



Think Big Topeka met with a number of businesses in Downtown to discuss the pending revitalization project. Below is a brief list highlighting the major points from each meeting. This survey was preformed as a basic information gathering exercise. It is not intended to show or deny support for the Downtown Project by any of the mentioned business or Think Big Topeka. This was not a scientific poll.

#### Schlotsky's Deli

- Would like to see downtown as a comfortable, family environment
- Traffic and parking are a big concern
- 40% of business is folks who drove downtown just for Schlotsky's
- Open on Saturday now (by contract) until 3:00 PM, but business is very slow
- Would need about 100 additional customers to make staying open in the evenings cost effective
- Would like to see shuttle service from Ramada, Capital Plaza, and other hotels to downtown

#### Wolf's Camera & Video

- Doesn't feel Kansas weather is conducive to a more outdoor centric environment
- There need to be a real business draw for downtown, just adding green space isn't sufficient
- Traffic & parking a MAJOR concern, concerned that smaller road couldn't handle through traffic for KS Bridge
- What's the retail capacity of Topeka? How will other new developments impact small businesses now?

#### Classic Bean

- Parking major issue
- Most customers are regulars, and drive downtown just for Classic Bean
- They offer outdoor seating now, but it's a hassle to setup and teardown every day.



#### Hazel Hill

- Understood that KS has to be torn up to replace water mains anyway.
- Worried that traffic and parking will be worse than they are now.
- Signage and businesses need to be more visible
- Would like to see first hour of parking in garage free
- Most traffic is folks who drove downtown just for Hazel Hill

#### Celtic Fox

- Downtown must be user friendly
- Would like to see more housing, mostly “boomer” oriented.

#### Marian Lane Candles

- Most traffic is folks who drove downtown just for them
- Downtown is not dead! Must overcome this stigmatism
- Parking is a major concern
- Would like to see a “grow with me” program for new businesses
- Would like to know “what do you do for fun Topeka?”

While each conversation was unique several themes emerged:

- Businesses are very concerned about customer access to their business. Be it sidewalk closure, parking changes, or traffic flow modifications.
- Simply modifying the layout of Kansas Avenue is not enough to get folks downtown. To be successful, this must be more than just a streetscape project.
- Most businesses support the idea of revitalizing downtown, but are afraid that like so many other construction projects around this area, it will be a huge detriment to their business.