

Winklepleck, Stephani I.

To: cindy stokes
Subject: RE: No WalMart!

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: cindy stokes [mailto:cindy.stokes@gmail.com]
Sent: Thursday, October 06, 2011 11:56 AM
To: Winklepleck, Stephani I.
Subject: No WalMart!

Ms. Winklepleck,

I would like to add my name as another person **opposed** to yet another WalMart development in Albuquerque. It is not needed (3 WalMarts within 11 minutes of the proposed Coors/Montano location) and it is not wanted (by Bosque school parents and students, local businesses like Keller's, where I personally shop, and responsible consumers who want to boost local economy). What we would like to see is another outdoor-type mall, which is more attractive to the population this area serves. ABQ uptown is wildly popular and that kind of development is the model we should be promoting, not a big box.

I particularly object to a WalMart at the Coors and Montano location (3 locations on Coors alone?!) and I generally object to any more WalMarts period. How many WalMarts does Albuquerque need? I recognize the desire by some who feel the need to shop at a place like WalMart, but to add another store in a city already saturated with WalMarts would be a tragedy to those of us directly impacted by it. How would the people building high-end properties in the neighboring lot feel about a WalMart next door, not to mention the families who might want to live there? Additionally, traffic is already congested at

10/7/2011

that location—what do transportation planners think of this project?

We have enough WalMarts in Albuquerque. Please don't allow another in a location where existing and potential schools, residences and local businesses would be negatively impacted by it.

Sincerely,

Cindy Stokes

Bosque parent

Winklepleck, Stephani I.

To: Sandiaten@aol.com
Subject: RE: Coors & Montano walmart

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e-mail: swinklepleck@cabq.gov

From: Sandiaten@aol.com [mailto:Sandiaten@aol.com]
Sent: Tuesday, September 27, 2011 2:19 PM
To: Winklepleck, Stephani I.
Subject: Coors & Montano walmart

Ms Winklepleck,

We both know that a miserable, stinking walmart is absolutely redundant at this location. The neighborhood doesn't want it, only the bought hacks employed by walmart are motivated by this project.

Point being, if this project is approved I will work tirelessly to make sure that my city council representative, Dan Lewis, loses his job as a representative of the people's wishes.

Sincerely

Tom Taschner

9/27/2011

Winklepleck, Stephani I.

To: GAIL TWILEGAR

Subject: RE: Walmart

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e-mail: swinklepleck@cabq.gov

From: GAIL TWILEGAR [mailto:gailtwilegar@msn.com]

Sent: Saturday, September 24, 2011 1:58 PM

To: Winklepleck, Stephani I.

Subject: Walmart

I just looked it up on the internet. Between Albuquerque, Rio Rancho and Las Lunas, there are 64 Walmart businesses and 46 Walgreens. Both have taken over all the retail and pharmacies in our area. No, I am not for a Walmart on the corner of Coors and Montano. I would welcome a Trader Joes or a Sunflower market with a couple of nice restaurants and retail stores. Enough already...Gail Twilegar, 4615 Periwinkle Ct. NW, Albuquerque, NM 87120.

9/24/2011

School/Children

Winklepleck, Stephani I.

To: Jackie Garrity

Subject: RE: Proposed Big Box store

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Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Jackie Garrity [mailto:Jackie.Garrity@bosqueschool.org]

Sent: Tuesday, September 27, 2011 8:08 AM

To: Winklepleck, Stephani I.

Subject: Proposed Big Box store

Hello,

I am a parent of two Bosque School students and I wanted to voice my concern regarding the proposed development of a big box store northwest of our campus.

First, it is my understanding that this land was primarily zoned for businesses that would foster the "small community feel" that we already have on our campus. I am concerned that a large business would take away from this as well as create unwanted traffic issues that could put our students at risk of injury. Right now, Learning Road is only accessed by people who are deliberately coming to our school. With a large business also butting up to this road, it would create a lot of traffic. This could become a hazard for our student drivers.

Second, I am concerned about the safety of our campus. This type of business often brings crime to the area. Since we are a private school, I am concerned that individuals may see us as a target for crime. Our parking lots back up directly to the area that this building would be built on. I am also concerned that people might wander on to our campus, for whatever reason.

I want to thank you for taking my comments into consideration along with the others that will be voiced at your meeting on Wednesday, September 28.

Jackie

9/27/2011

Jackie Garrity
Admission Assistant
Bosque School
505-898-6388
jackie.garrity@bosqueschool.org

Winklepleck, Stephani I.

To: James Harding

Subject: RE: Proposed Development at Coors and Montano

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

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e-mail: swinklepleck@cabq.gov

From: James Harding [<mailto:jshandsmk@msn.com>]
Sent: Friday, September 30, 2011 10:10 AM
To: Winklepleck, Stephani I.
Cc: jshandsmk@msn.com
Subject: Proposed Development at Coors and Montano

Dear Stephani,

I am writing to voice my opinion about the proposed development at Coors and Montano on the West Side. I could not be more strongly opposed to this project. I have lived on the West Side for 20 years and have a child attending the Bosque School. My reasons are as follows:

First, there very will clearly be a negative impact on the Bosque School. I support both private and public education and believe we need both. The school will be a less attractive choice to many parents and may very well be driven out of existence by this project. It would be tragic given that it is one of the finest educational institutions in the state. This may affect the decision of skilled workers to relocated here.

Secondly, the BEMP project, which benefits our community and students from all over the state, will be affected. Again, this is tragic.

Finally, the project may clearly affect the environment and its use, the view, traffic, and possibly crime in the area. It is clear from the recent facilitated meeting, at which the opportunity for the public to speak was quite limited, that these concerns have not been adequately studied or addressed. The proposed architectural and landscaping plans are in my opinion a weak attempt to address these issues. The project in my opinion is not consistent in any way with the Coors Corridor development plans.

In summary, I want to go on record as strongly opposing this development project. Thank you very much.

James S. Harding M.D.
Associate Professor
UNM School of Medicine

9/30/2011

Winklepleck, Stephani I.

To: Bhanu Joy Harrison

Subject: RE: comment on proposed development at Coors/Montano

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

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e-mail: swinklepleck@cabq.gov

From: Bhanu Joy Harrison [mailto:bjoy47@comcast.net]
Sent: Monday, September 26, 2011 7:28 PM
To: Winklepleck, Stephani I.
Subject: comment on proposed development at Coors/Montano

To Whom it May Concern:

I am a parent of two teenagers at Bosque School. I have serious concerns about such a large development going in on that corner. My 16 yr old son is a new driver. He has to make a left turn into Bosque from Montano in the morning and the traffic is already backed up, with drivers racing down the hill. Adding such a huge retail establishment on this corner will make the traffic far far worse. Cottonwood Classical Charter school is just east of Bosque School and, as a high school, also has lots of new, inexperienced drivers. I can't imagine how challenging the traffic patterns will be once you add all the retail shoppers to the parents and new drivers that are out on the road.

We chose to send our children to a school that had a significant outdoor curriculum. My children are often out in the Bosque, either for science or for cross country or track practice. More people, more trash, more garbage odors that attract rodents and wildlife are not in the best interest of this area. There is an open space parking lot which would be very close to the development. I have concerns for increased criminal behavior with parked cars, women, children, babies and solitary runners using the bike path for exercise and enjoyment.

Bosque School has had a number of lock downs in the past few years from criminals stealing from Montano Plaza and then driving or running into the bosque to avoid police capture. I could only imagine this increasing with a big retail development and high volume of customers directly adjacent to the school. If firearms or ammo are to be sold, it heightens the very real risk for students, teachers and staff.

This southeast corner is not retail material. The presence of archeological ruins, a middle and high school, open space for nature's enjoyment and residential areas do not lend themselves for such a development.

9/27/2011

Thank you for listening.
Sincerely,
Bhanu J. Harrison, LISW

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9/27/2011

Winklepleck, Stephani I.

From: Winklepleck, Stephani I.
Sent: Monday, October 03, 2011 8:25 AM
To: 'PHYLLIS HERBERTSON'
Subject: RE: Walmart at Coors and Montano

Greetings,

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e-mail: swinklepleck@cabq.gov

From: PHYLLIS HERBERTSON [<mailto:abqphyl@msn.com>]
Sent: Friday, September 30, 2011 9:43 PM
To: Winklepleck, Stephani I.
Subject: RE: Walmart at Coors and Montano

I am a Taylor Ranch resident who was unable to attend the meeting re: Walmart. Let me join the chorus of **NO to Walmart**. WE don't need another Walmart especially at this location . It would destroy the view as well as the Bosque School grounds . No, NO NO.

10/3/2011

Winklepleck, Stephani I.

To: rroberts@q.com

Subject: RE: The Walmart

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e-mail: swinklepleck@cabq.gov

From: rroberts@q.com [mailto:rroberts@q.com]

Sent: Tuesday, September 27, 2011 8:19 AM

To: Winklepleck, Stephani I.

Subject: The Walmart

Dear Ms. Winklepleck,

My name is Emily Roberts and I am a tenth grader at Bosque School. I have been attending Bosque School since the sixth grade. Bosque is a wonderful school located on a beautiful campus. I would hate to see it hidden by any big box store. Having a big box store in front of Bosque is not a good idea for many reasons. First of all, opening a new big box store is not good for our economy. It will put many other smaller stores out of business and will not create any more jobs than it will lose. Also there are two Walmart stores within five minutes each way down Coors from Bosque. In addition, there is a Walmart Grocery Store on Golf Course which is also about five minutes away, and there is an Albertson's within walking distance of Bosque School. Also having a Big Box store in front of our campus will create much unnecessary traffic at our school. We would constantly be having cars and people coming in and out of the area around our campus. Putting a big box store in front of our campus would pose a large security issue on our campus. We would have to increase security and possibly fence in our school because as of right now anyone could walk right onto the campus. With a big box store in the front of our school there would be many people that could easily walk onto our campus and put over 500 adults and children in danger. Thank you for taking the time to read my opinion of the having a store built in front of our school. Have a nice day!

Sincerely,
Emily Roberts

9/27/2011

Winklepleck, Stephani I.

To: pkanc@me.com
Subject: RE: Proposed Walmart at Coors and Montaño

Greetings,

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sw

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e-mail: swinklepleck@cabq.gov

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

From: William Stanley [mailto:pkanc@me.com]
Sent: Thursday, September 29, 2011 11:08 AM
To: Winklepleck, Stephani I.
Subject: Proposed Walmart at Coors and Montaño

Dear Ms. Winklepleck:

My name is William Stanley, and I write to express my opposition to the proposed Walmart store development at Coors and Montaño. My 12 year old daughter attends Bosque school. She rides the Rapid Ride from the east side each morning, arriving at the Rapid Ride stop above Bosque about 7:30 AM. She walks down the hill along Mirandela Street to the school, usually accompanied only by other kids. She is one of dozens of students who use sustainable transportation modes to get to school. Many bike or walk across Montaño bridge from neighborhoods on the east side of the river. They turn west on Mirandela to reach the school. Yet Mirandela will be one of the main circulation routes into and out of the store. This is a potentially lethal combination.

I would not feel safe having my 4' 9" daughter walk that last 1/4 mile to school next to the high volume of people and vehicular traffic that would be associated with a big-box store at that location. There is a reason that Walmart generally provides security patrol vehicles in their parking lots: these large stores are magnets for criminals because of

the sheer volume of people and goods coming and going. I myself have been followed in a Walmart parking lot and had to call for help from security. A close friend was robbed at knife point in a K-Mart lot. This is a social and criminological reality. It isn't Walmart's fault, but it is a risk associated with this kind of retail installation.

If this store goes in, there is a high likelihood that in the subsequent years, some child is going to be abducted, or run over in a traffic incident, who would not have been harmed had this land been developed for a more suitable commercial purpose with a lower volume of traffic.

I have nothing against Walmart. I shop there at least once a week and I appreciate the goods and services that Walmart provides. But this is not a suitable location for such a store and the applicants should withdraw the proposal. I don't see how Walmart company's desire for growth justifies placing a store, and its attendant crime and traffic safety problems, next to a school.

I understand that the developers have a right to make use of that land, and that it is zoned for commercial use. However what they are proposing is an unacceptable threat to our kids. To my knowledge, no other Walmart in Albuquerque is located so close to an open campus school. The Walmart at San Mateo and Zuni is close to Highland High School. Its presence certainly changes where kids can safely walk and how they can approach the school, and that Walmart has a very high frequency of police calls. Highland is, however, a closed campus with a large, consolidated building and access control. It can be locked down when there is a violent incident near the school. Highland is also not a middle school, and its students are therefore a little less easily victimized. Bosque includes a middle school. These are really young and vulnerable kids. The Bosque campus, with its open design, and frequent outdoor learning activities, cannot be locked down in the same way. The school should not have to surround itself with high fences to protect itself against a development that should not be permitted in the first place.

I must comment on the disingenuous nature of the applicant's presentation last night. The discussion of the architectural characteristics of the building and of the landscaping were completely irrelevant to the question of the store's impact on the neighborhood and the school. A few false vigas and earthy color schemes do not address crime, traffic, and environmental impact. And the company's private traffic engineering analysis, which showed a reduction in traffic versus a fictitious "original" scenario that involved a retail proposal that had been withdrawn, was particularly absurd. The audience laughed spontaneously at the presentation. This was not out of rudeness, as the facilitator inferred. It was simply a irrepressible response to a presentation that insulted our intelligence.

Finally, I would note that the traffic analysis failed to account for the fact that if this store goes in, more parents of Bosque students will drive their kids to school because allowing them to ride the bus, bike, or walk will be unacceptably dangerous. This increased traffic

volume must be accounted for honestly, and its environmental impact considered. My family and I seek to reduce our environmental impact in any way that we reasonably can. That does not extend to exposing my daughter to the folks who lurk in Walmart parking lots.

Thank you for considering these strongly felt views.

Bill Stanley
1431 Aliso Dr. NE
Albuquerque, NM 87110

Winklepleck, Stephani I.

To: Stuart, Caryl

Subject: RE: Big box development - Sep 28 Application

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

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SW

Stephani Winklepleck

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e-mail: swinklepleck@cabq.gov

From: Stuart, Caryl [mailto:caryl.stuart@hp.com]

Sent: Tuesday, September 27, 2011 3:12 PM

To: Winklepleck, Stephani I.

Subject: Big box development - Sep 28 Application

We are opposed to the development off of Coors and Montano. This area is already congested and such a development will be dangerous for the area residents and students who attend Bosque.

Thanks.

Caryl Stuart

9/27/2011

Winklepleck, Stephani I.

To: Pari Noskin Taichert

Subject: RE: Proposed development of parcel in response to meeting Sept 28

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

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From: Pari Noskin Taichert [mailto:ptaichert@comcast.net]

Sent: Monday, September 26, 2011 8:59 PM

To: Winklepleck, Stephani I.

Subject: Proposed development of parcel in response to meeting Sept 28

Dear Ms. Winklepeck,

I will not be able to attend the facilitated meeting at Cibola High School this Wed., Sept. 28. and am sending you this email to express my opinion for inclusion in the file.

