

First Impressions

Team Report Form



Community Visited: Salina North Town

Dates Visited: 11/9/23

11/14/23

11/17/23

11/22/23

12/14/23

12/19/23

1. Pre-visit web search: How easy was it to get information on the community you were visiting? Did it accurately reflect what you saw? Did you have difficulties obtaining information on the community through a web search?

- The "North Salina Community" website was dated with no recent meeting minutes. It was helpful to see the list of businesses but not overly useful due to the age of the information. For most, the website was easy to find through a search and easy to navigate, however some could not find any website dedicated to North Town.
- The website did appear as if parts of the site were under construction and there was not a working link to see what real estate or rentals existed in the area.
- Found some great pictures of community activities on the Greater Salina Community Foundation/Match Madness site that should be on the North Salina website to show off what they are doing.
- The Facebook page for the neighborhood had more current information and showed community spirit. It did a nice job of keeping community members informed of local events.
- Whoever runs the Facebook page did a nice job of replying to positive and negative comments and explaining why things were done the way they were. They were also great about acknowledging volunteers and community members for their contributions.
- One recommendation for the website and social media would be to occasionally feature local businesses and organizations.
- One visitor did use the Chamber of Commerce and City of Salina websites to try to find more information about North Town. The Chamber page was really helpful, though not aesthetically pleasing, and the ability to pull up a map with locations of resources was really nice.
- Also looked up Salina on Trip Advisor to see what others suggested to do or see there, but most of the attractions were outside of the North Town area.

2. The “Five-Minute” Impression: After taking a five-minute drive through the community without stopping, the following reactions were noted. (Main entry/exit areas to focus on – see highlighted map). Because of the area to cover this “five-minute” impression took longer.

- Truck stops on the north entrances to the area as well as industrial buildings. A considerable amount of storage units were also seen along with a number of dated motels.
- Also saw the Department of Transportation building.
- It all seemed very industrial and was hard to find a neighborhood “center” such as a downtown area. Houses looked to be more low-income but most of the properties appeared to be well maintained on the drive-through. Not many dilapidated homes or yards.
- Coming in from the neat shops and local eateries area of downtown, you’re immediately introduced to the feel of older industrial buildings and houses. The streets are nice and you can easily navigate the area.
- The banners on the light poles were seen while driving north on 9th street.
- Despite the industrial feel, the area seemed quiet and peaceful, even on a weekday.
- It seems like it takes a long time to get into town when taking the I-70/Ohio exit. Wondering what’s happening with the RV encampment when coming off the interstate as there’s no signage for it.
- The first truck stop was very well manicured. Most of the businesses on that stretch looked welcoming.
- Upon reaching the “Welcome to Salina” sign it was soon followed by a field of used cars.
- Overall, one visitor indicated that the mix of industrial parks and neighborhoods was unique. The industry is primarily business to business supply focused. A lot of homes with chain link fences right up to the street and many businesses have chain link fences with concertina wire at the top which makes a person not want to get out and walk around. It’s hard to generalize maintenance and upkeep on homes and yards from such a quick drive through.
- The North Town Salina decals on the mailboxes were nice to see and gave a feeling that residents with those had pride in the neighborhood. Some were yellow and green, some were pink and blue.
- Coming in from the east on I-70 one visitor mentioned they did not realize there was a museum there until they were on the off ramp.

The following observations were noted when entering the community from major entrances (signs, streetscapes, buildings, etc.)

