering the windows. I don't like the signs on rebar. I do like signs that are landscaped beneath them.
- 59 I hate all the signs along wanamaker, such an unattractive "collection" we need to get rid of the over heard power lines too- bury the lines!
- 60 No thanks
- 61 most of them were eye appealing while others were to tall, large, or not well displayed.
- 62 If you're interested in having visitors in town, you need signage that is high enough up so it's easily visible, and large enough that it can be actually read.
- 63 Large enough to read located at a strategic location to be easily seen from a car without taking eyes far from the road
- 64 Often the quality of the sign equates to the quality, or lack thereof, of the product or service being sold. Also, how does poor quality signage reflect to persons traveling through our city? It would be interesting to see what signs in more progressive communities look like.
- 65 Do not like the portable signs or when there are several of the same yard sign all down the block.
- 66 unkempt, missing letters if I was driving wouldn't be comfortable to look up that far
- 67 Need to get rid of all the tall signs on wanamaker and all the billboards within the city limits, looks trashy. Wanamaker would look so much better with out the 80ft signs everywhere. Really no need for them to be that tall when 90% of the business facing wanamaker
- 68 I liked signs which matched the building materials and design with landscaping. I did not like the generic signs on a pole with no landscaping. Two or more temporary/banner signs on a building or pole are confusing and tacky.
- 69 Most important thing about signs, is that it delivers the message of 'what' is at that location, or 'what' they're trying to sell, and does it with as few words as possible!
- 70 Signs need to be clean and visible to the public
- 71 Do not use block or large pipes for signs, as these block view of traffic. Make sure signs are high, not to block vision and can be seen several blocks away...Lighting on all signs on buildings and advertising signs should be well lit. Replace light bulbs in signs immediately, show some pride in the advertisement of businesses.

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- 72 All commercial buildings should have landscaping. Signs on buildings and freestanding should have size limits and design requirements. Only one illuminated sign per compass-quarter of each business. No animated signs. Limits on light-pollution of the skies by signs.
- 73 View of street with lots of signs looked cluttered.
- 74 No signs will make the streets look better . Street are falling a part faster than being repaired.Fix the streets .Who is going to put a well designed building with landscaping on a street that has fallen apart.
- 75 Don't allow temp. Signs except in emergency(tornado), fire and construction including road construction.
- 76 Very clean and easy to read. Some are just plain ugly
- 77 The flashing portable lights are hideous and make the community look like a ghetto
- 78 low to the ground is best with landscaping
nice building materials make a difference
- 79 These need to be discreet, not in-your-face, artsy, not awful.
- 80 Temporary signs (such as the Now Open and arrow signboards) are fine for a VERY limited time (less than 2 weeks)
- 81 Temporary signs are fine for a new business or one that is doing a repair or remodel. This includes those signs that I just commented on as being "very unappealing". I really appreciate signage that is new and more complex than just a logo on a stick.
- 82 Too many pylon signs are allowed in Topeka. Monument signs with more bulk appearance and low-lying landscaping are much more appealing than the painted poles with a large panel on top. There needs to be a limit on the height and width allowable for building signs as well as limiting the amount of signage allowed per face of building. The Topeka NG building signage detracts from the building architecture and makes the appearance less attractive than it could be. Also, window signage should be limited so that the owners don't have the ability to fill their windows with more signs. The more reading materials for motorists, the less safe motorists are with attentive driving.
Temporary signs should still be tastefully done and limits should be placed on portable signs. Portable signs should be regulated as to appearance (clean, rust free, not dented, etc) and should have restrictions on the duration of use.
- 83 Signs on wheels need to be eliminated
- 84 Make them big print
- 85 Scale in comparison to surrounding green area is not correct.
- 86 Here again, I believe the images were arranged to make you think" the more landscaping around a sign, the better" Portable & paper signs do look trashy, but maybe the City should pay for upscale signage versus the business owner having to bear the cost.
- 87 Windsor Heights Iowa has a plan like you are fishing for, it is HATED and businesses avoid it and people drive out of their way because they're made it a speed trap because of lost tax revenue.
- 88 Signs have a purpose - sell, direct, inform. Each location, business and schedule may need a different sign. Signs have to be different. Worst case is trees in front of signs.
- 89 Very tall signs are unsightly but short signs are extremely frustrating. I can't see them through the traffic. Somewhat tall signs can be a good balance but need to be tasteful and professionally designed. The current style is solid instead of on a pole, but it has to have a timeless design.