I am an Albuquerque native and a parent of two children at Bosque School. I am now in my 5th year of commuting to the school and feel strongly that I have a reasonable read of traffic flow on the campus and around Bosque/Coors/Learning Road. I am not opposed to development of the parcel. I am opposed to the proposal to bring a large box store to the north east end of the parcel for the following reasons:

1. Unsafe for teen drivers due to increased traffic flow on campus and far more kids and families being forced to use Coors rather than the alternative entrance off of Montano
2. Unsafe for teen/adult bicyclists due to increased traffic flow – especially where the parking lot is proposed and how it doesn't intersect well with the current bike path
3. Health issues due to dumpsters facing campus
4. Health issues due to increased pollution due to substantially increased traffic closer to school
5. Security issues due to increased traffic/stores and increased crime potential. In addition to the obvious, the probability of robberies and lock down situations at the school will inevitably increase.
6. Encroachment of development on Bosque . . . that much human activity/traffic with no regard to the fragile environment just yards away cannot help but have a detrimental effect.

For our family, the quality of life at the school is a real concern too. At the moment, Bosque is a relatively open

9/27/2011

campus where trust is fostered and encouraged. A tremendous ethic of respect for the environment informs much of the school's presence on the land – its light tread on the precious resource that is our Bosque. Dogs are allowed on campus. Children feel safe. Parents feels that their children are, indeed, safe.

I know that cities need to develop, that people need jobs and so forth. But given the shopping centers just to the W and N of Bosque –and then further North at Cottonwood Mall - -I just don't understand why a Wal Mart is essential to the vitality and health of the Coors Corridor at this point in time. To me it seems like excessive development with little benefit to the existing communities of Bosque School, all of the stores and restaurants W and N of Bosque and to the citizens of Albuquerque who both live on the West Side and must commute there on a daily basis.

Thank you for your time and consideration,
Pari Noskin

Winklepleck, Stephani I.

To: Craig Turpin

Subject: RE: Development at coors and montano

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e-mail: swinklepleck@cabq.gov

From: Craig Turpin [mailto:craigaturpin@gmail.com]

Sent: Monday, September 26, 2011 6:06 PM

To: Winklepleck, Stephani I.

Subject: Development at coors and montano

As a parent of two children at bosque school and a resident of the los alamos addition neighborhood association I am doubly opposed to the proposed development at coors and montano.

This development is not in keeping with the village vision for this property, and thus will drastically and forever change, in a very negative way, the character of the area that was chosen for the schools location.

It would also create a great deal more traffic problems at 4th and montano, which is already a nightmare.

Craig turpin
303 placitas rd ne

9/27/2011

Winklepleck, Stephani I.

To: Andy Wright
Cc: Marisa Gay; Sheryl Chard
Subject: RE: public comment Coor-Montano commercial development

Greetings,

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From: Andy Wright [<mailto:Andy.Wright@bosqueschool.org>]
Sent: Wednesday, September 28, 2011 4:24 PM
To: Winklepleck, Stephani I.
Cc: Marisa Gay; Sheryl Chard
Subject: public comment Coor-Montano commercial development

Regarding: For any of community members who wish to be heard, yet cannot attend the meeting, comments are welcomed by the City and can be sent to Stephani Winklepleck, Neighborhood Liaison, for inclusion in the file at: Swinklepleck@cabq.gov The meeting tonight, September 28th, is a Pre-Application meeting. Once it is completed, WalMart can make application to the EPC-Environmental Protection Commission. Once that happens, there will be another opportunity for a community meeting with the applicant at the community's request. That meeting will also be facilitated.

Hi Stephani,

I would also like to voice the concern that the intersection of Mirandela and Montano, as well as Mirandela itself, is currently a well-used bicycle route for many recreational and commuting cyclists. We currently have approximately 15 student and faculty using this route to and from our school daily. About half of those riders are 6th to 8th graders. I'm already very wary about the safety of the intersection due to the poor design of the bicycle lanes. Any increase in traffic will necessitate the design on construction of a better intersection.

Thank you,

Andy Wright
Asst. Head of the Middle School
Bosque School
Albuquerque, NM

9/29/2011

Traffic/Transportation

Winklepleck, Stephani I.

To: Lucia Deichmann

Subject: RE: Correction to ----- Letter to city regarding development at Coors and Montano

Lucia,

Will do.

SW

Stephani Winklepleck

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From: Lucia Deichmann [<mailto:luciale@swcp.com>]

Sent: Thursday, September 29, 2011 8:12 AM

To: Winklepleck, Stephani I.

Subject: Correction to ----- Letter to city regarding development at Coors and Montano

Stephani,
I have corrected the heading on the letter. Can you please replace the letter I sent yesterday, with the one attached in this email.

Thank you,
Lucia

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

From: Winklepleck, Stephani I.

To: Lucia Deichmann

Sent: 09/28/2011 3:56 PM

Subject: RE: Letter to city regarding development at Coors and Montano

Is your response directed to me or were you to send to someone named - Susan

Stephani

Stephani Winklepleck

Neighborhood Liaison
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Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

9/29/2011

From: Lucia Deichmann [mailto:luciale@swcp.com]
Sent: Wednesday, September 28, 2011 3:53 PM
To: Winklepleck, Stephani I.
Subject: Fw: Letter to city regarding development at Coors and Montano

Dear Susan,

I do not know the number of people scheduled to speak this evening. I plan to attend the meeting, but am sending my letter as attached. Thank you for allowing citizens to express their opinions and for receiving these letters, in addition to providing a forum for discussion.

Regards,
Lucia Deichmann

attached: Letter to Ms. Winklepleck

To: City of Albuquerque

RE: Development of Site at Coors and Montano

Date: September 28, 2011

I am not in favor of locating a big box business at the proposed location of Coors Boulevard and Montano Road. I have concerns about the semi-trailer trucks that will be entering the area where many school children walk and ride their bikes. The streets leading to Bosque School are used by the following:

- Parents and children during the morning, mid-day, afternoon, and many evenings
- Pedestrians from the adjoining neighborhoods using these streets to reach the Bosque so that they may walk and enjoy the open space
- Children and teachers commuting to Bosque School on their bicycles
- Children taking the city bus which drops them on the west side of Coors so they may walk to the school.

I have worked around semi-trailer trucks in my business and know the dangers of these types of vehicles when turning, backing up, and maneuvering on two lane roads. They impose extreme dangers when mixed with smaller cars, bicycles and pedestrians. Big box stores by their very nature need to deal with the movement of extremely large volumes of inventory and should be located on sites that have compatible infrastructure to deal with the large semi-trailer trucks. I would maintain that locating a big box store directly next to school is an incompatible situation because of foot traffic and the volumes of child transport necessary every day during school. My concerns would be for the following groups:

- Local residents who walk from the neighborhoods to the Bosque trails
- School children who ride to and from school along the streets that the semi-trailer trucks would use
- Parents, students and teachers who drive smaller vehicles and would be sharing the road with semi-trailer trucks
- Anyone entering Bosque School for an event when encountering a semi-trailer truck making a delivery or leaving the location of the loading docks.

Respectfully,
Lucia Deichmann

January 7, 2012

Alice B. Lloyd
Harvey J. White
1020 El Pueblo Road
Albuquerque, NM 87114

To the Members of the Environmental Planning Commission;

We are writing you today as residents of the Village of Los Ranchos and as owners of a small business in the North Valley. We are opposed to the proposed "Big Box" development at Montano and Coors. We urge you to deny this application because it is not in compliance with the Plans that the City of Albuquerque already has in place (The West Side Strategic Plan, The Shopping Center Regulations and The Coors Corridor Plan). Those Plans were put into effect in order to protect the West Side from development of just the sort that is being proposed.

The Shopping Center Guidelines states that a large retail store of the proposed size (90,001 sq ft – 124,999 sq ft) is: *"Required to be located adjacent to and have primary and full access to a street designated as at least a collector in the Mid-Region Council of Governments Metropolitan Transportation Plan and having at least 4 through traffic lanes."* [#14-16-3-2. (D.2.b.)] This site does not have this required access. The only "primary and full access" that the proposed development has is to Mirandela, which is a two-lane local road (as per the Current Roadway Functional Classification, March 2012) with bike lanes.

The access to Coors is either by a partial access via a right-in, right-out only access directly from the site or by an indirect access, which goes across Mirandela, along Antequera to Learning Rd. Neither of these is "primary and full access" to Coors.

The access to Montano is only by right-in, right-out access, which is clearly not "full access" and furthermore, it forces all exiting traffic to go across the Montano Bridge (a roadway that prohibits trucks).

We request that the access to Coors using Antequera and Learning Road be denied use by the applicant because the Shopping Center Regulations state that access to and from a large retail facility should not go through a neighborhood nor be the same access to a primary road that neighborhoods have to use. The property to the south of Antequera has been approved as a high-density residential neighborhood. Both that future neighborhood and the La Luz neighborhood need to be protected by the policies that the City has already adopted in the Shopping Center Regulations.

There are many other traffic issues that we hope the City will consider as this site is evaluated. Some of the most important are:

1) Both Coors and Montano are designated as Urban Principle Arterials, which may not have traffic lights closer than half a mile apart (Coors Corridor Plan, Policy 5, pg. 23). The traffic light at Learning Road is just over 4/10 of a mile south of the light at Coors and Montano. To be in compliance with the Coors Corridor Plan, the applicant will not be able to put an additional light to Coors at any time in the future, but will have to rely

on the existing intersections. As the rest of the parcel is developed, there will be ever increasing pressure on the one traffic light out of the site onto Coors.

2) The intersection at Coors and Montano is already recognized as a failed intersection. Long-term proposals for a solution to the problems there involve a separation of traffic grades, which will only further complicate access to the site in question. We hope the City will not make decisions today that will make future solutions for this troubled area even more difficult and more expensive than necessary.

3) As residents of Los Ranchos, we are concerned that a Big Box Store at Coors and Montano will negatively impact the businesses along Fourth Street. The traffic study for this proposed development indicates that the store is counting on over 30% of its customers coming from the east side of the river. This will put undo stress on the Montano Bridge and the small roads around the proposed site. We particularly do not want to see the businesses on Fourth Street being run out of business, leaving Village and other North Valley residents with no choice but to drive long distances to get to the stores we need. As part of the community, we hope to support neighborhood businesses and to discourage constant traffic across the bridge.

There are many reasons that a "Big Box" development at Coors and Montano is not in compliance with existing City Plans. We have tried to touch on a few of those reasons in this letter. We hope you will deny the application and vote to uphold the existing documents that community residents, City employees and elected officials have worked long and hard at creating and that the City has already adopted.

Thank you for your consideration of these points.

Sincerely,

Alice B. Lloyd
Harvey J. White

Marrone, Carmen M.

From: Westbrook, Sara on behalf of Lewis, Dan P.
Sent: Thursday, December 29, 2011 1:53 PM
To: Marrone, Carmen M.
Subject: FW: River Crossings Most Congested on Page 1 of December 29, 2011 issue of West Side Section

For the record.

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

From: pkingduckley@yahoo.com [mailto:pkingduckley@yahoo.com]
Sent: Thursday, December 29, 2011 12:36 PM
To: Lewis, Dan P.
Cc: mayberry@cabq.gov
Subject: River Crossings Most Congested on Page 1 of December 29, 2011 issue of West Side Section

Please see River Crossings Most Congested on Page 1 of December 29, 2011 issue of West Side Section

DUH!!! And you seem to think it's a GOOD idea to put a WalMart smack dab at the Montano Bridge river crossing? WHAT ARE YOU THINKING????? K. Ingley

12/29/2011

Lehner, Catalina L.

From: Paula Mortensen [paulam@unm.edu]
Sent: Monday, January 02, 2012 8:46 PM
To: Lehner, Catalina L.; Marrone, Carmen M.
Subject: Walmart Application at Coors/Montano

Dear Catalina Lehner and Carmen Marrone,

I live in Taylor Ranch about 1/2 mile from the Coors Montano intersection.

I am very concerned about the impact that the proposed Walmart store will have on traffic at this intersection. In the December 29 Albuquerque Journal this intersection was reported to be the second most congested intersection in the city. If this proposed Walmart is built the traffic will only become more congested leading to frustrated drivers and more accidents. If possible, it would be better to have a more pedestrian friendly development similar to Riverside Plaza.

If the proposed Walmart is approved, I would hope that alcohol and firearms are not allowed to be sold due to the close proximity of Bosque School.

Thank you for your consideration regarding this application.

Paula Mortensen
6118 Vista Sierra, NW
Albuquerque

Winklepleck, Stephani I.

To: Westbrook, Sara
Cc: roroberg@aol.com
Subject: RE: Walmart Meeting

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

sw

Stephani Winklepleck
Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

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

From: Westbrook, Sara
Sent: Wednesday, September 28, 2011 10:05 AM
To: Winklepleck, Stephani I.
Subject: FW: Walmart Meeting

For the record.

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

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

From: Rhona Rosenberg [mailto:roroberg@aol.com]
Sent: Tuesday, September 27, 2011 5:11 PM
To: Westbrook, Sara
Subject: Walmart Meeting

Sara, I cannot attend Wednesday's meeting. Here are my thoughts. Please share them with Mr. Lewis.

We will be getting a Walmart. But maybe we could get a smaller Walmart ie Neighborhood Market size.

I would like the traffic department to measure the number of cars that go through north bound coors at Delynne every afternoon. There are many nights traffic is backed up to our entrance at La Luz Del Sol. Traffic at Montano and Coors already backs up down Montano and crawls through the intersection which is timed to allow more cars to go east to west in the afternoon. With Walmart traffic coming out of Learning Way I don't know how the increase can be absorbed into what is already a slow intersection. I would strongly suggest that Walmart sends eyes of their own people to the corner of Delynne and Coors from 4:30 - 6 pm in the afternoon to see what is happening. The traffic planners are not using real time visuals/ experience in making their projections.

Thanks
Rhona Rosenberg
Resident
La Luz Del Sol
42 Mill RD. NW
Albuquerque, NM 87120
922-9670

Lehner, Catalina L.

From: Colette Schobbens [cschobbens@comcast.net]
Sent: Monday, January 02, 2012 6:56 PM
To: Marrone, Carmen M.; Lehner, Catalina L.
Subject: Project # 1003859 / Semi-trucks at Mirandela round-about
Catalina and Carmen

May I suggest a field trip to the proposed Coors/Montano Walmart development for the Planners in charge of this project?

We took a walk there this afternoon around 3:20PM and watched as a SWIFT semi truck came north on Coors, turned East on Mirandela and tried to maneuver the round-about, turning south at that round-about.

The semi was going very slow and hit every curb as it made a right turn to go south at the Mirandela round-about. There just is not enough space there for semis to maneuver turns.