- The Salina North Town signage was visible and inviting which shows a sense of community spirit.
- There were bikes noted next to a convenience store (later determined to be from the Pathways to a Healthy Kansas grant. It was also later found that the store accepted EBT).
- The southwest side had some nice landscaping at the entry and pole banners noting North Town. Entrances from the east and west didn't appear to have any signs or banners indicating North Town.
- There was good signage seen in various locations directing people to parks and museums.
- From 9th street coming in from the south, it's an older area, not much in the way of new or recently built buildings or homes.
- A few fast food options existed while entering the area off of I-70 then heading south. Gas stations and motels also noted in this area. There were also some re-established buildings (hotel as a church for example) and some closed down businesses. It gave the feeling of a city that is not thriving.
- The park by the river on the north side seemed to be nice and has potential of being a family destination.
- The "Welcome to Salina" sign coming in from I-70/Ohio and the bridges with unique lights were interesting.
- Coming in from Old Highway 40/Broadway, the landscaping company's rows of trees really set a neat, tidy entrance and the fields leading up to the intersection of Broadway and Ohio were well taken care of and appealing. Very clear signage as you come up to that intersection, then continuing on Broadway again is the field of used cars, an odd house, but after that you feel like you're in town.
- Coming in on the I-70/9th street entrance it's hard to tell if the Comfort Inn is open or closed. The grass on the west side of 9th is really high and overgrown which adds to the confusion about Comfort Inn.
- East of 9th, the Marifah Inn looks like they are trying really hard, but it isn't clear if the gas pumps and other services are really open there either. Because of that, it's not really an area one would spend a lot of time in. The Church of Christ campus was observed nearby.
- It might help to put some signage on the KS Wesleyan Baseball Field to show that KS Wesleyan is in town.
- The Signage you see continuing south is welcoming and lets you know that you are truly in town.
- Signage for the Levee trail was noted to be absent by one visitor, but they knew it was there by looking at a map. Highlighting that amenity right away, along with Thomas Park, would be a good idea. There were families at Thomas Park playing which gave a welcoming feeling. It is a nice, neat little park.
- Very few signs leading up to 9th street exit on the interstate that would encourage anyone to stop for more than just gas or food while other towns further east and west have numerous signs enticing travelers to stop and explore.

3. Business/Retail Shopping Areas Describe the buildings, signs, infrastructure, etc.

- Liquor stores, a closed daycare center and a few churches, but no defined retail shopping areas.
- Some scattered retail stores were observed by some visitors.
- Not many places to eat lunch were noted in the neighborhood, but the All Star convenience store did have a candy bars for almost \$3 each.
- Most buildings could use a coat of paint and signage was minimal. You had to really look to find signage describing what the businesses were.

Explain what type of businesses you observed and give a description of the variety and quality of merchandise displayed.

- At the All Star convenience store, the normal products you'd expect: snacks, cigarettes, lighters, beer, soda, lottery/gaming machines.
- Most were commercial or service rather than retail.
- There are quite a few drive-ins and privately owned hotels and motels in Salina, some are clearly in better repair than others. So many other places where these hotels are allowed to dwindle in disrepair, so it was nice to see so many that are still in business.
- Car dealers, appliances, trucks, industrial type businesses.

What types of grocery/food access is located in this neighborhood, if any? Give a description of the types and quality of food available, the facilities, and accessibility.

- None in the neighborhood.
- Some visitors noted that the Pump Mart seemed to be the only store in the area that carried a few basic staples. It was fairly small.
- It was noted that the Salvation Army offered food commodities.
- The AJ Honey Farms shop was very noticeable with their bright yellow store, but the parking lot was a bit awkward to get to. It's a great little store with a wide variety of products.
- There was a DG Market seen by some in the area.
- Several convenience stores and some restaurants, but no grocery stores.

Describe the customer service received when you entered those retail businesses. (Were you greeted? Did you have to ask for assistance?)

- The customer service at the All Star convenience store made some feel uncomfortable – never greeted.
- Pump Mart staff greeted visitors upon entering. When asked where a good place to eat might be, staff gave recommendations in downtown Salina with nothing in North Town.
- AJ Honey Farms owners were incredibly friendly and welcoming. They shared a lot of information about their products and operation – really enjoyed visiting with them.
- Not much interaction at the DG Market. Checkout was a good experience.
- Another visitor went to AJ Honey Farms and purchased some items. Judy greeted the visitor when they arrived and gave plenty of space to explore the shop. The store has been open for about 1 year and the owners feel it's a good location. The visitor indicated that they wondered since it was difficult to get to the store and had they not wanted to visit they might have given up. It was communicated that the city closed the street about 10 years prior which contributed to the difficulty in getting to the building.
- The intersection is a great place for the AJ Honey Farms sign and likely captures a lot of customers.
- Coming in off the interstate, the cashiers and store clerks were very friendly. This was an area that looked as one would expect for truck stops along the highway. Their friendliness helped increase the safety and comfort level of being in an unfamiliar area.
- Some were greeted in every business they entered and never had to ask for help.