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- 90 If the business has street frontage and they have adequate building face, I think a big sign there and not also right at the street. I realize they want to be seen while I am driving looking forward but it is hard to pick the sign out from among the others anyway. Now days if I want to find a business, I google it and their location comes up instantly. Would not having a store sign right at the street really hurt their bottom line?
- 91 I HATE reader signs!
They have been institutionalized in the community and I HATE them. Boyles Joyland's sign business was protected for many years and the result is the blight we see today. Is it possible to get the horse back in the barn?? I hope so!
- 92 I get it that some locations need height to be seen/found, but wow that low signage in clean landscaping is a gift to the eyes.
- 93 Signs need to be well maintained and landscaped. Not a big fan of illuminated signs.
- 94 Both building signs and freestanding signs are important to the business and the consumer, yet it is becoming increasingly more difficult to find them through the clutter, such as landscaping and street trees.
- 95 90% of the signs included in the survey were clutter. Clutter is not appealing.
- 96 most were basic in content and presentation and not very creative
- 97 Signs that are well made are better
- 98 A good variety/styles provided
- 99 One's again, when you are traveling tall signs are great (along HWY) Intercity where you know where things are the lower signs work well and do look better. I do think that signs with a covering around the pole do look better as in Pic # 9.
- 100 "Less is more."
- 101 Do not like the portable signs
- 102 Tall signs suck.
- 103 It is difficult to assess what constitutes as appeal - while some signs are not appealing in a purely aesthetic way, I might find them appealing in how it signals to me, for example, that the shop has low prices - which in turn is dependent on what I might purchase at the shop.
- 104
Comment on the last set of questions. Height and size are the most important criteria, next is material. I feel Lawrence has done a great job on signage codes. I would prefer seeing a brick format with several businesses then individual signs. I also like signage on the the building alone.
- 105 Again, none of the photos appear.
- 106 Liked most:
Logo clarity (Large, clear, concise, appropriate size to adjacent logo)
Less advertising (okay lettering inside of window frame at auto shop, no changeable text or statements on building)
Materials (Plain materials, no plastic, no message boards, no brick wall signs/bordering is okay, okay LED with minimal display)
- 107 Well designed, visual appeal, well maintained, unique and clearly readable
- 108 Too many signs is distracting and over stimulating.
- 109
I understand that a business needs to be noticed and that is done through signage. The higher signs and the lower signs are more appealing to me. The medium height signs tend to block your view of the storefront and therefore make a mess of your visual impression. Also too much signage on a building is messy and counter productive for the business. There needs to be a certain amount of clear building showing. Otherwise one tends to overlook the whole mess rather than trying to read each one.
- 110 Good communication without overload.

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- 111 The more signs I see the more it makes you feel like your in a crowded area which in my opinion makes it less attractive
- 112 Poorly maintained and dilapidated signs are very telling about ones type of neighborhood / community. Also, ridiculously tall signs are just that, ridiculous.
- 113 I like to have the signs big enough and with large enough lettering that they can be read easily while driving. I also liked the sign with the street address in large lettering. It is much less distracting to drivers if they don't have to strain to figure out what an address is or where they need to go if they are not familiar with the area.
- 114 Temporary signs need to be permitted. aerial signage shoe be restricted\prohibited. Lighting need to ensure that it does not interfere with night driving of light pollution.
- 115 Regardless of community, signage can can speak to image. Poor signage can have a very negitive impact on community image.
- 116 We need to incorporate more monument signs and eliminate or limit the amount of pole signs and banners.
- 117 Low to the ground signs or those with solid structures and not on a pole which use nice materials and are landscaped well are preferred. This gives an immediate sense of quality to the business.
- 118 Signs need to readily readable.
- 119 I understand and appreciate the need for temporary yard signage but when they become a permanent fixture it gets unsightly.
- 120 A lot of signs give the impression of cheap clutter. A more favorable and inviting impression is given when the sign is not a billboard, but a dignified size, with a base that looks like quality material matching somewhat the other signs and buildings on the street
- 121 Individual signs say more about a business than those which list several businesses together.
- 122 I liked the landscaped one as it was unique.
- 123 Good design considers color, image, white space, relationship to environment
- 124 Least is printed banners - most is brick entrance signage keeping visual of the street clean.
- 125 Signs with more detailed information had a better appearance.
- 126 Signs should be limited in height, with phone gps and navigation signs are less important in our current culture. The abundance of yard art signs must GO!
- 127 Size and height should be in relation to the building/location it advertises.Stand alone signage is not attractive in most instances
- 128 For the signs that are just staked in the ground....if it's announcing a recent opening, that's fine because it's temporary. Otherwise, ugly.
- 129 Too many signs in one area is cluttered and can lead to inattentive driving when trying to identify the location of the business.
- 130 Buildings with lots of banners look dumpy. Looking down a street with a hundred different signs is unappealing and confusing. Would be better if the we all on the ground made of nice materials and not blocking the skyline. Letters should be large and bold.
- 131 How clean, neat is the sign area is important. also, taller signs are just unappealing. smaller, well designed, clean signs are best.
- 132 I do not like temporary signs, especially when there are multiples. I also do not like the "industrial" look of big posts with a sign on top. Size matters. I realize they have to be big enough to see and read, but too big and tall is very unappealing.
- 133 The signs that are built with materials such as stone and have more bulk and nice colors look the best. The temporary type signs look very haphazard.

