

## FACILITATED MEETING REPORTS

# **CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**

**Project #:** 1003859 WalMart  
**Property Description/Address:** Coors Blvd NW between Montano Rd. NW and  
Mirandela St. NW; Approximately 23.89 acres  
Lots 1-3, North Andalucia at La Luz

**Date Submitted:** November 23, 2011  
**Submitted By:** Diane Grover

**Meeting Date/Time:** November 21, 2011, 6:30 to 9:00  
**Meeting Location:** Cibola High School  
**Facilitator:** Diane Grover  
**Co-facilitator:** Kathleen Oweegon  
Philip Crump  
Jessica Eaton Lawrence  
Pilar Vaile  
Jutta Lehmer

## **Parties:**

WalMart, Josh Phair, Applicant  
Tierra West, LLC, Ron Bohannon, Agent  
Scott and Goble Architects, Scott Klemple  
La Luz del Sol N.A. ("LDS")  
La Luz Landowners Assoc ("LUZ")  
Taylor Ranch N.A. ("TRN")  
Rio Oeste H.O.A. ("ROH")  
Andalucia H.O.A., Inc. ("AND")  
Northwest Alliance of Neighbors ("NWA")  
Westside Coalition of N.A.s  
Bosque School  
Las Casitas del Rio II ("LCR")  
Ventura Ranch ("VR")  
Los Verdes H.O.A. ("LVH")  
Horizon Academy ("HZA")  
New Life Baptist Academy  
Bosque Meadows Subdivision  
Bosque Environment Monitoring Program  
Santa Fe Village N.A. ("SFV")  
North Valley Community Association  
Alban Hills N.A. ("AHN")  
Oxbow Village  
Escuela del Sol  
Alameda Neighbors  
Corrales Neighbors

West Bluff N.A.  
Tierra Viva Association  
Los Ranchos  
Paradise Hills  
Alvarado Gardens N.A.

Note: Individual names can be found at the end of this report.

***NOTE: This report is intended as a supplement to the initial pre-application meeting report #PA11-074. Any issues brought up in this meeting that were included in the last report, without new information or responses associated with it from this meeting, will be omitted from this report.***

### **Background/Meeting Summary:**

This meeting was the second meeting in connection with this project, the first being a pre-application meeting on September 28, 2011, where there were over 500 people in attendance. This project was intended to go before the EPC on December 8, 2011, but was deferred, in part because of a Traffic Impact Study ("TIS") which had not been released to the public prior to this meeting. The re-scheduled EPC Hearing date is January 5, 2012. At this hearing this project #1003759-WalMart, is the only one on the agenda. The Albuquerque Journal stated that the meeting will be held in the City Council Chambers at City Hall however **the location of this meeting is yet to be decided and will be announced to the neighborhood contact people and posted on the City web site at [www.cabq.gov/planning](http://www.cabq.gov/planning) .**

This meeting was attended by approximately 320 people. Applicant Silver Leaf Ventures requests a Site Development Plan for Building Permit and an Amendment to the Site Development Plan for Subdivision through its agent Ron Bohannon of Tierra West LLC, for a proposed WalMart at property located on Coors Blvd NW between Montano Road NW and Mirandela Street NW, containing approximately 23.89 acres.

The meeting began with the applicant team responding to questions raised at the pre-application meeting for which they did not have the opportunity to respond. (See "**Meeting Specifics**" **1) through 4)** below). They also stated that they will set up a web site to allow people to follow the progress in the project, should it continue to move forward.

Neighbors were then given the opportunity to ask questions concerning traffic, the TIS and miscellaneous items. There was a great deal of concern over the fact that the TIS had not been released to the general public. Tony Loyd, Traffic Engineer for the City, stated that the study had been submitted on November 7, 2011, was reviewed with comments made and was in the hands of Terry Brown, Traffic Engineer on the project for his modifications. It will be reviewed again by the City and then released. Tony said the original report was released to Timothy Flynn-O'Brien, attorney for the Bosque School and could be released to anyone, although he wondered what the benefit might be of the original other than to compare it to the revised plan when released.. Tony expected the revised plan could be released soon.

Neighbors had many additional questions relating to compliance with the Westside Strategic Plan ("WSSP") the Coors Corridor Plan ("CCP") and the 2005 Site Development Plan; safety and crime; the difference between a Community Center and a Big Box Store, and various other topics detailed in "**Meeting Specifics, 5) and 6)** below.

One neighbor asked about the applicant's November 30, 2011, DRB meeting as evidenced by a yellow sign she saw posted near the site. Ron Bohannon stressed that they have no DRB meeting scheduled and that he would research to find out more about that sign. He was adamant that it did not pertain to any Tierra West, LLC project and certainly not the proposed WalMart.

If not all, then a huge majority of the people in attendance at this meeting were opposed to the WalMart being built at this location. No one at the meeting chose to speak in favor of this project.

**Outcome:**

**Areas of Agreement:**

- None noted

**Unresolved Issues, Interests and Concerns:**

- Neighbors and student families in attendance stated clear opposition to this project

**Meeting Specifics:**

**1) Operations questions from prior meeting – Applicant response**

- a) RV Parking
  - i) Will not be allowed at this site – staff will enforce this
  - ii) Site should not be RV destination because site is removed from highway
- b) Background checks for truck drivers
  - i) All employees are subject to criminal background checks and drug tests
  - ii) Truck drivers are included in i) above
  - iii) Drivers are monitored for moving violations and receive random drug testing
  - iv) Any driver involved in an accident is drug tested within 24 hours
- c) Store Size
  - i) WalMart with full grocery component
  - ii) Less than ½ the size of West Bluff store
  - iii) 99,000 sq. ft. facility
- d) Hours of operation
  - i) 24 hours (monitored at all times by security team)
- e) Delivery times
  - i) Will vary based on needs of other stores in the area and when trucks are filled at distribution center
  - ii) Most large stores receive 1-2 deliveries per day
  - iii) 1 delivery or less per day is anticipated for this store
- f) Alcohol
  - i) Intend to apply for license to sell alcohol

- ii) Application will require a separate hearing
  - iii) Will be in compliance with state law and reviewed by City Council
- g) Firearms
  - i) WalMart is federally licensed to sell firearms
  - ii) Will have background checks in compliance with the Brady Act
  - iii) No customer under the age of 18 can purchase firearms
- h) Saturation
  - i) Both nearby stores operate above anticipated customer volume
  - ii) Hoping to help facilitate better shopping experience.
- i) Product selection
  - i) Full grocery
  - ii) Bakery
  - iii) Deli
  - iv) Produce
  - v) Dry goods
  - vi) General merchandise
  - vii) Hardware
  - viii) Housewares
  - ix) Sporting goods
  - x) Organic products
  - xi) Locally manufactured products
    - (1) WalMart spent \$18 million last year with NM suppliers
- j) Future expansion
  - i) No plans to expand store in the future
  - ii) Site plan makes future expansion difficult
- k) Security
  - i) Staffed with asset protection 24/7
  - ii) State of the art monitoring systems
  - iii) Proactive approach to dealing with Albuquerque police department
- 2) **Architectural/sustainability questions from prior meeting – Architect**
  - a) Looking at several technologies/designs specifically for site
    - i) Will try to have exhaustive listing on web site
  - b) Energy consumption/lighting
    - i) Using LEDs for all refrigeration cases
      - (1) Reduces heat and energy load
      - (2) Lasts longer
    - ii) Daylight harvesting
      - (1) WalMart has been doing this for some time
      - (2) Increasing efficiency of HVAC
      - (3) Utilizes skylights
    - iii) Refrigeration equipment
      - (1) Located on top of building
        - (a) Reduces amount of refrigerant, copper tubing
      - (2) Use energy in tubing to heat water for building needs
    - iv) White roofs
    - v) Restroom toilets

- (1) Research technologies and work with manufacturers for efficient fixtures
- vi) Flooring
  - (1) Exposed polished concrete
  - (2) Reduces amount of chemicals associated with flooring materials
- vii) Construction demolition recycling program
  - (1) Contractor is required to recycle
    - (a) Utilize series of containers for different substances
- viii) Looking at rainwater harvesting
- ix) Looking at technologies
  - (1) For creative design of site
  - (2) To reduce other energy impacts
- 3) **Response to prior meeting questions – Agent**
  - a) Lighting
    - i) Will be compliant with Night Sky Ordinance
    - ii) Will be compliant with CCP
  - b) Quiet asphalt
    - i) Rubberized asphalt content (includes crushed tire mix
    - ii) Currently used on Coors; applicant is investigating use on the site
  - c) View Corridor
    - i) Submitted view analysis
    - ii) Review with City in process
    - iii) Anticipates that project will be within view corridor limits
- 4) **Response to traffic questions from last meeting – Traffic Engineer**
  - a) TIS still under review by the City
  - b) Vibration and house foundations
    - i) Excavation of building pad only
    - ii) Nearest house is 800' away
    - iii) Based on review, will not affect any structures
  - c) Scope of study
    - i) Collected new traffic counts
    - ii) Study based on new counts and proposed plans
    - iii) Quantifies and evaluates traffic through intersection of Montano and 4<sup>th</sup> Street from east of Rio Grande
  - d) TIS submitted November 7, 2011
  - e) City commented the middle of last week
  - f) Terry will address comments and resubmit to City
    - i) Hoping to resubmit later this week
  - g) City will review again
  - h) Discussion will begin on mitigation issues
  - i) Intersections analyzed
    - i) Montano and Coors
    - ii) Dellyne and Coors
    - iii) Montano and 4<sup>th</sup>
    - iv) Winterhaven and Montano
    - v) All access points
- 5) **Traffic - neighbors' questions and comments (responses as available)**

- a) CCP and WSSP
  - i) Neighbor states purpose of Coors is as north/south arterial and includes
    - (1) Pedestrian safety
    - (2) Bike safety
    - (3) Vehicle safety
    - (4) Traffic safety
  - ii) Neighbor feels all are detrimentally affected by WalMart at this location
  - iii) Applicant response – Traffic Engineer
    - (1) Construction on Coors implements all safety measures necessary for pedestrian and bicycle safety
    - (2) Some pedestrian issues may be addressed in TIS
- b) TIS
  - i) Was supposed to be available to Bosque School attorney and community
    - (1) Has been withheld
    - (2) Disadvantages school and community
    - (3) City is not representing community interests
    - (4) Big Box Ordinance requires information provided in timely manner
  - ii) Response – City Engineer
    - (1) Lack of availability is, to some extent, his fault (has been out on leave)
    - (2) TIS submitted November 7, 2011
    - (3) Currently being reviewed and revised
    - (4) Generally available to public once revised
    - (5) One reason project deferred was delay on TIS
    - (6) Want to make original draft, comments, revised draft available this week
      - (a) Would allow 45 days to review prior to EPC Hearing
      - (b) Tim Flynn O'Brien, Bosque School attorney, has original draft
        - (i) Can be made available to anyone
    - (7) City Traffic Engineer questions value of original draft besides comparing to revised
  - iii) Is TIS based on 24 hour operation?
  - iv) Traffic Engineer states that data is per City requirements
    - (1) Policies mandate how study is done
    - (2) Policies define peak hours (7-9 a.m.; 4-6 p.m.)
    - (3) TIS facilitates peak hour traffic
  - v) Did TIS take into consideration future development on West Mesa, Rio Rancho and other Westside areas; regional traffic projections; Montano Bridge
  - vi) Response – Traffic Engineer
    - (1) TIS does not take into account specific future development
    - (2) Takes into account traffic growth rate
      - (a) Uses growth trend over last 5 years OR MRCOG regional model
      - (b) Some future development included in numbers but nothing specific
      - (c) Implementation year for entire development is 2015; projected traffic to 2015
    - (3) Montano Bridge
      - (a) When 2-lane facility in 2004-2005 daily traffic was 26,000 vehicles/day
      - (b) Now with 4 lanes almost 30,000 vehicles/day
      - (c) Still has plenty capacity on bridge

- (d) Congestion is at signals, not on the bridge
- vii) Response – City Traffic Engineer
  - (1) Regional traffic studies vs. site-specific studies
    - (a) Regional studies by MRCOG (FABS document) – guided development of regional transportation facilities
    - (b) City does site-specific studies with limited study area
    - (c) City interested in peak hours
    - (d) Try to mitigate the impacts caused by development at peak times
    - (e) COG deals with short and long range planning and congestion management
    - (f) COG deals with alternative transportation
- viii) Regional 35 year projects
  - (1) Neighbor states traffic projections across bridge could result in 2-3 hour commute cross the river.
  - (2) MRCOG has data on long range study on this intersection
- ix) Time of year TIS counts were taken
- x) Response – Traffic Engineer
  - (1) All except Montano/Coors were in October, 2011
  - (2) Montano/Coors was in November 2010
- xi) Response – City Traffic Engineer
  - (1) Counts are taken when school is in session
  - (2) Avoid special event times like holidays and Balloon Fiesta
- xii) Neighbor wants traffic study to recognize cumulative impact to west side neighborhoods.
- c) Trucks going southbound on Coors would have to go through residential area
  - i) Agent states truck delivery route is down Alameda or I-40.
  - ii) Trucks enter from Coors
  - iii) Can exit back to Alameda and access river
  - iv) Can use Learning Blvd
- d) Will WalMart provide bicycle racks
  - i) Have done so in the past
  - ii) Will work with City to ascertain appropriate location
  - iii) Bike locker issues would have to be addressed with client – will look at this
- e) View from the school
  - i) Rob states want to be in compliance and sensitive to surroundings
    - (1) Looking at additional design for back of building
    - (2) Holistic approach to design
    - (3) Want layering effect between street edge and building
      - (a) 3' berm
      - (b) 8' high wall
      - (c) Landscape and shrubbery between street edge and wall as buffer
      - (d) 60-80' from back of building to street edge
      - (e) Buffer of 25-40' in depth with landscaping, trail, buffer
      - (f) Hope this will mitigate view
- f) Trucks
  - i) Neighbor finds 1-2 trucks per day hard to believe
  - ii) Asks about supply trucks