What public amenities (drinking fountains, benches, public restrooms, trash receptacles and wi-fi, etc.) were available?

- Restrooms and trash bins were available at the convenience store.
- Some public restrooms were seen at the park but they were closed for the winter.
- There were some benches around, mostly near the bus stops – and there were quite a few bus stops, all were very well marked.
- There was a bus stop near the DG Market.
- Picnic tables were also seen.
- No public wi-fi that people could find.
- Towards the Star Bond district there were a number of benches, trash bins, etc. There were some random benches on a corner.
- The parks all had trash bins but none on the streets other than the Star Bond area.

Comment on landscaping and streetscaping. Did you have difficulty finding parking? Could you access multiple services from where you parked?

- The parking at the All Star convenience store was tight and it was a struggle to get in and out due to larger vehicles also being there.

- Others felt parking elsewhere was easy to access. Nowhere really that multiple places could be visited with one stop. Handicap parking was also readily available.
- Not much in the way of landscaping or streetscape beautification in this part of town, though streets did look clean and well maintained.
- Parking at the DG Market was ample and the parking lot was in good condition. There was someone who seemed disoriented, walking in circles and talking to themselves in the parking lot.
- The 5-corner intersection not far from AJ Honey Farms is nicely landscaped.
- No trouble parking anywhere with the exception of AJ Honey Farms and the problem there wasn't the parking, just accessing the right parking lot.
- Commercial landscaping was minimal, but it was December during some of the visits so probably not the greatest time to see that sort of thing.

4. Industrial Parks/Commercial Areas

Is there a defined area where manufacturing industries could easily locate/expand? If so, describe.

- The northeast and east sides of the neighborhood looked to have room for manufacturing industries to locate or expand.
- Most everything that was not residential was industrial/commercial. There were some business sites listed for sale or rent. The close location to other businesses might be beneficial, but doesn't add to the creation of a "community" feel.
- By the railroad tracks is particularly industrial and it seemed to be an older area though there were some newer buildings scattered throughout.
- Several open spaces with real estate signs were posted in industrial areas coming into town. Areas more in town might be harder to build or expand on without removing buildings or items being stored on the land – it's possible though.
- Part of the industrial areas visited is an Economic Opportunity Zone, so it's considered economically depressed. Are some of the newer businesses there a result of the EOZ?
- One visitor's biggest takeaway from this part of Salina – There doesn't seem to be any type of delineation between industrial/manufacturing areas and residential areas. Virtually everywhere there was an elevator, a business, or a warehouse, there was also a home. While we're in need of every house we can get in Kansas right now, the house/business pairing is a little confusing.
- One of the biggest highlights and opportunities in this area is some really unique and interesting business properties. Understanding the history of each building and using it to tell the Salina story might help bring in businesses and customers.

5. Health Care Services

Comment on the availability and apparent quality of neighborhood (or nearby) hospitals and emergency medical services.

- Multiple reports of not seeing any hospitals or emergency services in the neighborhood.
- The area is not far from a major hospital, however.
- There was an addiction/rehab center observed which appeared to be upkept well and looked very safe and the neighborhood around it was a nice neighborhood that seemed like a good place to live.

Comment on the availability and condition of facilities for neighborhood (or nearby) physicians, dentists, optometrists, public health and other healthcare providers.

- No providers or pharmacies were seen by some in this part of town, but there were some on the south end of Iron Street.
- There was one dentist office noted by some visitors. It was on the east side of North Town. There was also a Salina Regional Health Center not far from Lakewood Park.
- The Saline County Health Department was close by at the county government buildings.
- If there were other providers there, their facilities were not noticed.

What long-term care services, assisted living or nursing facilities exist in the neighborhood (or nearby)?

- Some felt no facilities were apparent.
- Others saw two assisted living/long-term care facilities, both of which looked well cared for, had nice grounds, and seemed to be populated. One visitor noted they would feel comfortable with their parents in any of them.

7. Housing

Give a brief description of the existing mix of housing stock. Does the local market have housing that would appeal to all income wages? What challenges do you see in regards to finding acceptable housing? (Neighborhoods, size, properties for sale, etc.)

- One visitor noted that there were 3 small homes with “for sale” signs in their yards. One was a real estate agency sign and the others were for sale by owner. Finding acceptable housing in this area would be a challenge. Another saw 5 signs, which being a different visit date, is to be expected. They couldn’t tell about two of the properties whether they were just land or a house also.

