

AUD 13/1

Annie Driver

From: Carolyn Fisher [REDACTED]
Sent: Monday, August 05, 2013 3:20 PM
To: Chris Wickline
Cc: bobschneider43@yahoo.com; Annie Driver; Annie Driver; bflander@topeka.org
Subject: PUD13-1 WALMART

To Whom it May Concern;

I represent the Colonial Park Townhomes as President of the Board of Directors and would like to express our concerns regarding the Walmart development. Our property is located along 25th Street, Golden Ave and Colonial Drive.

We are very concerned about the area that is directly behind some of our buildings, which are east of where the detention pond will be located. Walmart did not have any additional berm or fencing along this portion of land and will only have our existing fence and tree line. We would like to preserve the trees but also like to have some additional noise protection and feel the addition of a berm would help, preferably between the pond and our property. The residents of those buildings are also concerned about any possible flooding of their basements should we experience a wet season.

Fencing and berms - We feel that in addition to the planned berms there should also be a fence along the east and south property lines. The berms will help to provide a noise barrier while the fencing will help to reduce illicit pedestrian traffic. There has been some talk of placing the fencing along the top of the berms, our concern there is that the berms do not align the entire property line and will not serve the intended purpose unless they include the entire property line.

Traffic concerns - 25th street is a very busy street with foot traffic and school traffic. Walmart has made it clear that they intend to have trucks entering and exiting the store from 25th street, there were many individuals at the community meeting that were concerned due to the number of students on foot and autos picking up and dropping off of students. Also, during the tennis and football season there are numerous cars parking along 25th street during practice, meets and football games. There is also concern as to whether the truck traffic will be traveling along Highland Ave, currently the road is not wide enough nor in a condition that will tolerate the heavy vehicles. With the homes on the east side of the road in the 2100 and 2200 block many times there are vehicles parking in the street as well. We would prefer that truck traffic be limited to the California entrance and California Ave.

Property value - while there are both pros and cons to having a Walmart close, our board of directors is also worried about our ability to market our property to potential new members. Colonial Park Townhomes is a cooperative housing complex where members buy into our cooperative, we are not the typical "rental" property. We have enjoyed a quiet existence here with quality members and don't want to see either of those things diminished in any way.

Carolyn Fisher
Colonial Park Townhomes
President, Board of Directors

PUD1311

Annie Driver

From: BERYL NEW <bnew@topeka.k12.ks.us>
Sent: Wednesday, July 31, 2013 8:14 AM
To: Annie Driver
Subject: Statement Re: New Walmart

Good morning! Attached is a statement Bob Schneider asked me to forward to you. Please let me know if you need anything additional.

The administrative leadership of Highland Park High School is in full support of the construction of the Walmart at 27th and California Avenue. We believe that this store will provide families on the east side of Topeka with excellent shopping options. We will be active in communicating to our high school students the importance of entering and exiting the facility and the adjacent grounds safely and appropriately. Students will be instructed to use the sidewalks, cross the street at the crosswalks, and use the pedestrian lights when directed to do so. This information will be reviewed at the beginning of the school year and throughout the year as opportunities arise. Our school resource officers will also be available throughout the day to monitor appropriate visits to the store, such as at lunchtime for those students who have open lunch privileges. For these reasons, we would wholeheartedly endorse the fence on the berms to prevent students from climbing over the berm as a shortcut and damaging the vegetation that will be planted to enhance the effectiveness and the aesthetics of the berm. We are excited to join in this partnership to support the Walmart store.

> --submitted by Dr. Beryl New, Principal of Highland Park High School

PWD13/1

Annie Driver

From: Bob <bobschneider43@yahoo.com>
Sent: Monday, July 22, 2013 4:25 PM
To: Annie Driver
Subject: Fwd: Concerns of Walmart

FYI

Century Plaza concerns to HANIA.
Thought you might want it for your records.