- iii) Other stores have 50' trucks and refrigerated trucks with cabs running
      - (1) Causes pollution
      - (2) Does WalMart have policy for idling trucks running
    - iv) Does City regulate idling trucks or audit number of trailers going in and out
  - g) Response - Applicant:
    - i) Vendor trucks are much smaller
    - ii) 50' trailers will be one per day
    - iii) Fleet has 5-minute governors for idling
      - (1) If idling longer something is wrong
      - (2) Josh will follow up with logistics team
      - (3) Josh will look at stores to check into idling and post answer on web site
  - h) Response – City Traffic Engineer:
    - i) City takes into consideration truck traffic in intersection analysis
    - ii) Looks at circulation in and out of site as part of site plan review
  - i) Neighbor does not believe possible for big trucks to go down Montano
- 6) **Miscellaneous topics – neighbor's questions and comments (responses as available)**
  - a) Neighbor states West Bluff neighborhood has been negatively impacted by WalMart
  - b) Environment – how is a huge store with huge parking lot positive for environment?
  - c) Response - Applicant
    - i) Store will be 40-60% more efficient than a similar store built 5 years ago
    - ii) WalMart takes its role very seriously as example of how stores should be constructed and operated
    - iii) Work hard with suppliers to reduce packaging and carbon footprint
  - d) Safety/crime
    - i) Bosque student loves freedom at school
      - (1) No security guards
      - (2) No fences
    - ii) Big Box store could bring changes
      - (1) Don't want lockdowns
      - (2) Don't want crimes associated with big box stores
      - (3) Want friends and community safe
    - iii) Neighbor states police receive 40% of calls from WalMart and WalMart area crime
      - (1) What happens outside of store is concern
    - iv) Bosque School Teacher states students are scared for their safety
      - (1) Coors/Montano intersection is already the 4<sup>th</sup> most dangerous in the City
        - (a) Per UNM and NMDOT
  - e) Response - Applicant:
    - i) WalMart takes safety seriously
    - ii) No one will shop at unsafe stores
    - iii) WalMart addresses incidents immediately
    - iv) WalMart will be proactive with APD
    - v) Coverage inside and outside of store is comprehensive providing deterrent for criminal activity
  - f) Increase in sales tax revenue for Albuquerque and New Mexico
    - i) Neighbor questions how using proposed store to reduce load on other stores will add to overall sales tax revenue

- ii) Neighbor asked if WalMart pays state income tax
- g) Response - Applicant
  - i) WalMart complies with all state and federal tax laws
  - ii) WalMart is audited every quarter
  - iii) Representative does not know what percent taxes are paid
- h) Seems revenue from New Mexico suppliers in WalMart would have miniscule impact on New Mexico Suppliers
- i) Response - Applicant
  - i) The \$18 million to New Mexico suppliers supports 9000 jobs which is not trivial
- j) Locally owned businesses
  - i) Neighbor states economists say local businesses generate greater per capita income for residents of communities
  - ii) Bernalillo County has 19% poverty rate
  - iii) Big box negatively impacts per capita income
- k) Response - Applicant
  - i) WalMart purpose is to save people money so they can live better
  - ii) Folks in poverty spend less at WalMart to provide more for their families
- l) Misrepresentation of site plan as "village"
  - i) Village is small town
  - ii) WalMart is contrary to essence of village
  - iii) WalMart does not depict what corridor represents to residents
- m) Response - Agent
  - i) Andalucia project has been evolving
  - ii) Town center is 50 acres with
    - (1) School component
    - (2) Housing component
    - (3) Senior housing
    - (4) Government
    - (5) Open space
    - (6) Commercial component
  - iii) Attempting to create a commercial component to the Town Center
- n) Concern for sale of alcohol/tobacco/firearms so close to school
  - i) Applicant states haven't had single underage tobacco, alcohol, firearms violation at any Albuquerque store in the past 5 years
  - ii) Zero tolerance policy
  - iii) Sale to anyone underage constitutes immediate firing
  - iv) Checking into required buffer between school and alcohol sales
    - (1) Alcohol sales is not a part of this proceeding
    - (2) Applying for license to sell alcohol is separate proceeding
      - (a) Public meeting will be required at that time
- o) Will Auto Care be component of store?
  - i) Applicant states will have no Auto Care component
- p) Store expansion
  - i) Neighbor has seen WalMarts starting small and later expanding
- q) Response - Applicant
  - i) No plans for future expansion

- ii) No room on site for future expansion
- r) WSSP
  - i) States protection of the Bosque is critical
  - ii) View plane is important
  - iii) Development must be appropriate to adjacent sites
  - iv) Big Box fails to comply with this plan
  - v) Big box doesn't belong near treasured Bosque
  - vi) WSSP Promotes
    - (1) Collaboration with neighborhoods
    - (2) Diverse commercial and residential development
    - (3) Small business and diverse retail
    - (4) Neighborhood centers
    - (5) Regional planning for regional needs
  - vii) Refers to site as a Community Center
  - viii) Neighbor challenges City planning to reaffirm WSSP as guiding document
- s) Response - Agent
  - i) Working hard to make this a pedestrian oriented development
  - ii) WalMart will be one component of this site with other commercial
- t) CCP
  - i) Neighbor believes plans in violation of CCP
  - ii) Top of buildings is 28' – doesn't account for rooftop elements (mechanics)
  - iii) Want applicant to revisit the CCP requirements for height, view and openness
- u) Response - Applicant
  - i) Working with City to show that view corridor is in compliance
  - ii) Scanned in photos by professional surveyor and will add elevations to City web page
  - iii) EPC Process makes sure all development is in compliance with plans
- v) Drainage; Water use and recovery outside of store
  - i) We are in or near a drought
  - ii) How will runoff be dealt with
    - (1) Gas and oil can contaminate the Bosque and the river
  - iii) Is Drainage at school adequate for such a large project?
  - iv) Who will maintain pond?
  - v) How will chemical contamination be dealt with?
  - vi) Will it meet 100 year storm requirements?
- w) Response - Applicant
  - i) Overall site drains to drainage retention pond at Bosque School
  - ii) Commercial and residential drains to pond on east side of Mirabela
  - iii) Does not drain to river
  - iv) WalMart will comply with water drainage ordinance
  - v) Facility was done for entire master plan
  - vi) Designed for 100-year storm
- x) Trees in parking lot irresponsible with drought conditions
- y) Underground parking would reduce footprint
- z) WalMart has abandoned stores across the country – what guaranty won't happen here
- aa) Response - Applicant
  - i) Abandoning stores is not good for WalMart or community

- ii) Can never offer any guarantee
- bb) Community suggestion
  - i) Move store further west where neighbors want a WalMart
- cc) Amended Site Plan for Subdivision
  - i) Turning Tracts 1-3 into 12 more lots for more intensive use of site
  - ii) 2005 Site Plan required 300' buffers between intensive uses and school.
  - iii) 100' setback should be along the entire eastern property line of the WalMart site
  - iv) Bosque School planning decisions based on 2005 Site Development Plan
    - (1) May not be able to use school land to its best use
- dd) Response - Applicant
  - i) Buffering is taken into account
  - ii) Working with City on buffering techniques
  - iii) Believe we are in compliance with 2005 Site Development Plan
- ee) Camouflage technologies for screening
  - i) Neighbor submitted photo to applicant showing camouflage technologies in screening large structures into sensitive landscaping
  - ii) Recommend architect explore these technologies
- ff) 35' Buffer and Retaining Walls
  - i) How will buffer be designed
  - ii) How big will retaining walls be
  - iii) How will they look from the street?
- gg) Response - Applicant
  - i) 35' buffer is in compliance with CCP
  - ii) Will have buried buffer in back of site
  - iii) Few retaining walls along access road
    - (1) In compliance with City drainage ordinance plus enhancements
- hh) WalMart approved at Coors and La Orilla for grocery store
  - ii) Response - Applicant
    - i) WalMart will not be built at Coors and La Orilla
- jj) The Bosque
  - i) Cannot be recreated
  - ii) 90% of wildlife in the state uses the Bosque at some point in its life cycle
  - iii) Bosque is the Jewel of the City
- kk) Transit Feasibility
  - i) WSSP requires transit feasibility and access study for developments within community activity centers.
  - ii) Didn't see one included with plans
  - iii) Wondering if one was included in 2005
  - iv) More compatibility with public transportation can reduce cars
- ll) Response – Agent
  - i) We will look at bike lanes and transit feasibility
- 7) **Stated opposition to this project**
  - a) Comments from State Representative of several affected neighborhoods
    - i) Concerned that many are talking as if this WalMart is a done deal
    - ii) Feels WalMart needs to listen to community as a good corporate citizen
    - iii) Wants developers to re-consider application with so much community opposition

- b) "No Big Box" sign at the back of the room
  - i) Neighbor asked who agreed with sign – generated great support/applause
- c) Westside Coalition of NAs
  - i) Represent 30 Neighborhood Associations
  - ii) Coalition voted almost unanimously to oppose Big Box construction at this location
  - iii) Have responsibility to stand together and be heard.
- d) Audience either applauded or gave standing ovation each time a speaker said the WalMart did not belong on this site.
- e) No meeting attendees spoke out in favor of this project.
- 8) **Closing remarks from Agent**
  - a) Working to make a compatible development that will work with community
  - b) We hear that you feel otherwise
  - c) Property is zoned C-2 and will not be a park
  - d) With or without WalMart it will be a center
  - e) We will post web site with questions and responses
    - i) Will provide that information to City and they will disseminate to contacts
  - f) City also has web site with all plans and all that has been released for public record

#### **Next Steps:**

- Applicant will proceed with hearing on January 5, 2012 and follow action plan and action items.

#### **Action Plan:**

- Applicant will set up web site for questions and answers as project continues

#### **Action Items:**

- TIS is being modified and will be resubmitted to City
- TIS will be reviewed by City and released to public soon
- Applicant will work with City to find appropriate locations for bicycle racks
- Applicant will look into feasibility of bicycle lockers
- Josh will follow up with logistics team on trucks idling
- Josh will post follow up on trucks idling on web site
- Applicant will look into bike lanes and transit feasibility

#### **Application Hearing Details:**

1. Hearing scheduled for January 5, 2012, **Location to be determined and announced at [www.cabq.gov/planning](http://www.cabq.gov/planning)**
2. Hearing Time to be determined and announced at [www.cabq.gov/planning](http://www.cabq.gov/planning)
3. Hearing Process:
  - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - b. City Planner includes facilitator report in recommendations.

- c. The Commission will make a decision and parties have 15 days to appeal the decision.
- 4. Resident Participation at Hearing:
  - a. Written comments must be received by 9:00 AM December 22, 2011, to be included in the planner's report. Comments may be sent to:

Catalina Lehner, Co-staff Planner  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102  
[clehner@cabq.gov](mailto:clehner@cabq.gov)  
(505) 924-3935

OR

Carmen Marrone, Co-staff Planner  
600 2<sup>nd</sup> Street NW, third Floor  
Albuquerque, NM 87102  
[cmarrone@cabq.gov](mailto:cmarrone@cabq.gov)  
(505) 924-3814

OR

Doug Peterson, Chair, EPC  
Laurie Moye, Vice Chair, EPC  
% Planning Department  
600 2<sup>nd</sup> St, NW, Third Floor  
Albuquerque, NM 87102

**Comments:**

**Names & Affiliations of Attendees:**

**Sign in sheets will be posted on the City web site, along with this report.**

**Winklepleck, Stephani I.**


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**From:** abqwscona@yahoogroups.com on behalf of candypatt@aol.com  
**Sent:** Monday, November 28, 2011 2:34 PM  
**To:** abqwscona@yahoogroups.com  
**Subject:** [abqwscona] Fwd: Facilitator's Report Project #1003859-WalMart  
**Attachments:** Facilitator'sRept#1003859WalMart11-11.doc; Facilitator'sRept#PA11-0749-11.doc

Attached is the summary report for the subject facilitated meeting held Monday, November 21,  
 If you have questions related to the summary, please contact the facilitator.

Thank you.

Candy

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From: lifedancelessons@aol.com  
 To: Lifedancelessons@aol.com  
 CC: cmarrone@cabq.gov, clehner@cabq.gov, sbeaucaire@cabq.gov, swinklepleck@cabq.gov, NParada@cabq.gov, oweegon@bridgesofpeace.com, phcrumpsf@gmail.com, jess.lawrence@gmail.com, pilar@pilarvailepc.com, jutta@auroradesign.us  
 Sent: 11/24/2011 4:02:12 P.M. Mountain Standard Time  
 Subj: Facilitator's Report Project #1003859-WalMart

Hi, Folks,

HAPPY THANKSGIVING

Attached please find the facilitated meeting report from Monday night's meeting.

Please note that this report is intended to be a summary, not a transcript, of Monday's meeting, so not all comments will appear. It is also intended as a supplement to the initial pre-application meeting report #PA11-074. Any issues brought up in Monday night's meeting that were included in the last report, without new information or responses associated with them from this meeting, will be omitted from this report.

I refer the gentleman who was concerned about his comments not appearing in the report from the prior meeting, to that report (which I am also attaching). Please refer to section 9)w) where you will see your comments in their entirety.

Should you read something in the report that you feel is an inaccurate representation of what was said in the meeting, please be aware of the amendment parameters stated below.

I also include the following links to the applicant survey for Jim, Shannon, Kim, Shawndy and the rest of the applicant team, and the participant survey for everyone else who attended the meeting:

Applicant Survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-applicant-survey>

Participant Survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-participant-survey>

**Please take a moment and give the City the feedback that helps us all to serve you best.**

It is quick and easy and you need only respond to the questions on line and submit it on-line. The City has worked hard to make this process as user friendly as possible. Your input is invaluable to the City ADR department, in meeting their goals for continuous improvement to the Land Use Facilitation Program; and to your facilitator who is always looking to increase ways to meet your needs. Please be sure to include the project 1003859 and facilitator's name (Diane Grover) at the top of the form.