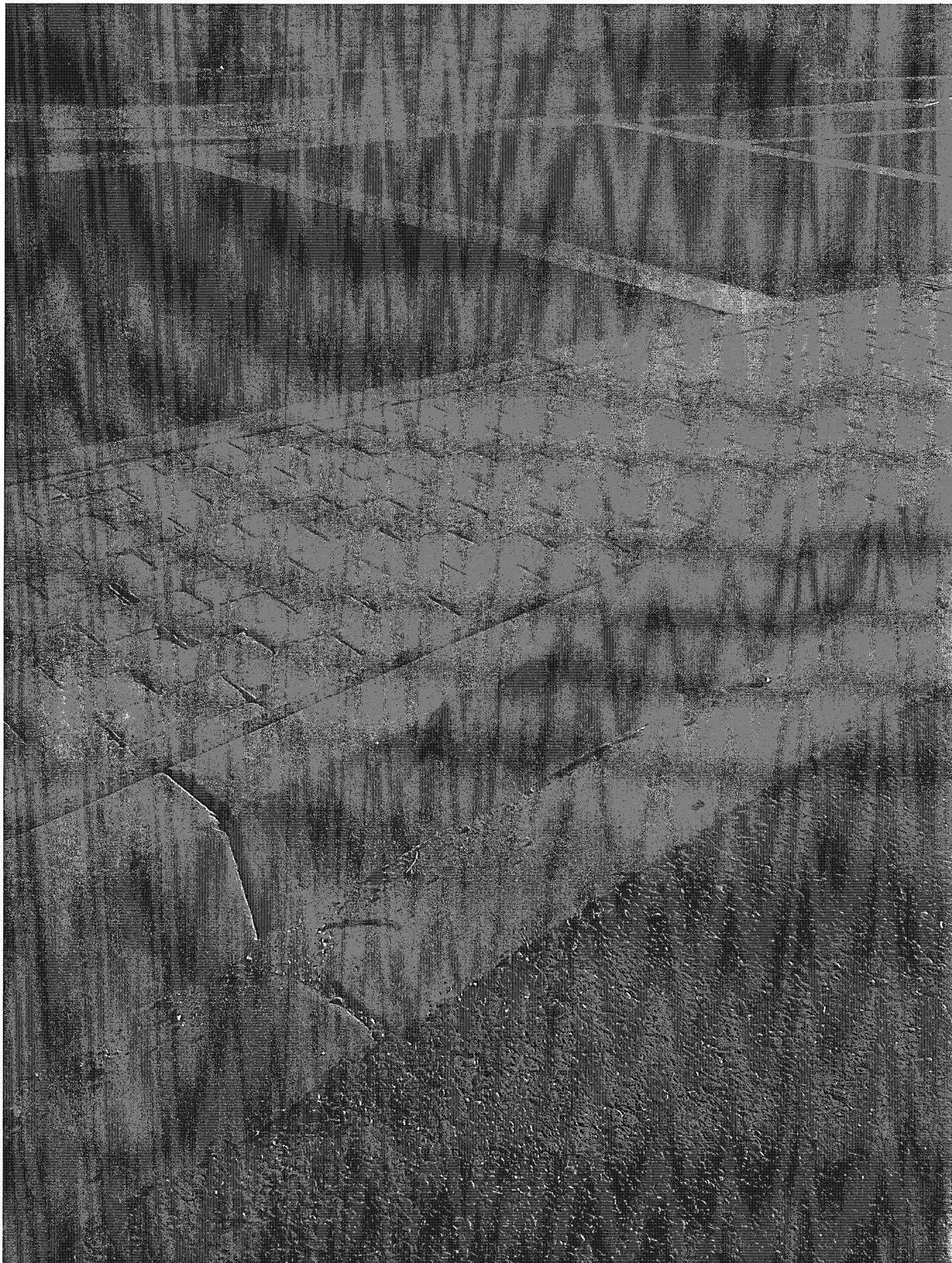
As we walked down there, we noticed there is PLENTY of evidence in every direction you can think of that large trucks will not be able to maneuver around that round-about. Attached are just some sample pictures.

Thank you for including this in the project 100-3859 file and for taking this into consideration.

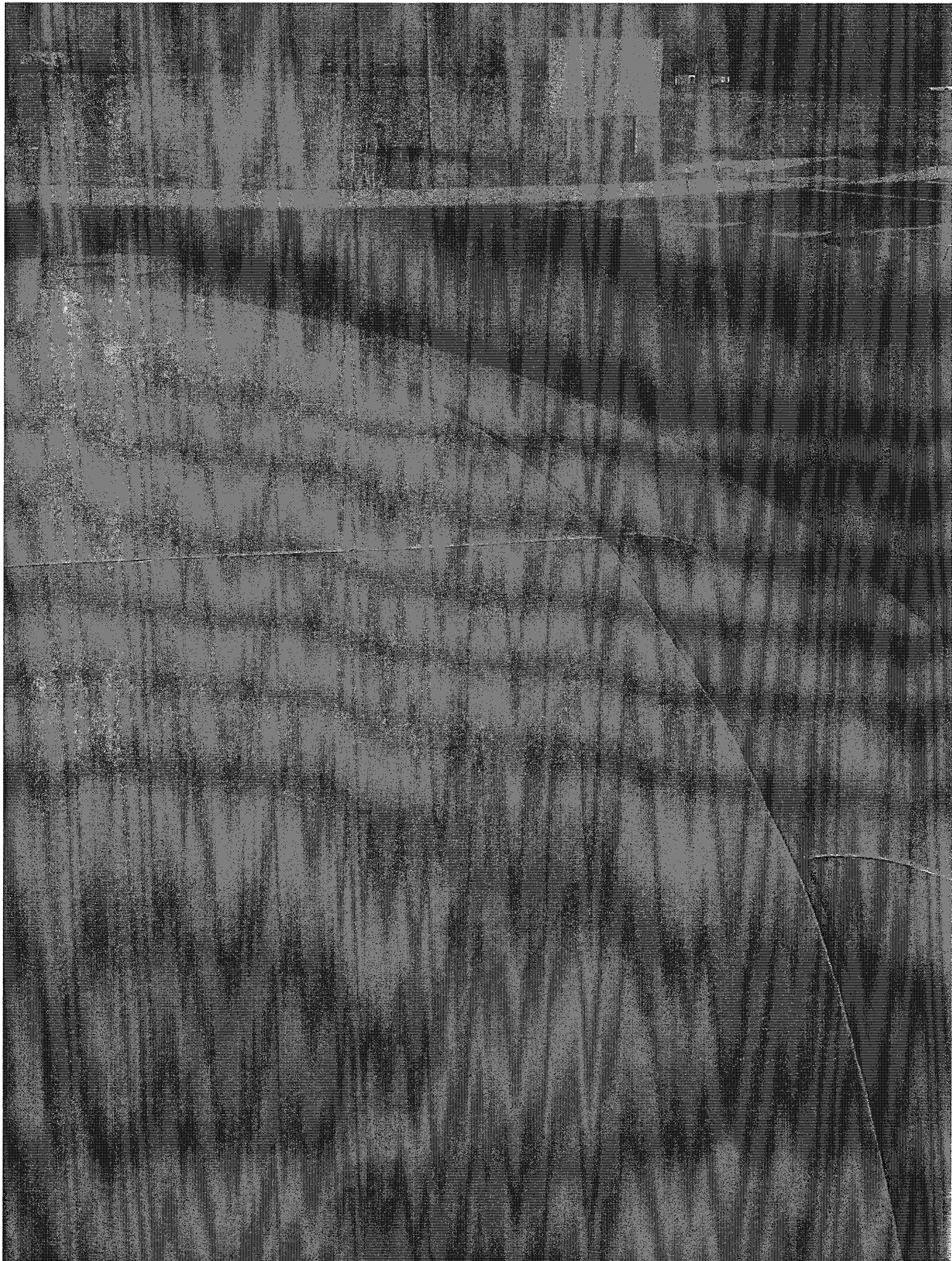
Best regards

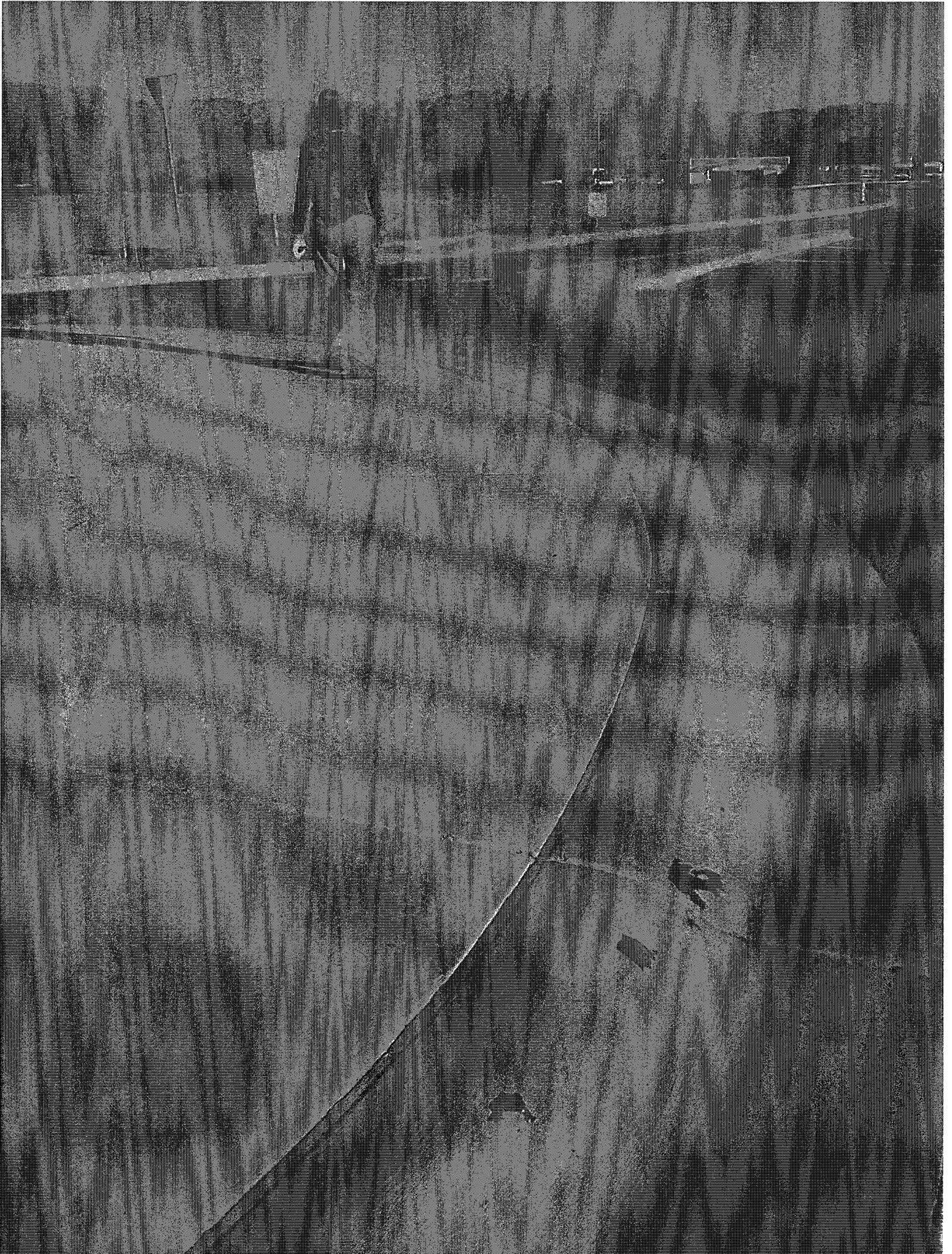
Colette

Colette Schobbens
6155 Deergass Circle NW
Albuquerque, NM 87120
505-792-7827 (home)
505-250-3339 (cell)
505-993-3515 (work)









January 9, 2012

City of Albuquerque
Planning Department
Development Review Division - EPC
PO Box 1293
Albuquerque, New Mexico 87103

RE: Project #1003859

On January 19, 2012 the Environmental Planning Commission will review the submitted project plan #1003859, and make its decision on the request to subdivide the site into smaller parcels for future development and the request for a building permit for a proposed WalMart store near the corner of Coors and Montano in the development named North Andalucia at La Luz.

The EPC should not grant the proposed building permit based on the following information and conditions per the City of Albuquerque Comprehensive City Zoning Code related to the definition and requirements for large retail facilities, the 2011 Traffic Impact Study Update for site plan, plus other findings from earlier studies related to the management of traffic congestion near the intersection of Montano Road and Coors Boulevard.

The following information supports a decision by the EPC against granting the building permit:

1. The City of Albuquerque 17th Council passed Bill No. C/S2 O-06-53 Large Retail Facility Ordinance that is known as the zoning rules for "big box" stores. The written regulations, definitions and requirements are clear and do not require any interpretation.

Per the Ordinance, Part (D) Large Retail Facility Regulations; Section (2) Location and Access of Large Retail Facility; Subsection (b) Large Retail Facilities containing 90,001 to 124,999 Sq. Ft. Net Leasable Area are required to be located adjacent to and have primary and full access to a street designated as a least a collector in the Mid-Region Council of Governments' Metropolitan Transportation Plan and have at least four through traffic lanes.

The New Mexico Department of Transportation owns and manages Coors Boulevard. The Traffic Engineering Department staff in the NMDOT District 3 office in Albuquerque confirmed in 2005 NMDOT granted a permit for additional driveway site access on Coors Boulevard, which was installed as an improvement by the developer (right-turn-in/right-turn-out driveway approximately midway between Mirandela Street and Montano Road along the east side of Coors); and that it is defined as a *limited access driveway*.

Additionally, Mirandela Street and Learning Road do not meet MRCOG designation as collector roads.

As proposed and submitted, none of the existing or recommended site access points on Coors Boulevard or Montano Road meet the definitions and requirements of the ordinance. It is clear the site does not have *primary and full access to a collector street*.

2. All proposed modifications recommended in the project application and its 2011 Traffic Impact Study Update on Montano Road should be denied. The submitted plan information fails to prove merit for any proposed changes along that roadway.

Per MRCOG's Congestion Management Process Committee, Montano Road has a Corridor Score and Rank (#8 in 2010, up from #10 in 2008) that is among the most congested arterial roads in the entire MRCOG system.

According to MRCOG's 2035 Long Range Traffic Study, increased traffic congestion on existing bridge roadways is one of the most critical issues facing the City of Albuquerque.

Despite any evidence or conclusions suggested by the developer's updated traffic impact study, the proposed modifications on Montano Road would aggravate current and future efforts to improve traffic flow travel time across the river.

In view of the proposed development at the site located along this critical roadway, the City of Albuquerque and the EPC should decide to maintain existing conditions on Montano Road for the time being, and to reserve the right to make decisions related to roadway congestion management in the future that are effective and well-reasoned.

3. The City commissioned the Study of Montano Road Corridor (Wilson & Company, 2005) when it considered options to mitigate traffic congestion crossing the river. That traffic study concluded the Coors Boulevard intersection requires improvements, and that extensive delays will continue for vehicles at Winter Haven Drive. Ultimately the city followed the recommendation to re-stripe the roadway to four lanes.