I advised that management talk to you directly on options they and adjacent properties might desire.

bob

Sent from my iPad

Begin forwarded message:

From: Century Plaza <~~centuryplaza@delmarkgroup.com~~>
Date: July 22, 2013, 3:09:23 PM CDT
To: "bobschneider43@yahoo.com" <bobschneider43@yahoo.com>
Subject: Concerns of Walmart

Hi Bob,

Just wanted to take a moment and express our concerns of the Wal Mart that is to be built in the future off of 25th Street. Our property is located on SE 28th Street the north end of our property will be close to the south end of Wal Mart's property. Our concerns are pedestrian traffic and noise, Century Plaza Apartments is a quiet senior community all of our residents are 62 years of age or older and/or disabled. We already get some pedestrian traffic from people going to/from Dillons with the addition of a Wal Mart that will significantly increase quite a bit with this increase in traffic it could possibly subject our residents and property to criminal activity which is a serious concern. A portion of the north end of our property is fenced in however there are two vacant lots of land on either side of us and no barrier to prevent people from neighboring homes and surrounding communities from cutting through to get to their destination. We want our residents to have comfort and security in their home and would feel more at ease if there was a barrier preventing people from trekking through the two adjacent vacant fields leaving them only access to Wal Mart through their main entrances.

Thank you,

Eric Mitchell
Property Manager
Century Plaza Apartments
2200 SE 28th St
Topeka, KS 66605
(785) ~~267-0960~~ Office
(785) 267-4203 Fax
(785) ~~925-0138~~ Cell

Annie Driver

FWD 1311

From: Suzie Gilbert
Sent: Monday, July 22, 2013 1:53 PM
To: Bill Fiander; Bill Hoover; Annie Driver
Subject: FW: New Walmart Store at 2630 SE California St, Topeka KS

FYI – but you already know this!

From: Kevin Boughton [mailto:Kevin.Boughton@kansasfirstnews.com]
Sent: Monday, July 22, 2013 1:50 PM
To: Suzie Gilbert
Subject: Fwd: New Walmart Store at 2630 SE California St, Topeka KS

Sent from my iPhone

Begin forwarded message:

From: Rachel Wall <Rachel.Wall@wal-mart.com>
Date: July 19, 2013, 4:05:17 PM CDT
To: "kboughton@kansasfirstnews.com" <kboughton@kansasfirstnews.com>
Subject: New Walmart Store at 2630 SE California St, Topeka KS

Hey Kevin,

I got your inquiry and checked in with our team. Here is a statement attributable to me or Walmart as needed:

We appreciate the feedback on the planned store and look forward to being a good neighbor for years to come. We will submit plans soon that address anticipated pedestrian traffic and help achieve pedestrian safety.

Proposed changes will include

- a striped pedestrian crosswalk protected by a stop sign for exiting vehicles,
- sidewalks down the east and west sides of the 25th street entrance
- as well as a sidewalk along the south side of 25th Street from the 25th Street entrance to SE Burr Street.

Please let me know if any questions.

Thanks!

Rachel Wall Sr. Manager of Communications
Public Affairs & Government Relations
Cell: 213.280.5019
rachel.wall@wal-mart.com

Media Relations Hotline: 1.800.331.0085
news.walmart.com/reporter

PUD 13/1

Annie Driver

From: Bob <bobschneider43@yahoo.com>
Sent: Monday, July 22, 2013 1:08 PM
To: Annie Driver
Cc: centuryplaza@dalmargroup.com
Subject: Concern of Century Plaza/Walmart

Annie,

I am on the Board of Century Plaza, 2200 SE 28th, a Section 8, 62+ age community, consisting of 41 single level apartment units. The property is within HANIA geographic boundaries though the management is not a registered member of HANIA.

The management has notified me that they have strong concerns about pedestrian traffic, some even criminal, using access or egress through their and adjoining vacant properties to WalMart's south side.

Century Plaza has built a wooden privacy fence to protect their rear property line, and a very small area of their East and West property line. In the past there have been concerns that transient persons who lived in the nearby woods and pass between the dwelling units would enter some of the units. Fortunately that has not been the reality.

With the proposed addition of Walmart their concerns have intensified, believing that more people will find the trek through adjacent vacant fields much easier. Thus intensifying the fear of their residents and possible increase of criminal activity.

HANIA has been on record, supporting pedestrian traffic only through the main entrances and especially supporting barriers to the East. We are now asking for consideration for attention to South areas as expressed by Century Plaza.