Thank you so much for your participation in this meeting. I and my co-facilitators enjoyed working with you.

Sincerely,

*Diane Grover*  
*Lifedance Mediation Services*  
 298-0051  
[www.lifedancemediation.com](http://www.lifedancemediation.com)

#### CLARIFICATION OF AMENDMENT PARAMETERS:

In this program, I have limits placed on how I can utilize people's input on my reports. These limits are in place to preserve the integrity of my role and of my reports. My parameters are:

1. **I can never change a report, but**
2. **If a correction is offered on something that occurred at the facilitated meeting, and is reflected in the notes that I have** (i.e. I mis-communicated in the report what I have in my notes), I then write an amendment to the report, which goes out to the same people as the report.
3. **If a correction is based strictly on objective fact** (i.e., I got the name of a street wrong), I then write an amendment to the report, which goes out to the same people as the report.
4. **If a correction or clarification is offered on something that for some reason is not reflected in my notes or that did not actually occur at the facilitated meeting, I must then request that a letter be written to the City Planner, by the person offering the clarification.**
5. **If something was said at the meeting, but omitted from the report**, please send those comments directly to the planner listed at the end of the report.

It is entirely possible that I or my co-facilitator may mis-hear things, yet we must let that clarification come from the speaker, directly to the Planner - again so that we maintain the integrity of the process. This is especially important because other meeting participants may have a contrasting correction or clarification, and I have no way to determine which I should represent, unless I stay consistent in only representing what the facilitators heard.

\_\_\_\_\_

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## **CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**

**Project #:** PA11-074  
**Property Description/Address:** SE Intersection of Coors and Montano  
  
**Date Submitted:** October 2, 2011  
**Submitted By:** Diane Grover  
  
**Meeting Date/Time:** September 28, 2011  
**Meeting Location:** Cibola High School, 1510 Ellison NW  
**Facilitator:** Diane Grover  
**Co-facilitator:** Kathleen Oweegon  
**Co-facilitator:** Philip Crump  
**Co-facilitator:** Jesse Eaton-Lawrence  
**Co-facilitator:** Pilar Vaile

**Parties:**

WalMart, Applicant  
Tierra West LLC: Ron Bohannon, Agent  
Jonathan Niski, Agent  
  
La Luz del Sol N.A.  
La Luz Landowners Assn.  
Rio Oeste H.O.A.  
Taylor Ranch N.A.  
Northwest Alliance of Neighbors  
Westside Coalition of N.A.s  
Bosque School  
Cottonwood Classical Preparatory School  
Oxbow Village HOA  
Oxbow North HOA  
Santa Fe Village  
Las Casitas del Rio  
Tres Placitas HOA  
Volcano Vista  
La Luz HOA  
Ladera Heights N.A.  
Rancho Serano N.A.  
Alban Hills N.A.  
Undesignated residents and neighbors

Note: Individual names can be found at the end of this report.

**Background/Meeting Summary:**

This pre-application meeting concerns the potential application by WalMart, through agent Tierra West, LLC., for an Amendment to the Site Development Plan for Subdivision for a Large Retail Facility (LRF) approximately 95,000 sq. ft. for retail space. Proposed tenants include a Large Company Bank and a smaller version of a Super Wal-Mart along with a few restaurants and other retail stores located at the corner of Montano Road NW and Coors Blvd. NW.

The meeting began with facilitator reading a statement concerning the scheduling of this meeting which, unfortunately, coincided with the first evening of Rosh Hashanah (see addendum #1)

Following the reading of this comment, and prior to the facilitator's introduction, the Headmaster of the Bosque School giving a five-minute presentation summarizing his perspective on this project so that he could leave to observe the holiday. He stressed his concerns for the safety of the community and the students; his personal commitment and the commitment of the school to the environment and ecosystem; traffic concerns; concerns for crime related to Big Box stores and the history of and potential for school lockdowns in relation to such businesses. (the Headmaster's more detailed concerns are included below, under "**Meeting Specifics**" 2), 5), 7) and 9), along with community comments). The headmaster was very distressed that students could not be accommodated, as requested ½ hour prior to the start of this meeting, to present their PowerPoint presentations and hand out fliers to the attendees. He felt this was an affront to what we should be teaching our students about the democratic process. Facilitator did commit to doing anything possible to accommodate these presentations at the next meeting, should the applicant continue with their application and a second meeting be convened. The students' teacher took facilitator's card and promised to work with facilitator in advance of the next meeting to accommodate this. Students were also invited to leave their fliers at the front desk for people to pick up on their way out, rather than hand them out during other presentations at this meeting.

Ron Bohannon from Tierra West LLC., agent for WalMart, introduced his team to include Chris Green with Consensus Planning; architect Rob Klemple with Scott and Goble Architects; Attorney Michelle Henrie; Traffic Engineering consultant Terry Brown; Civil Engineer Jonathan Niske with Tierra West LLC and, by Skype, WalMart Director of Corporate Affairs, Delia Garcia.

The store will be a C-2 Center with a WalMart in the Center. This store is ½ the size of a super center. There will be pedestrian element. Surrounding the Center will be commercial; financial institutions; sit-down restaurants; in-line stores and Jr. anchor tenants. Nothing is under contract at this time.

Design will be contemporary pueblo with some color, texture and detail variations. They are planning nice pedestrian corridors and pedestrian friendliness. They are trying to include massing that creates interest and complies with City ordinances. Landscaping will meet city codes and requirements and comply with Coors Corridor Plan. There will be streetscape on the back side facing Bosque School and they will attempt heavy screening.

Traffic engineer Terry Brown stated that the Traffic Impact Study ("TIS") was originally approved by the City and NMDOT and was based on a plan completed in 2004 and approved in 2005. The developer spent \$2 million constructing improvements based on mitigation measures from the City and NMDOT. The old plan consisted of 270,000 sq. ft. of commercial property, and the proposed plan is 189,000 sq. ft. of commercial. Terry stated that trip generation of the new plan shows a 30-35% reduction in traffic generated and that the numbers are based on the Institute of Traffic Engineers approved traffic generation rates and reviewed by the City and NMDOT.

Community members, including 5 students from the Bosque School, raised many concerns and questions. Concerns included those associated with traffic and the increase in both numbers of vehicles and numbers of accidents that would be brought by a big box store at that location. Neighbors felt that roads in the location were already over-stressed and that, since there were already sufficient WalMarts in the area to meet their needs, the new one would primarily attract those from the North Valley and many from the Unser Crossing area, whose residents very much want and need a WalMart in their area. Additional traffic concerns and the applicant and City responses to them are detailed below in **"Meeting Specifics 2), 3) and 4)"**.

Proximity to the Bosque School was a big issue for many in the room, with concerns for traffic safety for newly driving students; traffic safety for parents and community members and parents; crime associated with Big Box ventures including severe and violent crimes and student safety in relation to those crimes; sales of guns, tobacco and alcohol so close to the school; the school and student commitment to reducing carbon footprint and additional issues. Additional concerns regarding the proximity to the school and the applicant's response to these are listed below in **"Meeting Specifics 5) and 6)"**.

Another large issue for many was the current saturation of WalMart stores in the area and the impact on local business. Community members note there are 15 WalMarts in Albuquerque, with one being 2 miles north; one 2 miles south and one ½ mile to the east. Several residents observed that this store would be redundant in this area. Additional issues and the applicant's response to these are listed below in **"Meeting Specifics 7) and 8)"**.

Miscellaneous issues included but were not limited to the effect on Montano open space; environmental issues; burdens on taxpayers for road improvements, cost to taxpayers for Medicare for WalMart employees without benefits; effect on the Bosque ecosystem; unemployment caused by WalMart's effect on other businesses; and noise pollution, among others. One neighbor quoted a statement from a WalMart rep in the Albuquerque Journal on 9/22 stating "it's about serving our customers conveniently and close to home" and assured WalMart they have already achieved that mission. A variety of other miscellaneous items are detailed below along with the applicant response in **"Meeting Specifics 9)"**

Neighbors in attendance at the meeting appeared to be fairly unified in their concerns and unwillingness to consider a WalMart at this location. There were no comments of support for this project made at the meeting.

#### **Outcome:**

### **Areas of Agreement:**

- No agreements between the applicant and the community were stated by any participant of this meeting

### **Unresolved Issues, Interests and Concerns:**

- Will City reduce speed limits to accommodate bicycle/pedestrian safety?
- How will the bridge handle intense new developments?
- How to address issues of vibration that could harm house foundations?
- What will be done for noise mitigation
- Traffic Impact Study – neighbors want TIS for cumulative area, not just immediate
- Can overnight RV parking be disallowed?
- WalMart policy for background checks on truck drivers
- Policies for chemical incidents
- Will “quiet asphalt” be utilized in construction
- Water Harvesting

### **Meeting Specifics:**

#### **1) Applicant Presentation**

- a) Site Plan
  - i) Coors to the West
  - ii) Montano to the North
  - iii) Bosque School to the Southeast
  - iv) Albuquerque sewage treatment plant to the east adjacent to the Bosque
  - v) Master planned development to the west of the school
- b) Plans
  - i) C-2 Center
  - ii) WalMart in the center
    - (1) “Neighborhood market on steroids”
    - (2) ½ the size of a super center
  - iii) Surrounding center
    - (1) Commercial
    - (2) Financial institutions
    - (3) Sit-down Restaurants
    - (4) In-line stores
    - (5) Jr. anchor tenants
    - (6) Nothing under contract at this time
  - iv) Pedestrian elements
  - v) Details
    - (1) Contemporary pueblo design
      - (a) Some color, texture and detail variations
      - (b) Nice pedestrian corridors and accessible routes
      - (c) Softscape and hardscape

- (d) Patio
  - (e) Pergolas
  - (f) Sitting places for people
  - (g) Successful routes to store
- (2) Looked at architectural context of corridor
  - (a) Attempting to create massing that creates interest and complies with City ordinance
  - (b) Trying to break down largeness of site
- (3) Signage for store is somewhat minimal; directional at entry
- (4) Components
  - (a) Vigas
  - (b) Landscaping in pedestrian corridors
  - (c) Glazing
  - (d) Trying to create composition that works well
- (5) Some details will change – not set in stone
  - (a) Will be some fine tuning to architecture
  - (b) Concept is strong but needs refinement
- vi) Landscaping - Chris Green
  - (1) Meets all city codes and requirements
  - (2) Complies with Coors Corridor Plan
  - (3) Meets guidelines of La Luz Site Development Plan
  - (4) Pedestrian streetscape in front of store
    - (a) Connection between roundabout at Mandela to Montano
  - (5) Goal is for pedestrian friendliness
  - (6) Streetscape on back side facing Bosque School
    - (a) Attempt to have heavy screening and less negative impact to school
  - (7) Trying to be consistent with planting at Bosque School
- c) Traffic (Terry Brown, Traffic Engineer)
  - i) Traffic impact study (“TIS”) approved by City and NMDOT
  - ii) Based on plan completed in 2004, approved in 2005
  - iii) Consists of numerous commercial establishments
  - iv) Based on TIS, City and DOT determined list of mitigation measures that developer should construct
    - (1) Developer spent 2 million constructing improvements
  - v) Old plan consisted of 270,000 sq. ft. of commercial
    - (1) Proposed plan is 189,000 sq ft. commercial
  - vi) City asked how trip generation rate of new plan would compare to old plan
    - (1) 30-35% reduction in traffic generated
    - (2) Numbers based on Institute of Traffic Engineers approved traffic generation rates
    - (3) Reviewed by City and NMDOT
  - vii) Ron Bohannon acknowledged that Traffic is generally biggest issue for communities and wanted to hear concerns, so opened up for questions and comments.
- 2) **Traffic: Community Questions and Concerns**
  - a) Existing roadways not adequate for additional big box traffic
  - b) Additional traffic would bring about additional accidents

- c) Community wants information provided to neighborhood associations and Bosque School
- d) Concern that plan doesn't address
  - i) Intersection at Learning Rd. and Coors
    - (1) Trucks will be required to enter/exit off Learning Rd. and Coors
  - ii) Intersection of Coors and Montano
- e) Coors/Montano Intersection
  - i) Designated Community Activity Center for some time now
  - ii) Development plans for the flyover – planned elevation on Montano
- f) Pedestrian and bicycle safety
  - i) Will City lower speed limits to control traffic on these very busy streets?
  - ii) Coors/Montano intersection already very dangerous
  - iii) Store will bring additional traffic from North Valley and Unser Cross
- g) Traffic Impact Study
  - i) Existing traffic issues at Coors/Montano intersection due to development on top of mesa and throughout Rio Rancho
  - ii) How will bridges handle intense new developments?
  - iii) Existing congestion around stores and parking lots
  - iv) Need overall TIS, not just piecemeal studies
- h) Streets cannot handle existing load at peak hours
  - i) Volume of traffic on Coors – how to address issues of vibration that could harm house foundations
- j) Element of 2004 plan was a Transportation Demand Management Program
  - i) Grocery store was anticipated
  - ii) Would be mixed-use project
  - iii) Mixed-use creates abilities to reduce trips and share parking
  - iv) WalMart is standalone where cohesive mixed-use environment was intended
  - v) Also lost all office anticipated in 2004
  - vi) Concerned will wind up with very auto-oriented use with no vision of community center for neighborhood
  - vii) Want opportunity for real community center
- k) Another access point is Coors and Dellyne
  - i) Currently dangerous intersection
  - ii) Students, parents and delivery trucks at peak hours will create accidents – harm students and neighbors
  - iii) Concern for large vehicles entering and exiting at same time as community vehicles
- l) Concerns of speaker who is Regional Faculty Member for Traffic Support Course
  - i) National statistics indicate increased traffic flow, especially in school zones, risks dramatic increase in accidents
  - ii) Risk of EMS resources to have delayed response times to get to children due to traffic flows
  - iii) Does WalMart have policy for truck drivers to go through background checks to keep children safe?
  - iv) EMS courses teach that most hazardous truck is big box store vehicle.
  - v) Policies for chemical incidents and risk to nearby children
- m) WalMart policy to allow overnight RV parking

