

**Topeka, KS (California)**  
**Neighborhood Meeting 7/24/13**

Introduction by the City to explain the process and that the meeting was the developer's meeting for the benefit of the neighbors

Introduction by Ryan Irsik, Walmart public relations:

- The project will bring jobs to community (200-250)
- It will ease burden on customer
- It will offer the customer a better shopping opportunity

Ryan stressed that we have addressed some of the issues we've already heard, i.e., sidewalks/pedestrian access.

Ryan stated that this meeting is to hear some of the concerns we have not yet heard. After this, we will take concerns back, evaluate them and work with City and our team on those items.

- Ryan invited all to come up and review the plans and talk with the development team
  - Folks too concerned about format— the format was changed to a presentation

Casey Wilder, engineer, walked through site plan, and focused on :

- Sidewalks
- Connectivity
- Bus traffic
- Cars

The audience had many questions regarding conflicts between cars and pedestrians, especially given the location of the school.

Bob Schneider- audience member with the HANAI  
 HANAI—wants us to be an active member.

Pointed out issues his group had discussed:

- Traffic
- Pedestrian safety
- Litter
- Noise
- Jobs
- Storm run-off
- Construction traffic

Several conflicting ideas about how to deal with the back of the store were discussed:

Perhaps berm/fence

Direct access from 28<sup>th</sup> (Dillons)

Access for disabled persons across the creek

### Townhomes Representative

- Concrete fence on east side to protect from vagrancy
- Conducive to handicap access

### Concern

About environmental aspects of project:

LEED standards- project is not being designed to be LEED certified

Casey described how storm water treatment would be handled

Many neighbors had concerns with safety and security:

Walmart's local representative was able to discuss how security is handled within the stores and on the property- and stated that they work with local police to develop security plan

### Comment

North Walmart is a very nice store— the neighbors had same concerns during that process, and the project turned out great

### Comment

During construction—what are the guarantees there will be no damage to neighboring buildings

Ryan—report to Walmart

### Comment

Area is in decline. How many businesses on California will cease to exist?

Ryan—Walmart's business brings more shoppers

### Concern

Noise—are police going to be patrolling more (car wash a problem)

### Comment

This used to be a nice part of town, but has declined—excited about the development and the change it will bring

### Comment/Concern

Employees from the community? Wage question—pay associates more than minimum wage?

Ryan stated that Walmart pays a very competitive wage.

### Comment

North store—issues were mitigated:

- Brick wall
- Detention area

People were satisfied and Walmart followed through on commitments

### Concern

About trucks on the site

Ryan explained Walmart's no idling policy

### Comment

Consideration to deer and other wildlife

### Concern

Echo of previous concern regarding keeping employees and customers safe in the store:

- Lighting
- Local District Manager explained how we put together loss mitigation plan w/local law enforcement

Hours of store—24 hours (maybe not—maybe 6-12 midnight)

Ryan explained the construction timeline- that Walmart is shooting Fall 2014 for opening

### Concern

Water service for fire protection?

Casey—sufficient

Natural gas? Yes

Sanitary sewer? Yes

Ryan described the size of the proposed store compared to other stores

### Comment

Baseball association—traffic to and from ball park

Would Walmart be a sponsor of baseball teams

Walmart public interest-service items

- Ryan explained

### Comment

Loitering

- Ryan explained Walmart's policy

### Comment

Security patrols

- Ryan and local representatives explained how they work

### Concern

Traffic—whether Walmart trucks off of California could be limited

How many trucks a day? 4-6

Ryan and Casey explained how the site will work regarding:

- Below grade truck well screened with a soil berm
- Road condition/truck damage
- Shopping carts
- No semi-truck parking

The meeting ended, with continued general discussion with a few attendees...

What does Walmart do with dark stores?

Is Walmart here for the long haul?

3-D site plan, etc. for next meeting?

**Attendance List**  
**Walmart Topeka, KS (California) 7/24/13**

<u>Name</u>	<u>Address</u>
Warren Woodruff	620 SE Madison Street
Arlene Shaffer	2522 SE Golden
George Phelps (not related)	805 SE 27 <sup>th</sup> (mailing)
Jessie Basham	2719 SE Golden
Jane Parlee	2582 SE Golden
Paul and Martha Smith	2125 SE Market
Jo Ann Peavler	3216 SE 6 <sup>th</sup>
Anita Edwards	2204 SE Swygart Street
Barbara Stevens	2684 SE Golden Ave.
Mary Handley	2201 SE 25 <sup>th</sup> (Mirror)
Bonnie B. Good	333 Green
Kathryn Reinsch	2630 SE California Ave.
Orville Buckheim	2620 SE Kentucky
Mary M. Aker	2120 SE Colorado
Sherilyn Lee	2507 Moni____
Ethel Davis	2625 Golden
Barbara Davis	2431 SE 21
Mike Rosencutter	3140 SW Grand Ct.
Highland Park Baseball Assn.	Dornwood Park
Beverlee Schneider	2110 SE Swygart (HA-NIA)
Bob Schneider	2110 SE Swygart (HANIA-FOD)
Bob & Jan Asselin	2217 SE Market St. (HA-NIA)