In deed, the study provides relevant guidance for this decision now. It seemed clear to the city at that time, the solution is to reduce obstacles to the flow of traffic. All the study's recommendations point in that direction, such as the suggestion to eliminate existing lane drop conditions in order to enhance segment capacity along Montano Road. It never occurred to anyone then to consider adding new impediments to the free flow of traffic.

Supporting documents are enclosed for the review and consideration by the Environmental Planning Commission.

with regards and respect,

Bryan L. Shank

10590 2nd Street NW
Albuquerque, NM 87114
(505) 232-6888

CONCLUSIONS

The results of this analysis of the adjacent transportation system associated with the proposed commercial / residential development indicate that there will be minimal operational problems along Coors Blvd. at the intersections analyzed in this study. When compared with the approved 2005 Plan (which generates more traffic than this plan), the implementation of the currently proposed 2011 Plan will result generally in less delay and more favorable conditions on the adjacent transportation system. The roadway improvements constructed by this developer at the intersection of Dellyne Ave. (Learning Rd.) / Coors Blvd. and at Montano Rd. / Coors Blvd. have reduced the impact of the additional traffic generated by the Andalucia, Tract 6 project (2005 and 2011 Plans).

In summary, the proposed site development plans for the Andalucia, Tract 6 Project present minimal adverse impact to the adjacent transportation system provided that recommendations are implemented as follows:

RECOMMENDATIONS

- All design and construction for this project shall insure that adequate site distances at the proposed driveways along Montano Rd. and along Coors Blvd. are provided.
- Driveways shall be constructed using a minimum of 25-foot radius curb returns or the minimum required by the City of Albuquerque Development Process Manual (D.P.M.) or the New Mexico Department of Transportation's State Access *Management Manual*. Larger radii may be required to accommodate delivery trucks.

General Access:

- The Andalucia, Tract 6 Commercial / Residential Development should be accessed via four existing or proposed intersections / driveways along Coors Blvd. and Montano Rd. The primary access to the commercial component at the extreme northwest corner of the project will be via an existing extension of Winterhaven Rd. (Mirandela) to the south of Montano Rd. and the existing approved right-turn-in, right-turn-out, left-turn-in driveway (Mirandela St.) on Coors Blvd. approximately midway between Montano Rd. and Dellyne Ave. (Learning Rd.). Additionally an existing right-turn-in, right-turn-out driveway approximately midway between Mirandela St. and Montano Rd. along the east side of Coors Blvd. will serve the commercial component of this development. The residential component (multi-family) of Andalucia, Tract 6 to the south of the commercial tract is accessed primarily via the existing signalized intersection of Dellyne Ave. (Learning Rd.) / Coors Blvd. as well as the previously mentioned right-turn-in, right-turn-out, left-turn-in driveway (Mirandela St.). Proposed access is demonstrated on the site plan on Page A-3 in the Appendix of this study.

For the 2015 Analysis:

- **Dellyne Ave. (Learning Rd.) / Coors Blvd.** – Lengthen the existing eastbound dual left turn lanes as far as possible to try to achieve a total length of 225 feet plus transition. Extend the northbound left turn lane as far as possible to try to achieve a total length of 475 feet plus transition.

1 Section 14. Section 14-16-3-2 ROA 1994, SHOPPING CENTER
2 REGULATIONS, is amended to add Large Retail Facility Regulations as
3 follows:

4 “(D) Large Retail Facility Regulations.

5 (1) Applicability.

6 (a) Provisions of this section and Section 14-8-2-7,
7 Responsibilities of Applicants and Developers, shall apply to the following,
8 as determined by the Environmental Planning Commission (EPC):

- 9 1. New construction of a Large Retail Facility;
10 2. Change of use from a non-Large Retail Facility
11 to a Large Retail Facility as defined in Section 14-16-1-5;
12 3. Building expansion of more than 50% of the
13 existing square footage.

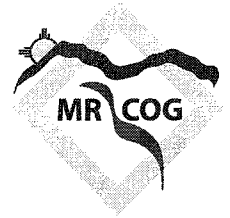
14 (b) Building expansion of 10% to 50% of the existing
15 square footage of an existing Large Retail Facility shall be subject to the
16 following requirements:

- 17 1. Pre-application discussion with the Planning
18 Review Team (PRT).
19 2. Compliance with the Large Retail Facilities
20 design regulations as determined by the EPC. The EPC before issuing final
21 design regulations shall request input from neighborhood associations
22 with boundaries that are within 200 feet of the proposed project.

23 (c) Building expansion up to 10% of the existing square
24 footage and building renovation of an existing Large Retail Facility shall
25 comply with the design regulations in this section to the extent possible as
26 determined by the Planning Director.

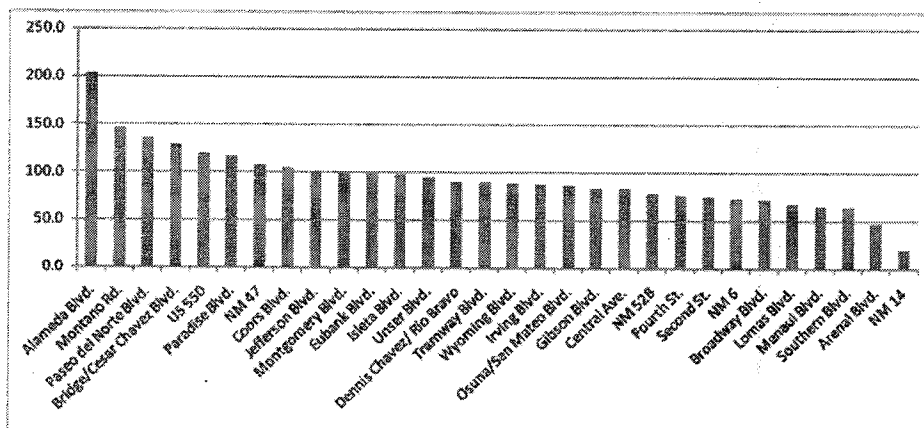
27 (2) Location and Access of Large Retail Facility. The following
28 regulations manage the location and design of Large Retail Facilities.
29 These regulations are necessary for the proper functioning and enjoyment
30 of the community. They protect the quality of life within surrounding
31 residential areas, support efficient traffic flows, and provide consistent
32 regulations for such Facilities. Large Retail Facilities shall be located to

2010 Congestion Management Process Corridor Score and Rank

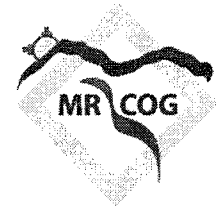


Corridor	Corridor Length (MI)	V/C Points	Speed Points	Crash Points	Total Score	2008 Ranking	2010 Ranking	Change
Alameda Blvd.	4.2	106.3	91.1	6.4	203.8	1	1	0
Montano Rd.	6.4	68.7	56.9	20.8	146.3	2	2	0
Paseo del Norte Blvd.	13.5	47.8	62.8	25.3	135.9	9	3	6
Bridge/Cesar Chavez Blvd.	5.4	45.8	58.5	24.4	128.6	4	4	0
US 550	8.0	86.9	30.0	2.7	119.7	6	5	1
Paradise Blvd.	3.4	68.0	32.0	17.1	117.1	10	6	4
NM 47	10.2	71.3	36.9	0.0	108.1	5	7	-2
Coors Blvd.	19.6	24.4	51.6	29.0	105.0	7	8	-1
Jefferson Blvd.	4.1	17.4	58.2	25.0	100.6	12	9	3
Montgomery Blvd.	6.3	13.7	53.6	31.9	99.1	11	10	1
Eubank Blvd.	8.1	37.8	39.3	21.8	98.9	18	11	7
Isleta Blvd.	3.3	37.2	47.5	12.9	97.5	3	12	-9
Unser Blvd.	25.6	48.2	29.5	17.1	94.8	17	13	4
Dennis Chavez/ Rio Bravo	6.0	24.3	47.5	18.0	89.8	13	14	-1
Tramway Blvd.	7.4	33.2	43.8	12.6	89.6	14	15	-1
Wyoming Blvd.	7.7	16.8	51.5	20.9	89.1	8	16	-8
Irving Blvd.	4.9	30.4	40.0	17.1	87.5	23	17	6
Osuna/San Mateo Blvd.	9.2	11.6	55.8	19.3	86.7	15	18	-3
Gibson Blvd.	4.4	15.2	64.0	4.6	83.8	22	19	3
Central Ave.	17.2	4.9	60.8	17.9	83.7	20	20	0
NM 528	11.1	36.6	34.3	6.7	77.6	21	21	0
Fourth St.	7.2	5.7	57.3	12.6	75.6	29	22	7
Second St.	7.1	21.3	42.2	12.0	75.4	16	23	-7
NM 6	4.2	23.8	47.8	2.0	73.5	24	24	0
Broadway Blvd.	14.5	7.7	49.8	14.2	71.8	27	25	2
Lomas Blvd.	10.0	0.9	49.2	16.7	66.7	25	26	-1
Menaul Blvd.	10.0	0.0	52.2	12.7	64.9	28	27	1
Southern Blvd.	4.6	15.5	36.4	12.5	64.3	19	28	-9
Arenal Blvd.	2.5	5.3	30.0	12.0	47.3	26	29	-3
NM 14	11.3	4.3	16.2	0.0	20.4	30	30	0

"V/C" or Volume-to-Capacity Ratio: the relationship between the actual traffic and the intended capacity of the road
 "Speed" or Speed Differential: the difference between average speeds on a road and the posted speed limit
 "Crash" refers to intersection crash rates that exceed the Albuquerque Metropolitan Planning Area average



2008 Congestion Management Process Corridor Score and Rank

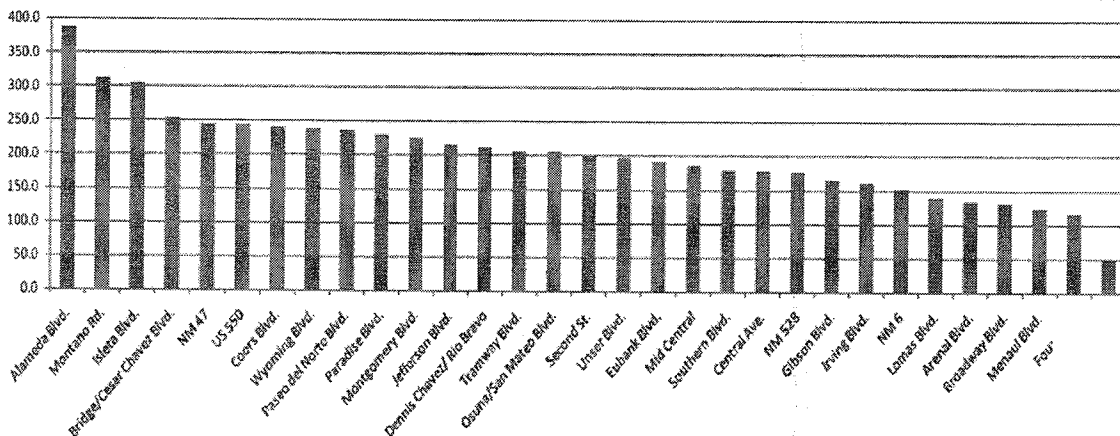


Corridor	Corridor Length (Mi)	V / C Points	Speed Points	Crash Points	Total Score	Corridor Rank
Alameda Blvd.	4.20	272.2	100.0	16.7	388.9	1
Montano Rd.	6.41	200.0	82.1	30.8	312.9	2
Isleta Blvd.	3.29	193.8	93.8	18.8	306.3	3
Bridge/Cesar Chavez Blvd.	5.36	107.7	96.9	50.0	254.6	4
NM 47	10.19	223.5	21.6	0.0	245.2	5
US 550	8.04	190.9	48.6	4.5	244.1	6
Coors Blvd.	19.63	110.0	94.6	36.9	241.5	7
Wyoming Blvd.	7.70	82.5	119.9	37.5	239.9	8
Paseo del Norte Blvd.	13.52	120.6	72.1	44.4	237.1	9
Paradise Blvd.	3.39	110.0	81.3	40.0	231.3	10
Montgomery Blvd.	6.31	57.1	110.3	57.1	224.6	11
Jefferson Blvd.	4.08	68.2	102.6	45.5	216.2	12
Dennis Chavez/ Rio Bravo	6.05	100.0	75.0	37.5	212.5	13
Tramway Blvd.	7.42	100.0	84.5	21.9	206.4	14
Osuna/San Mateo Blvd.	9.23	54.2	116.4	35.4	206.0	15
Second St.	7.08	75.0	106.3	18.8	200.0	16
Unser Blvd.	25.57	108.1	64.3	24.2	196.5	17
Eubank Blvd.	8.13	92.3	75.3	24.1	191.7	18
Southern Blvd.	4.58	68.2	88.7	22.7	179.6	19
Central Ave.	17.25	37.8	100.0	39.5	177.3	20
NM 528	11.13	106.0	55.9	14.0	175.9	21
Gibson Blvd.	4.37	50.0	103.0	11.1	164.1	22
Irving Blvd.	4.89	78.6	53.1	28.6	160.3	23
NM 6	4.23	64.7	87.5	0.0	152.2	24
Lomas Blvd.	9.99	2.0	104.4	34.0	140.4	25
Arenal Blvd.	2.55	12.5	84.4	37.5	134.4	26
Broadway Blvd.	14.50	38.6	77.0	15.9	131.6	27
Menaul Blvd.	10.00	6.5	93.8	23.9	124.2	28
Fourth St.	7.20	13.3	80.2	23.3	116.9	29
NM 14	11.26	0.0	47.2	0.0	47.2	30

"V/C" or Volume-to-Capacity Ratio: the relationship between the actual traffic and the intended capacity of the road

"Speed" or Speed Differential: the difference between average speeds on a road and the posted speed limit

"Crash" refers to intersection crash rates that exceed the Albuquerque Metropolitan Planning Area average





Year 2025 Traffic Analysis for Proposed Alternatives *continued*:

E. Summary of Analysis Results:

This study utilized CORSIM simulation software with the assistance of Synchro, to evaluate the proposed Alternatives 1 and 2. The evaluation is based on the before-and-after comparison of the simulation results. This section of the report provides a summary of the analysis results. As presented in the section entitled Analysis of 2005 Existing Traffic Data and Conditions, Wilson & Company has developed a series of "General Technical Observations" for future Year 2025 conditions. These observations are based on our analysis of future conditions and are not sensitive to any particular design alternative. The section on general observations presented below is followed by a more detailed discussion of key findings related to the analysis of future Year 2025 performance under both design alternatives.