- i) Can that be restricted?
  - ii) WalMart employees have background checks; can't regulate overnight parkers
  - iii) Encourages/attracts possible bad element to "hang out"
- n) 2005 plan that was adopted
  - i) Divided parcel into 2 parts.
  - ii) Tract 61 was withdrawn from application
  - iii) Footprint shown by traffic engineer was never approved by City
  - iv) Largest footprint approved by City was approximately 55,000 sq. ft.
- o) Parking lot cracks in asphalt allow for gas and oil leaks damaging the earth
- p) Resident is leery of TIS
  - i) Traffic engineer is the same who did the 1999 Coors/I40 study
  - ii) Developer claimed improvements "would make traffic better in the area"
  - iii) Taxpayers paid 120 million to fix the problems that this traffic analysis created
  - iv) Intersection is in dire need of reconfiguration
  - v) This is imposition of major traffic generator
  - vi) Not enough money to fix this situation
  - vii) Analysis should be run through the state traffic engineers as well
- 3) Traffic Issues: Applicant response**
  - a) Terry Brown
    - i) Large part of reason for reported reduction in trips is that old plan had 270,000 sq. ft. of retail commercial. New plan has 189,000 sq. ft.
      - (1) Also has to do with other mix of land uses compared to 2005 TIS
    - ii) Assured folks that after TIS was performed safety issues were addressed and incorporated into improvements
  - b) Ron Bohannon
    - i) Traffic study was implemented in 2007
    - ii) Looked at trip generation
    - iii) Initial analysis is that reduction in size of center shows that we are within original approval levels
    - iv) Applicant meets with Richard and his staff and generates new TIS
      - (1) Will be public review
      - (2) City and State will review and approve if it meets criteria
      - (3) All is used in EPC review
    - v) This is horizontal mixed-use
      - (1) 540 multi-family units approved on this overall site
      - (2) 15 acres going to be construction just immediately south of commercial site
      - (3) WalMart is part of larger mixed-use area
- 4) City Traffic Engineer Response, Richard Dourte**
  - a) TIS has not been submitted to the City to date
  - b) Comments will be taken into consideration
  - c) Process for approval
    - i) Engineer makes submittal
    - ii) City makes comments
    - iii) DOT will be included
    - iv) After comments are addressed and TIS is approved, formal submittal can be made
    - v) There is opportunity for public comment at EPC hearing

- 5) **Proximity to Bosque School: Community Questions and Concerns**
  - a) BEMP – Bosque Ecosystem Monitoring Program
    - i) Monitors ecosystem
    - ii) Collaborate with UNM biology department, schools and agencies
    - iii) Accompanied students from APS to
      - (1) See porcupine in natural habitat
      - (2) Measure groundwater levels
      - (3) View impact on Bosque
    - iv) Coordinator of BEMP works with over 6000 students all over state
      - (1) One office at UNM; one at Bosque School
      - (2) Bring in 2000 students
      - (3) States wilderness experience should not be in close proximity to big box (with seemingly unanimous agreement from attendees)
  - b) Bosque School design
    - i) Complementary to land
    - ii) Minimizes environmental footprint
    - iii) Complements neighbors
  - c) Big box not consistent with the area, school or surrounding communities
  - d) Safety
    - i) Large number of student drivers and parents
    - ii) Students come from 37 zip codes
    - iii) Attraction of crime associated with big box stores threatens students
    - iv) 1/3 of students on financial aid – store will increase need for security and money spent on security will reduce financial aid
    - v) Students are new drivers who do not need increase in traffic and accidents
  - e) School commitment to reducing carbon footprint
    - i) School advises students to reduce carbon footprint by walking; biking; public transportation
  - f) Criminal activity related to big boxes
    - i) 2 campus lockdowns last year due to shopping center just north of Bosque Schools
  - g) Firearms Sale not wanted so close to school by Bosque school administration, parents and students
  - h) Cigarette Sales are not wanted close to school
  - i) Alcohol Sales are not wanted close to school
  - j) Head of Bosque Middle School stated vision for public performance space; community gardens; locally owned shops; growers market; new elementary school; space that will enhance interconnectedness of community
  - k) Mother of 2 Bosque students who bike to school across Rio Grande and Montano bridge
    - i) Fearful of higher incidence of police reports at big box retailers
    - ii) Fearful that criminals would flee into Bosque through school endangering school community.
- 6) **Proximity to Bosque School: Applicant response**
  - a) In 1985 property was zoned for commercial
  - b) 2005: zoned for North Andalucía project
    - i) 35 acres of raw land set there for 6 years
    - ii) Developers have worked to improve with infrastructure



- iii) Has always been planned for development
- c) Ron Bohannon expressed desire to hear and work with community as best they can, starting this weekend
- d) Environmental impacts
  - i) Ron has represented WalMart for 17 years
  - ii) Worked with them on sustainability program for 8 years
    - (1) Would be happy to share information about sustainability efforts
  - iii) Working on solar; bio-swells
  - iv) Entire area drains to one central pond
  - v) Opportunity to reduce hydrocarbons and litter in drainage
- e) There are many ways of working pedestrian elements into the plan; they are listening and analyzing community comments
- 7) **WalMart Saturation/Existing Business: Community Questions and Concerns**
  - a) Development not necessary nor beneficial
    - i) Proposes harm in numerous areas
    - ii) WalMart, Target and grocery stores nearby
    - iii) Proposed store is redundant
  - b) WalMart in West Bluff area is only 2 miles away
  - c) 15 WalMart stores/centers in Albuquerque
    - i) WalMart 2 miles to the north
    - ii) WalMart 2 miles to the south
    - iii) WalMart ½ mile to the east
    - iv) Neighbor wants to know who is not served
  - d) Loss of local viable businesses owned by friends and neighbors
    - i) Times are tough
    - ii) Want to support existing economy and businesses
    - iii) Fear WalMart will produce abandoned buildings as others are put out of business
  - e) President of Taylor Ranch N.A. stated WalMarts are everywhere and that an article in the Wall Street Journal a dozen years ago quoted Sam Walton saying he wouldn't build in an area where WalMart wasn't welcomed
    - i) Requested for applause from people opposed to project resulted in loud applause
    - ii) Wants WalMart to consider that they are unwelcomed in this neighborhood and that these people are their customer base.
  - f) Neighbor states SU designation was intended to bring commercial that would add opportunities for community
    - i) With WalMart 5 minutes to the south; Target 5 minutes to the north, does not see opportunity or gain for community with proposed WalMart
  - g) WalMart goal of "serving our customers conveniently and close to home"
    - i) Quote from 9/22/11 Albuquerque Journal
    - ii) Neighbor assured WalMart that had already been achieved
- 8) **WalMart Saturation/Existing Business: Applicant response** Delia Garcia, WalMart representative appearing by Skype
  - a) Unable to participate in person as is 37 weeks pregnant; unable to travel
  - b) Appreciates everyone's passion
  - c) Intend to have a second facilitated meeting after application
  - d) Regarding saturation

- i) Area has been envisioned for commercial use
  - ii) Are trying to better serve customers
  - iii) Looking at how to make compatible development
  - iv) Research shows this store will be successful in the area even though there are other stores
  - v) Proposed store is under 100,000 sq. ft.
    - (1) Very few stores in the entire U. S. that are that small
    - (2) Reduction in size is to address traffic
  - vi) Store will coexist with other stores across New Mexico
  - vii) 2008 study demonstrates that there is economic activity and vibrancy
    - (1) Stores open because WalMart is anchor tenant
    - (2) Businesses thrive
    - (3) Thousands of businesses in New Mexico have coexisted with WalMart for as long as WalMart has been in the state
- 9) **Miscellaneous Issues: Community Question and Concerns**
- a) Adjacent to Montano open space
    - i) People of all ages walking and biking on trail
  - b) Environmental issues
    - i) Lights on 24/7 creates waste of electricity
  - c) Loss of tax revenues from existing businesses when people use big box stores
  - d) Big Box store cannot make up for loss of revenue from other businesses
  - e) Expenses to taxpayers
    - i) Maintenance of roads
    - ii) Hook up of lights
  - f) Unemployment when existing stores close due to Big Box stores
    - i) Jobs are lost
    - ii) WalMart pays low wages
    - iii) Many WalMart employees do not have health insurance
      - (1) Medicaid lists include Big Box workers, costing taxpayers
  - g) Relationship between WalMart stores and crime
    - i) Anecdotal news raises public concern that WalMart stores may be a “magnet for crime”
    - ii) Study called “Is WalMart safe?”
      - (1) Found that stores have a significant number of police incidents compared to other stores
      - (2) Costs taxpayers in increased policing costs
      - (3) Top 10 WalMart stores reported serious or violent police incidents
        - (a) Number 10 on the list is a WalMart in Albuquerque with 30 serious incidents
        - (b) Serious incidents include rape, attempted rape, murder, kidnapping
  - h) Noise mitigation/noise pollution from increased traffic
    - i) Will “quiet asphalt” be utilized?
  - i) Air pollution from increased traffic effects Bosque ecosystem
    - (1) Impacts health conditions
  - j) Ecosystem
    - i) Energy consumption from lighting and signage affects night ecosystem
    - ii) WalMart will negatively affect Bosque ecosystem

- k) Waste and litter going into the Bosque
- l) Zoning – SU-1
  - i) Gives community no legal recourse
  - ii) Believes is disingenuous to use mixed-use term when talking about this much parking and 334,000 sq. ft. of impervious surface
  - iii) Recommendation: Make property truly mixed-use
    - (1) Incorporate residential and office in project plan
- m) Village feel
  - i) La Luz resident on board of Bosque School stresses village feel of La Luz
  - ii) States 2005 plans were supposed to have village feel and collaboration with community which is what she wants
- n) Community safety
  - i) Concerned about huge retail center existing onto residential roads
  - ii) Neighbor suggested WalMart would attract drug dealers, rapists and burglars to the area
- o) Quality of life
  - i) Enjoying community on NM historical registry
  - ii) Walks in Bosque
  - iii) Travel by school seeing children
  - iv) Weekends seeing women with babies; small children
  - v) Pregnant women enjoying community
  - vi) After WalMart fears loss of quality of life; loss of feelings of safety; fear of rape or abduction
- p) Drainage and water-harvesting: want to hear more about this topic
- q) Neighbor stated design was not a pueblo design, which was met with loud applause
- r) Pedestrian areas – not achieved with a little covered walkway
- s) Grocery store, 12,000-30,000 sq. ft. would be welcomed
- t) Lighting – 24 hour lighting opposed by near neighbors
- u) Concern for 3 nice shopping centers in neighborhood since report by CUNY college states research shows WalMart
  - i) Depresses wages and labor benefits
  - ii) Pushes out retail jobs
  - iii) Results in retail vacancies
- v) “Albuquerque has grown too big for it’s bridges”
  - i) Does not want Montano widened
- w) WalMart good neighbor policy and recommendation
  - i) Have WalMart purchase property and deed to the City
  - ii) Establish fund for design, construction and maintenance for a park in perpetuity
  - iii) Erect stone monument “From WalMart to the children and citizens of Albuquerque)
  - iv) Met with loud applause and partial standing ovation
- x) Water Conservation
  - i) Statement from Albuquerque zoning code for large facilities: “Water conservation techniques shall be utilized where possible and as approved by city hydrologist. Water harvesting, permeable paving, water from roofs should be directed and used for landscapes
  - ii) There is no indication that you’re considering these things in your plan.

- iii) Water conservation is a critical issue
- y) Cost for the City
  - i) Would encourage City to do economic impact analysis
- z) Commercial development on the scale of Riverside Plaza
  - i) Neighbor stated would be welcomed
  - ii) Traffic should be studied to ensure intersection of Coors and Montano will not fail
  - iii) Want store to operate at normal retail hours
  - iv) This will protect the Bosque
  - v) WalMart project will not accomplish these
  - vi) Petition is being circulated ( stated 500 names to date)
- aa) Questions
  - i) If project is approved, will company be obligated to construct buildings consistent with drawings?
  - ii) Will company complete parking lot landscaping consistent with drawing?
  - iii) Will new TIS look into the future and address how construction will impact traffic from the project?
  - iv) How does the project move forward from here?
    - (1) Facilitator will get City input and relay
- bb) View Preservation
  - i) Appears WalMart would be in the view plane
  - ii) Development needs to honor plan
- cc) WalMart needed at Unser Crossing: Unser and Central
  - i) Newspaper quoted resident in SW mesa requesting this
- dd) 2005 approval
  - i) Resident disagrees that proposal in compliance with 2005 approval
  - ii) 2005 subdivision proposal articulates goals for this site and vision of
    - (1) Vibrant mixed-use community and village-like character
    - (2) Pedestrian access
    - (3) Honors natural conditions
    - (4) Maintain spectacular views
    - (5) Leave area devoted to open space
    - (6) Encourage innovative techniques like in La Luz and Bosque School
    - (7) Water harvesting
    - (8) Green development
    - (9) Architecture complimentary to La Luz and Bosque School
    - (10) Much smaller scale store
- ee) Attraction of North Valley and Unser Crossing shoppers to area
  - i) Store not needed in Taylor Ranch and surrounding areas
  - ii) Will mainly serve residents of North Valley and Unser Crossing
    - (1) Will add substantial traffic
  - iii) Unser Crossing has no commercial development
    - (1) Residents are pleading for this
- ff) Uniqueness of area
  - i) Bosque school has made many improvements
    - (1) Planted trees
    - (2) Incorporated Bosque into the curriculum

- ii) Open space shouldn't be filled with concrete and commerce
- gg) Necessities for follow-up by City and WalMart prior to developing
  - i) New traffic study from the City, not a hired consultant
  - ii) Study regarding pueblo ruins
  - iii) Ability to view open space

**Next Steps:**

- Applicant will decide whether to continue with application
- Once application is made, another facilitated meeting will be offered
- Should neighbors or applicant want meeting, one will be scheduled
  - Applicant has stated commitment to additional meeting
- Meeting report will be issued and will be posted at [www.cabq.gov](http://www.cabq.gov)
- 

**Action Plan:**

None noted

**Action Items:**

None noted

**Application Hearing Details:**

No hearing has been scheduled as no application has been made. Hearing will be scheduled and staff planner assigned when and if application is made.