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- 134 Place time restrictions on when signs like the one in the last picture can be used (the sign on wheels with the big arrow on top and a large space for text). There should be a 5-7 day limit on using those signs, and they should not be used permanently.
- 135 I do not think non-permanent signs for businesses should be allowed, this include rolling display signs, paper stick in the ground signs or vinyl signs on sides of buildings or held up by poles. I am not talking about temporary garage sale signs. That was idiotic of the city to go after a few years ago. I mean business signs which are out of control in this town. They are HUGE. I feel like I live in Las Vegas without the glitz, only the clutter and mess.
- 136 The closer to the ground a sign is, the better.
- 137 There are so many tall signs that are ugly or vacated. There are few signs that agree with the architecture of the building and include landscaping.
- 138 Lack of any kind of uniformity.
- 139 Dislike portable signs, over use of banners and yard type signs that clutter a roadway
- 140 More uniform signs or signs that match the design, color scheme and materials of the building.
- 141 I think the curb maintenance, and tending too could be just as beneficial. get us some flowering baskets around the capital city!!
- 142 Don't like clutter or areas that are too busy. But, lettering and signage should be large enough and clear enough that motorists can find their destinations easily.
- 143 Too many just clutter the landscape and are unappealing. Consistency and uniformity is important
- 144 Taking a distant picture of several signs is a cheap shot. Businesses need to advertise, and on premise is the cheapest for a local business. Eliminate the trashy banners and portable signs but leave on premis signs alone...your local business people need them!
- 145 When the signage is placed in good landscaping it seems to help anchor the sign. Quality materials is also very important. Anything well thought out and placed, versus just sat in is always going to look more appealing.
- 146 Again, clear message, clean and well maintained, materials make them look better
- 147 The other is readability and upkeep. Topeka needs to create laws (or enforce current ones) to rid the city of signage for businesses that no longer exist. We have too many skeleton signs. One sign like that in an area destroys the other ten decent signs. We need to stop looking like Appalachia-- like a depression has hit this area. Also, we should eliminate all (even those grandfathered) all portable marquee (i.e. Boyles signs). They are ugly and often neglected by the business owner (letters missing etc). One of those signs destoroys the visual beauty of the environment.
- 148 Wanamaker is a mess - visually unappealing and actually hard to find businesses because of the excessive signage.
- 149 Again, the landscaping can help or hurt. Lower, rather than tall are more appealing. The high amount of power poles/lines reduce the visual appeal.
- 150 No comments
- 151 Being able to see the signs easily and quick is the most important. Landscaping, building materials and clean curb appeal also important.
- 152 Clean lines and uncluttered signs, combined with landscaping, are more appealing to me.
- 153 Small businesses may not have the financial resources to start big in advertising but there must be a minimum standard established for start up expenses when dealing with the risk of comprise to moving ahead with our intentions to welcome growth in the community.
- 154 Only Monuments signs should be allowed in the City of Topeka
- 155 The material and design of the sign makes it appealing or not. Temporary signs like rental signs and big posters on the building looks terrible.

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- 156 Signs that are too tall or just on a pole are not as appealing. The building is more important than the sign.
- 157 One look at the signs on Wanamaker Road show what can happen when signs are not required to be pleasing. I hate to go over there because that strip is so ugly. Going to Lawrence is more pleasant although south Iowa Street doesn't look much better.
- 158 More expensive signs look better than cheaper signs.
- 159 LIKE: Landscaping, attractive materials, not too tall, simple information
DISLIKE: High on metal poles, temporary materials, too much information
- 160 Signage is very important. Usually the first thing someone notices about a business
- 161 overcrowdedness and lack of consistency can be very oppressive and detrimental.
- 162 Use quality materials and landscaping for your signage and I am much much more likely to go to your place of business.
- 163 Too many is unappealing as are small lettering and the junky wheeled arrow signs or the wire stick in the ground type.
- 164 Associated landscaping very desirable
- 165 Signs that are balanced with the size of the business are good. they also need care and maintenance so that they look as good as the property.
- 166 if sign is temporary be creative ,if to must to read don't display all at once , if selling tires display a tire , if chicken display one at all about location
- 167 I like signs that are well maintained and convey the permanence of the business and dislike signs that are not maintained and convey the temporariness of the business.
- 168 Home made looking signs and unprofessional signs don't give the appearance of quality. Also, people need make sure that all of the lights are working in their signs.
- 169 The signs that aren't too big, have good materials and a bit of green space around them look miles better than those that didn't. Some of the less appealing signs aren't so bad in isolation, but when grouped along a busy street they really do look dreadful.
- 170 Its ok
- 171 Too many signs in one area is a problem
- 172 I wouldn't put so much emphasis on the quality of a sign that it becomes cost-prohibitive for local business owners.
- 173 From an aesthetic perspective, lower signs are more visually appealing. Taller signs are generally easier to see when driving, though, and can help cut down on sudden stops when you're looking for a business you've never been to before.
- 174 Too many signs of cheap quality looks tacky.
- 175 You can tell the wealthier parts of Topeka, and they poorer parts of Topeka simply on the look of the buildings and the quality of the signs. It makes you nervous driving around when you start seeing the low quality signs.
- 176 I do not like tall and obtrusive signs that interrupt the horizon or stick out like a sore thumb in relation to the height of the surrounding architecture. It looks sorely competitive or self-serving only and not what's best for the community or neighbor. appreciate landscaping around signs and signs that are quick and easy to read without being more obtrusive than they need be. They do not need to stick out boldly or take up a lot of space. I also prefer stone signage or signage made of quality material that does not look cheap like plastic or something that deteriorated quickly like certain metals or paints.
- 177 Low profile signs with good landscaping are better.
- 178 Trailer style temp signs are ugly.
- 179 communities where signage is similar from business to business makes a cohesive and appealing look