General Technical Observations/Operational Deficiencies for Year 2025 Projected Demand:

- Excess intersection demand will exist in Year 2025 at all three study area signalized intersections during AM and PM peak hours.
- AM and PM peak hour segment volumes in peak travel directions will be limited by the capacity and operational characteristics of key signalized intersections along Montaña Road including, Coors Boulevard and 4th Street. By the year 2025 intersections along the corridor will require improvement to meet with the capacity of either design alternative.
- Intersection improvements at 4th Street & Coors Boulevard along with the elimination of existing lane drop condition would enhance segment capacity along Montaña Road.
- Extensive delays will continue for vehicles executing the southbound to eastbound movement at Winter Haven Drive during the AM peak hour as a result of heavy eastbound traffic on Montaña Road and the lane drop condition east of Coors Boulevard. (Note: Winter Haven Drive is proposed as a future grade separation.)
- Longer peak period delays are expected at all unsignalized minor-side street approaches in the future under the No-Build Conditions due to higher traffic density on Montaña Road and an extension of the AM and PM peak periods.
- The Coors Boulevard intersection and 4th Street intersection are expected to operate at their capacities. These two intersections will meter (limit) the number of vehicles entering the Montaña Road corridor. The additional roadway capacity on Montaña Road will not be fully utilized due to the metering of the traffic volumes.

Study of Montañó Road Corridor

Coors Boulevard to Second Street



Existing Traffic Data continued:

morning and evening commute. A count was taken of the total number of vehicles and with each categorized as Single Occupant Vehicle, Double Occupant Vehicle, and Three Plus Occupant Vehicle for the eastbound direction in the AM peak period and the westbound direction in the PM peak period. The following Table 4 details the results of the survey.

Table 4 – Auto Occupancy Survey, January 2005

Monday, 01/10/05

Time	Single Occupant Vehicles		Double Occupant Vehicles		Three Plus Occupant Vehicles	
	Number	Percent	Number	Percent	Number	Percent
4:30 - 4:45 PM	295	79.3	66	17.7	11	3.0
4:45 - 5:00 PM	300	79.6	68	18.0	9	2.4
5:00 - 5:15 PM	328	85.4	51	13.3	5	1.3
5:15 - 5:30 PM	318	86.2	45	12.2	6	1.6
TOTAL	1241	82.6	230	15.3	31	2.1
2+ Occupant Vehicles: Total = 17.4%						

Tuesday, 01/11/05

Time	Single Occupant Vehicles		Double Occupant Vehicles		Three Plus Occupant	
	Number	Percent	Number	Percent	Number	Percent
7:00 - 7:15 AM	309	85.4	43	11.9	10	2.8
7:15 - 7:30 AM	290	80.1	61	16.9	11	3.0
7:30 - 7:45 AM	311	81.2	55	14.4	17	4.4
7:45 - 8:00 AM	364	87.7	42	10.1	9	2.2
TOTAL	1274	83.7	201	13.2	47	3.1
2+ Occupant Vehicles: Total = 16.3%						

Tuesday, 01/11/05

Time	Single Occupant Vehicles		Double Occupant Vehicles		Three Plus Occupant	
	Number	Percent	Number	Percent	Number	Percent
4:30 - 4:45 PM	331	79.4	69	16.5	17	4.1
4:45 - 5:00 PM	331	80.0	71	17.1	12	2.9
5:00 - 5:15 PM	311	83.2	57	15.2	6	1.6
5:15 - 5:30 PM	350	85.0	59	14.3	3	0.7
TOTAL	1323	81.8	256	15.8	38	2.4
2+ Occupant Vehicles: Total = 18.2%						

2+ Occupant Vehicles Average = 17.3%

This survey concludes that an average of 17.3% of the vehicles currently have the potential to utilize a high occupancy vehicle restricted lane.

Study of Montañó Road Corridor

Coors Boulevard to Second Street



Existing Traffic Data continued:

driveway maneuver (18%) and same direction sideswipe (14%). The rear end accidents that are typical at a signalized intersection occurred in all four directions of traffic. A high percentage of driveway maneuvers along 4th Street could be attributed to the proximity of business and driveways close to the intersection. 4th Street is a four lane undivided roadway that is classified as a collector street and has numerous business and driveways along the roadway. The accident severity was mostly property damage (67%), some injury (33%) and one fatality that occurred during the PM hours with the driver being under the influence of alcohol. The road conditions for the accidents were mainly dry and clear and mostly during daylight hours. The probable cause of the majority of the accidents was driver inattention and failure to yield right-of-way.

5th Street/Montañó Road

The intersection of Montañó Road and 5th Street had a total of three accidents in the three-year period from year 2001 through year 2003. There were no accidents in the first year, one accident in the second year and two accidents in the last year of the study. The accident types were rear end, fixed object and left turn. The accident severity was injury (67%) and property damage (33%). All the accidents occurred during daylight hours with road conditions clear and dry and none of the drivers had been under the influence of alcohol. The probable causes were following too close, driver inattention and failure to yield right-of-way. 5th Street is a residential street that carries minimal volume of traffic.

9th Street/Montañó Road

The intersection of Montañó Road and 9th Street had one fatal accident listed during the year of 2002. This accident involved running off road at night and alcohol use. It was probably not related to intersection conditions.

12th Street/Montañó Road

The intersection of Montañó Road and 12th Street had a total of four recorded accidents within each of the years 2001 and 2002, and one in 2003. Of the total of nine accidents in the three years, three were identified as fixed object and four as rear end type accidents. These accidents were probably not directly attributed to the intersection, but most likely related to the conditions and factors related to the through traffic movement. The major identified probable causes were following too close, driver inattention and improper driving. A lone accident in 2002 involved an entering vehicle from 12th Street and a resulting right angle collision with a probable cause of failure to yield.

Coors Boulevard/Montañó Road

The intersection of Montañó Road and Coors Boulevard had a total of 163 accidents in the three-year period from year 2001 through year 2003. The number of accidents appears consistent with what would be expected at a very high volume intersection of two arterials. Data from the NMDOT consolidated database identifies 65 reported accidents in 2001, 57 accidents in 2002, and 41 in 2003. The reason for the annual decline is unknown.

The predominant accident type was rear end collisions, which represented 75% of the total accidents during the three years recorded. No other identified accident type exceeded 10% of the

Winklepleck, Stephani I.

To: stephensman@q.com

Subject: RE: Proposed Walmart at Coors and Montano

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: stephensman@q.com [mailto:stephensman@q.com]

Sent: Sunday, September 25, 2011 5:18 PM

To: Winklepleck, Stephani I.

Subject: Proposed Walmart at Coors and Montano

Stephani,

We would like to submit our questions and concerns for the proposed Walmart at Coors and Montano. Unfortunately, neither my husband nor I will be able to attend the September 28th meeting.

My husband and I live in the Bosque Meadows subdivision, which is approximately 1 mile from the proposed site. Our immediate concern is we have one exit out of our subdivision and does not have a traffic light. With the recent addition of the Sage Brush Church, we have experienced difficulty with traffic, on Saturday and Sundays, trying to exit our subdivision. More specifically, we find it very difficult to get across Coors when the traffic is heavy. With the possible addition of the Walmart, we have immediate concerns about the additional amount of traffic this would create.

Here are the questions we would like addressed at the upcoming meeting.

1. If approved, how much will traffic increase on Coors? More specifically, what studies have been conducted to evaluate traffic volume in the area, should the Walmart be approved?
2. Is the city willing to add an additional stop light at Bosque Meadows in order for residents to enter and exit the subdivision.
3. Why, if there are three Walmarts within a 5 mile radius of Coors and Montano is another needed?
4. Is this the best option for the area?
5. Are other stores/businesses being considered?

9/27/2011

6. What is the city doing, infrastructure wise, to relieve the anticipated traffic volume this store will create. We have limited alternatives to get across the river as it is and building a Walmart near Montano will further limit accesses.
7. We are very concerned with the noise level the additional traffic will bring as our house backs up to Coors. Is the city willing to provide sound walls to the subdivisions that back up to Coors?
8. How much will home property values be affected should the project be approved?

We are strongly opposed to a Walmart being built at Coors and Montano.

We thank you for fielding our email and for listening.

Kind Regards,

Christie and Patrick Stephens

January 9, 2011

To: **Environmental Planning Commission**
c/o **Catalina Lehner**, Project Analyst

Re: **Project # 1003859/Coors-Montano**: Amended Site Development Plan for Subdivision and Site Development Plan for Building Permit on 23.9 acres at the corner of Coors and Montano.

From: **West Side Coalition of Neighborhood Associations**
Dr. Joe L. Valles, Land-use Chair

Position: OPPOSED

The West Side Coalition of Neighborhood Associations **OPPOSES** the proposed 'Big Box Development' at the corner of Coors and Montano.

This proposed project is of *Regional Significance* to the integrity of the West Side and indeed the City of Albuquerque. The WS Coalition's position is **based on reasonable concerns for the detrimental impacts of traffic to an already bottle-necked major intersection and river crossing on the only continuous north/south corridor on the West Side.**

Opposition is also evidenced by participation on the part of hundreds of residents in at least three well-publicized Facilitated Meetings where not one person spoke in favor of this proposed development while raising other significant concerns.

1. Regarding the West Side's most pressing current issue of *Regional Significance*, the proposed Big Box (Walmart) development at Coors and Montano, the following excerpts were published in the **Albuquerque Journal** on December 29, 2011.

RIVER CROSSINGS MOST CONGESTED IN METRO AREA (Dec. 29, 2011)

- West Side commuters will find plenty of familiar names atop the list of central New Mexico's most-congested corridors.

- Alameda, Montañ​o, Paseo del Norte, Bridge and U.S. 550 – in that order – lead the rankings for congested roads in the metropolitan area, according to a report issued this month. Each of the five roads provides a crucial crossing for people who live and work on opposite sides of the Rio Grande.
- City Councilor Dan Lewis, whose district covers northwest Albuquerque, said the congestion will get worse unless action is taken.
- The traffic report, issued by the Mid-Region Council of Governments, examined the 30 most-congested corridors in the metropolitan area. They were ranked based on three criteria: the ratio of traffic volume to capacity, the speed at which traffic moves compared to the speed limit and crash rates.
- Montañ​o and Paseo, ranked No. 2 and 3, have similar profiles, but with higher crash rates playing a role in their congestion. Paseo is particularly bad for safety, with crash rates that are 80 percent higher than the regional average.
- “The next step is for the different agencies to look at these corridors and develop different strategies to reduce congestion and improve traffic flow,” Pennella said. Another river crossing, he said, is “highly unlikely at this point” because of funding and political challenges.
- Computer models, meanwhile, suggest the number of lanes crossing the river might have to at least double by 2035 to handle all the traffic from single-occupancy vehicles. However, adding that many crossings or lanes may not be practical because connecting roads would also have to be expanded to avoid bottlenecks, according to the Council of Governments.
- The goal is to look “at every possible way of improving the movement of people from one side of the river to the other,” Pennella said. “... Like all metropolitan areas in the United States, we are trying to grapple with how to address congestion on various arterial roads with the limited amount of funding we have available.”

(This article appeared on page A1 of the Albuquerque Journal)

2. For this and other valid reasons in the record, we strongly urge the *Environmental Planning Commission* to deny this application.

Respectfully submitted, Dr. Joe L. Valles

WSCONAs Land-use Chair and President: Grande Heights NA

Lehner, Catalina L.

From: JOEVALLES@aol.com
Sent: Monday, January 09, 2012 3:25 PM
To: Lehner, Catalina L.
Cc: abqwsboard@yahoogroups.com; aboard10@juno.com
Subject: West Side Coalition of NAs: OPPOSITION to Project #1003859/Coors-Montano

January 9, 2011

To: Environmental Planning Commission
c/o **Catalina Lehner**, Project Analyst

Re: Project # 1003859/Coors-Montano: Amended Site Development Plan for Subdivision and Site Development Plan for Building Permit on 23.9 acres at the corner of Coors and Montano.

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(This article appeared on page A1 of the Albuquerque Journal)

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Respectfully submitted, Dr. Joe L. Valles

WSCONAs Land-use Chair and President: Grande Heights NA

Marrone, Carmen M.

From: Westbrook, Sara on behalf of Lewis, Dan P.
Sent: Wednesday, January 04, 2012 8:27 PM
To: Marrone, Carmen M.
Subject: FW: BCC Reminder: WS Coalition Meeting Tonight & (Big Box-Walmart) Land-use Report

For the record.

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

From: JOEVALLES@aol.com [mailto:JOEVALLES@aol.com]
Sent: Wednesday, January 04, 2012 4:08 PM
To: abqwsboard@yahogroups.com
Subject: BCC Reminder: WS Coalition Meeting Tonight & (Big Box-Walmart) Land-use Report

Greetings,

1. Regarding the West Side's most pressing current issue of *Regional Significance*, the **proposed Big Box (Walmart) development at Coors and Montano** (EPC Hearing January 19), the following excerpts were published in the **Albuquerque Journal** on December 29, 2011.

River Crossings Most Congested in Metro Area, By Dan McKay Dec 29, 2011

- West Side commuters will find plenty of familiar names atop the list of central New Mexico's most-congested corridors.
- Alameda, Montaño, Paseo del Norte, Bridge and U.S. 550 – in that order – lead the rankings for congested roads in the metropolitan area, according to a report issued this month. Each of the five roads provides a crucial crossing for people who live and work on opposite sides of the Rio Grande.
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- The traffic report, issued by the Mid-Region Council of Governments, examined the 30 most-

1/5/2012

congested corridors in the metropolitan area. They were ranked based on three criteria: the ratio of traffic volume to capacity, the speed at which traffic moves compared to the speed limit and crash rates.

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This article appeared on page A1 of the Albuquerque Journal

2. Various strategies in opposition to the ‘Big Box’ development have been initiated—all legitimate and justified. Unfortunately, historically most of these decisions have been predisposed to some form of politics and influence.

Also historically, the West Side has too often suffered ultimately by majority decisions of the City Council weighted heavily by Council representatives from the far Eastside Districts that have no pulse of conditions that exist on the West Side.

The Bosque School has a student population representative of all sectors of Albuquerque. While we here on the West Side do our diligent work to protect our integrity, a sound strategy would be to have the parents and relatives of Bosque School’s students make it very clear to their Eastside representatives that they too have a stake in the ultimate decision regarding this proposed development.

For now, Dr. Joe L. Valles

Lehner, Catalina L.

From: JOEVALLES@aol.com

Sent: Monday, November 07, 2011 4:17 PM

To: Lehner, Catalina L.; abqwschoard@yahoogroups.com

Subject: Request Deferral: Project #1003859 Coors/Montano Traffic Impact Study (TIS)

Environmental Planning Commission

c/o Catalina Lehner, COA Planning Dept.

Greetings Catalina,

It's our understanding that the Application for the 'Big Box' development at Coors/Montano did not include a *critical* Traffic Impact Study (TIS). It's also our understanding that the TIS would be forthcoming this week—perhaps as early as today. We do not know if or why the Planning Department may have waived the requirement to only accept *complete applications*.