- Online there were 3 properties listed for sale as well. Others checking realtor.com saw roughly 36 homes for sale in the North Town area, ranging in price from \$50,000 to \$350,000 with 26 being priced below \$100,000.
- Mostly low to mid-income housing was seen. For the most part these were kept up fairly well. Some could use a new coat of paint and maybe sprucing up with some landscaping, but nothing abandoned or condemned was observed.
- The west side was very run down but the housing and yards improve going east.
- Housing looked like it would be fairly affordable for new home buyers or someone wanting to buy investment properties.
- It's amazing what a difference a coat of paint and code enforcement makes. Even one or two houses with a fresh coat of paint on them can really pull the whole neighborhood up.
- Is there not a code to ensure property owners clear their yards of junk? There were several blocks with multiple homes having yard full of debris. This brings down the resale value in the neighborhood since people typically look at the upkeep of homes around the one for sale.
- Many of the homes appear to be 1-2 bedroom bungalows, cottages, and shotguns. In several neighborhoods they appear to be built very close together, in which case, having yards makes a big difference.
- The Neighborhood Revitalization Map from the City Services does not have a legend on it, but it appears that several neighborhoods in this area are included in NRA meaning they could receive tax abatements from improvements.
- While many of the homes were older, there were newer homes observed to the east near Marymount.

What kind of rental properties did you observe for persons interested in building or simply living in the community prior to buying housing?

- There were a few rental homes listed on apartments.com but had rent amounts of \$800/month or more.
- Four properties were listed for rent online ranging from \$750 to \$1330 which seems about average for whole-house rental rates.
- Two multi-family rental properties were observed but there were no "for rent" signs.
- There was a relatively new complex on 9th street, but not many options other than that.
- Some felt they saw several rental possibilities in the form of apartment housing buildings.
- Following the Zillow link on the Imagine Salina website there appear to be only 6 rental properties listed in the area.
- There appear to be many homes that are rentals, some carved up into multiple units.
- The impression given of some of the smaller properties for rent is that the landlords are not maintaining the properties very well.

8. Schools

What schools are present? (Head Start, Preschool, K-8, High School, Post-Secondary, etc.)
Do the schools appear to be adequate in size? Are the buildings and grounds well-maintained?

- There was a St. John's Military School in the area, but some saw no other schools were in general. Others noted they were aware the academy closed in 2019 but there are still signs pointing to its location, so perhaps those could be removed. Maybe St. John's could be rehabbed into a shopping center or incubator business area.
- There was an older 2-story brick school on Iron Street.
- Others felt there was a middle school and elementary school considered to be in the neighborhood on the east side. The district offices are also located in North Town. Buildings and grounds seemed well cared for. None of these are located near the majority of the residential areas.
- Oakdale Elementary was an older building, but well maintained. Lakewood Middle School is on the east side.
- One visitor indicated that they saw a high school as well as the elementary school.
- One visitor observed a Seventh Day Adventist School that was part of the church.

Were you able to find online information in the community that helped assess the quality of the educational system?

- Some indicated that they could not find information about the quality of education available to this part of town.
- Others said it was easy to find information about the district in general, just not the specific schools in North Town.
- The State of Kansas has some accountability reports at datacentral.ksde.org. Oakdale is rated lower than the state average in Math, ELA, and Science. Lakewood also rates below that state average from what can be found online.
- Math and Reading scores were 5-7% lower than the Kansas Public School Average.

9. Childcare

What childcare service are available? Is it affordable?

- One operational and one closed childcare facility observed by some.
- The Sweet Lil Academy Child Care facility was on the northwest side of the community. It looked to be well maintained and had a nice playground in the back. Visitors did not go in, they also did not see any information about it online.
- Some felt there was no other indication of childcare. Others noted that the website listed two facilities and a third one on the very south end of the area was found during

the visit. Additional details found online as of December 2023, the average base rate for childcare providers in Salina, KS is \$12.63/hr with the weekly costs for childcare providers working a 40-hour week in Salina is \$505 with a monthly cost of \$1,642 for 130 hours.

- On Google Maps it was a struggle to find childcare. Driving around, one visitor spotted 2 formal facilities and several in-home daycares.