<u>Name</u>	<u>Address</u>
Vicki Yeckm	2502 Colonial Dr.
Mary Akerstrom	1700 SW 26 <sup>th</sup> Street
Steve Miller	3219 SW Kent St.
Melissa Goodman	2201 SE 25 <sup>th</sup>
Marjorie Wentek	1808 SE 25 <sup>th</sup>
Harry & Juanita Turney	2008 SE 21 <sup>st</sup> Terr.
R.R. Collins & Marlene A. Collins	2535 SE California Ave.
Susan Walden	1328 SE Lott St.
Flora Sue Blalock	3141 SE Colorado
Corinne Grizzard	2725 SE Golden Ave.
Marjory Evans	2424 SE Market
Robert S _____	233 SE Arthur
Kay Andersen	2724 SE Golden
John Knight Foundation	Shawnee Cty. Parks & Rec. &
Rosetta Peak	2520 SE Golden
Ken & Linda Wilson	3611 SE 28 <sup>th</sup> Terr.
Elizabeth Butler	2016 SE 21 <sup>st</sup> St.
Dixie Hilliard	2566 SE Golden Ave.
Donna Sturgeon	2634 SE Golden
Carolyn Fisher	2634 SE Golden
Judy Brockhart	2711 SE Golden
Mike Redman	2030 SE Colorado Ave.
Ronald Richey	2332 SE 22 <sup>nd</sup> Terr.

<u>Name</u>	<u>Address</u>
Navella Richey	2332 SE 22 <sup>nd</sup> Terr.
David Cullip	2230 SE 28 <sup>th</sup> , #105
Trey George	2010 SE California Ave.
Dennis & Linda Orton	2601 SE 21 <sup>st</sup> St.
Don Hoffsonmer	2124 SE 22 <sup>nd</sup> St.
Carolyn Gilmer	2594 Golden Ave.
Fred Marley	2043 SE 35 <sup>th</sup>
Bob, Susan & Jennifer Fosberg	4713 SE 61 <sup>st</sup> , Berryton, KS
Gary Kenney	2437 SE 21 <sup>st</sup>
Dena Watts	2730 SE Golden Ave.
Amanda Smith	2201 SE 25 <sup>th</sup>
M. Miller	4200 S. Topeka
Jeff Johnston	2727 California
Sheryl & Gilbert Gonzales	1804 SE Mass.
Kevin Cook	SN Co. Commission
Jennifer Laudermilk	1208 SW Tyler
Jim Parrish	700 SW Jackson
John Alcala	520 NE Lake
Ken McGill	2201 SE 25 <sup>th</sup> St.
Anthony Hensley	2226 SE Virginia Ave.
Tonya R. Boykins	2702 SE Colorado Ave.
Bruce Bell Jr.	2702 SE Colorado Ave.
Caris Smucker (sp?)	2433 SE Colonial Dr.

Name

Address

Sarah Cobb	2433 SE Colonial Dr.
Roseanna Haugen	COT HND
Monique Glaude	COT City Mgr.
Gwen Blanchett	2220 SE Swygart
Tracy Spaulding	2666 SE Golden Ave.
Sylvester Rice	804 SE 106 <sup>th</sup>
Phillip Owens	913 SE Sherman
Teresa Patterson	1703 SE Lott
Eric Mitchell/Century Plaza	2200 SE 28 <sup>th</sup> St.
M. Ong	Melissa Hanger Apt., 2230 SE 28 <sup>th</sup>
Sean Parks	2201 SE 25th
Angela Greenough	2201 SE 25 <sup>th</sup>
James & Denise Fasse + 4 children	2706 SE Golden Ave.

ADJ.
ANNIE Driver
620 SE Madison
3rd floor  
Bill Hoover  
Bill Flander

Concerns

David Cullip: Right across the creek is a disabled community and my concern is easy access to Walmart as the current path, as is, is unacceptable.

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Too much traffic for an area that has a very high number of young children and a high number of traffic accidents. 25<sup>th</sup> Street is a residential street not built for this type of traffic.

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Useless meeting. Should have had a formal presentation where everyone could hear what everyone said. Useless meeting!!! Waste of time!!!

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We need a Living Wage—new hires with no experience start at \$10/hr. and health care for all employees FT & PT.

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On the side of property where the TLE and garden center is, the existing residential buffer in my opinion isn't enough. The wooded area only provides a visual and sound barrier when trees have foliage. During the Fall and Winter there isn't a buffer, plus the wooded area doesn't resolve our concern at Century Plaza Apts. of pedestrian traffic. I would feel more at ease with a fence or a landscape berm just like the one at the rear of the property that stops at the detention basin; it really should be carried along the south side as well. With the addition of a Walmart, pedestrian traffic will increase, subjecting our property to criminal activity. Would like if access to Walmart was restricted to its 2 main entrances. If my residents were to leave due to noise and traffic and criminal activity will Walmart subsidize my vacancy loss?