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- 180 The ones made of sturdy materials - like brick - that were clear and clean looked the best. The height is less important if it's made out of the correct materials.
- 181 Signs that are clear and neatly done are more appealing than a poster for a sign
- 182 I prefer brick signs
- 183 The pole signs need to go, so unsightly. Landscape needs to required around all monument signs and materials should include brick, stone, or some other quality material.
- 184 Number of signs in one area is important, too
- 185 Signs tell a story about the type of business that is located there. So the way the sign looks tells that story for that business.
- 186 Signs should be part of the architectural design.
- 187 Clean, crisp, uncluttered, well-maintained
- 188 Quality of materials on signs and scale are most important
- 189 Signs in good repair and cared for are more receptive than those in disrepair or cluttered.
- 190 The more solid looking foundations were appealing to me. Also nice landscaping around the sign is helpful.
- 191 Consistency matters
- 192 do not like signs high up on posts
signs at ground level of good quality material lend to a perspective of a clean, well kept community
- 193 The newer signs looked way better and if they were big with easy to ready letters were way better too.
- 194 Signs that are straight to the point are most appealing. Less is more fits, in my opinion.
- 195 Absence of clutter is important
- 196 We don't want to have our business signage look like flea market signs. Too big, bright and ugly.
more modern signs is very appealing. also the landscaping is important.
- 198 The following are the ones I seemed to like:
Well landscaped, uncluttered, well kept
- 199 It gets chaotic to read many signs . . . simplicity and readability should be factored into the design and placement.
- 200 Too many signs all bunches together is too much clutter! Nice big modern signs looks very appealing.
- 201 Appreciate common heights, with quality materials and design with quality landscape. Establish covenants and manage them.
- 202 Na
- 203 The quality of the sign and graphics made the most difference to me. Materials used, also played a part in dressing up the sign and making it more pleasing to the eye.
- 204 none
- 205 Multiple and temporary signs make the area appear poorly planned. Basically visual pollution. Well designed co-located signs look so much better.
- 206 There needs to be governance related to signs. Height, how close to the road, size, material, even the amount of illumination. Some of the newer flat screen signs are tactful and helpful, other are obnoxious.
- 207 Too big and imposing. Too much cheap material signifies desperation and acceptance of substandard things in our community.

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208

Please consider the cost to businesses. Signage means we are open for business. This is very important to being a business friendly community. Please do not forget about the prosperity of a community that has businesses and specifically small businesses by taking them out of the equation because they can't afford the signage you need. Banners and promos are drive business and create success - please please please consider the impact of business growth through signage - not just the visual quality. Please make sure that Topeka stays OPEN for business and you don't hinder the opportunities for young small businesses that are not big enough to afford what others might. PLEASE!!

209 Businesses need signs to attract customers and for customers to find them. They have a direct impact on a business' sales. Especially a new business trying to get established. If we want a thriving retail economy then we need to work with businesses signage.

210 It's important to have the address clearly visible.

211 The big signs on Wanamaker make me sad.

212 Big, tall signs are certainly visible and show you where a particular business is. But overall, a street filled with a cacophony of signs is not attractive.

213 I like the signs that match their buildings, and that are not too tall or massive in size.

214 Monster signs disrupt the view and appearance of the landscape. Make commercial areas appear identical to commercial areas across the country

215 The signs that are lower to the ground, have rock or other materials supporting/surrounding them look nicer than just "basic" signs on large black posts sticking way up in the air. The large black post signs look cheap and tacky.

216 No more big ugly poles. Cover them with a nice material. Looks cheap and ugly with big poles

217 Huge temp signs are just as blightful as unoccupied commercial property

218 I already talked about this. But I'll say more. Landscape helps signs a lot. But one sign in the survey was made ugly because it blocked a lovely natural view behind it. It showed that whoever put the sign there didn't give a damn about how his sign would damage the view. So signs should be integrated into the overall balanced plan.

219 lower signs look nice but does it take revenue away from businesses that have higher signs and more signs

220

The signs with solid bases were definitely more appealing. signs on posts are appropriate in some places. the biggest detractor is the amount of signs in an area and the visual clutter they give.

221 In Other above, how clean and bold the sign design is....is important to me.

222 I didn't like the signs that were too busy or too small

223 Multiple signs and metal signs are unappealing as well as signs that are high up. To me, the appealing signs are lower to the ground with brick or materials around it and landscape.

224 Businesses need to advertise without too many restrictions

225 Viewable by size

226 Tall signs lined up on skinny posts are terribly unappealing, as well as those that look temporary. Shorter, well landscaped signs are much more appealing.