10. Faith/Religion

Comment on the number of denominations and the physical appearances of the places of worship represented in the community. Did you observe any evidence of faith-based community services?

- Four churches in the area, one of which was the Salvation Army building which usually offers non-denominational services.
- There was a Methodist church, Seventh Day Adventist church, as well as a Hispanic church in the area.
- One church used to be a motel near the interstate.
- The Salvation Army is very prominent in the area and there were several cars and people at the facility.
- Visitors indicated they'd be able to worship at several of the churches they encountered.
- Other than St. Francis Ministries, which focused on foster care, adoption, and family support, some didn't notice any community service run by a church or faith-based organization.

11. Civic

Tell about the variety of nonprofit organizations and clubs within the community.

- No evidence of civic organizations in the area were noted by some.
- Others noted that the American Legion was in North Town, but the windows were boarded up so they weren't sure if it was active.
- St. Francis Ministries has a large campus that provides services.
- An Eagles Club building was noted to be slightly outside of North Town. It's one of the examples of the several older buildings in the area that would be helped by a coat of paint and a little maintenance.
- It was hard to tell if the old Masonic building had any current activity or if it was no longer in use.

Did you observe any evidence of civic organization activity?

- None in person.
- On the North Town website it did seem like there was quite a bit of activity in the realm of civic and community.
- One visitor noted that because of the cars/people activity around the Salvation Army and St. Francis Ministries that was evidence of them doing work in the community.

Do any organizations serving the needs of seniors exist, and if so, what types of services or activities do they offer?

- Not that visitors could identify during their visit.
- A visitor wondered if St. Francis Community Services could assist with older adult needs.

12. Public Infrastructure

Comment in general on the streets, street signage, sidewalks, parking, lighting, restrooms, landscaping, and streetscapes in areas **other than retail/business areas noted in section 3.**

- The signage was visible for most, but some buildings/businesses were either closed or not in good visible shape so it was hard to determine if they were operational.
- Buildings were in a variety of stages of upkeep. Some were well maintained and had good signage and others were questionable on use or status of being occupied or empty.
- The North Town signs along 9th Street were nice, but other than those there really wasn't anything to indicate it was a different community. It's too bad the welcome signage didn't extend all the way up to the interstate.
- Streets are mostly well cared for and in good repair. There are several streets in this area that are not paved. KEEP the brick streets if at all possible!
- The street signage for North Salina is really helpful in understanding where you are geographically and feeling like people care about that part of town. The message it sends is that you are working together.
- The bike lanes and signs are a bonus. Some of the bike lanes appear to be on busier roads, so it feels like it might be a little unsafe to ride on (i.e. Hwy. 40) but there appears to be land available for wide sidewalks if that is a possibility in the future. Love that there are designated bike routes.
- Sidewalks were in fairly good shape for the most part. There were a few that could use repair, but most were okay.

Comment on city hall/county administration buildings (How were you received? Was there information about the town available?)

- One visit was conducted during Veteran's Day so visitors could not go into city hall.
- Others felt that the city/county government buildings would not be classified as in North Town so they didn't attempt a visit, but they were close.
- Even though it was outside of the area designated, one visitor went in and found a helpful kiosk with locations of offices. There wasn't a clear place to go with questions or get information from a person. Most office doors were closed and it gave the feeling like the visitor was imposing to open the door to ask questions. There were some brochures and other information located on the walls outside of the offices, so maybe the culture in the building and the city offices is to have information available outside so people don't have to come inside. The busiest office was the Vehicle Registration/Tags office and there was a lot of laughter coming from that space, so it felt welcoming.
- Another visitor encountered helpful, friendly staff at the city offices.

Police/fire protection:

- Some saw no police or fire departments or vehicles during their visit.
- Others indicated that an online search shows one fire department in the area with others being south of the neighborhood. After noting that online it was seen in person. Some felt it was quaint and looks well kept. Trucks were seen during that visit as well as an ambulance rolling and some patrol car making rounds.
- Visitors wondered if the train tracks (that seemed to be the dividing line for North Town) inhibited emergency service response from the south if a train was moving through. Would that lack of access affect property insurance rates?
- Some felt the Saline County Sheriff and Salina Police Department were right inside North Town. Several law offices were in the general vicinity of the Municipal Court building. The police station and jail were older looking, but well maintained.