It's essential that neighborhood coalitions, neighborhoods, residents, the Bosque School— and all interested parties have a *meaningful opportunity to review this analysis*. With an EPC Hearing sandwiched between the pressing Thanksgiving and Christmas Holidays, unless the EPC Hearing is deferred to a more reasonable date, *the untimely submittal of this TIS does not allow sufficient time to thoroughly review or otherwise examine and respond* to the complicated data in this critical TIS Analysis. Given that the '10-day rule' for us to submit evidence and written comment comes right after Thanksgiving, this effectively means we only have a few days in which to analyze the TIS.

The West Side Coalition of Neighborhood Associations at our November 2 meeting, by a 19-2 majority, voted to oppose a high traffic generating 'Big Box' development at the intersection of Coors and Montano. At issue for the Coalition is this— this is a *regionally significant development* that would severely burden an *already bottle-necked intersection* at Montano and Coors— on the West Side's only continuous North/South corridor. Other significant issues aside, that alone should give the city substantial reason to critically examine the impacts of this whole proposal— and stop it altogether or scale the development down considerably.

The Traffic Impact Study is a crucial piece of this Application. It would be prudent— and in the best interest of fairness and good faith— to *defer the EPC Hearing and any related facilitated meetings until such time that we have a meaningful opportunity to examine the Applicant's TIS analysis*.

12/12/2011

Respectfully submitted, Dr. Joe L. Valles

Land-use Chair: West Side Coalition

(CC: WSCONA Executive Committee, Facilitator and Extensive E-mail List)

Winklepleck, Stephani I.

To: Marrone, Carmen M.; Lehner, Catalina L.

Cc: Nason, Deborah A.

Subject: FW: [abqwscona] BCC FW: Response to Reporter's Request for Comment on Walmart

Ladies,

Here is a message that I received yesterday in regards to the proposed project #1003859 for the Walmart.

I checked Channel 7 news this morning beginning at 4:30 a.m. and saw no news report in regards to this.

Just a FYI for you.

Catalina - will be bringing up the file that I have in regards to this EPC Project later this week and will give to you. I have everything in date order - any e-mails in regards to this. You can pull what you want and need for your files - I basically just kept everything.

Have a good one!

Stephani

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@coba.gov

From: abqwscona@yahoogroups.com [mailto:abqwscona@yahoogroups.com] **On Behalf Of** joevalles@aol.com

Sent: Tuesday, November 01, 2011 4:59 PM

To: abqwscoaboard@yahoogroups.com

Subject: [abqwscona] BCC FW: Response to Reporter's Request for Comment on Walmart

From: JOEVALLES@aol.com

To: cileto@hearst.com

CC: joevalles@aol.com

Sent: 11/1/2011 12:16:05 P.M. Mountain Daylight Time

Subj: Re: written statement

Greetings Christie...just opened your e-mail...I would respond thusly...Dr. Joe 720-0253:

"...people on the West Side have heard it before...a big-box store uses a 'hired-gun' traffic

11/2/2011

engineer who then minimizes traffic impacts...the city approves...and the taxpayers pay to fix the traffic mess created...as they did with the re-construction of Coors-I-40 at a cost to taxpayers of \$120M with the Walmart problems created there...this is a ***regionally significant development*** because it would severely burden an *already bottle-necked intersection* at Montano and Coors...the West Side's only continuous North/South corridor...other significant issues aside...that alone should give the city a reason to stop it or scale the development down significantly..."

Dr. Joe L. Valles,

Land-use Chair: West Side Coalition of Neighborhood Associations

President: Grande Heights Neighborhood Association

In a message dated 11/1/2011 11:34:48 A.M. Mountain Daylight Time, cileto@hearst.com writes:

Hi Joe—

I heard the Walmart hearing is happening next month on the 8th of December.

Can you give written statement so we can run it in our morning show tomorrow/

Christie Ileto

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11/2/2011

Winklepleck, Stephani I.

From: abqwscona@yahoogroups.com on behalf of joevalles@aol.com
Sent: Tuesday, November 01, 2011 4:59 PM
To: abqwsboard@yahoogroups.com
Subject: [abqwscona] BCC FW: Response to Reporter's Request for Comment on Walmart

From: JOEVALLES@aol.com
To: cileto@hearst.com
CC: joevalles@aol.com
Sent: 11/1/2011 12:16:05 P.M. Mountain Daylight Time
Subj: Re: written statement

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— ' —

Winklepleck, Stephani I.

From: abqwscona@yahoogroups.com on behalf of candypatt@aol.com
Sent: Wednesday, October 05, 2011 12:38 PM
To: abqwscona@yahoogroups.com
Subject: [abqwscona] Proposal/motion to Support Neighborhoods in Opposition of "Big Box"

City Council meets tonight and will discuss LED sign legislation. Renee Horvath, Dr Joe Valles, and other Taylor Ranch Neighborhood Association members, will attend the meeting in support of our Community.

Alameda, Griegos, Rio Grande, and Tramway are listed as roadways prohibiting LED signs. The 4 roadways idea came from the Cell tower regulations which had a total of 11 roadways that restricted cell towers. Coors, Unser, Paseo del Norte and Central were also on that list. Why were these roadways left out of the LED regulation? Coors is the scenic road on the Westside. Unser is a 4-lane parkway through the Petroglyphs, Paseo del Norte also goes through the Petroglyphs,

 Based on the facilitated meeting held September 28 (I attended), and information provided below, I would like to propose that the Coalition draft a motion in opposition to the proposed "Big Box" store - our Community of neighborhoods and Bosque Prep School need our undivided support.

Candelaria Patterson

Vice President

West Side Coalition of NAs.

Message from Dr Valles:

Greetings Renee and all you folk that support maintaining the integrity of our West Side Community, There certainly was an emotional punch at the meeting...and that's important...but I'm also encouraged that some folk cited specific standing policies...we'll need them. Because in my opinion it's important that we don't make this just a "Walmart issue" but rather about the impacts of a "high traffic generating 'Big Box' store" in a location ill-suited to handle the traffic impacts that will occur."

It's also important...and correct...to begin to erode confidence in the resultant accuracy of traffic projections by the developers' hired traffic experts...and...the choke-held traffic engineers for the City of Albuquerque that historically have wrongfully accepted and approved (with a nod and a wink) whatever deficient Traffic Impact Analysis provided for their 'analysis'...and almost always subsequent acceptance and approval on our public welfare's behalf...with a nod and a wink...

As I've stated before...our Councilors and Mayor are not the least bit in the dark on these matters (those breakfasts and lunches have already been had). A project of this magnitude...with this much at stake...did not happen in a vacuum. And it's fundamentally unfair for any City Councilor to run from playing a part on these matters....neglecting their responsibility to answer to their constituency...under the guise that they can't interact in

the process because they will be involved in making a decision. Heck...the application hasn't even been formally submitted. That excuse is bunk!

The the following is are my written notes which I paraphrased from when I had the opportunity to speak...Dr. Joe L. Valles

Proposed 'Big Box' Development at Coors and Montano

With three other Walmarts in near vicinity to this site (North, South and West), it's difficult to believe this particular store is intended to serve this particular area. One can safely assume that it's intended to serve the North Valley where a large "Big Box" store with the same name was blocked by active members of that community. And that means more traffic to this area. The key words here— "more traffic."

It's unfortunate that Walmart has decided on this particular location when folk are supporting commercial development at Unser Crossing located at Unser/Central. People there have discretionary income to spend as well— and begging for commercial development.

This is a Regionally Significant development impacting the entire Coors Corridor and hence the West Side. I remain very leery of Traffic Impact Studies (TIS) or Traffic Impact Analysis (TIAs) as have been traditionally conducted within the City of Albuquerque's land-use approval process— in this virtual analytical world they tend to shift the problems elsewhere. On an already congested intersection— and corridor— we need to know what questions can and should be raised by the City and State about the current traffic model— and how the public welfare is served in any positive way by building such a high traffic generator at an already bottlenecked location. A couple of questions comes to mind:

- *How wide of an area are Traffic Impacts taken into account in this Traffic Impact Analysis?*
 - *Will the NMDOT— the State— be asked to submit an analysis of the impacts on Coors Blvd, a State Highway?*
- They need to.*

The Traffic Engineer providing analysis on this project is the same Traffic Engineer that conducted the Traffic Impact Analysis on the West Bluff Shopping Center at Coors/I-40 in 1999. Based on that analysis— and against common sense and policy— developers claimed then that traffic improvements to the intersection would actually "make traffic better in the area." The City Traffic Engineers actually bought it (with a nod and a wink). And we all know how that turned out— the taxpayers had to fork out \$120 M for the reconstruction of Coors/I-40 in order to fix the mess left behind.

We don't have that same kind of money available in this economy to fix this pending mess.

Respectfully, Dr. Joe L. Valles

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Winklepleck, Stephani I.

From: Lifedancelessons@aol.com
Sent: Sunday, August 14, 2011 3:50 PM
To: Winklepleck, Stephani I.; chipstorm@mac.com
Subject: Fwd: Proposed Walmart at Coors and Montano

Hi, Mary,

I am both answering you and forwarding your concern here in this email. Stephani Winklepleck will pass on the concern raised in this email to the planner once this project application is formalized and a planner is assigned.

Until a planner is assigned, if you have any other comments you wish to make, please forward them to Stephani at swinklepleck@cabq.gov.

Thanks, Mary, you have been added to my distribution list for notifications of any future facilitated meetings scheduled in connection with this project.

Diane

Diane Grover
Lifedance Mediation Services
PO Box 20337, Albuquerque, NM 87154-0337
(505)298-0051
www.lifedancemediation.com

From: chipstorm@mac.com
To: lifedancelessons@aol.com
Sent: 8/13/2011 4:32:38 P.M. Mountain Daylight Time
Subj: Proposed Walmart at Coors and Montano

Your Name: Mary Whigham

Your Email: chipstorm@mac.com

Subject: Proposed Walmart at Coors and Montano

Message: Please add me to the email list for updates. I am opposed to having a Large Retail facility at this location. There is already too much traffic at this intersection. The Montano Bridge cannot handle additional traffic. Commuters will again be delayed getting home and one of the deadliest and most dangerous roads in the city doesn't need any more reason for more accidents.

Thanks

Walmart

Comments/Questions

Please submit your card tonight or mail it to Diane Grover, PO Box 20337, Albuquerque, NM 87154-0337 or email: lifedancelessons@aol.com by October 1, 2011.

A 2004 traffic study is not valid with the change of population. We have 3 W-M's on the NW side of the city to serve us - yet none in the North Valley of Albuquerque! "Can't find the land" I was told. The time crossing at ~~Coors~~ Montano backs up past Second St every week day evening. Can't get out of Shopping Center on NE \square of Coors + Montano unless someone lets you in! We have 3 WM (2 major, one grocery) is enough!

Other

Winklepleck, Stephani I.

To: Caitlin A. & David S.

Subject: RE: Please do not Build a walmart

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Caitlin A. & David S. [<mailto:bridget.simpson@yahoo.com>]

Sent: Thursday, September 29, 2011 5:32 PM

To: Winklepleck, Stephani I.

Subject: Please do not Build a walmart

Hi, my name is Bridget. I am 10 Years old and I think you should not build a Walmart.

This morning I was driving to school with my mom and we drove past the place you want build a Walmart, in the exact place where you are going to build there where 2 balloons landing so I emailed you.

I think the city Should make that aria a designated balloon landing site.

Ever since people started building things all over Albuquerque we have had less balloons all over Albuquerque

because of less landing places and Albuquerque has the Biggest balloon fiesta in the world so we don't want to lose any balloons.

Thank you for listening.

Bridget

9/30/2011

Winklepleck, Stephani I.

To: Caitlin Anderson

Subject: RE: Walmart proposal

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Caitlin Anderson [<mailto:caitlin.anderson@comcast.net>]

Sent: Thursday, September 29, 2011 12:29 PM

To: Winklepleck, Stephani I.

Subject: Walmart proposal

Missed the meeting last night ...

Saw 2 beautiful balloons in the proposed Walmart site this morning! JUst another reason the city/folks involved should vote NO to proposed walmart!

Coors/I40,
Golf Course and Paseo (n'hood store)
North of Cottonwood on the Bypass

Isn't that enough?

Caitlin

Caitlin Anderson, PhD, CPCC
Motivational Speaker, Life Coach
and Consultant
www.caitlinanderson.com
ph. 505.898.9058

9/29/2011

January 9, 2012

To the EPC:

The attached drawings present evidence that the proposed Walmart design fails to comply with the Coors Corridor Plan as it relates to View Preservation.

Figure 1 is derived from information contained in the Site Plan as amended 12-23-11. It shows the direction of the views as proposed (A and B) with the addition of a view from farther south but relevant to compliance (C).

Figure 2 is a composite taken directly from the same site plan. It shows that the height of the building must be reduced by at least 1.65' in order to comply.

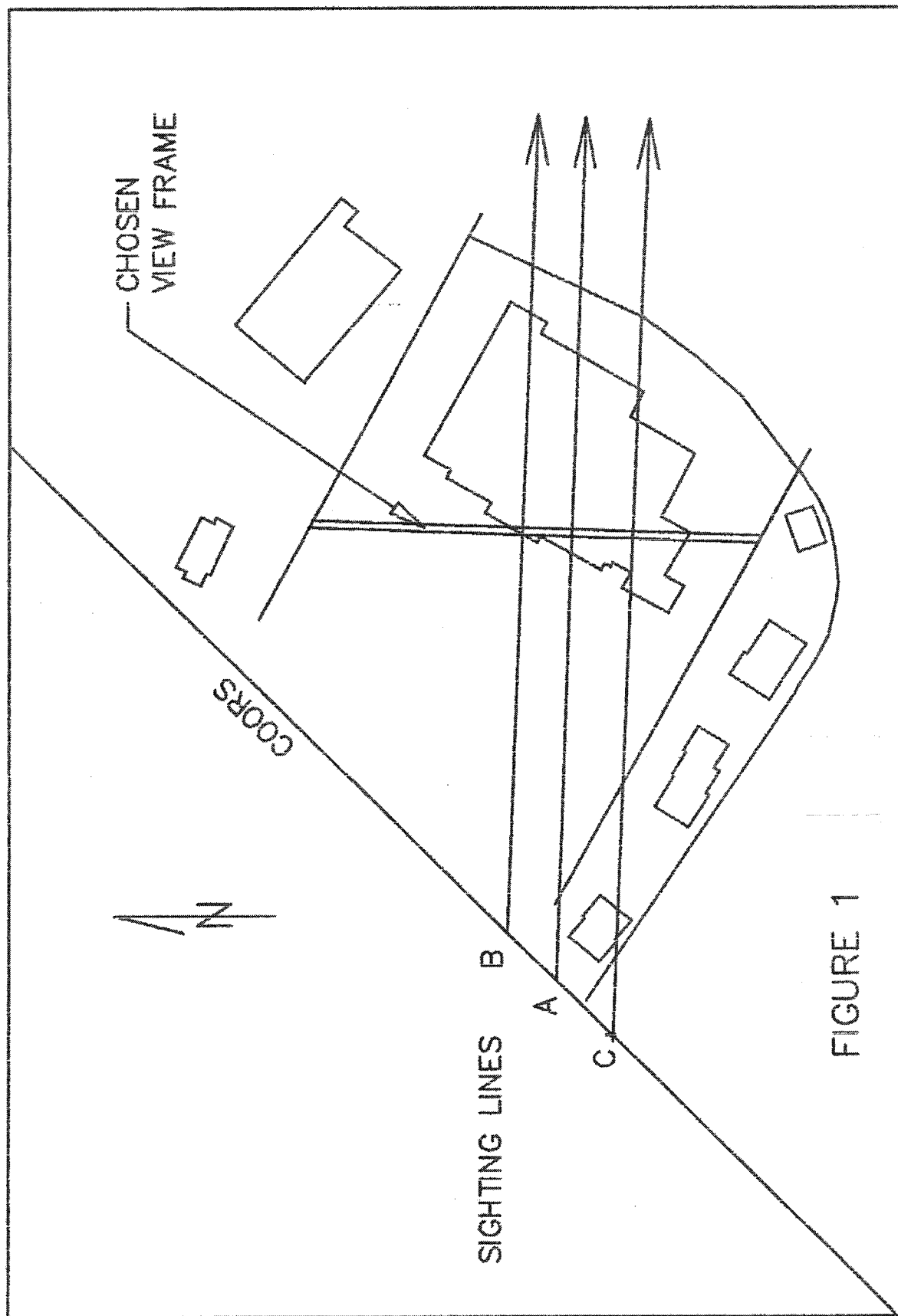
Figure 3 is a similar section view (C) indicating that the building is out of compliance even at a lower portion of the roofline.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Patrick Gallagher', with a stylized flourish at the end.