227 some signs make the area look tacky. Make the signs easy to read as you drive by. We have enough things in cars to distract us.

228 Vinyl signs nailed to side of the buildings are the worst

229 need regulation on the size no flyer signs

230 Too many signs junk up any building

231

I like the lower signs that include stone work or brick. The look classier. I have noticed in other communities things look "cleaner" when there are lower more uniform signs. Less visual clutter!

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- 232 I like colorful, clear to read signage. Not tarps.
- 233 On the major thoroughfares, the tall signs are necessary, or you'll have people getting rear-ended as they look for where they want to turn in. That's just reality.
- 234 Clean signs are better than dirty signs.
- 235 It helps signs look nicer if they're closer to the ground, made out of stone or brick materials and are nicely landscaped around them.
- 236 Too many signs and signs are too high along Wanamaker, and signs along Topeka Blvd and Kansas Ave (especially SW) are outdated from 70s era
- 237 Clutter and readability
- 238 simplicity is good, clutter is bad.
- 239
- I like the signs closest to the ground made out of brick and arrayed in a landscape. I believe in a town this size huge signs are unneeded. Temporary signage is horrible and no one ever takes them down.
- 240 Too many signs create visual garbage.
- 241 Signs for malls with several shops help identify if I will find the one I am looking for..but prefer 1 sign with several names. Dr's office, etc., I prefer large sign on the ground.
- 242 I prefer they be the same size if two or three are framed together.
- 243 Signs that look cheap are not appealing. Multiples in a small area look "jammed in/junky." Illumination is important but should not be "blinding."
- 244 I did not like to see Home Depot/DicksSporting Goods signs. It looks cheep. A business should have a sign with visual quality of lighting and within sight of driver on street.
- 245 I like tall signs with large print I can read from a distance. I don't like the small stuck in the ground that I have to stretch and twist to see/read. Color is nice if doesn't blend in w/background. Like signs to tell me where places are located not just what they sell.
- 246 Liked signs that were designed well and neat and uniform, regardless of the business.
- 247 easy to read, not too much info at once
- 248 Huge, glaring, blinking signs are ugly and distracting.
- 249 I like the simplicity of the ones I chose and the more modern styles. I did not like busy-busy groups or really tall signs.
- 250 I like the big signs that mentioned which business was in that strip mall. You can read the sign farther away. Don't care for the yard signage, but I do understand why we have it.
- 251 Signage should be mandated by the city council to be low to the ground and built with quality materials. The current situation is ugly and just screams of each company going ohhh I got my sign higher the yours. It is rather desperate and sad
- 252 Don't like signs that are so high that you can see them for blocks, but not read them.
- 253 low to the ground with landscaping looks good. Trashy signs on buildings and tall signs detract from the appearance of the community
- 254 The large size of the signs, so you can see places you are looking for without being distracted looking for smaller signs or addresses.
- 255 Again, cleanliness and landscaping around the signs
- 256 Landmark-style signs look nice. Billboard style signs just add visual clutter. It's pretty clear just looking at the Wanamaker photo..
- 257 -----
- 258 The signs need to be clean, uniform, and not over done. Too much on a sign holder or too cheap can make it detract from the view the driver has.
- 259 Use better materials such as brick with signs to make them more appealing.
- 260 Too many signs are overwhelming and make the city look cluttered

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- 261 I believe many of the signs shown on your survey appeared trashy . They were cheap, ugly and unattractive, I cannot stand signs on poles or many signs clumped together or placed on a building like cheap pieces of paper with different type print, colors, etc.....looks do tacky and trashy. How about some classy and visually appealing signs. Quit allowing junky signs that have the appeal of the old portable arrow signs that once blighted Topekaugly/ cheap/ trashy looking. Invest in beautiful signs and store fronts that are very appealing to the eye Topeka has a lot of work to do on both buildings and signs to improve the beauty of this city.
- 262 One very clear sign or no more than 3 in one spot, impossible to see multiple signs at once without slowing down in traffic to read them
- 263 I most like signs with shape & color, best with natural materials like stone as a base. I least like those upon a tall black pole and where there were lots of signs creating clutter. I would rather see multiple business listed on one sign than see 6 separate signs all in a row. And banners/poster board signs should only be used for temporary uses like a grand opening or occasional special sale but NOT in groups like political campaign signs.
- 264 Simple, attractive signs that are well maintained and easy to read are the most positive.
- 265 Some were too tall and plain
- 266 Signs in the same general area should be similar, that is in height and in size. Especially commercial street signs. They should not insecure one another, and be easily read near the entrance to the parking lot of that business
- 267 Banners and temporary signs are very unappealing and don't encourage me to shop at that business
- 268 Easy to read, large, descriptive
- 269 Signs need to be at ground level, and not tall cluttering the view and appearance of the city. Signs need to add to a neat, clean and quality appearance of the city. The city needs to begin to put electrical lines underground to clean up the appearance and first impression of the city since most people see Wanamaker first when they visit Topeka. A clean and beautifully designed and landscaped city will attract businesses, young people and working families.
- 270 Clean lines for signs.
- 271 Prefer low height signs with quality graphics and landscaping, the Sams's Club/Target sign was my personal best choice.
- 272 Font quality, size, design and distraction are key
- 273 Flashing signs can distract drivers.
- 274 Again, not terribly invested in this but I will say that I don't like having a bunch of signs crowding a space. It's expected and acceptable to have a sign outside your business, but lining the street with numerous signs is ugly. I prefer a small, solid-looking sign that makes it easy to see what business is there. I don't like a sign 40' tall and 10' wide, that's just overbearing. And those spotlights at McDonalds have GOT to go.
- 275 Too many signs look cluttered. No one wants to see a bunch of signs. Makes the place look like a ghetto.
- 276 I like them to look substantial, like they won't blow over. The smaller banners and yard signs don't bother me.
- 277 color and neatness
- 278 Banners should be short term, small signs only on weekends put them out Friday night and picked up by Sunday night. Limited signs for bldgs on per side no price advertising on bldgs.
- 279 Signs just need to get your attention - whether it be nice to look at or several of them.
- 280 I liked the very clean, easy to read, aesthetically appealing graphics signs.
- 281 I preferred signs with large lettering that were easy to read and did not overload the viewer with verbiage or images.