Until a planner is assigned, please direct all comments for the file to:

Stephani Winklepleck, Neighborhood Liaison  
 Office of Neighborhood Coordination  
 PO Box 1293  
 Albuquerque, NM 87103  
 (505) 924-3902  
[swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov)

**Comments:**

- More than one community member urged others to get involved in their Neighborhood Associations
- President of Westside Coalition urged neighborhood associations to join coalitions

**Names & Affiliations of Attendees:**

Please see attached PDF file of sign in sheets



## REDUCTIONS

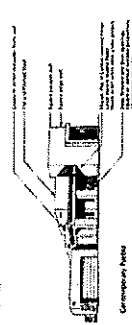




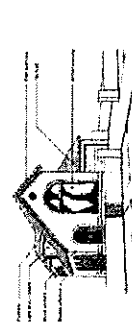


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There are a number of ways to improve the quality of the data collected. First, the data collection process should be standardized. This means that all data collectors should be trained in the same way and should use the same data collection tools. Second, the data collection process should be monitored. This means that someone should be responsible for checking the data collection process to make sure it is being done correctly. Third, the data collection process should be evaluated. This means that someone should be responsible for checking the data collection process to make sure it is producing the data that is needed.



complementary Public Works is a major modernization which affects most of the traditional Puerto Rican economy, from streets and homes to modern architecture. The former a major work not finished in the middle 1960s, the latter a type of Puerto Rican feeling. Being the first industrial policy to require the region as the Public Works and other modernization. From 1960 to 1965, 1965 to 1970, 1970 to 1975, 1975 to 1980, 1980 to 1985, 1985 to 1990, 1990 to 1995, 1995 to 2000, 2000 to 2005, 2005 to 2010, 2010 to 2015, 2015 to 2020, 2020 to 2025, 2025 to 2030, 2030 to 2035, 2035 to 2040, 2040 to 2045, 2045 to 2050, 2050 to 2055, 2055 to 2060, 2060 to 2065, 2065 to 2070, 2070 to 2075, 2075 to 2080, 2080 to 2085, 2085 to 2090, 2090 to 2095, 2095 to 2100, 2100 to 2105, 2105 to 2110, 2110 to 2115, 2115 to 2120, 2120 to 2125, 2125 to 2130, 2130 to 2135, 2135 to 2140, 2140 to 2145, 2145 to 2150, 2150 to 2155, 2155 to 2160, 2160 to 2165, 2165 to 2170, 2170 to 2175, 2175 to 2180, 2180 to 2185, 2185 to 2190, 2190 to 2195, 2195 to 2200, 2200 to 2205, 2205 to 2210, 2210 to 2215, 2215 to 2220, 2220 to 2225, 2225 to 2230, 2230 to 2235, 2235 to 2240, 2240 to 2245, 2245 to 2250, 2250 to 2255, 2255 to 2260, 2260 to 2265, 2265 to 2270, 2270 to 2275, 2275 to 2280, 2280 to 2285, 2285 to 2290, 2290 to 2295, 2295 to 2300, 2300 to 2305, 2305 to 2310, 2310 to 2315, 2315 to 2320, 2320 to 2325, 2325 to 2330, 2330 to 2335, 2335 to 2340, 2340 to 2345, 2345 to 2350, 2350 to 2355, 2355 to 2360, 2360 to 2365, 2365 to 2370, 2370 to 2375, 2375 to 2380, 2380 to 2385, 2385 to 2390, 2390 to 2395, 2395 to 2400, 2400 to 2405, 2405 to 2410, 2410 to 2415, 2415 to 2420, 2420 to 2425, 2425 to 2430, 2430 to 2435, 2435 to 2440, 2440 to 2445, 2445 to 2450, 2450 to 2455, 2455 to 2460, 2460 to 2465, 2465 to 2470, 2470 to 2475, 2475 to 2480, 2480 to 2485, 2485 to 2490, 2490 to 2495, 2495 to 2500, 2500 to 2505, 2505 to 2510, 2510 to 2515, 2515 to 2520, 2520 to 2525, 2525 to 2530, 2530 to 2535, 2535 to 2540, 2540 to 2545, 2545 to 2550, 2550 to 2555, 2555 to 2560, 2560 to 2565, 2565 to 2570, 2570 to 2575, 2575 to 2580, 2580 to 2585, 2585 to 2590, 2590 to 2595, 2595 to 2600, 2600 to 2605, 2605 to 2610, 2610 to 2615, 2615 to 2620, 2620 to 2625, 2625 to 2630, 2630 to 2635, 2635 to 2640, 2640 to 2645, 2645 to 2650, 2650 to 2655, 2655 to 2660, 2660 to 2665, 2665 to 2670, 2670 to 2675, 2675 to 2680, 2680 to 2685, 2685 to 2690, 2690 to 2695, 2695 to 2700, 2700 to 2705, 2705 to 2710, 2710 to 2715, 2715 to 2720, 2720 to 2725, 2725 to 2730, 2730 to 2735, 2735 to 2740, 2740 to 2745, 2745 to 2750, 2750 to 2755, 2755 to 2760, 2760 to 2765, 2765 to 2770, 2770 to 2775, 2775 to 2780, 2780 to 2785, 2785 to 2790, 2790 to 2795, 2795 to 2800, 2800 to 2805, 2805 to 2810, 2810 to 2815, 2815 to 2820, 2820 to 2825, 2825 to 2830, 2830 to 2835, 2835 to 2840, 2840 to 2845, 2845 to 2850, 2850 to 2855, 2855 to 2860, 2860 to 2865, 2865 to 2870, 2870 to 2875, 2875 to 2880, 2880 to 2885, 2885 to 2890, 2890 to 2895, 2895 to 2900, 2900 to 2905, 2905 to 2910, 2910 to 2915, 2915 to 2920, 2920 to 2925, 2925 to 2930, 2930 to 2935, 2935 to 2940, 2940 to 2945, 2945 to 2950, 2950 to 2955, 2955 to 2960, 2960 to 2965, 2965 to 2970, 2970 to 2975, 2975 to 2980, 2980 to 2985, 2985 to 2990, 2990 to 2995, 2995 to 3000, 3000 to 3005, 3005 to 3010, 3010 to 3015, 3015 to 3020, 3020 to 3025, 3025 to 3030, 3030 to 3035, 3035 to 3040, 3040 to 3045, 3045 to 3050, 3050 to 3055, 3055 to 3060, 3060 to 3065, 3065 to 3070, 3070 to 3075, 3075 to 3080, 3080 to 3085, 3085 to 3090, 3090 to 3095, 3095 to 3100, 3100 to 3105, 3105 to 3110, 3110 to 3115, 3115 to 3120, 3120 to 3125, 3125 to 3130, 3130 to 3135, 3135 to 3140, 3140 to 3145, 3145 to 3150, 3150 to 3155, 3155 to 3160, 3160 to 3165, 3165 to 3170, 3170 to 3175, 3175 to 3180, 3180 to 3185, 3185 to 3190, 3190 to 3195, 3195 to 3200, 3200 to 3205, 3205 to 3210, 3210 to 3215, 3215 to 3220, 3220 to 3225, 3225 to 3230, 3230 to 3235, 3235 to 3240, 3240 to 3245, 3245 to 3250, 3250 to 3255, 3255 to 3260, 3260 to 3265, 3265 to 3270, 3270 to 3275, 3275 to 3280, 3280 to 3285, 3285 to 3290, 3290 to 3295, 3295 to 3300, 3300 to 3305, 3305 to 3310, 3310 to 3315, 3315 to 3320, 3320 to 3325, 3325 to 3330, 3330 to 3335, 3335 to 3340, 3340 to 3345, 3345 to 3350, 3350 to 3355, 3355 to 3360, 3360 to 3365, 3365 to 3370, 3370 to 3375, 3375 to 3380, 3380 to 3385, 3385 to 3390, 3390 to 3395, 3395 to 3400, 3400 to 3405, 3405 to 3410, 3410 to 3415, 3415 to 3420, 3420 to 3425, 3425 to 3430, 3430 to 3435, 3435 to 3440, 3440 to 3445, 3445 to 3450, 3450 to 3455, 3455 to 3460, 3460 to 3465, 3465 to 3470, 3470 to 3475, 3475 to 3480, 3480 to 3485, 3485 to 3490, 3490 to 3495, 3495 to 3500, 3500 to 3505, 3505 to 3510, 3510 to 3515, 3515 to 3520, 3520 to 3525, 3525 to 3530, 3530 to 3535, 3535 to 3540, 3540 to 3545, 3545 to 3550, 3550 to 3555, 3555 to 3560, 3560 to 3565, 3565 to 3570, 3570 to 3575, 3575 to 3580, 3580 to 3585, 3585 to 3590, 3590 to 3595, 3595 to 3600, 3600 to 3605, 3605 to 3610, 3610 to 3615, 3615 to 3620, 3620 to 3625, 3625 to 3630, 3630 to 3635, 3



in Edmund Spenser's *Widow's Tale*, an early narrative poem that, though not based on a true story, is based on a true story. The widow's story is told by an old woman who is a friend of the widow's. The widow's story is told by an old woman who is a friend of the widow's. The widow's story is told by an old woman who is a friend of the widow's.

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the following information is provided for the purpose of assisting the reader in understanding the data presented in the preceding tables. The data are presented in the following order: (1) the number of cases of each disease, (2) the number of deaths from each disease, (3) the number of cases of each disease by age group, (4) the number of deaths from each disease by age group, (5) the number of cases of each disease by sex, and (6) the number of deaths from each disease by sex. The data are presented in the following order: (1) the number of cases of each disease, (2) the number of deaths from each disease, (3) the number of cases of each disease by age group, (4) the number of deaths from each disease by age group, (5) the number of cases of each disease by sex, and (6) the number of deaths from each disease by sex. The data are presented in the following order: (1) the number of cases of each disease, (2) the number of deaths from each disease, (3) the number of cases of each disease by age group, (4) the number of deaths from each disease by age group, (5) the number of cases of each disease by sex, and (6) the number of deaths from each disease by sex.

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144,394  
 49 Millions approximately for 1990-1991  
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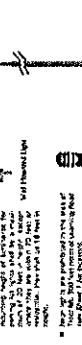
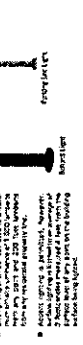
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**LIGHTING**

- where Rough and its wife, Mary, and their 10 children, all of the first-born group, are "spread fairly well" throughout the city.



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doi:10.1017/S0022292412001007 Published online by Cambridge University Press

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1. What is the purpose of the study?  
 The purpose of the study is to determine the effect of the new curriculum on the learning outcomes of the students.

1. ☐ **What is the purpose of this document?**  
 2. ☐ **What are the main objectives of this project?**  
 3. ☐ **What are the key findings of the research?**  
 4. ☐ **What are the conclusions and recommendations?**  
 5. ☐ **What are the limitations of the study?**  
 6. ☐ **What are the future research directions?**  
 7. ☐ **What are the acknowledgments?**  
 8. ☐ **What are the references?**  
 9. ☐ **What are the appendices?**  
 10. ☐ **What are the glossary and abbreviations?**  
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 25. ☐ **What are the final distribution and archiving steps?**

Beethoven was by profession a pianist, a composer and a conductor and he wrote a *Violin Concerto* during his lifetime. It is still today one of the most popular of his compositions. ■

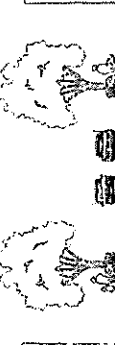
- **Don't forget the "small" things.** The City of New York has a long history of providing services to its residents, and it's important to make sure that these services are still available to all. For example, the City has a program that provides food and clothing to people in need. This program is run by the City's Department of Social Services, and it's important to make sure that this program is still working properly.
- **Make sure you're getting the most out of your money.** The City of New York has a lot of money, but it's important to make sure that this money is being used in the best way possible. For example, the City has a program that provides financial counseling to people who need it. This program is run by the City's Department of Social Services, and it's important to make sure that this program is still working properly.
- **Don't forget the "big" things.** The City of New York has a lot of money, but it's important to make sure that this money is being used in the best way possible. For example, the City has a program that provides financial counseling to people who need it. This program is run by the City's Department of Social Services, and it's important to make sure that this program is still working properly.

**PATENT CONTINUATION**

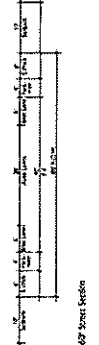
- Provide company with all the information you can regarding the job. Explain what tasks you completed in 2,000 hours and how you achieved the results. If you have any other relevant information, include it. The more information you provide, the more likely you will be selected for the 2,000-hour job.

with the fact that a large number of people are still in the habit of going to the bank to get their money, and the bank is not in a position to handle the business.

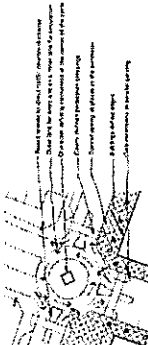
- All three theory and reality are to be considered together in the study of the social sciences and not separated as in the natural sciences.
- Handpicked samples of life are studied in the social sciences, and what has happened to others is not taken into consideration.
- Social sciences are not value free, as in the natural sciences, and they are designed to affect the behavior and thought of the masses.
- Social sciences are aimed at changing the social conditions of the masses, not just to study the masses, as in the natural sciences.
- Unlike the natural sciences, social sciences are not aimed at finding the laws of the universe, but at finding the laws of the society.
- Unlike the natural sciences, social sciences are not aimed at finding the laws of the universe, but at finding the laws of the society.