Library:

- No libraries or branches were seen in North Town.
- The Salina Public Library was located in the city/county building, so close by. It was older, but well maintained.
- There were several little libraries throughout North Town and saw that they are maintained by individuals and the North Town Community Development Group. Some were co-located at bus stops.

City parks (walking tracks, ballparks, playgrounds, sports complex)

- There was a city park with bicycles to rent and a playground. There was also a bike lane on Ohio Street driving into town from I-70.
- There was a community playground associated with the Salvation Army.

- Some ball parks near the schools, others couldn't find ball parks.
- Lakewood Park was visited by some. They walked the trails. The trails were fairly well maintained with good signage and trail maps visible. Some of the sign holders were broken and laying on the ground. The park itself was well cared for with minimal trash and nice picnic shelters and playgrounds. A number of people were seen enjoying the trails, walking their dogs, even fishing. There's also a nice disc golf course there.
- A visit was made to the Lakewood Discovery Center – What a hidden gem! Great interactive educational displays. Visitors spent some time just sitting in the great room watching leaves falling outside of the large windows. This is a place some visitors indicate they would purposefully travel to Salina for. It was a small center, but very inviting, comfortable and offered a lot of fun displays. This visit was the highlight of some visitors' trips.
- Thomas Park was noted to be a fun place and a good location for picnics or to just get out of the city for a while.
- The neighborhood parks were well cared for and there were a number of them. The signage for the parks was plentiful. The parks were some of the best parts about many of the neighborhoods.
- The Levee walking trail was observed and the Lakewood Park was lovely, even in winter.
- Hawthorne Park looked like a nice place for kids to visit and spend some time.
- The Salvation Army park across the street from the Salvation Army building looked to be a benefit to the neighborhood.
- The parks were mostly small with no walking areas, but did have picnic areas and playground equipment.

13. Recreation/Tourism

Is the community well-known for any particular attraction or event? Do they have a community slogan that capitalizes on that asset?

- Visitors didn't notice any attraction or event specific to this neighborhood.
- Others noted that the area is becoming well known for its murals and a growing art presence. The murals were an enjoyable part of the visit.

Did you see any indication of significant events taking place in the community that would be of interest to both visitors and residents?

- Nothing observed in person.
- Looking at the website and social media it does appear that a number of activities are available in the community.
- It would be nice to attend the Mayor's Tree Lighting and the Holiday Parade – signs for those were everywhere in the North Town. Many signs for Streets of Bethlehem were also observed.

Elaborate on any significant natural or manmade features that have the potential of drawing people to the community. (Public art, museums, lakes, campgrounds, regional heritage locations).

- Some felt nothing was of note here.
- Others felt the growing public art, the murals, and sculptures around the community. Lakewood Park and Lakewood Discovery Center were very enjoyable.
- The sculpture walk was pretty fantastic and could definitely be carried through the northern neighborhoods.
- The new mural on the elevator is breathtaking. If there is any way to continue this on some of the other elevators and buildings, that would be so helpful.
- There's a great opportunity in the neighborhood around the depot. The shops on the corner, combined with the green space and the charming depot space could be leveraged with a rail to trail park as you come around the corner. The homes in this section of town are older and charming, and the brick streets really give character. The dog groomer was busy and the bar probably has steady traffic as well.
- Yesteryear and the Scouting museum could be a draw. Closed during the visit despite the sign saying it should've been open. Not easy to find as there was minimal signage to direct people there.

Is there an obvious visitor's center, chamber of commerce office, economic development office, Main Street office, or other facility that serves the needs of visitors? Comment on the staff, facilities, signage, visibility, etc.

- No, not in this area of town. Some purposefully drove around looking for something like this and looked online.
- One visitor did go to the Chamber building and Visit Salina building, both were closed at the time of their visit, but there was a homeless lady across the street from the CVB building that engaged in lively conversation with the visitor. The "Salina" imprint on the sidewalk by the CVB building was nice.
- The Economic Development Office near downtown could serve the needs of visitors to the area, but there were no signs encouraging people to stop there for more information.

Are there any restaurants, specialty shops or attractions that would bring you back to this community in the near future?