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- 282 Don't like cluttered signs. Too many businesses on one sign is messy. Need cleanliness and clarity. No banners or yard signs. Be creative with colors and designs. If the sign is on a pole, make the pole unique!
- 283 A stone base is attractive. Huge signs are horrible as are signs that tower. Signs all over a building are disgusting.
- 284 They were very generic. Better font or more attractive collars would help. They were very generic. Better font or more attractive colors would help.
- 285 Temp signs (fabric) have a place but shouldn't be tattered.
- 286 Signs that are crisp, clear, and bold are the best - the ones that are faded, hard to distinguish, and overly crowded are annoying. I've seen shopping centers pack a dozen store names on and they're very hard to make out because they're plain black text.
- 287
- Liquor stores and gas stations can be the worst at plastering too many signs. It portrays desperation!
- 288 I like tasteful signs that are located at ground level
- 289 Don't like tall signs that litter the appearance of the street and landscape. Shorter professional signs at the ground level possess a much more professional and clean appearance
- 290 The one looked like a bunch of garage sale signs. Also many are too plain. More architectural appeal would be nice in signs.
- 291 The size of the signs depends upon the type of business. Not all signs should be the same.
- 292
- Although some signs may be more visually appealing to me I recognize the need for customers and potential customers to be able to see the store and where to access the store as they travel down the street. Reducing speed limits may have more impact on sign readability.
- 293
- An over abundance of temporary banner signs gives the impression of "bad neighborhood" to me personally. Signs that are clear and easy to read to help people to find where they might be going.
- 294 .
- 295 More important is there are too many overhead wires making the areas look trashy. Those should be buried and NOT put on those gargantuan poles like down west 6th.
- 296 Information is really important Signs need to be large enough to be seen.. That doesnt mean they shouldnt be professional looking
- 297 keeping signage consistent and minimal looks better
- 298 Needs to be easy to read/ not cluttered.
- 299 I prefer signs that are low to the ground and are architecturally interesting.
- 300 the super tall overbearing signs every 50ft needs to end.
- 301
- The most important thing about a sign is being able to quickly spot the place you need to go - in areas with high density of businesses, it's just so busy. Anything to help cut through the clutter would be good.
- 302 Don't like big bright colors. Like neutral colors.
- 303 We need to eliminate the use of big signs on the top of super tall metal posts. Also requiring some amount of brick or natural stone to retail signs would certainly enhance the visual appearance of our community.
- 304 Too Many small, cluttered signs look terrible

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305

Too many businesses on 1 sign is a waste. Signs aren't even necessary except on the actual Storefront where it should be loud, simple and illuminated during evening business hours. But in the future signs will be a thing of the past in our Right-Of-Ways as our phones and electronics tell us exactly where to go anyway. Use that additional money you would have spent on ROW signs and put it toward a fund that.....well, I wont get into that. Signs in the ROW are ugly, a waste of money and a target for vehicles and pedestrians alike to hit and or run over. They also limit our views at times while traveling here and there. A sign can also look good but when surrounded by crumbling infrastructure the sign itself becomes an ugly eye sore also. If you want to know what would really make this Great City shine then wrap the thought of putting all utilities underground. That would bring in many jobs, quality companies to install, and top notch phone/cable/electric/etc. companies to provide their services. This would be a serious makeover for the City and a major step in beautification. For instance look E. of Branner Traffic Way on 6th Street, signs, wires and ugly buidings everywhere. Look along Crane Street or 3rd Street E. of the Topeka Blvd. Bridge, yea a lot of areas just need to be bulldozed and rebuilt along the river front. Ok ill shut up.

306 If the signs are clean and well printed. In Mexico many are hand lettered, poorly.

307 signs that indicate name of store only are best.

some signs had WAY more information than needed.