Patrick Gallagher, BSME

La Luz resident



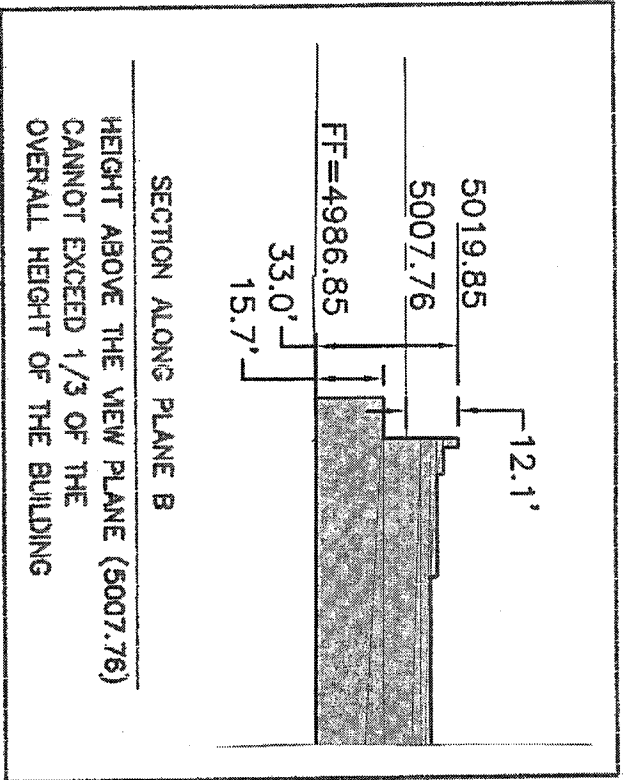
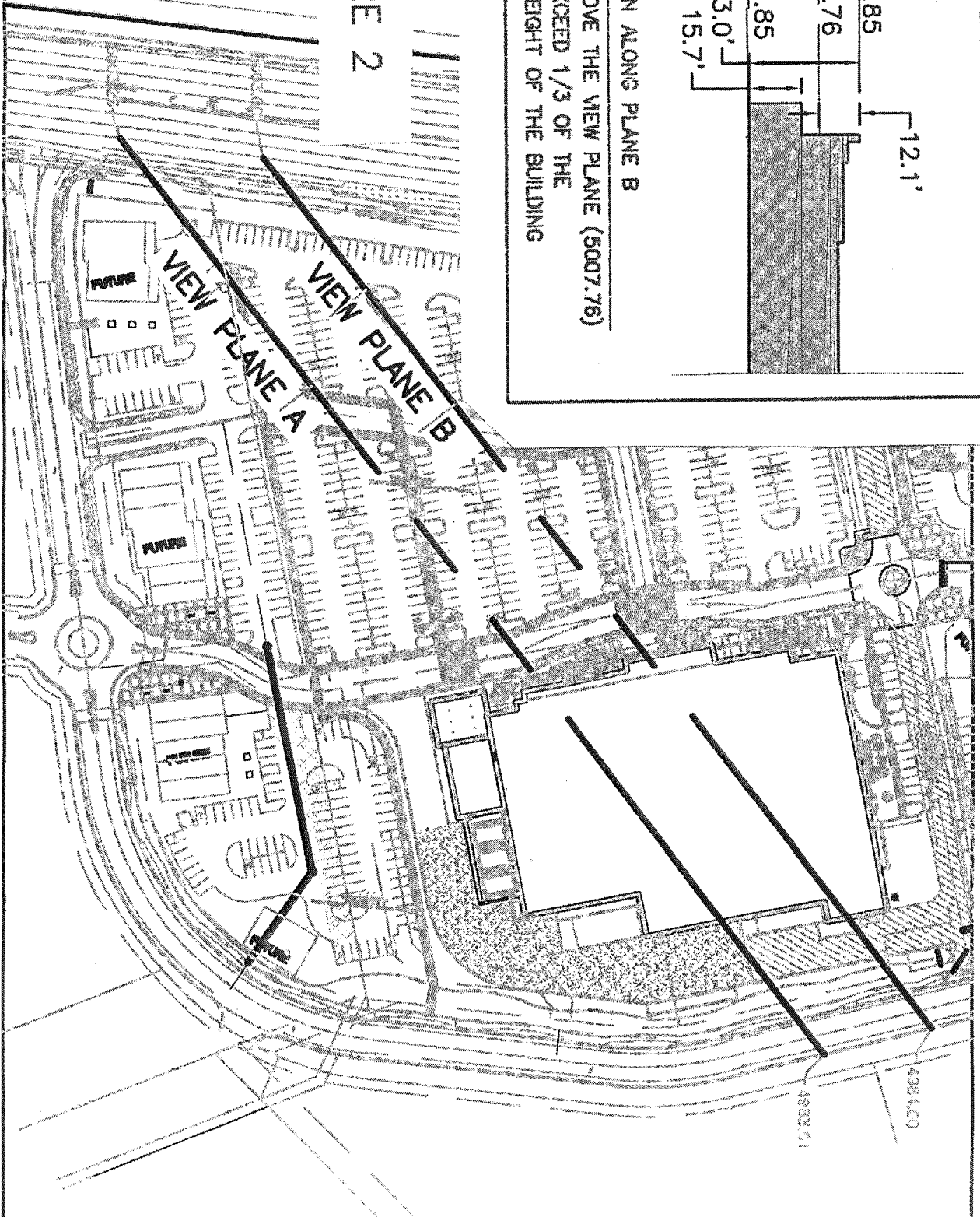


FIGURE 2



BUILDING HEIGHT FOR SIGHT LINE C.

TO CREST

TO RIDGELINE

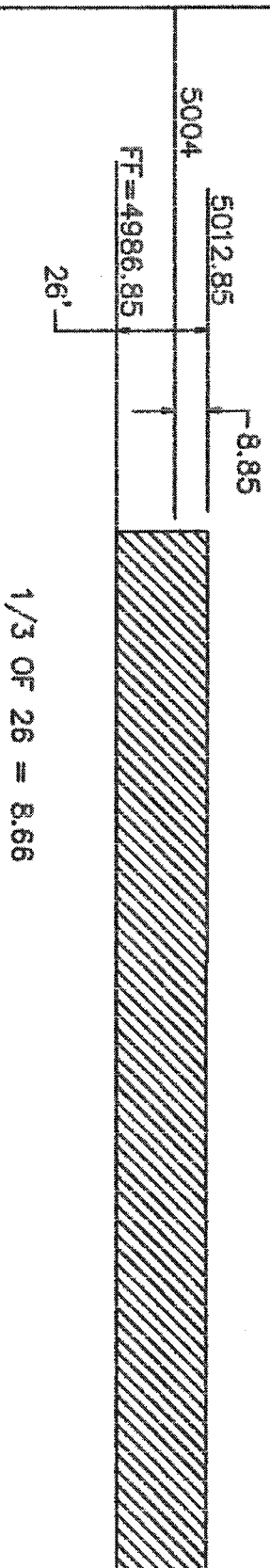


FIGURE 3

Winklepleck, Stephani I.

To: jameessandefer@gmail.com
Cc: Lifedancelessons@aol.com
Subject: RE: WalMart Meeting Follow-up Comments

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Lifedancelessons@aol.com [mailto:Lifedancelessons@aol.com]
Sent: Monday, October 10, 2011 7:53 PM
To: jameessandefer@gmail.com
Cc: Winklepleck, Stephani I.
Subject: Re: WalMart Meeting Follow-up Comments

Hi, James,

I'm not quite sure what to do with your letter, other than refer it to Stephani Winklepleck for the file. It doesn't seem to have a request for the facilitator, but if I am mistaken please let me know.

My job was to conduct the last meeting and file the report. If Walmart does proceed with their application, I will convene and conduct a second meeting, for which I will file a report.

I do notice that you are not on my distribution list for any future meetings, so if you would like to be added, please let me know.

Diane

Diane Grover
Lifedance Mediation Services
PO Box 20337, Albuquerque, NM 87154-0337
(505)298-0051
www.lifedancemediation.com

10/11/2011

In a message dated 10/8/2011 2:33:20 P.M. Mountain Daylight Time, jamessandefor@gmail.com writes:

Diane:

I was asked by neighbors to share my comments with you regarding the recent WalMart meeting, so I agreed.

I suppose this meeting was merely an opportunity for people to let off some steam about why they don't want a WalMart on that location. But the fact remains the area is zoned commercial and that's not going to change. Commercial Zoning = Tax \$\$ = City Government Operational Sustainment. Like it or not, this is one of those things that really is predominately about the money, especially from the council's vantage point.

I've always found it interesting how so many people say they hate WalMart, yet when pressed they admit they shop there because the prices are better when compared to most other retailers. And the popular sounding argument about supporting "Mom & Pop" stores vs. WalMart doesn't hold any water because again, when pressed, these people grudgingly admit Mom & Pop simply charge too much for the same or similar products, so they don't buy them but they hate to see them go out of business. Again, it's all about the money.

There was mention of this being a shopping center type of development as opposed to the presumed one store only--WalMart. Having a variety of other businesses in the center would seem to be a good thing. Having a variety of business options in that location could reduce the miles driven by residents to necessary retailers by surrounding area residents.

The arguments against WalMart offered by the Bosque School rep sounded somewhat shallow to me, too much over-the-top treehuggerish (I enjoy the outdoors and appreciate it, so don't tag me as a nature hater) rather than supportable, substantive data. He can't support the increase in crime comments associated with big box stores because it isn't valid. Same goes for the alleged additional cost for police presence there; they're already on duty and patrolling the shopping areas on the other three corners along with the school. The Bosque has a special unit for policing that area, so the snipe about added litter and waste doesn't hold up either. I'll bet a cup of coffee that he shops at WalMart on occasion.

Change doesn't come easy, but something commercial is going to be built on that corner. It would be in our best interest to come up with some viable alternatives to WalMart rather than wasting our time beating up on it with shopworn issues that don't have merit. For example, Trader Joe's, Sunflower, Natural Foods, Satellite/Flying Star, Einstein's, Fuddruckers, Starbucks (apparently there aren't enough of them because there's always a line when I go into any one of them for coffee), and the list goes on. We need to give the city something substantive to work with because they're used to hearing groups of personal-agenda toting residents complaining about various things around town. Otherwise, we'll be blown off and WalMart will be having another grand opening next year.

Regards,
James Sandefer--

Lehner, Catalina L.

From: ray shortridge [rshortridge@gmail.com]
Sent: Tuesday, November 22, 2011 4:08 PM
To: Rene' Horvath; Lehner, Catalina L.; Marrone, Carmen M.
Subject: Fwd: architectural camouflage image

fyi

----- Forwarded message -----

From: ray shortridge <rshortridge@gmail.com>
Date: Tue, Nov 22, 2011 at 12:46 PM
Subject: architectural camouflage image
To: rrb@tierrawestllc.com

ron --

last night at the meeting at cibola, i passed along to you a copy of an image showing how camouflage technologies are being tested by blm to enable oil/gas facilities to blend in to aesthetically sensitive natural environments. here's a link to the source for that image. the architect for the walmart project might find these technologies useful in breaking up the facade and disguising the mechanicals on the roof.

seeya

12/12/2011

Lehner, Catalina L.

From: ray shortridge [rshortridge@gmail.com]

Sent: Friday, November 18, 2011 1:42 PM

To: Lehner, Catalina L.

Subject: Re: camo picture

fyi for an interesting application of new technologies that might be useful for abq planning

On Fri, Nov 18, 2011 at 1:39 PM, ray shortridge <rshortridge@gmail.com> wrote:
hi,

i appreciate your work in facilitating the meetings re the development planned for the se corner of coors and montano. yesterday, at the meeting at bosque school pertaining to the educators credit union facility, i raised the concept of apply camouflage technology to the architectural plans for this facility and, by extension, to the other commercial buildings contemplated for the site. this technology has been successfully applied to other facilities to break up the rectangular facade to enable it to blend in to its surroundings. i suggest that this technology cold be usefully applied to the commercial development planned for this and other sites in abq. [see this link](#) for an example.

12/12/2011

High Country News

For people who care about the West

Topic: Energy Department: Current

BLM experiments with camouflage to hide renewable power structures

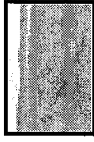
- A camouflage pattern that the BLM tested this fall, simulated on a natural gas compressor station near Parachute, Colorado. by Guy Cramer
- The BLM uses nine "standard environmental colors" to conceal energy structures. A mix of these were used in camouflage patterns the facilities. by BLM

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Related Stories



Wind Resistance



Watts of water



High Noon

News - From the October 31, 2011 issue by Kimberly Hirai

On a late summer day, Bureau of Land Management visual resource specialist Sherry Roche lugged a 50-pound plywood panel from a white pickup onto the bare hillside of Hubbard Mesa near Rifle, Colo. Others lashed it to the ground with climbing rope, then stepped back to see if its specially engineered pattern of pixels faded into the rocky shale outcrop.

The camouflage test was one of three series of field trials the agency and its partners completed this August and September in Wyoming and Colorado, in landscapes that ranged from mountain meadow, sub-alpine conifer woodland and sub-alpine aspen, to sagebrush steppe,

[Back to site](#)



scrub oak and piñon-juniper. They tested camo under sunny and cloudy skies. They scrutinized it from distances of 100, 200 and 400 meters, at a half-mile and a mile.