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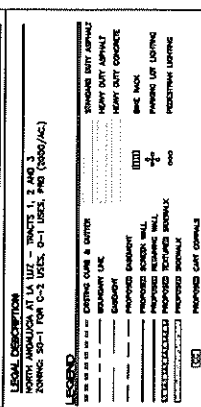
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There is a high correlation between the two variables. The correlation coefficient is 0.92. The regression equation is  $y = 0.92x + 0.08$ . The coefficient of determination is 0.85. The standard error of the estimate is 0.04. The confidence interval for the slope is 0.88 to 0.96. The p-value is 0.0001. The F-statistic is 15.84. The t-statistic is 3.98. The degrees of freedom are 18. The test is two-tailed. The null hypothesis is that the correlation is zero. The alternative hypothesis is that the correlation is not zero. The test results reject the null hypothesis. There is a significant correlation between the two variables.

- [illegible]

**Continued**

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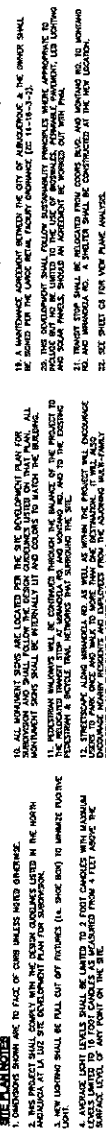
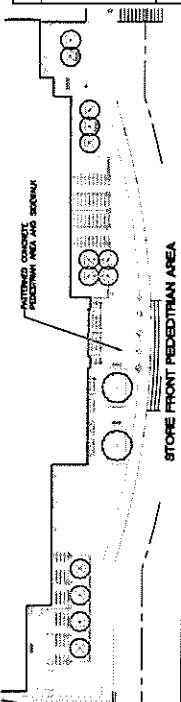
EASEMENTS	
2	EXISTING 7' M.S.T.&T. EASEMENT (11/01/1968, BK. 105C, 119-PC, 834)
3	EXISTING 10' PUBLIC UTILITY EASEMENT (10/11/2003, 2055C-342)
4	PROPOSED 5' PUBLIC SIDEWALK EASEMENT
5	PROPOSED 30' PUBLIC WATER LINE EASEMENT
6	PROPOSED 30' PUBLIC SANI LINE EASEMENT

[illegible]

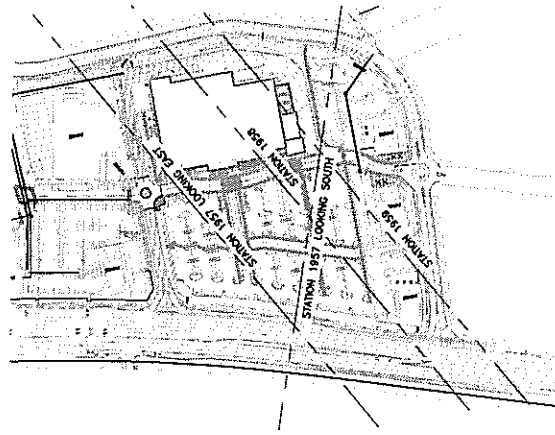
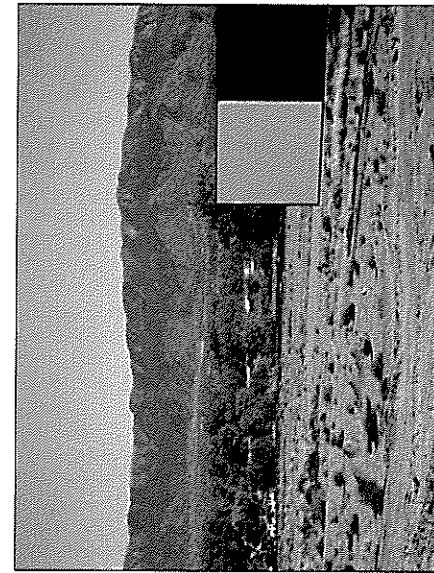
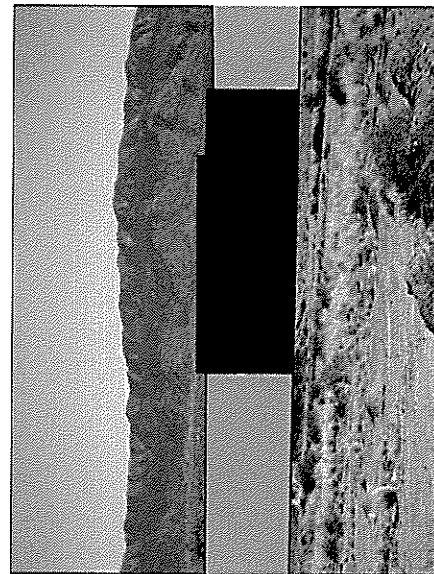
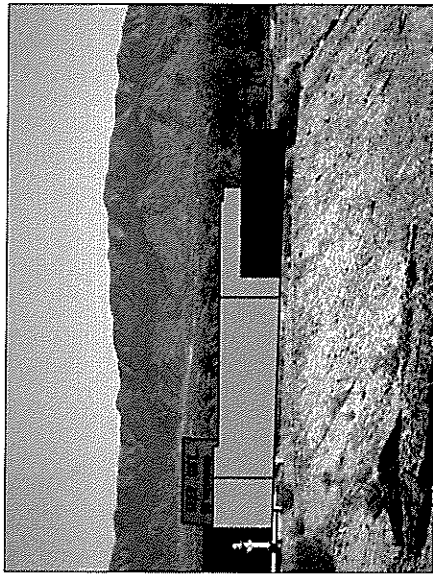
GRAPHIC SCALE

SCALE: 1"=60'

DICKER'S S&L	#6550 ALBUQUERQUE, NEW MEXICO SITE PLAN FOR BUILDING PERMIT	 3571 MONTE PACE, N.E. ALBUQUERQUE, NM 87110 (505) 655-3100 <a href="http://www.lummedisic.com">www.lummedisic.com</a>	SHEET # <b>C4</b>	DATE 12/23/11	DRAWN BY R
			PHILLIP A. SCHWABER P.E. 17899	JOB # 2011001	

[illegible]



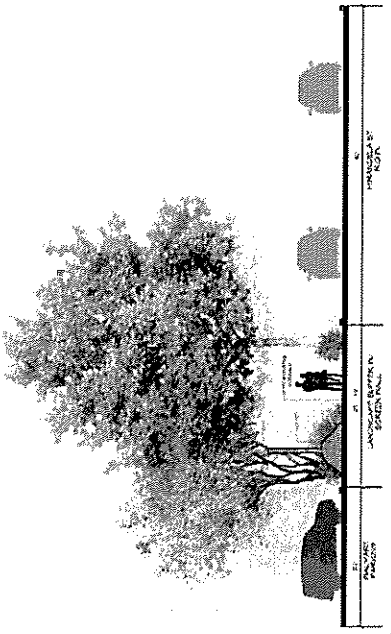
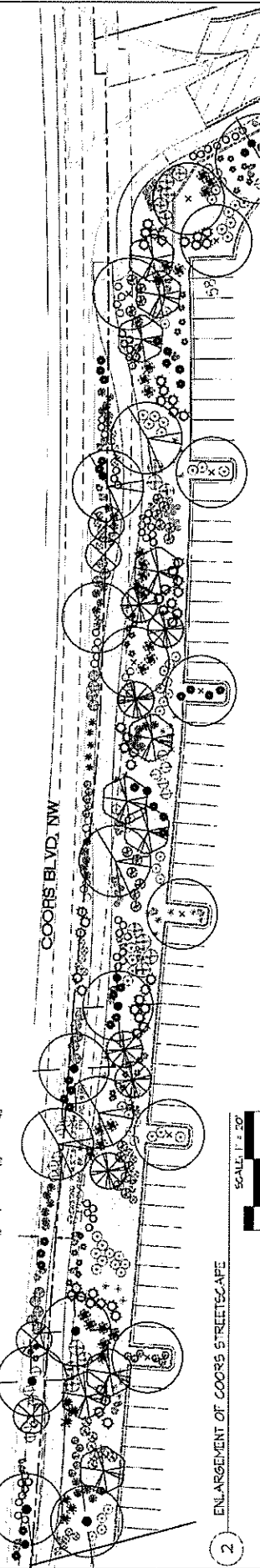
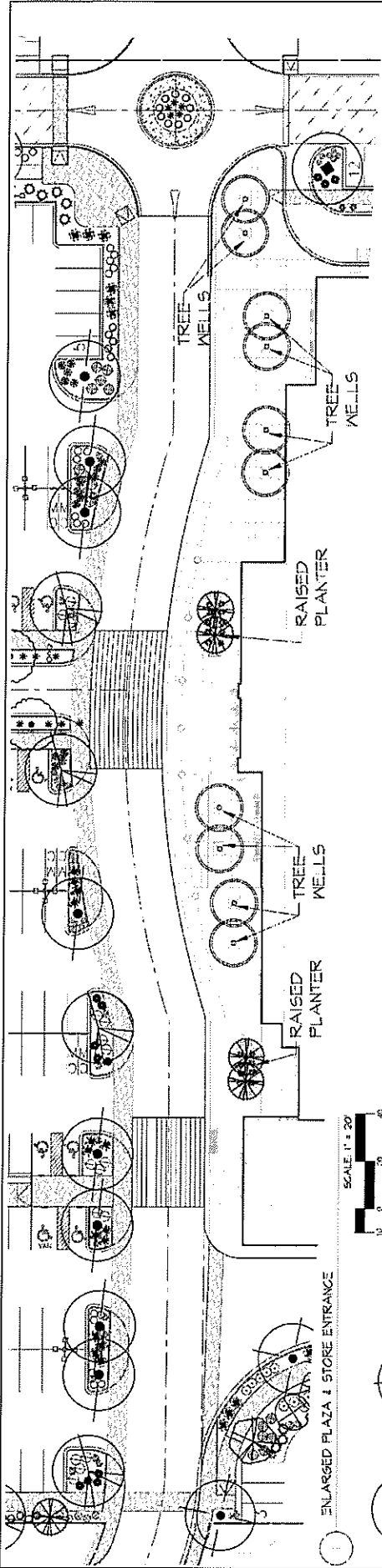


The view camera plate was stabilised using a T-shaped metal UK Test-Zincrod and establishing the corners of the proposed building in the photograph from vertical direction. The plates where the photos were taken were also stabilised and supported from vertical direction. A scan set at 4 foot high (1.20 m) was set up and scanned into the file. The photos and reference points were stabilised in the ACDRAW file and then the building represented in the photo at the current physical elevation and height of the building. The photos represent a graphical representation of the proposed building at the building's establishment on Coast Bay.

WALMART #9650	VIEW PLANE EXHIBIT	775-350 LIBERTY, LLC 5300 WILSON BLVD. NAPLES, FL 34108 www.350liberty.com
DICK'S SPORTS & OUTDOORS		RONALD S. ROSENBERG P.E. FRASER
WALMART #9650 ALBUQUERQUE, NEW MEXICO	VIEW PLANE EXHIBIT	775-350 LIBERTY, LLC 5300 WILSON BLVD. NAPLES, FL 34108 www.350liberty.com
SHOWN BY DATE 12/23/11	SAFETY / <b>C6</b>	JAN 1 2011(0)
SAFETY / YOU PLACE COMMENT		



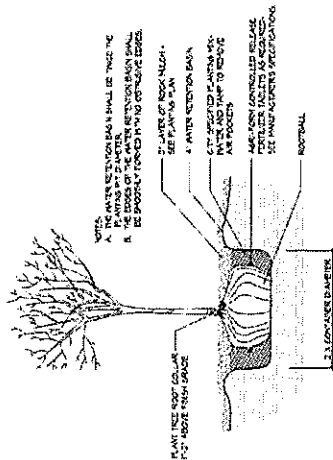




3 SECTION A-A N.T.S.

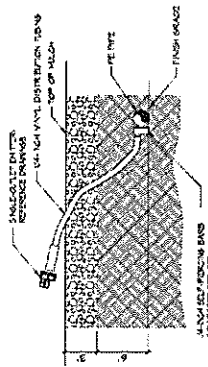
DATE: 12/27/11	Walmart #5650 ALBUQUERQUE, NEW MEXICO	DRAWN BY: JF
201101-LUC	LANDSCAPING PLAN 2	DATE: 12/27/11
SHEET 1		DATE: 12/27/11
C8		DATE: 12/27/11
201101		DATE: 12/27/11

CONSENSUS PLANNING, INC.  
 Planning / Landscape Architecture  
 100 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 243-2021 Fax 847-5455  
 www.consensusplanning.com



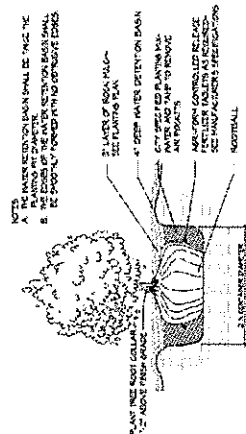
1 TREE PLANTING @ GRADE

NTS



4 DRIP EMITTER DETAIL

NTS



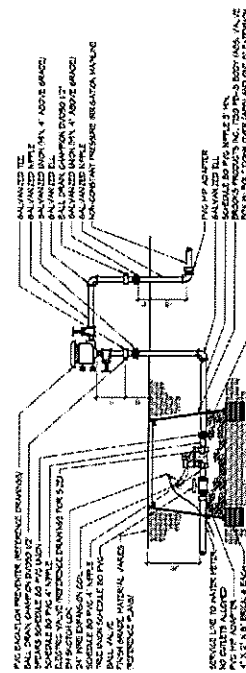
2 SHRUB PLANTING @ GRADE

NTS

IRRIGATION SCHEDULE

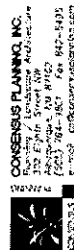
IRRIGATION SCHEDULE

TEMPERATURE	WIND SPEED	WIND DIRECTION	WIND FORCE	WIND DIRECTION	WIND FORCE
50-70	0-10	0-10	0-10	0-10	0-10
70-80	10-20	10-20	10-20	10-20	10-20
80-90	20-30	20-30	20-30	20-30	20-30