308 Visual appeal and landscape around the signs also comes into play.

309 Bright colors, easy to read fonts, and looking well made and put together.

310 Less is more, clean lines better.

311 Attractive, quick information and ease of instruction.

312 Design ,design,design.

313 Quality signs that are visible in front of the property, but not miles away are the way to go. Unless you are on a highway frontage, they don't need to be identified from space.

314 Most liked the amount of greenery around them and stones. Disliked the unprofessional trashy look of some and lack of greenery

315 Cheap signs make an entire street look bad.

316 Some signs looked cheap and poorly placed.

317 Signs must look neat and orderly. Paper signs look sloppy.

318 It seems if it is a franchise of a national corporation, then they have the best signage, because they have the financial resources.

319 Temporary banners are very unappealing. Too many logos, sizes of letters make signs hard to read. Stone or brick bases and good landscaping make signs much better.

320 It's best not to be cluttered with so many signs. Keep it clean looking.

321 When there were a lot of signs either on buildings or in the grass it was not appealing at all.

322 It is very difficult to make any sign appealing along a very ugly, poorly design road, as most of these examples are along. Signs like these aren't even all that necessary in a more traditional urban environment.

323 Bright colors are very appealing.

324 Ladscaping at the base of the sign is very important to me.

325 Can't tell illumination from sigh should not be a question. More concerned about non-permanent signs that make neighborhood look like trash. Increase in bicycle signage that may not be legal should be a MAJOR concern to the City.

326 Signs should provide information & be visible without looking garish

327 I like the signs that are built on a structure rather than on poles. Color also makes a difference.

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- 328 Signs should be a part of the overall esthetic, not stand out because they are ugly, too tall, too busy, not tastefully done.
Important to convey, the single most negative to signage in Topeka is those god awful portable signs. Diminishes the city, looks like the Ozarks.
- 329 the tarp like banner signs, especially the ones that are created by adult beverage companies that are hung on buildings, around building or on windows are terrible
- 330 Loud obnoxious signs are annoying. Unpleasant
- 331 More latitude on size of signs at ground level, & latitude depending on other signs in vicinity
- 332 The clearer visual is better and least cluttered makes it easier to read as you drive by. Landscaping around it makes it more attractive.
- 333 Signs need to be updated to be appealing.
- 334 Signs that stand too high, are too big, too temporary and too numerous. Picture 10 of the liquor store with all the banners and window signs is too cluttered. Some of the signs and landscaping are too simple and boring. Many of the signs are just way too tall, but shorter signs should not block views for people trying to turn onto roadways and intersections.
- 335 Signs plastered on building and signs stuck in the grass are VERY unappealing.
- 336 I feel many signs on the sides of busy streets are distracting for drivers.
- 337 Some are too busy.
- 338 I'm not a huge fan of skinny pole signs.
- 339 None of these signs was particularly unappealing--except, maybe, the photo with the large number of signs. Other than really badly hand-lettered or so big they're a hazard to safety, minimal regulation ought to be the goal.
- 340 Over involvement of sign laws by local Government can cost consumers in the long term.
- 341 I think it is totally possible to advertise your store or location without screaming "look at me"!
- 342 signs that were in good repair, made of good materials, not too high, and had more of a professional appearance made for better appeal.
Those that were made of temporary materials and where several were in the same image, it quickly became cluttered and I wasn't reading them anyway so they just looked junky.
- 343 So many in some areas, so many bunched together, you aren't able to read any of them from the street.
- 344 No clutter..lower to the ground is better.
- 345 Professional hard scape eye level signage is ascetically pleasing in cities verses vertically looming over a business. Hilton head island and other communities have strict signage rules that lend to quality signage
- 346 Signs that are low in height tend to clutter landscaping and are difficult to read in a "timely" manner.
- 347 Ones that are permanent, substantial, well-groomed area around, and high and large enough to see and USE are the most appealing to me.
- 348 The number, size and setback of signs is very important along with the material being complimentary to the building and landscaping.
- 349 Signs need to be tasteful and not gaudy
- 350 Can understand a temporary banner when a store just opens, but the yard signs or temporary signs plastered on a building are ugly and wasteful. The tall signs are ok, and sometimes necessary, but the lower signs with stone/other features appear nicer.
- 351 Landscaping made signs look better because it brought some beauty to the area. The better kept the area was the better the sign looked. The neater the sign, the better it looked.
- 352 the bigger and higher the better