The patterns were inspired by military and hunting gear, but this camouflage isn't for uniforms. The BLM -- in cooperation with landscape architects from the Carbondale, Colo., office of Otak, an engineering and design firm, as well as leading camouflage-design experts from industry and the U.S. Department of Defense -- wants to feather the distracting infrastructure of renewable power plants -- maintenance buildings and outbuildings -- into the background. Scenic impacts often heighten conflicts over development on public land, and the BLM hopes to reduce them. "We don't want to have a scarred landscape out there," says Hyperstealth Biotechnology Corp. President Guy Cramer, who created the current design.

The BLM has worked to conceal industrial infrastructure on its lands since at least the 1980s, when it used single colors to help screen oil and gas tanks, among other structures. These days, the agency's visual resource specialists give oil and gas pads irregular shapes to mimic natural clearings and align pipeline and utility corridors with roads or natural contours -- running them along the edge of forests rather than plowing new ground. Former Rock Springs, Wyo., BLM archaeologist Terry Del Bene was the first to suggest using a camouflage pattern to conceal energy structures; he obtained Department of Energy funding in 2004 to experiment on oil and gas tanks. Tom Lahti, chief of the Wyoming Renewable Energy Coordination Office, suggested incorporating renewable energy infrastructure into tests of oil and gas tank paint colors in the early 2000s.

The BLM's Wyoming High Desert District Office used \$90,000 of American Recovery and Reinvestment Act money to hire Otak for the most recent effort. The monotone colors historically used by the BLM -- beetle, covert green, antelope and dune -- as well as newer ones like yuma green, shadow gray and Carlsbad Canyon just don't work, says Cramer, who has worked with retired Lt. Col. Tim O'Neill, the father of "digital" camouflage, to design thousands of camouflage patterns since 2004. For renewables, they've tapped into concepts O'Neill pioneered in the 1970s to create a high-tech version of the camo now used to conceal military property, personnel carriers and people.

The technique blends two patterns: One large one, which resembles a Holstein's spots, distracts the peripheral vision, while a micro pattern diverts the central vision and provides texture. They also incorporate shapes familiar to the brain, such as sagebrush, to help conceal objects. "We place these natural geometric shapes within the camouflage and the brain immediately tries to ignore them because it's already catalogued them in the background before," Cramer says.

Finding camouflage combinations that work is difficult. "It's not like being able to go to the local paint store and get a color matched," says Otak landscape architect Kate Schwarzler. For example, field trials revealed that the team needed a darker color in addition to the BLM's traditional nine to help punch up contrast. The pattern also needed to be scaled up to better hide large facilities.

For their final September field test, the researchers applied the camouflage to a 20-by-40-foot natural gas tank using pliable stencils in a common landscape that could be developed for renewable energy. Schwarzler says the pattern works better than the traditional monotone method in some cases, but not in all. It's most effective at viewing distances between a quarter and three-quarters of a mile. With no promise of future funding, the BLM now hopes industry will help develop technology to apply and standardize camouflage on facilities near areas especially vulnerable to visual impacts, such as national scenic and recreational trails or historic sites.

Of course, camouflage can't be used to sink a large wind turbine into the sagebrush or eliminate the bright glare of a solar panel. Wind turbines have to be visible so that aircraft can avoid them, as must any tower exceeding 200 feet. It's also important that they're visible to birds. "Proper development and proper siting of renewable energy facilities is always going to be the primary focus," says Schwarzer. "Camouflage is only one tool that could potentially be used."



"Don't want scarred landscapes"? Scars aren't just a visual phenomenon; these projects are permanently "scarring" our public lands, and only because it's easier to stay in that same-old exploitative mode than to get creative. There's an abundance of available, already installed Urban Camouflage, surrounding empty rooftops that cry for solar panels.



Kimberly and HCN editors: you should be the first to know that natural gas is not "renewable". If the story is referring to solar/wind and you just happened to use a gas compressor station for the image that dominates the story, that's one thing.

But if you're actually calling natural gas "renewable", you're (a) wrong and (b) giving cover/cred to an industry that has polluted the drinking water and clean air of people across the West and the nation.



Hi Alan--

Thanks for reading HCN. We are indeed aware that natural gas is not renewable; the story does not claim otherwise.

The camouflage the agency was testing is meant specifically for renewable energy infrastructure per the terms of the study and the grant. However, because oil and gas structures are more common in that part of Colorado, and because camo should be universally applicable to objects within the same environment, Otak and the BLM did their camouflage testing and simulating first on plywood panels and then on oil and gas infrastructure. Those were the visuals available to us, and since the images were effective and the concept was the same (even if the energy source was not) we went ahead and used them. Please let me know if you have further questions.

Thanks,

Sarah Gilman
Associate Editor
High Country News



Natural gas is clearly not renewable but neither are INDUSTRIAL solar and wind when it displaces ecologically valuable lands and critical endangered species habitat (aka Brightsource/Ivanpah will "displace" up to 3,000 desert tortoises). Until we know what the full life-cycle footprint of these massive projects (and the new transmission they require) is, we can't claim they are "renewable". As Ms. Blaeloch points out, solar and wind generation belongs in the VAST and already camouflaged urban landscape.



...I recall Obama's "lipstick on a pig", and it seems to apply well here as well. We need not to focus on accepting massive devastation to our pristine public lands just because it's been greenwashed into us. As planned and as being aggressively carried out by this administration, utility-scale solar will spell the end to our desert southwest ecosystems. To say it's better than coal is irresponsible. To say that it's green is incorrect. Green is taking the least environmentally impacting alternative. Sighting solar energy on our most pristine functioning high value ecosystems as a first option when so many feasible actually green options are available (rooftop, degraded lands, parking lots, etc...), is both irresponsible and as dreadful as coal. But at least coal is located where the coal is, coal doesn't occur on rooftops. The sun shines on rooftops though. Let's decorate our pristine rooftops rather than trying to put camo on 600 ft solar towers.

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Letters of Support

Winklepleck, Stephani I.

To: Westbrook, Sara
Cc: kjradians@earthlink.net
Subject: RE: Walmart at Coors and Montano

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

sw

Stephani Winklepleck
Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

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

From: Westbrook, Sara
Sent: Wednesday, September 28, 2011 10:04 AM
To: Winklepleck, Stephani I.
Subject: FW: Walmart at Coors and Montano

A comment regarding the Walmart if you could make sure it gets into the record.

Thanks,

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

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

From: kjradians [mailto:kjradians@earthlink.net]
Sent: Tuesday, September 27, 2011 5:12 PM
To: Westbrook, Sara
Subject: Walmart at Coors and Montano

Hello, Ms. Westbrook.

We are writing to let Mr. Lewis know that we would welcome a Walmart in the location being discussed. Our homeowners' association seems to be mostly against it, but several of us in this area think it would be a good addition that would give us an opportunity to shop for a variety of things without having to drive.

Just wanted to let you know that we are not all against it. Thanks for encouraging input.

Jane and Ken Adkins

Winklepleck, Stephani I.

To: Westbrook, Sara
Cc: mbaca16@comcast.net
Subject: RE: Fact Sheets: Topics of Interest

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Westbrook, Sara
Sent: Wednesday, September 28, 2011 10:11 AM
To: Winklepleck, Stephani I.
Subject: FW: Fact Sheets: Topics of Interest

For the record.

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

From: Mary Baca [<mailto:mbaca16@comcast.net>]
Sent: Tuesday, September 27, 2011 3:42 PM
To: Westbrook, Sara
Subject: RE: Fact Sheets: Topics of Interest

Thanks! And I support the Wal Mart.

9/28/2011

Winklepleck, Stephani I.

To: autoware@aol.com

Subject: RE: WalMart being proposed for Montano and Coors

John,

I will add your e-mail to the packet that I will hand over to the assigned staff planner once the applicant submits their application packet to the Planning Department.

Have a good one.

Stephani

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: autoware@aol.com [mailto:autoware@aol.com]

Sent: Wednesday, September 07, 2011 3:22 PM

To: Winklepleck, Stephani I.

Subject: WalMart being proposed for Montano and Coors

Hi Stephani,

I understand you are collecting preapplication comments regarding the Walmart being proposed near Montano & Coors.

My wife and I have discussed the possibility of a "Super Center" at this location and would welcome such a facility. We are Walmart shoppers and currently have to go to Cottonwood or the I40 locations. This proposal would reduce our drive time and associated driving impacts (traffic near those locations and fuel burned for the extra distance).

Chances are you will be flooded with the "Not in my backyard" type comments and many of these likely from people living at some distance from the proposed site. However, please note there are many silent advocates of this proposal that may not respond.

Best regards,
John Block

9/7/2011

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Thursday, November 17, 2011 10:46 AM
To: Lehner, Catalina L.
Subject: FW: WALMART-Coors-Montano

From: Westbrook, Sara
Sent: Thursday, November 17, 2011 10:14 AM
To: Madrid, Tito; Marrone, Carmen M.
Cc: Lewis, Dan P.
Subject: RE: WALMART-Coors-Montano

Tito,

Ms. Fagnoli sent this attachment to the Mayor in .abw file format. I have converted it to a Word document, in case he would like to read it.

Carmen,

Could you please include this attachment in the file?

Thanks,

Sara Westbrook
Policy Analyst - Councilor Dan Lewis
City Council District 5
(505) 768-3189 (w)
(505) 768-3227 (f)
swestbrook@cabq.gov (e-mail)

From: P Fagnoli [mailto:pcfafsam@yahoo.com]
Sent: Wednesday, November 16, 2011 6:44 PM
To: Mayor Berry
Cc: Westbrook, Sara; Lewis, Dan P.
Subject: WALMART-Coors-Montano

12/12/2011

November 17,2011

Mayor Richard J. Berry
Office of the Mayor
P.O.Box 1293
Albuquerque, New Mexico 87103

Re: Controversy Walmart's Building on Montano/Coors Blvd.

Dear Mayor Berry:

Personally I am in favor of this proposal since it will bring in more taxes on the vacant property,more employment which is definitely a plus, and more sales tax revenue for the city. These definitely outweigh the traffic problem which unfortunately is not the only part of Albuquerque which has the same problems. I certainly believe that some of our traffic situations can be altered with money received from Walmart's taxes which would help with the infrastructure needed.

Do the protesters think that housing on that property would not bring more traffic?
I also wonder how many of these protesters would be shopping at this store once completed?

Perhaps our city counselor Dan Lewis needs to also speak publicly on the benefits that this contract would mean to the residents of all Albuquerque.

Thanking you in advance for your attention to this matter.

Yours truly,

Palma C. Fagnoli
4513 Congress Ave. NW
Albuquerque, NM 87114
#505-899-8041

cc: Dan Lewis
S. Westbrook

Winklepleck, Stephani I.

From: Lifedancelessons@aol.com
Sent: Thursday, August 11, 2011 11:42 AM
To: emiliag1967@gmail.com
Cc: Winklepleck, Stephani I.
Subject: Re: Wal Mart Meeting

I have copied Stephani Winklepleck, Neighborhood Liaison in the Office of Neighborhood Coordination on this response, which gives her your original email in support of the project for the file.

If you care to send additional info, please address it to Stephani, who's address is in the "copy to (cc)" field in this email.

Thanks for letting us know, and since **tonight's meeting has actually been postponed**, I have added you to my distribution list for future emails concerning a re-scheduling of this facilitated meeting.

Diane

Diane Grover
Lifedance Mediation Services
PO Box 20337, Albuquerque, NM 87154-0337
(505)298-0051
www.lifedancemediation.com

In a message dated 8/11/2011 7:00:06 A.M. Mountain Daylight Time, emiliag1967@gmail.com writes:

Diane

-
Hi. I am in favor of the Wal Mart at Coors & Montaño but am unable to attend tonight's meeting.

To whom may I send a letter stating my support of the project?

-
Thank you,

-
Amy Gonzales
6136 Alderman Dr NW
Albuquerque, NM 87120

-
(505) 280-4000

Winklepleck, Stephani I.

To: Severson, Dessie Kuster

Subject: RE: Wal-Mart at Coors & Montano

Debbie,

Just to let you know that I have received your comments and will print and put in the file that I am maintaining of PA-11-074, Tierra West, LLC and will forward to the assigned staff planner once the applicant/agent has filed their application to the Planning Department.

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Severson, Dessie Kuster [mailto:severson@pitt.edu]

Sent: Tuesday, August 30, 2011 2:10 PM

To: Winklepleck, Stephani I.

Subject: Wal-Mart at Coors & Montano

I am in favor of building the proposed Wal-Mart at Coors & Montano. I do not want just another strip mall with specialized services that I do not routinely need--and one that will suffer from vacancies like the current ones in the nearby area. I do routinely shop at Wal-Mart. I am sure that other shops will go into the area once a large, anchor tenant is found.

Thanks,
Dessie

Dessie Severson, PhD
6449 JA Court NW
Albuquerque, NM 87120
505-697-8395

8/30/2011

Winklepleck, Stephani I.

To: David Stueven

Subject: RE: Proposed Walmart at Coors and Montano

Greetings,

I have printed a copy of your statement and will put in file for this future EPC Project and once a Staff Planner is assigned will give that person all comments that I have received in regards to this proposed large retail center.

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
COA/Planning, Office of Neighborhood Coordination
Physical: 600 Second St. NW, Rm. 120/87102
Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: David Stueven [<mailto:dstueven@gmail.com>]

Sent: Friday, September 30, 2011 5:17 AM

To: Winklepleck, Stephani I.

Cc: dstueven

Subject: Proposed Walmart at Coors and Montano

Dear Stephanie, I would like to voice my support in favor of the Walmart at coors and montano. I live near 4th and montano, and any Walmart is a long drive for us. When they built the Montano bridge and they dumped the Westside into our neighborhoods, the traffic changed our lives forever. I'd like to have something on the westside benefit us for a change. Also, a Walmart there will certainly reduce the need for westsiders to travel thru our neighborhoods on weekends which would be good for all in the North Valley. It is separate from neighborhoods on the Westside, and there is plenty of room for a Walmart there.

Sincerely,
David Stueven
432 Gavilan Place NW
Albuquerque
87107

9/30/2011

Lehner, Catalina L.

From: Raymond Waters [RaymondWaters123@comcast.net]

Sent: Saturday, January 07, 2012 12:51 PM

To: Lehner, Catalina L.

Subject: New Walmart Montano

I really do not understand these protestors against this new store! If it was a Mexican store----it would be a GREEN lite all the way! Saying it would block view at the school----thought the students were suppose to be learning not looking out the windows? Traffic increase? Even Albuquerque police department agree's, there would not be any problems! Polluting the GREAT BOSQUE, thats the biggest joke!!

- a) Walmart provides new jobs-training
- b) Walmart donates a lot to communities and education
- c) Walmart pays taxes to city-benefits taxpayers from increases

I am 70 years old, I have lived in California and Nevada, here in Albuquerque for 2years, New Mexico really surprises me how they try to protest any development to benefit the state or communities, I support Mayor hope he does not give in to these protestors!