Thank you,
Bob Schneider
HANIA Awareness Team

Sent from my iPad

PWD/B/1

Annie Driver

From: Elizabeth Beutler <472016@sbcglobal.net>
Sent: Saturday, July 20, 2013 9:04 AM
To: Annie Driver
Subject: Wal-mart # 4 questions

Follow Up Flag: Follow Up
Due By: Saturday, July 20, 2013 10:03 AM
Flag Status: Flagged

I am a member of HA-NIA--
Yes, we would like to have more business in Highland Park. 25th & California is still not East Topeka--It is Highland Park (originally a village) .
Question #1--Do we need 4 Wal-Mart's in Topeka??
answer--I am not a Wal-Mart Shopper--this business will be within 5 blocks of my house--same side of the street--I have lived here 50 years.
Look at Wal-Mart on 37th--it is very separate from the neighborhood and is among businesses of its category
Maybe the people on 37th would not agreed with me.
Question #2--will I shop at Wal-Mart on California--probably not
Question # 3---I really need some convincing about being so close to HPHS (Highland Park High School) city bus'es let students out at 24th and California--there is quit a bit of foot traffic at certain times of the day--I assume Wal-Mart hopes the traffic will increase all day long.
What I would like--smaller shops such as Shimer's who have been here forever.
Why is California Crossing almost empty??
Will Shawnee Heights population use this Wal-Mart??
probably not--
see again traffic configuration.
I speak only for myself
Elizabeth Beutler

PUD13/1

Annie Driver

From: Lin and Linda ~~llsim@cox.net~~
Sent: Thursday, July 11, 2013 7:54 AM
To: Annie Driver
Subject: Highland Park Improvement

My husband and I have lived in Highland Park for almost 40 years and it is about time we are getting some economic development in our area. We think it is fantastic that there will be a Walmart here. I do know that a lot of people in this area would rather drive to Lawrence instead of driving on Wanamaker to do their shopping or going out to eat. The city has ignored Highland Park long enough. If the city would make the 2 buildings at I-70 and California clean up and not look like slum buildings we may get more people to come off of the interstate. Then if they would make the people clean up the houses on 25th and California clean them up we could improve our neighborhood 1000%. Thank you for finally getting some improvements here.

Linden and Linda Simmonds
llsim@cox.net

Annie Driver

PUD 13/1

From: Bill Hoover
Sent: Monday, July 15, 2013 8:15 AM
To: Annie Driver; Bill Fiander; JR Willhite (JRWillhite@carlsonconsulting.net)
Subject: FW: WalMart Site Plan Considerations

FYI.

Bill Hoover

-----Original Message-----

From: Bob [mailto:bobschneider43@yahoo.com]
Sent: Sunday, July 14, 2013 3:30 PM
To: Bill Hoover
Cc: Rachelle Biondo
Subject: WalMart Site Plan Considerations

After looking at the site plan a number of Highland Acres NIA members expressed the following concerns. The reasons for the concerns will be given in in each area and hopefully these concerns can be answered at the Neighborhood Meeting if not before.

1. **CONCERN:** There is considerable pedestrian traffic from the multi-family units to the East of proposed WM Drive "B" on SE 25th St. There are many elderly, handicap in motorized wheelchairs and baby strollers used by pedestrians in this area. There is an above normal amount of pedestrian traffic that crosses the proposed 36' entrance. The concern is since the traffic study does not require a traffic signal how can pedestrian safety be best achieved crossing this expansive entrance with three lanes of traffic?
2. **CONCERN:** The HANIA was approved by the City for a Federal Grant for 450' of sidewalk from the SE Corner of SE Burr St. west to existing sidewalk. This approval is awaiting funding from Washington, DC. With the proposed entrance the HANIA will have to reapply next year for the approximate 220' of sidewalk. If that application were approved, the sidewalk would not be installed till 2015. During this time pedestrian traffic would be on a dirt path or street, as currently transversed, to the West side of entrance "B". HANIA considers this an extreme pedestrian safety hazard and unacceptable.
3. **CONCERN:** HANIA cannot determine from the site plan, answers to our concern for above average lighting of all areas of the entrances, parking and around the building. Our neighborhood noticed a reduction of crime and increase in the sense of safety when USD 501 installed special lighting at Highland Park High School in 2011. We would like more detail and clarification about security lighting.
4. **CONCERN:** HANIA cannot determine from the site plan if there are sufficient barriers to restrict access to areas to the East of the Walmart property. Our concern is that pedestrian traffic is not accessible to the property except through the two entrances and not through eastern areas of the property. We were encouraged by the restrictive barrier around properties to North but inquire for more details concerning barriers to residential areas to the East.

HANIA is proud to work in partnership with businesses in our neighborhood. Reference to the HANIA Questionnaire Recap of July 1, 2013 shows overwhelming support for the proposed Walmart Commercial Center. Hopefully we can work together to address these concerns of Highland Acres NIA.