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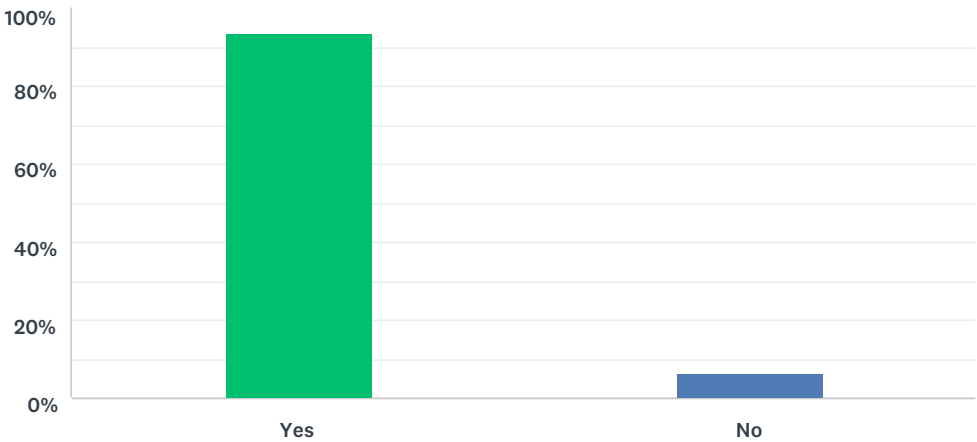
- 353 Signs that are grouped closely together or unkept tell me to stay away from the area. Gives it a rundown look. As to those little lawn signs.
- 354 Sign size and set back are important along with the number of signs - we allow way too many signs along with poor quality and poor taste resulting in our City being very tacky and ugly.
- 355 Too many competing
- 356 Signs need to announce but not be gaudy. I think that there are ways to draw attention without shoving it in our face.
There's McDonalds with just an M that is very pretty.
Additionally, many stores can just figure out a nice brand and use that as opposed to large letter and full names.
Simplicity is the key.
- 357 If driving by a glance might be the only time to take notice especially if it's in with other stores so if it's big enough and tall enough easier to find and takes your eyes away from busy signs that's formed all together and focus on it individually.
- 358 Paper and plastic signage plastered to building is very unattractive.
- 359 Signs need to be ground level. When you look up and down Wanamaker road there are hundreds of pole signs that are 30-50 feet in the air. This is not appealing at all. Signs on buildings need to be more permanent materials and not banners.
- 360 Signs that looks like someone cared about the quality of construction and attention to detail make better visuals for the community.
- 361 Location of sign is important also
- 362 Too tall signs very unattractive.banners ok for awhile.tacky cluttered signs distasteful.
- 363
A sign that gives a little bit of detail, such as the McDonald's sign that says that they have free WiFi makes a world of difference and a sign Lily the ones displaying academy sports and home Depots shopping centers look bunches and like maybe they could use some space around them, I like the one at the 29th and Topeka one where it clearly displays the names of the stores and doesn't look like there competing as much as that they are trying to help the customer find there business
- 364 Please ban the arrowsigns.
- 365 Still need to be able to find these places when I'm going for the first time. I don't like having to drive around when I can't see the business.
- 366
Pole signs are ugly. Monument signs are better - shorter preferred. Vinyl/temporary signs ugly. Number of signs should be limited. Way too much sign clutter - i.e. many areas look like crap.
- 367 Keep signs out of lines of vision for traffic driving or turning at intersections. Signs should all be illuminated to draw attention to the business and signs should be placed at heights so not to block vision. Do not use solid foundations for signs, use heavy metal poles so as not to block visions or have crime of people hiding behind signs....Remember to keep signs tall and illuminated to help with crime in the dark hours.
- 368 I understand the shorter signs can be more visually appealing, but it is frustrating to visit somewhere and not be able to see the signs from a distance.
- 369 Tarps attached to buildings are least appealing of all.
- 370 Some of those look very cheap.
- 371
One large sign is much more visually appealing than multiple small ones. The signs with the brick supports look more sturdy and stable and thus more appealing than the long skinny legged ones.

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- 372 Vinyl signs draped on buildings is terrible. Signs stuck in ground of right of ways or elsewhere is trashy looking. Johnson County has a clean professional look. I miss chose on the first sign selection, it was nice. NFPA 704 should and shall be on bldgs when applicable and FD connections should be professionally ID'd.
- 373 Smaller and nice quality
- 374 I honestly think signs should be on the building only, and not in the grassy areas. If they are in the grassy areas, they need to be landscaped and made with quality materials. Since most people have GPS, signs are necessary, and too many signs make everything look cluttered. I prefer no signs on poles and only attached to the building.
- 375 most look horrible. Wanamaker is very trashy with signs
- 376 Signs need be no more than 10 feet tall. Signs do not grab my attention to shop at businesses. I frequent these places because I need or want it now. Online shopping has changed everything.
- 377 Topeka has done poorly to plan the layout of this town.
- 378 I prefer updated and illuminated signs the best and I don't like combo signs.
- 379 Visibility, clearly readable, color, and upkeep
- 380 Not really an issue with me
- 381 Too many signs becomes hard to read while driving and becomes very unappealing. It becomes similar to junk in the neighbors yard. Simple and clear to read signs are the best.
- 382 Consistency
Non intrusive
- 383 Monument signs with landscaping are the most appealing. There should be no ground signs permitted in the right of way
- 384 This is very "broken window" theory based. If it looks better, it will attract the right people for the right reasons and if it looks bad it will attract the wrong people for the wrong reasons.
- 385 Please make businesses fix their run down signs and get rid of banners that are just stuck up by fence posts
- 386 Smaller signs are better. Exposed poles are ugly. Temporary signs are an eyesore.

Q40 Do you live in Shawnee County?

Answered: 824 Skipped: 238



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