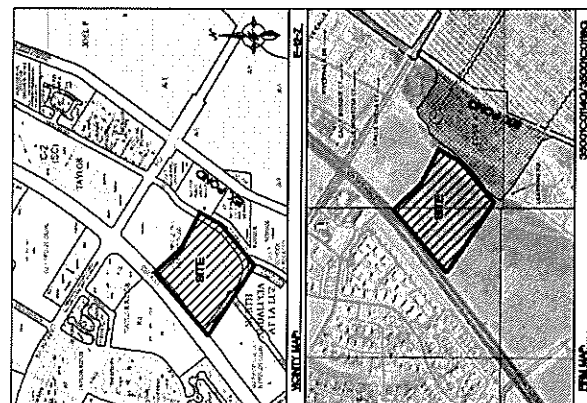
5 MASTER VALVE N/P/B

NTS



OWNER'S SHEET	Walmart ALBUQUERQUE, NEW MEXICO	DESIGNED BY DATE	12/11/11
PROJECT SHEET	LANDSCAPING PLAN	DESIGNED BY DATE	201001-04
PROJECT SHEET	C9	DESIGNED BY DATE	201001-04
PROJECT SHEET	PE 1/100	DESIGNED BY DATE	201001-04





**DRAINAGE IMPROVEMENTS**

THIS PROJECT IS PART OF THE APPROVED NORTH ANGLEWOOD AT 112. THE PROJECT SITE IS CURRENTLY VACANT. THE SITE CURRENTLY LIES WITHIN THE 100 YEAR FLOOD ZONE. THE SITE IS CURRENTLY VACANT AND THE EXISTING DRAINAGE SYSTEM IS COLLECTED IN EXISTING DRAIN PIPES AND CONVEYED TO AN EXISTING MANHOLE LOCATED ON 10TH ST. THE EXISTING DRAINAGE SYSTEM IS COLLECTED IN EXISTING DRAIN PIPES AND CONVEYED TO AN EXISTING MANHOLE LOCATED ON 10TH ST. THE EXISTING DRAINAGE SYSTEM IS COLLECTED IN EXISTING DRAIN PIPES AND CONVEYED TO AN EXISTING MANHOLE LOCATED ON 10TH ST.

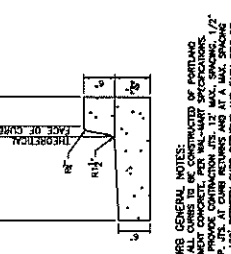
AS SHOWN ON THE FIRM MAP ABOVE, THIS SITE IS OUTSIDE OF A FLOOD ZONE. THE EXISTING DRAINAGE SYSTEM IS COLLECTED IN EXISTING DRAIN PIPES AND CONVEYED TO AN EXISTING MANHOLE LOCATED ON 10TH ST. THE EXISTING DRAINAGE SYSTEM IS COLLECTED IN EXISTING DRAIN PIPES AND CONVEYED TO AN EXISTING MANHOLE LOCATED ON 10TH ST.

**STANDARD CURB / GUTTER**

ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, 12" MAX. SPACING, 1/2" MIN. JOINTS. CURBS SHALL BE PLACED BETWEEN SIDEWALK AND CURE WHEN DIST. EXCEEDS 10'.

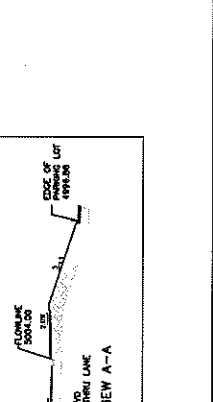
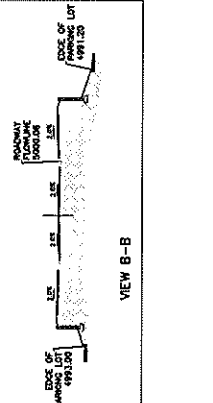
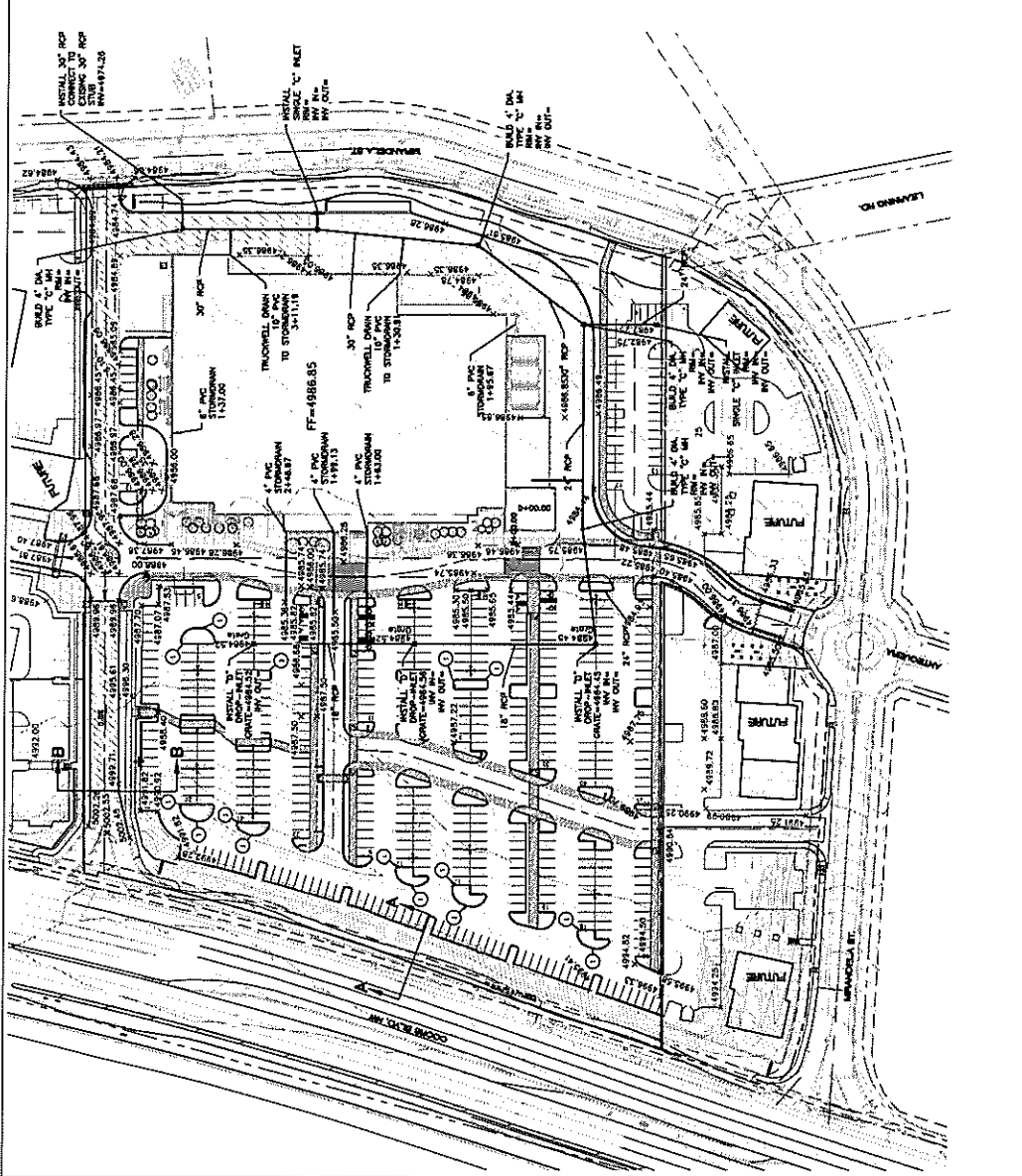
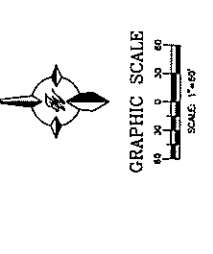
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PROJECT #	2011001-002
SHEET #	C10
DATE	12/27/11
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SHEET #	C10
DATE	12/27/11
PROJECT #	2011001-002
SHEET #	C10

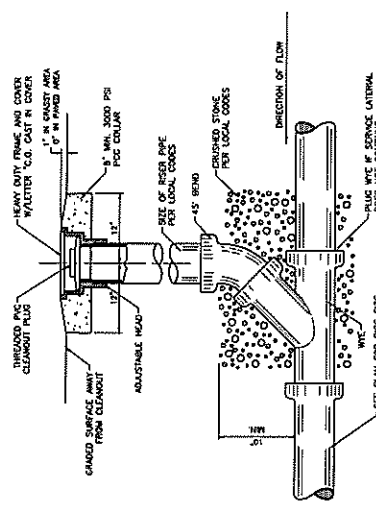
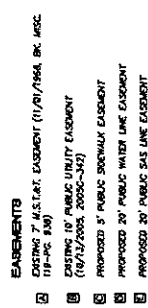
- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EXISTING
  - RIGHT-OF-WAY
  - CONCRETE
  - PAVING
  - SCREEN WALL
  - RETAINING WALL
  - CONTOUR MAJOR
  - CONTOUR MINOR
  - SPOT ELEVATION
  - FLOW ARROW
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING CONTOUR MAJOR
  - EXISTING CONTOUR MINOR
  - EXISTING SPOT ELEVATION



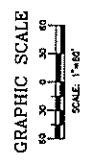
**CURB GENERAL NOTES:**


- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, 12" MAX. SPACING, 1/2" MIN. JOINTS.
- PROVIDE CURB WITH A 1/4" MIN. SLOPE AWAY FROM THE SIDEWALK.
- SEPARATELY CONSTRUCTED CURB SHALL BE CONSTRUCTED WITH A 1/4" MIN. SLOPE AWAY FROM THE SIDEWALK.
- ALL CURBS SHALL BE PLACED WITH A 3/4" MIN. JOINTS.
- ALL CURBS SHALL BE PLACED WITH A 3/4" MIN. JOINTS.
- ALL CURBS SHALL BE PLACED WITH A 3/4" MIN. JOINTS.

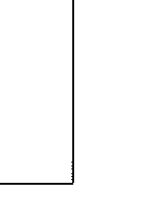
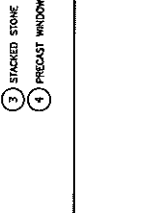
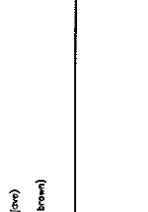
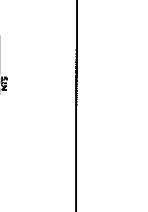
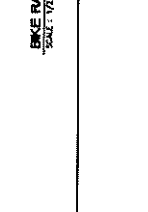
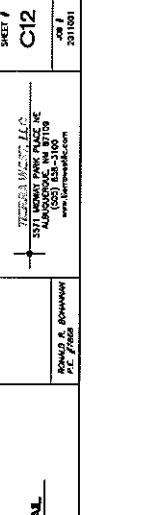
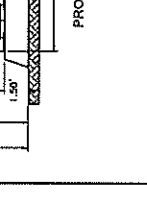
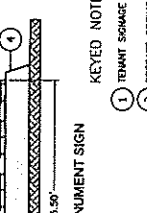
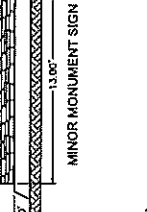
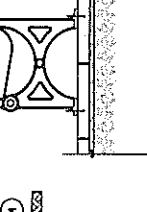
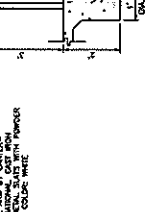
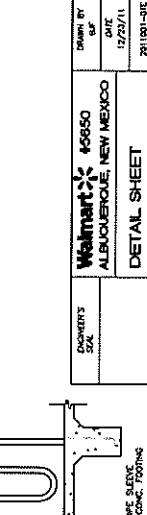
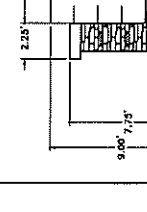
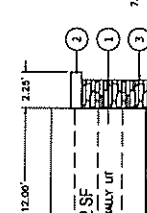
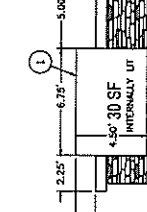
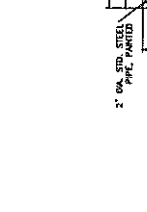
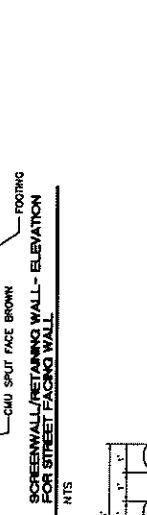
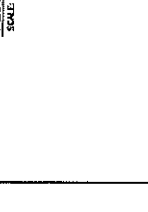
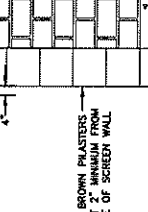
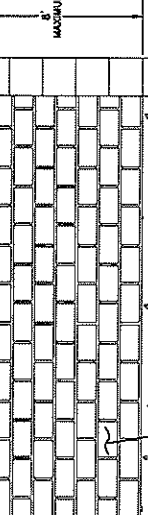
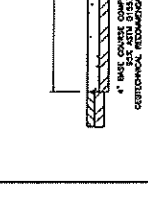
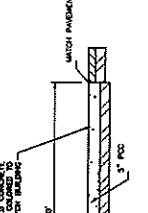
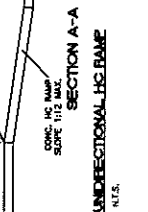
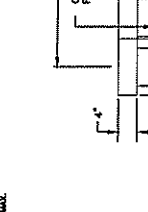
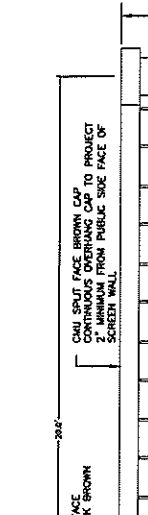
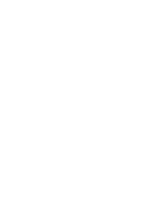
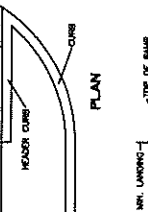
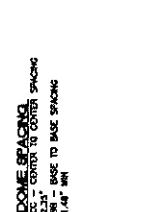
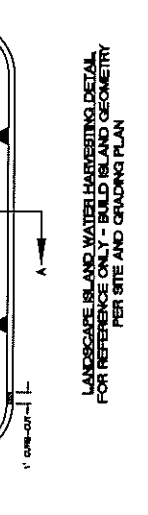
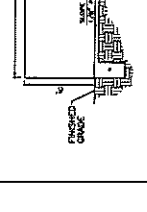
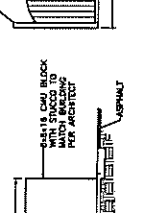
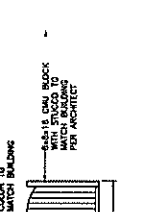
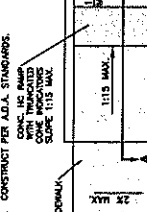
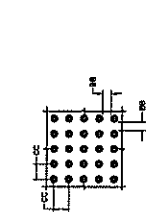
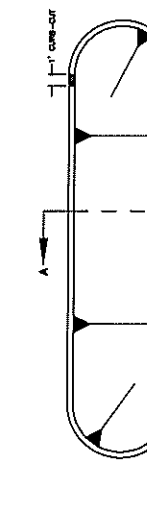
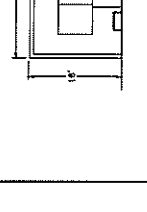
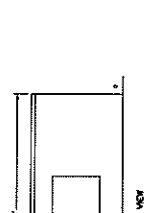
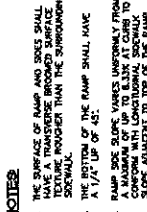
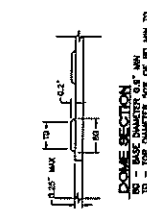
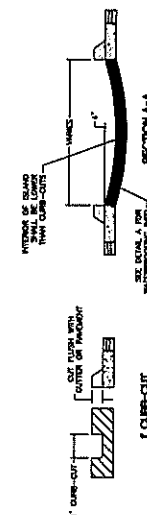