- While no restaurants were found by some, after spending more time in the area, a store that sold honey was noted to be of interest.
- Others felt that some chains existed like Dairy Queen, and they noted a tavern. The sale barn had a good breakfast, though it was just outside of the neighborhood boundaries,

and lunch at Chuck's Bar was enjoyable. The food was good and reasonably priced at both places and the servers were friendly and helpful.

- Definitely would return to the sale barn, Chuck's Bar, AJ Honey Farms, and Lakewood Discovery Center.
- Absolutely will come back to Chucks! In all the years of coming to Salina for baseball, one visitor was surprised they hadn't eaten there. The décor was delightful, the smoking lounge was full, and the wait staff was fantastic. The only criticism is that the only local beer on tap was the Warbeard out of El Dorado. Rattlesnake eggs and mozzarella sticks were excellent. This would easily go up against YaYas before a show at the Stiefel every time.

What entertainment opportunities exist in the neighborhood?

- None that were apparent to some visitors.
- Some noted that there was live music at some of the bars and outdoor activities at the parks.
- Online there was reference to a community barbecue.
- There are a couple of museums and historic sites, including the Salina Historic Railroad Station.
- Some felt The Alley might fall into the neighborhood boundaries and that would be something for people to do. Not much else for young professionals or families.

14. Wrap-up

What are the most positive things you observed about the community?

- The Salina North Town signage.
- A number of homes were decorated for the Fall.
- People were friendly.
- For an industrial/commercial area the neighborhoods were well kept.
- The Lakewood Discovery Center.
- It was easy to get around this part of town.
- There are large industrial businesses that could help with the development of this part of the city.
- The presence and support of the Salvation Army and St. Francis Ministries is commendable.
- People were out walking about and utilizing public transportation. It's nice to see people walking through their neighborhoods on weekdays.
- There are pockets of investment and redevelopment.
- Lots of unique business location opportunities with existing buildings.
- The brick streets – do everything you can to keep them. They make such a difference in the appearance of the neighborhood in a positive way.

- The bus stops were well positioned throughout and appear to be utilized.
- The Dairy Queen is adorable. It seems like an older building and probably has a great history.
- The parks are great. The kids must love having access to them.

What are the biggest obstacles/challenges facing this community?

- No grocery store within walking distance.
- Many homes had “No Trespassing” signs. Didn’t promote a neighborly environment.
- Customer service/uncomfortable feeling at the All Star convenience store.
- No people out enjoying the area on a nice day.
- The commercial/industrial feel of the area and lack of a community center.
- No real destination catch for visitors or residents alike, unless someone has business with an industrial company there wouldn’t be a reason to stop in this area – especially with the restaurants and shops not far away in downtown.
- Huge missed opportunity being just off of the interstate. There isn’t much to do here besides get gas or a Big Mac.
- Is there a clear goal for this community? Destination place? Create nice residential areas and build on services for those who live here? It will take strategic planning.
- Lack of a grocery store or pharmacy in this part of town is an improvement to start focusing on perhaps.
- The housing stock and condition of the housing. Many parts of the area look run down and impoverished.
- The abandoned and empty industrial buildings.
- The condition of rail-owned property around the rail sites – there is a lot of material scattered around in piles right in the middle of areas that would otherwise be prime for development.
- One of the biggest obstacles is to build up enthusiasm and interest in this area. It has potential, but will take an active community group to make it happen.

What will you remember most about this community six months from now (positive or negative)?

- The Salina North Town signage was a positive.
- The All Star convenience store was a negative.
- Visiting AJ Honey Farms and the Lakewood Discovery Center as well as the friendliness of the people.
- That there is interest in making change – it will be exciting to see how this area evolves over time.

- Chuck's and the AJ Honey Farms shop. Great products at the AJ Honey Farm shop and wonderful people there. You need more places like this and it could be a destination for visitors who want to stop and get a feel for the area.
- The potential around Park street and the depot.
- The run down neighborhoods that need some help. People clearly live there.

How much money did you spend while you were in the city you visited?

- \$2.94
- \$175.00
- \$125.00
- \$78.00
- \$100.00

(Please include total purchases: Gas, soft drinks, food, purchases. No detail necessary.)



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Kansas State University Agricultural Experiment Stations and Cooperative Extension Service

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