② SANITARY SEWER CLEAN-OUT



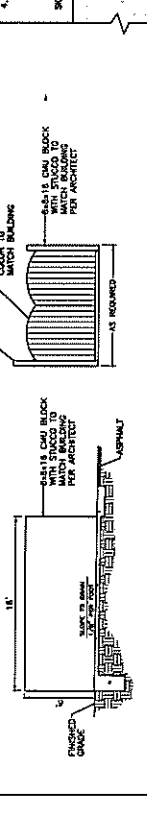
	#6650 ALBUQUERQUE, NEW MEXICO	12/22/11 DATE	2511901 JOB #	2511901 JOB #
CONCEPTUAL MASTER	UTILITY PLAN	SHEET #	C11	2511901
PROJECT #	5571 PARK PLACE E. ALBUQUERQUE, NM 87105 (505) 263-3100 <a href="http://www.burkeandsons.com">www.burkeandsons.com</a>	2511901	2511901	2511901



NOTES:

1. THE SURFACE OF RAMP AND SOILS SHALL HAVE A TRANSVERSE BROADENED SURFACE TO PREVENT THE SURFACING FROM SLIDING.
2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" UP OF 42°.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM 1:1 TO 1:2.5. THE RAMP SHALL BE CONFORM WITH LOCAL TYPICAL STANDARD SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER ADA STANDARDS.

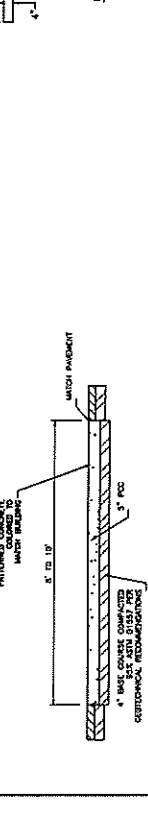
PLAN



SECTION A-A



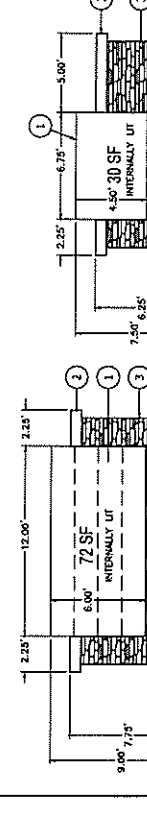
SECTION A-A



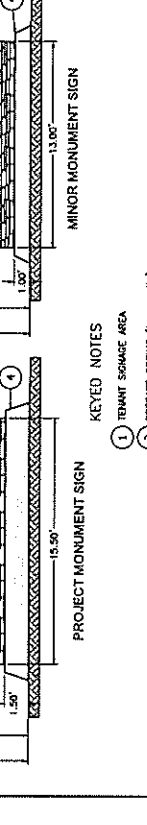
SECTION A-A



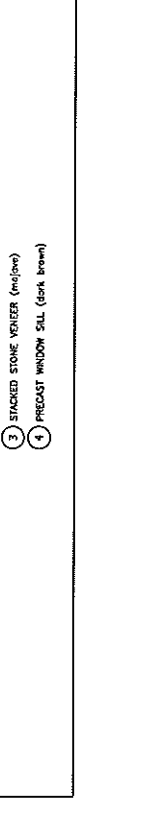
SECTION A-A



SECTION A-A



SECTION A-A



PLAN VIEW

SECTION A-A

SECTION A-A

SECTION A-A

SECTION A-A

SECTION A-A

SECTION A-A

SECTION A-A

PLAN VIEW

SECTION A-A

SECTION A-A

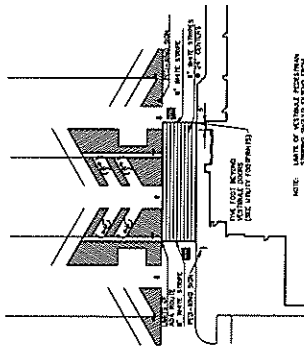
SECTION A-A

SECTION A-A

SECTION A-A

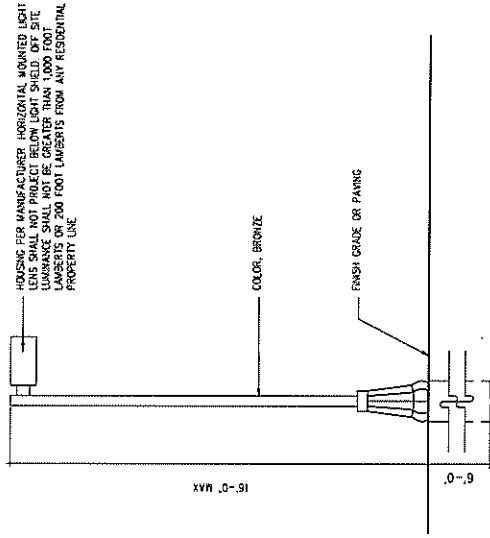
SECTION A-A

SECTION A-A



NOTE: WHITE PAINT SHALL BE USED FOR ALL CROSSWALK MARKINGS. THE PAINT SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE. THE PAINT SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE. THE PAINT SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE.

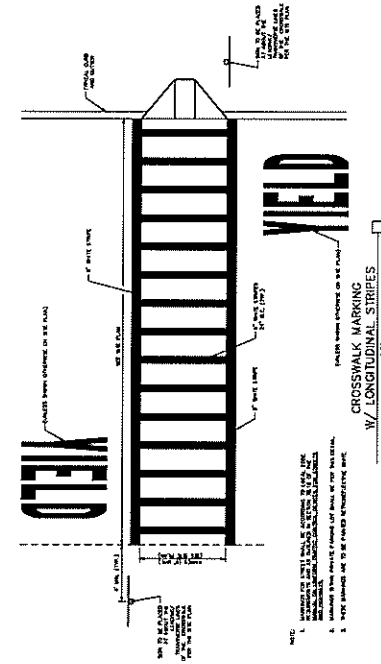
VESTIBULE CROSSWALK STRIPING



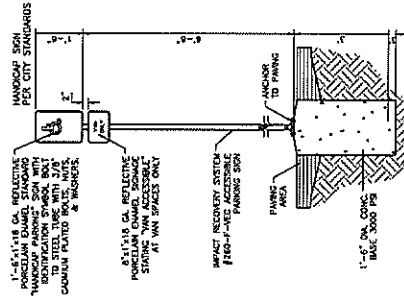
PARKING LOT LIGHT POLE

PEDESTRIAN LIGHT POLE

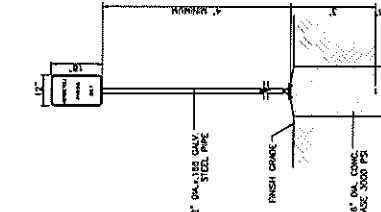
SCALE: 1/8" = 1'-0"



NOTE: 1. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT. 2. THE STRIPES SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE. 3. THE STRIPES SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE. 4. THE STRIPES SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE. 5. THE STRIPES SHALL BE APPLIED TO THE SURFACE OF THE ASPHALT OR CONCRETE.



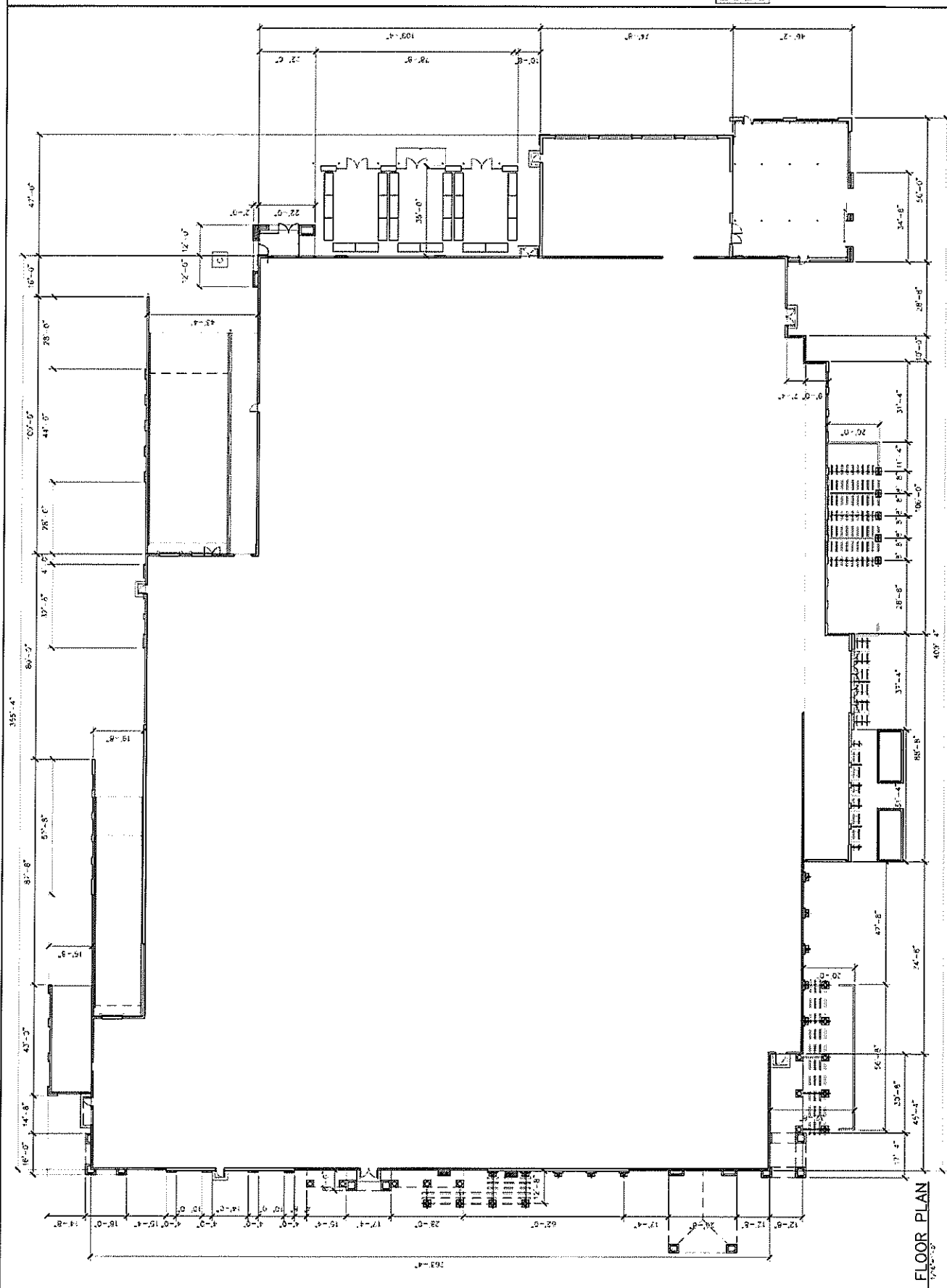
HANDICAP SIGN



MOTORCYCLE PARKING SIGN

ENGINEER'S SEAL	Walmart #5650 ALBUQUERQUE, NEW MEXICO	DRAWN BY BLP
	DETAIL SHEET	DATE 12/27/11
		2011001-01C
		SHEET 1
		C13
		JOB #
		2011001

RONALD E. ROYHART  
P.E. 10001



1 BUILDING FOOTPRINT AND SIDEWALK

[illegible]

3 SIGNAGE